

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5526 WEST US HIGHWAY 290 WESTBOUND IN THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY BONUS 90-NEIGHBORHOOD PLAN (GR-V-CO-DB90-NP) 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 community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district to community commercial-vertical mixed use building-conditional overlay-density bonus 90-neighborhood plan (GR-V-CO-DB90-NP) combining district on the property described in Zoning Case No. C14-2025-0038, on file at the Planning Department, as follows:

14.441 acres of land, more or less, out of the Thomas Anderson League in Travis County, Texas, being the same tracts of land conveyed by deed recorded in Volume 8478, Page 3, of the Deed Records of Travis County, Texas, SAVE AND EXCEPT the 0.588 acre tract of land conveyed by deed recorded in Volume 12123, Page 646, of the Deed Records of Travis County, Texas, said 14.441 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the Property”),

locally known as 5526 West US Highway 290 Westbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

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

The following uses are prohibited uses of the Property:

Automotive Repair Services
Exterminating Services

Custom Manufacturing
Service Station

**JAMES GRANT SURVEYOR
3514 MALONE DRIVE
AUSTIN, TEXAS 78749**

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION

BEING 14.441 ACRES OF LAND MORE OR LESS OUT OF THE THOMAS ANDERSON LEAGUE IN TRAVIS COUNTY, TEXAS ALSO BEING THE COMBINATION OF THE TRACTS OF LAND DESCRIBED IN VOLUME 8478 PAGE 3 OF THE TRAVIS COUNTY DEED RECORDS, TRAVIS COUNTY, TEXAS CALLED 15.0 ACRES, SAVE AND EXCEPT THE 0.588 ACRE TRACT CONVEYED TO THE STATE OF TEXAS FOR RIGHT OF WAY PURPOSES IN VOLUME 12123 PAGE 646, FOR A REMAINDER OF 14.441 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Beginning for reference at a cotton spindle found on the north right of way line of U.S. Highway 290 (R.O.W. varies), also being a point of curvature in a tract conveyed to Randall W. Krumm in Volume 9509 Page 822 of the Travis County Deed Records;

THENCE along the northerly right of way of U.S. Highway 290 and with the south line of the Krumm tract, N 83°40'48" E 284.93 feet to a Mag Nail set in a concrete footer for a chainlink fence for the southwest corner and PLACE OF BEGINNING hereof;

THENCE with the east line of the Krumm tract and the west line of Tract Four as described in Volume 8478 Page 3 and the west line of the herein described tract N 05°03'43" E 1243.93 feet to 60d nail found in a fence post, for the northwest corner hereof, said point is also the northeast corner of the Krumm tract, the northwest corner of Tract Four, and a point on the south line of the remainder of the Bauss and Gage Subdivision, recorded in Volume 9 Page 96 of the Travis County Plat Records;

THENCE with the south line of the remainder of the Bauss and Gage Subdivision, the north line of Tract Four, and the north line of the herein described tract, S 80°18'52" E 242.58 feet to a ½" rebar set for an angle point hereof, said point is also the northeast corner of Tract Four and the northwest corner of Tract One of said Volume 8478 Page 3;

THENCE continuing with the south line of the remainder of the Bauss and Gage Subdivision, and with the north line of Tract One, and the north line of the herein described tract of land, S 80°08'07" E 566.82 feet to ½" iron rebar found for the northeast corner hereof, said point is also the northeast corner of the aforementioned Tract One;

THENCE with the westerly line of the Bauss and Gage Subdivision remainder, the east line of Tract One, and the east line of the herein described tract of land, S 31°23'00" W 512.71 feet to a ½" rebar set for an angle point hereof, said point is also the northeast corner of Tract Two of the said Volume 8478 Page 3, and a point on the west line of Lot 1 of Oak Hill Industrial Park Subdivision recorded in Volume 75 Page 227 of the Travis County Plat Records;

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THENCE with the west line of Lot 1 of the Oak Hill Industrial Park Subdivision, the east line of Tract Two, and the east line of the herein described tract, S 31°21'42" W at a distance of 72.07 feet pass a ½" rebar found 0.53' to the east of line, said rebar being the southwest corner of Lot 1 of said Oak Hill Industrial Park Subdivision, and the northwest corner of Lot 1 of Forest Grove Subdivision recorded in Volume 86 Page 133B of the Travis County Plat Records, and continuing for a total distance of 332.71 feet to a 3/8" iron pipe found for an angle point hereof, said point is also the southeast corner of Tract Two, the northeast corner of Tract Three of said Volume 8478 Page 3, the southwest corner of Lot 1 of said Forest Grove Subdivision, and the most northerly corner of a tract of land conveyed to J.R. Simpson in Volume 5739 Page 573, of the Travis County Deed Records;

