

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 5725 WEST US HIGHWAY 290 EASTBOUND IN THE
3 OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY
4 COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO
5 COMMUNITY COMMERCIAL-DENSITY BONUS 90-NEIGHBORHOOD PLAN
6 (GR-DB90-NP) COMBINING DISTRICT.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

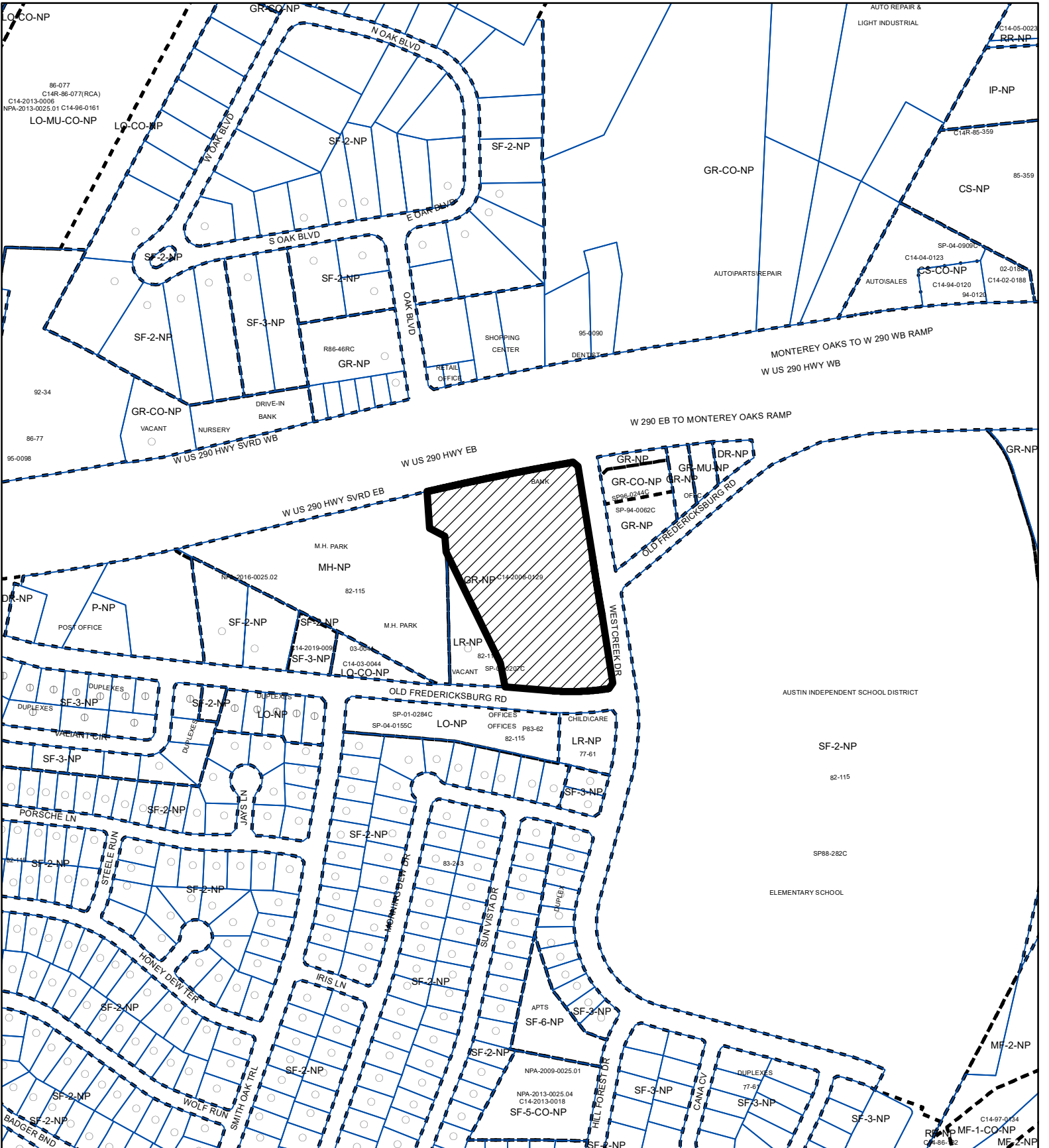
10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from community commercial-neighborhood plan (GR-NP)
12 combining district to community commercial-density bonus 90-neighborhood plan (GR-
13 DB90-NP) combining district on the property described in Zoning Case No. C14-2024-
14 0040, on file at the Planning Department, as follows:
15

16 LOT 1, BLOCK M, REPLAT OF WESTCREEK SECTION SIX, a subdivision in
17 the City of Austin, Travis County, Texas, according to the map or plat of record
18 in Document No. 200800305, of the Official Public Records of Travis County,
19 Texas (the “Property”),
20

21 locally known as 5725 West US Highway 290 Eastbound in the City of Austin, Travis
22 County, Texas, generally identified in the map attached as **Exhibit “A”**.
23

24 **PART 2.** Commercial or civic uses are not required for a building frontage abutting a
25 principal street. If any commercial or civic uses are designed for the building frontage, 75
26 percent of the building frontage must comply with the dimensional requirements found in
27 Section 4.3.3.C in Subchapter E (*Design Standards and Mixed Use*).
28

29 **PART 3.** Except as specifically modified by this ordinance, the Property is subject to
30 Ordinance No. 20081211-098 that established zoning for the East Oak Hill Neighborhood
31 Plan.
32
33
34
35
36
37
38
39






ZONING

EXHIBIT "A"

ZONING CASE#: C14-2024-0040



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/22/2024