

ORDINANCE NO. 20240829-187

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 5725 WEST US HIGHWAY 290 EASTBOUND IN THE OAK HILL COMBINED NEIGHBORHOOD PLAN AREA FROM COMMUNITY COMMERCIAL-NEIGHBORHOOD PLAN (GR-NP) COMBINING DISTRICT TO COMMUNITY COMMERCIAL-DENSITY BONUS 90-NEIGHBORHOOD PLAN (GR-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-neighborhood plan (GR-NP) combining district to community commercial-density bonus 90-neighborhood plan (GR-DB90-NP) combining district on the property described in Zoning Case No. C14-2024-0040, on file at the Planning Department, as follows:

LOT 1, BLOCK M, REPLAT OF WESTCREEK SECTION SIX, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200800305, of the Official Public Records of Travis County, Texas (the "Property"),

locally known as 5725 West US Highway 290 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 this Part 2, the Property may be developed in compliance and used in accordance with the regulations established for density bonus 90 (DB90) combining district and other applicable requirements of the City Code:

A building is not required to be designed with one or more commercial or civic uses located along the principal street and on the ground floor.

PART 3. 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 4. This ordinance takes effect on September 9, 2024.

PASSED AND APPROVED

August 29, 2024

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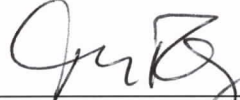
Kirk Watson
Mayor

APPROVED:

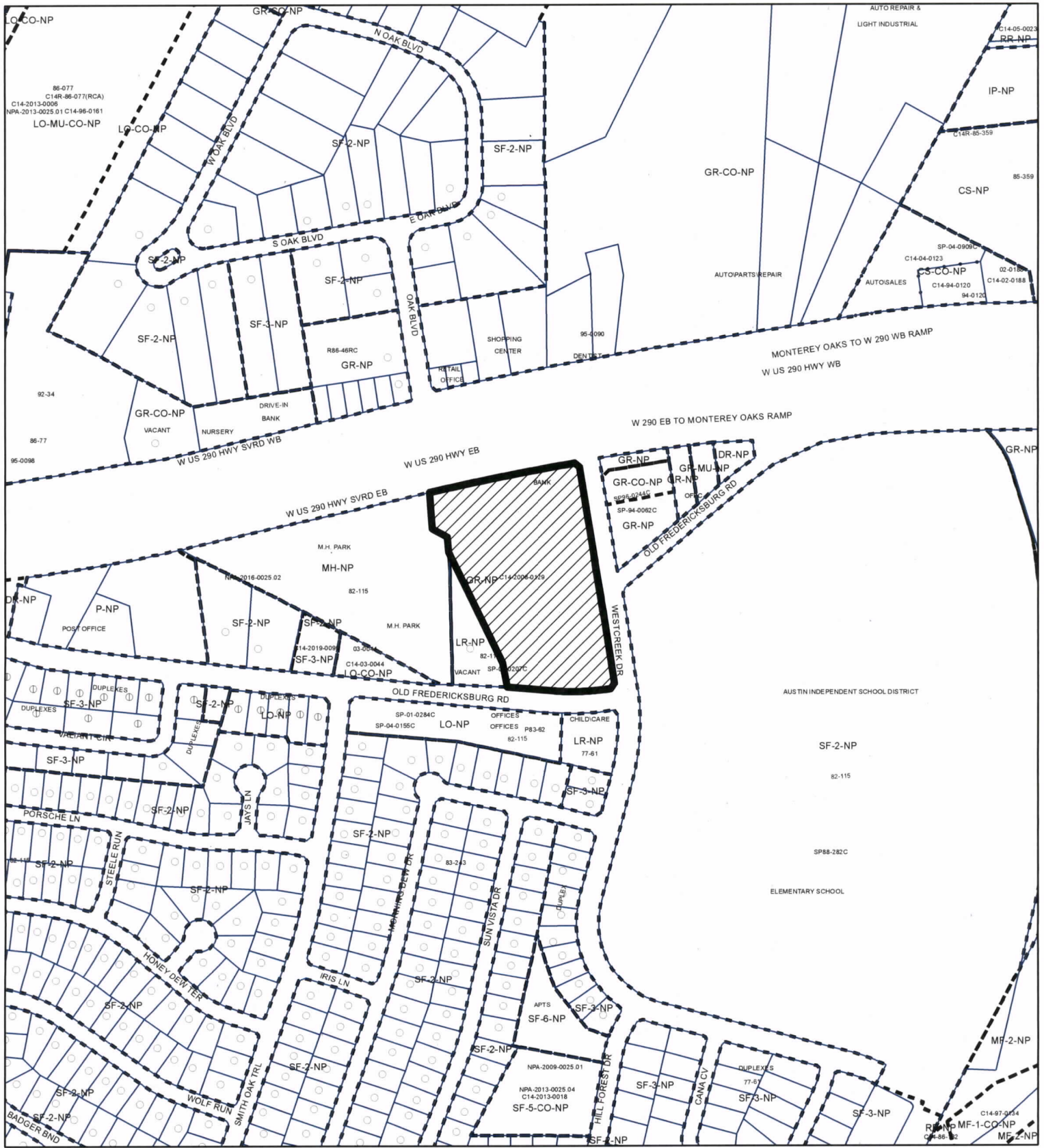


Deborah Thomas
Acting City Attorney

ATTEST:







Myrna Rios
City Clerk



ZONING

EXHIBIT "A"

ZONING CASE#: C14-2024-0040

-  N
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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: 3/22/2024