THENCE with the westerly line of the J.R. Simpson tract, the east line of Tract Three, and the east line of the herein described tract, S 30°55'55" W 409.01 feet to a ½" rebar set for the southeast corner hereof, said point is also the southwest corner of the J.R. Simpson tract, and a point on the northerly right of way line of U.S. Highway 290, from which point a "V" cut found in concrete on the north right of way of U.S Highway 290 and at an angle point on the south line of the J.R. Simpson tract bears N 83°40'17" E 90.06 feet;

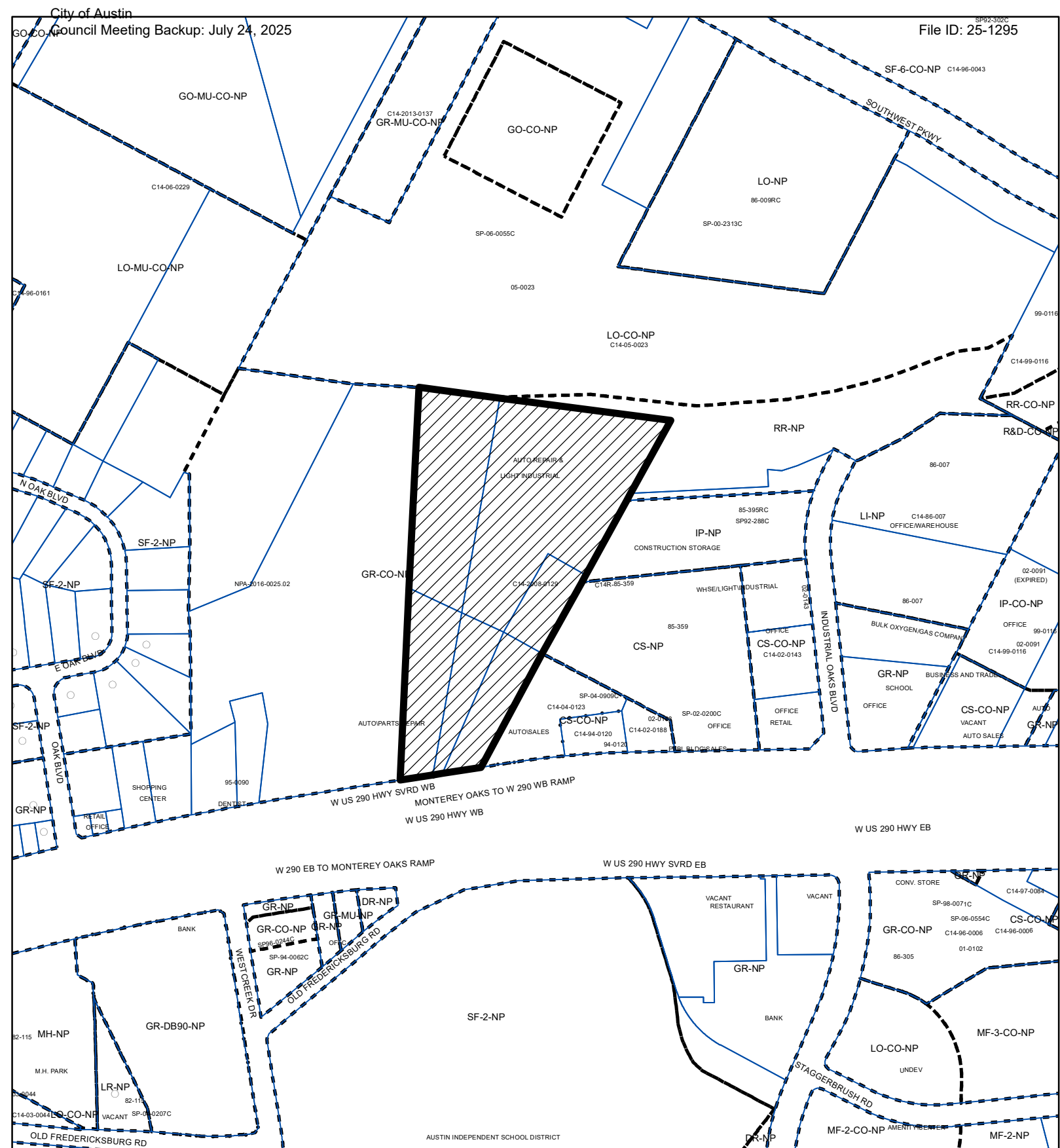
THENCE with the north right of way of U.S. Highway 290 as described in the said 0.588 acre save and except tract, for the south line of the herein described tract, S 83°40'00" W 258.50 feet to the PLACE OF BEGINNING and containing 14.441 acres more or less.

See map of survey (dated March 29, 2006 and revised on April 19, 2006) made on the ground under the supervision of the undersigned, to which reference is made to accompany this description.

Prepared June 25, 2025 from the above described map of survey
by James Grant Surveyor
3514 Malone Drive
Austin, Texas 78749
(512) 422-7338

James M. Grant
R.P.L.S. 1919




$$1'' = 400'$$
 SUBJECT TRACT

PENDING CASE

 ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2025-0038

EXHIBIT "B"



Created: 3/6/2025

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.