

**ORDINANCE NO. 20071213-098**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2500 RIO GRANDE STREET IN THE WEST UNIVERSITY NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-4-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 multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district to multifamily residence moderate high density-conditional overlay-neighborhood plan (MF-4-CO-NP) combining district on the property described in Zoning Case No. C14-2007-0142, on file at the Neighborhood Planning and Zoning Department, as follows:

Two tracts of land out of Outlot 52, Division D, City of Austin, the tracts being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 2500 Rio Grande Street, in the City of Austin, Travis County, Texas, and 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:

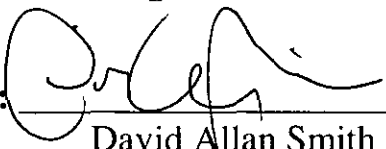
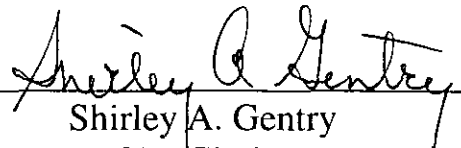
Development of the Property must comply with the site development standards of the MF-4 zoning district. The Property may not be developed under Chapter 25-2, Subchapter 3, Article 3, Division 9 (*University Neighborhood Overlay District Requirements*) of the City Code.

**PART 3.** Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 040826-57 that established the West University neighborhood plan combining district.

**PART 4.** This ordinance takes effect on December 24, 2007.

**PASSED AND APPROVED**

December 13, 2007      §  
§  
§  
Will Wynn  
Mayor

**APPROVED:**  **ATTEST:**   
David Allan Smith      Shirley A. Gentry  
City Attorney      City Clerk

## EXHIBIT A

TRACT 1: Being a portion of the south one-half of Outlot Fifty-two (52), Division "D", City of Austin, Travis County, Texas, and being that same tract of land as conveyed to W. W. Patterson, Trustee, by Beatrice Norwood by Deed of Trust as recorded in Volume 891, Page 564, of the Travis County Deed of Trust Records, as surveyed for the Omega Building Company of Austin, Texas, by William M. Brooks, Registered Public Surveyor, Austin, Texas.

BEGINNING at an iron stake found in the west line of Rio Grande Street at the southeast corner of that certain tract out of the south portion of Outlot Fifty-two (42), Division "D", City of Austin, Travis County, Texas, as conveyed to W. W. Patterson by Beatrice Norwood, by deed of trust as recorded in Volume 891, Page 564, of the Travis County Deed of Trust Records, for the southeast corner of the herein described tract of land, from which an iron stake at the northwest intersection of West 25th Street and Rio Grande Street bears S 06 deg. 24' W 120.05 feet;

THENCE N 84 deg. 56' W 153.90 feet to an iron stake found for the southwest corner;

THENCE N 05 deg. 35' E 85.17 feet to two 60<sup>d</sup> nails found in the concrete curb and being in the south line of Graham Drive for the northwest corner;

THENCE with the south line of Graham Drive S 84 deg. 39' E 155.09 feet to an iron stake found in the west line of Rio Grande Street for the northeast corner;

THENCE with the west line of Rio Grande Street S 06 deg. 24' W 84.44 feet to the place of beginning, containing 13,101 square feet of land, more or less, and being the same property conveyed in Volume 2415, Page 271 corrected by Volume 3451, Page 2042, Travis County Deed Records.

TRACT 2: Being a portion of the south one-half of Outlot Fifty-two (52), Division "D", City of Austin, Travis County, Texas, as surveyed for the Omega Building Company of Austin, Texas, by William M. Brooks, Registered Public Surveyor, Austin, Texas.

BEGINNING at an iron stake found at the intersection of the west line of Rio Grande Street and the north line of West 25th Street, said iron stake being the southeast corner of the herein described tract of land;

THENCE with the north line of West 25th Street N 83 deg. 58' W 146.77 feet to an iron stake found for the southwest corner;

THENCE N 06 deg. 21' E 117.56 feet to an iron stake found for the northwest corner;

THENCE S 84 deg. 56' E 146.90 feet to an iron stake found for the northeast corner and being in the west right-of-way line of Rio Grande Street;

THENCE with the west line of Rio Grande Street S 06 deg. 24' W 120.05 feet to the place of beginning, containing 17,442 square feet of land, and being the same tract of land described in a deed from A. W. Bloor, et al, to Omega Building Company by deed dated June 6, 1946, of record in Volume 785, Page 283, Travis County, Texas Deed Records.

