

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 7401 WEST US HIGHWAY 290 IN THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LR-CO-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-CO-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 neighborhood commercial-conditional overlay-neighborhood plan (LR-CO-NP) combining district to community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district on the property described in Zoning Case No. C14-2025-0123, on file at the Planning Department, as follows:

A 2.285 acre tract of land, being a portion of LOT 1, BLOCK 5, OAK HILL HEIGHTS SECTION 5, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 82, Page 265, of the Plat Records of Travis County, Texas, SAVE AND EXCEPT that 2.193 acres of land, more or less, as described in Volume 11123, Page 296, of the Real Property Records of Travis County, Texas, and SAVE AND EXCEPT that 0.169 acre tract, more or less, as described in Document No. 2022187380, of the Official Public Records of Travis County, Texas, said 2.285 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 7401 West US Highway 290 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:

(A) The following uses are prohibited uses of the Property:

Automotive Rentals
Automotive Sales

Bail Bond Services

Automotive Repair Services
Automotive Washing (of any
type)
Custom Manufacturing

Exterminating Services
Hotel Motel
Outdoor Entertainment
Service Station

- §§

EXHIBIT "A"

FIELD NOTE DESCRIPTION TO ACCOMPANY SURVEY MAP:

BEING A TRACT OR PARCEL OF LAND CONTAINING 2.285 ACRE OR 99,534 SQUARE FEET OF LAND BEING A PORTION OF LOT 1, BLOCK 5, OAK HILL HEIGHTS SECTION 5, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 82, PAGE 265, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THAT CERTAIN 2.193 ACRES OF LAND, MORE OR LESS, DESCRIBED IN AGREED JUDGMENT DATED FEBRUARY 8, 1990, RECORDED IN VOLUME 11123, PAGE 296, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS. SAVE AND EXCEPT THAT CERTAIN 0.169 ACRE TRACT, MORE OR LESS, DESCRIBED IN AGREED FIRST AMENDED FINAL JUDGMENT DATED MAY 4, 2022, RECORDED IN DOCUMENT NO. 2022187380, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.,AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS: BASIS OF BEARINGS FOR THIS SURVEY IS THE TEXAS LAMBERT STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83.

COMMENCING FOR REFERENCE AT A FOUND 3" BRASS DISK BEING THE NORTH EAST CORNER OF SAID 0.169 ACRE TRACT ALSO BEING IN THE SOUTH EASTERLY RIGHT-OF-WAY LINE CONVICT HILL RD. (80' R.O.W.);

THENCE S 35°31'53" E ALONG SAID R.O.W. LINE A DISTANCE OF 15.08' TO A CALCULATED POINT BEING THE MOST NORTHERN CORNER OF THE HEREIN DESCRIBED TRACT AND TRUE POINT OF BEGINNING HEREOF;

THENCE S 35°31'53" E WITH A RECORD BEARING OF (S 33°23' E) ALONG SAID R.O.W. LINE A DISTANCE OF 342.23' TO A SET CUT "X" BEING THE NORTH EASTERN CORNER OF LOT 5, BLOCK "A" SHADOWRIDGE CROSSING SECTION 1 RECORDED UNDER VOL. 84. PG. 54D, T.C.P.R. ALSO BEING THE MOST EASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 54°28'07" W WITH A RECORD BEARING OF (S 56°37' W) A DISTANCE OF 7.66' TO A 1/2" IRON ROD FOUND BEING THE NORTHWEST CORNER OF SAID LOT 5, BLOCK "A" AND BEING A SOUTHEASTERLY CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE S 89°11'39" W WITH A RECORD BEARING OF (N 88°36' W) ALONG THE SOUTHERLY LINE OF THE HEREIN DESCRIBED TRACT A DISTANCE OF 593.16' WITH A RECORD DISTANCE OF (593.41') TO A 1/2" I.R. FOUND BEING THE SOUTH WEST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE N 29°22'36" W WITH A RECORD BEARING OF (N 27°11' W) ALONG THE SOUTH WESTERLY LINE OF THE HEREIN DESCRIBED TRACT A DISTANCE OF 54.93' TO A CALCULATED POINT BEING THE NORTH WEST CORNER OF THE HEREIN DESCRIBED TRACT AND BEING THE SOUTH WEST CORNER OF THE SAID 0.169 ACRE TRACT;

THENCE N 60°20'06" E ALONG THE NORTH WEST LINE OF THE HEREIN DESCRIBED TRACT AND ALONG THE SOUTH LINE OF THE SAID 0.169 ACRE TRACT A DISTANCE OF 491.86' TO THE POINT OF BEGINNING AND CONTAINING 2.285 ACRE OR 99,534 SQUARE FEET OF LAND, AS SURVEYED ON THE GROUND.



