

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

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5151 WEST US 290 HIGHWAY EASTBOUND IN THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM DEVELOPMENT RESERVE-NEIGHBORHOOD PLAN (DR-NP) COMBINING DISTRICT, GENERAL OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-CO-NP) COMBINING DISTRICT, COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-CO-NP) COMBINING DISTRICT, COMMUNITY COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GR-MU-CO-NP) COMBINING DISTRICT, AND LIMITED OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-CO-NP) COMBINING DISTRICT TO COMMERCIAL HIGHWAY SERVICES-PLANED DEVELOPMENT AREA-NEIGHBORHOOD PLAN (CH-PDA-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 development reserve-neighborhood plan (DR-NP) combining district, general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district, community commercial-conditional overlay-neighborhood plan (GR-CO-NP) combining district, community commercial-mixed use-conditional overlay-neighborhood plan (GR-MU-CO-NP) combining district, and limited office-conditional overlay-neighborhood plan (LO-CO-NP) combining district to commercial highway services-planed development area-neighborhood plan (CH-PDA-NP) combining district on the property described in Zoning Case No. C14-2023-0056, on file at the Planning Department, as follows:

LOT 1, BLOCK A, 2ND REPLAT OF LOT 1, BLOCK A, STORM 290, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 102, Page 139, of the Plat Records of Travis County, Texas; and

LOT 2, BLOCK A, REPLAT OF LOT 2, BLOCK A, STORM 290, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 102, Page 128, of the Plat Records of Travis County, Texas,

(collectively, the “Property”),

locally known as 5151 West US 290 Highway Eastbound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “A”**.

**PART 2.** Except as specifically provided in Part 3 and Part 4 of this ordinance, the Property may be developed and used in accordance with the regulations established for the commercial highway services (CH) base district and other applicable requirements of the City Code.

**PART 3.** Development of the Property shall comply with Section 25-2-648 (*Planned Development Area Performance Standards*) of the City Code.

**PART 4.** Development of the Property within the boundaries of the planned development area (PDA) combining district established by this ordinance is subject to the use and site development regulations set forth in this part:

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

Agricultural Sales and Services	Automotive Rentals
Automotive Repair Services	Automotive Sales
Automotive Washing (of any type)	Bail Bond Services
Building Maintenance Services	Campground
Construction Sales and Services	Drop-Off Recycling Collection Facility
Electronic Prototype Assembly	Electronic Testing
Equipment Repair Services	Equipment Sales
Exterminating Services	Funeral Services
Kennels	Limited Warehousing and Distribution
Maintenance and Service Facilities	Pawn Shop Services
Pedicab Storage and Dispatch	Service Station
Vehicle Storage	Veterinary Services

(B) The maximum height of a building or structure shall not exceed 120 feet.

(C) The maximum impervious cover is 56.5 percent.

(D) The minimum setbacks are:

- (1) 0 feet for front yard
- (2) 0 feet for street side yard
- (3) 0 feet for interior side yard
- (4) 0 feet for rear yard

**PART 4.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 20081211-098 that established zoning for the East Oak Hill Neighborhood Plan.

**PART 5.** This ordinance takes effect on \_\_\_\_\_, 2024.

**PASSED AND APPROVED**

\_\_\_\_\_, 2024      § \_\_\_\_\_  
   § \_\_\_\_\_  
   § \_\_\_\_\_

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Myrna Rios  
City Clerk

