

**ORDINANCE NO. 041118-53**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5524 U.S. HIGHWAY 290 WEST FROM DEVELOPMENT RESERVE (DR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No.C14-04-0123, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 2-3, The Glass Addition Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 76, Page 351, of the Plat Records of Travis County, Texas, (the "Property")

locally known as 5524 U.S. Highway 290 West, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. The following uses are prohibited uses of the Property:

Agricultural sales and services	Art gallery
Building maintenance services	Campground
Commercial blood plasma center	Convenience storage
Electronic prototype assembly	Equipment sales
Equipment repair services	Kennels
Laundry services	Monument retail sales
Vehicle storage	Veterinary services
Limited warehouse and distribution	Transitional housing
Transportation terminal	Art workshop

2. The following uses are conditional uses of the Property:

Plant nursery

Special use historic

Custom manufacturing

3. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general commercial services (CS) base district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on November 29, 2004.

**PASSED AND APPROVED**

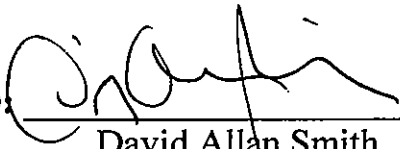
November 18, 2004

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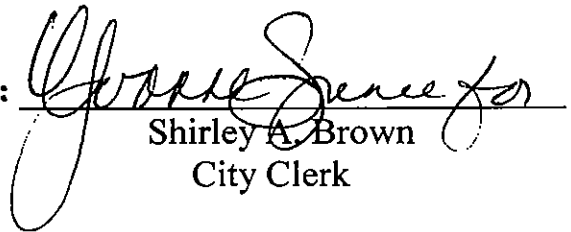
Will Wynn  
Mayor

APPROVED:



David Allan Smith  
City Attorney

ATTEST:



Shirley A. Brown  
City Clerk