Windrose Land Services - Austin

4120 Commercial Center Dr.
Suite 300

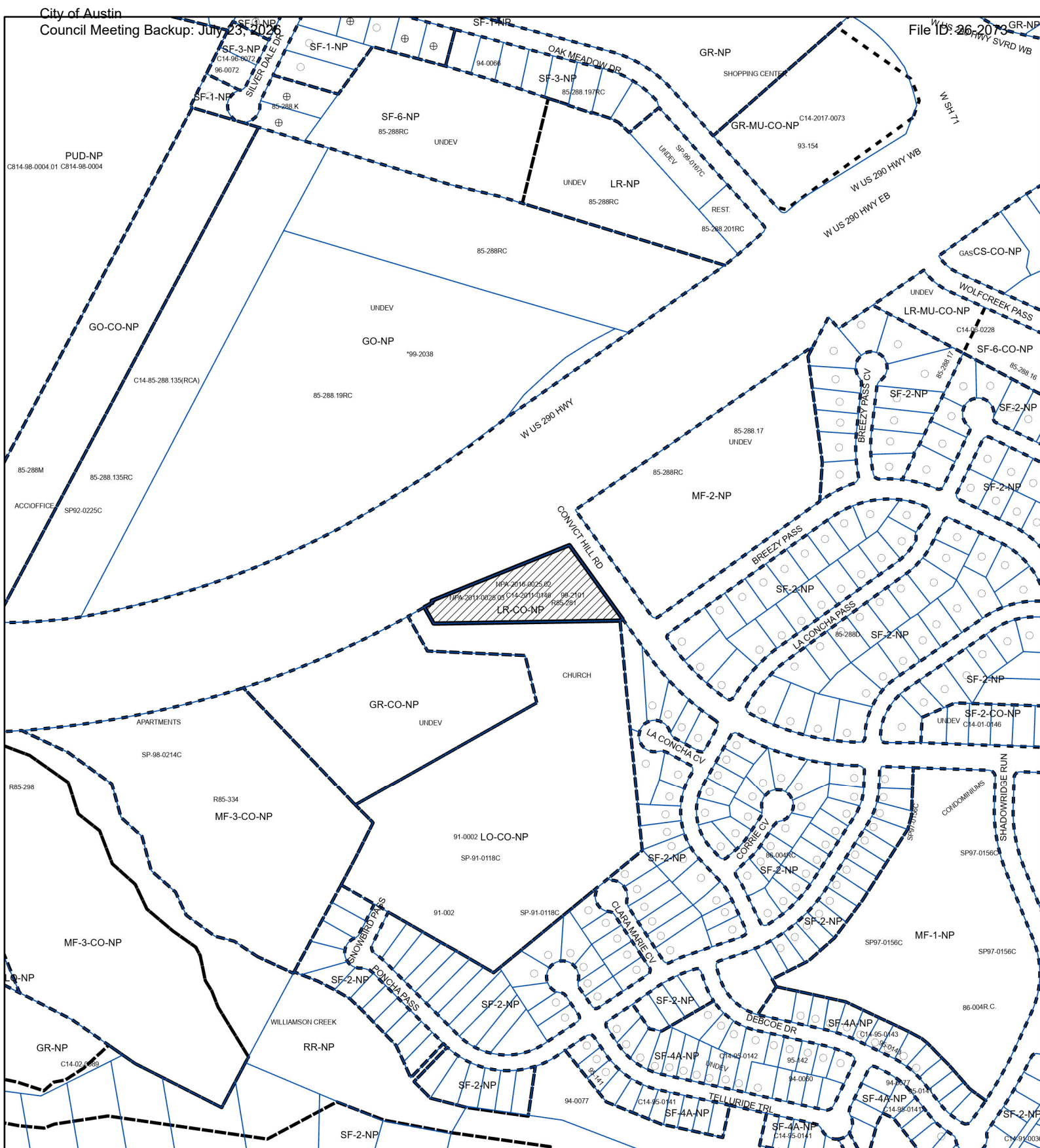
Austin, Texas 78744

TEL. (512) 326-2100 FAX (512) 326-2770

©COPYRIGHT 2025 WINDROSE LAND SERVICES - AUSTIN, ALL RIGHTS RESERVED

JOB NO. 35188

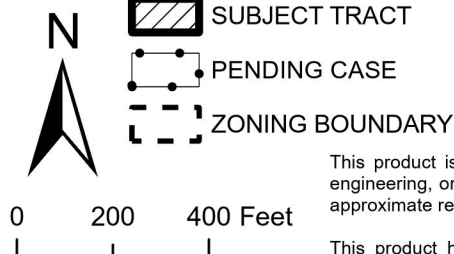
SHEET 2 OF 2



ZONING

EXHIBIT "B"

ZONING CASE#: C14-2025-0123



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 Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 12/29/2025