

**ORDINANCE NO. \_\_\_\_\_**

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 5526 WEST US HIGHWAY 290 WESTBOUND IN**  
3 **THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM**  
4 **COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD**  
5 **PLAN (GR-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-**  
6 **VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-DENSITY**  
7 **BONUS 90-NEIGHBORHOOD PLAN (GR-V-CO-DB90-NP) COMBINING**  
8 **DISTRICT.**

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

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-conditional overlay-neighborhood  
12 plan (GR-CO-NP) combining district to community commercial-vertical mixed use  
13 building-conditional overlay-density bonus 90-neighborhood plan (GR-V-CO-DB90-NP)  
14 combining district on the property described in Zoning Case No. C14-2025-0038, on file at  
15 the Planning Department, as follows:

16 **14.441** acres of land, more or less, out of the Thomas Anderson League in Travis  
17 County, Texas, being the same tracts of land conveyed by deed recorded in  
18 Volume 8478, Page 3, of the Deed Records of Travis County, Texas, **SAVE AND**  
19 **EXCEPT** the 0.588 acre tract of land conveyed by deed recorded in Volume  
20 12123, Page 646, of the Deed Records of Travis County, Texas, said 14.441 acres  
21 of land being more particularly described by metes and bounds in **Exhibit “A”**  
22 incorporated into this ordinance (the Property),

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

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

27 The following uses are prohibited uses of the Property:

28 **Automotive Repair Services**  
29 **Exterminating Services**

30 **Custom Manufacturing**  
31 **Service Station**

38  
39 **PART 3.** Except as specifically provided in this Part 3, the Property may be developed in  
40 compliance and used in accordance with the regulations established for density bonus 90  
41 (DB90) combining district and other applicable requirements of the City Code:

42 At least 50 percent of the building frontage along the principal street and on the ground  
43 floor of the building must be designed for one or more commercial or civic uses and  
44 must comply with the dimensional requirements found in Section 4.3.3.C in Subchapter  
45 E (*Design Standards and Mixed Use*) of Chapter 25-2 of the City Code. A lobby  
46 serving a use other than a pedestrian-oriented commercial or civic space is not counted  
47 as a pedestrian-oriented commercial or civic place.

48  
49 **PART 4.** Except as specifically restricted under this ordinance, the Property may be  
50 developed and used in accordance with the regulations established for the community  
51 commercial (GR) base district and other applicable requirements of the City Code.

52  
53 **PART 5.** Except as specifically modified by this ordinance, the Property is subject to  
54 Ordinance No. 20081211-098 that established zoning for the East Oak Hill Neighborhood  
55 Plan.

56  
57 **PART 6.** This ordinance takes effect on \_\_\_\_\_, 2025.

58  
59 **PASSED AND APPROVED**

60  
61 \_\_\_\_\_, 2025

62  
63  
64  
65 Kirk Watson  
66 Mayor

67  
68 **APPROVED:** \_\_\_\_\_

69  
70 Deborah Thomas  
71 City Attorney

72 **ATTEST:** \_\_\_\_\_

73 Erika Brady  
74 City Clerk

**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 1/2" 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 1/2" 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;

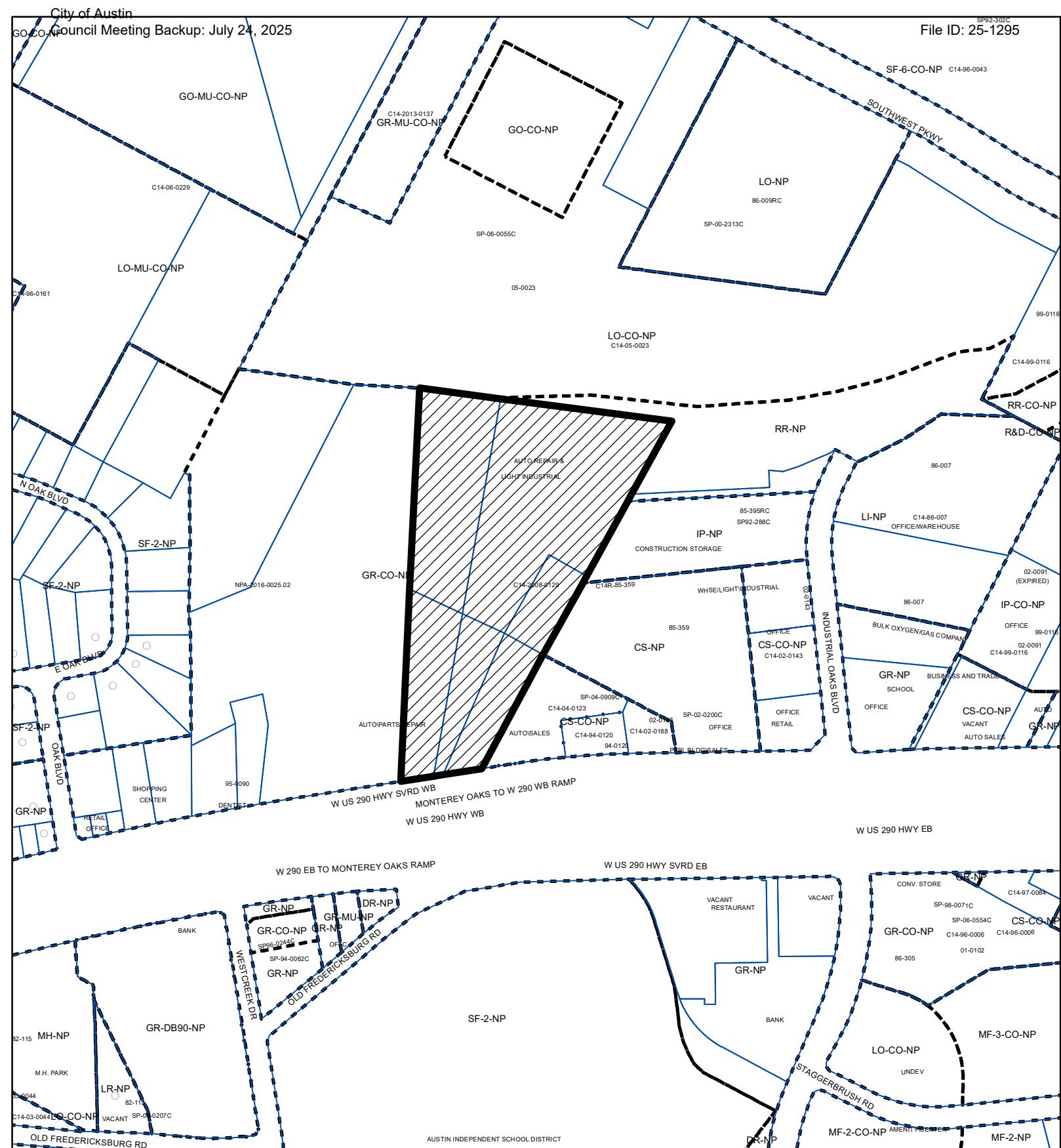
THENCE with the north right of way of U.S. Highway 290 as described in the said 0.588 acre save and except tract, for the south line of the herein described tract, S 83°40'00" W 258.50 feet to the PLACE OF BEGINNING and containing 14.441 acres more or less.

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





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.