

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 4980, 5016, 5020 1/2, AND 5030 WEST US HIGHWAY 290 WESTBOUND IN THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-CO-NP) COMBINING DISTRICT TO GENERAL COMMERCIAL SERVICES-MIXED USE-VERTICAL MIXED USE BUILDING-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (CS-MU-V-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 general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district to general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district on the property described in Zoning Case No. C14-2025-0079, on file at the Planning Department, as follows:

LOTS 1 AND 2, BLOCK A, POINTE AT GAINES RANCH SUBDIVISION, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 100, Page 301, of the Plat Records of Travis County, Texas (the "Property"),

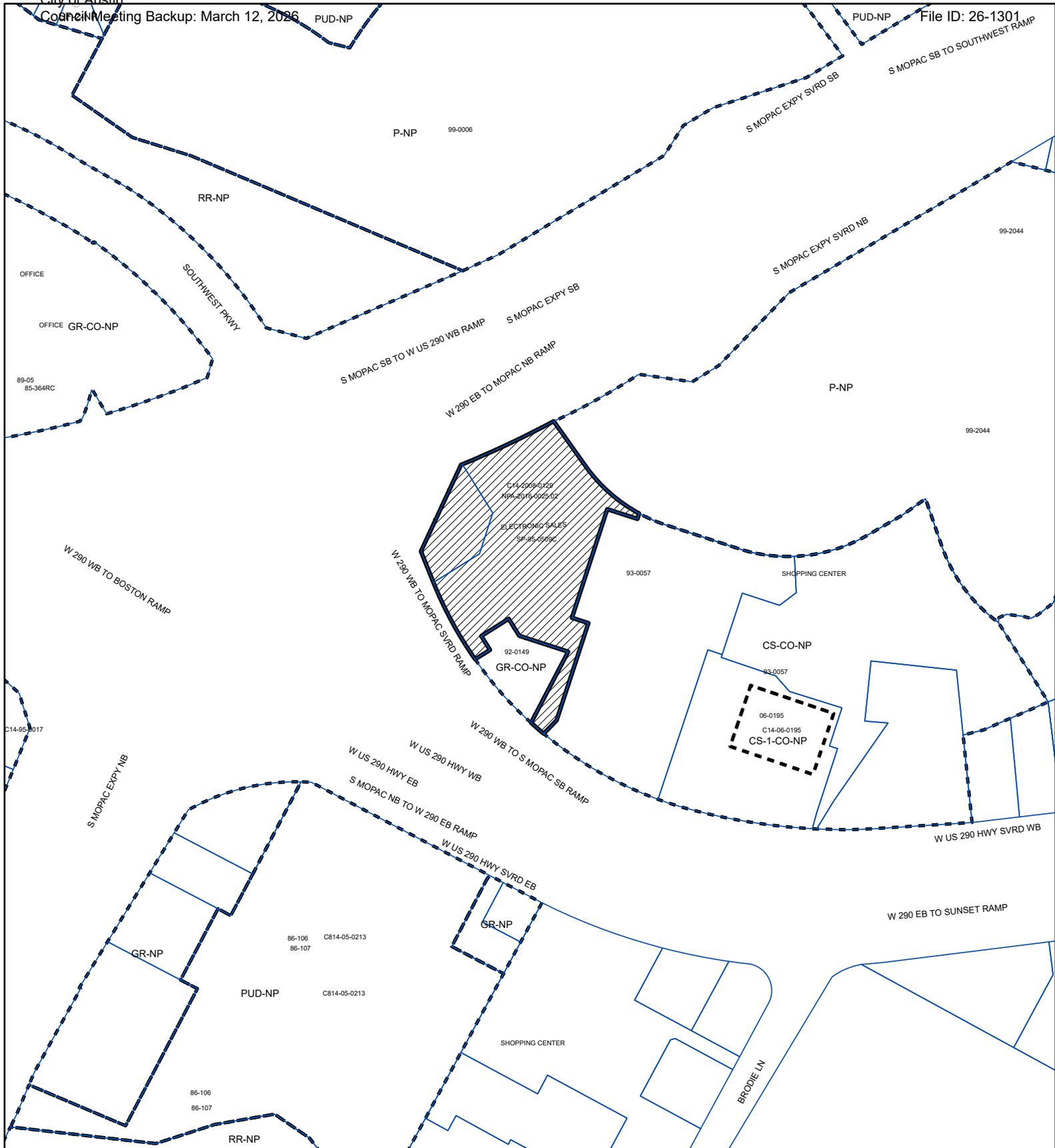
locally known as 4980, 5016, 5020 1/2, and 5030 West US Highway 290 Westbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "A"**.

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

The following uses are prohibited uses of the Property:

- |                                  |  |
|----------------------------------|--|
| Agricultural Sales and Services  | Automotive Repair Services             |
| Automotive Washing (of any type) | Bail Bond Services                     |
| Building Maintenance Services    | Campground                             |
| Club or Lodge                    | Commercial Off-Street Parking          |
| Construction Sales and Services  | Drop-Off Recycling Collection Facility |
| Equipment Repair Services        | Equipment Sales                        |



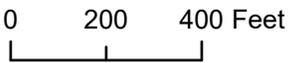


**ZONING**

**EXHIBIT "A"**

ZONING CASE#: C14-2025-0079

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY



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: 8/13/2025