

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2711 RIO GRANDE STREET IN THE WEST
3 UNIVERSITY NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY
4 RESIDENCE MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP)
5 COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE HIGH
6 DENSITY-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (MF-4-CO-NP)
7 COMBINING DISTRICT.

8
9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

10
11 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
12 change the base district from multifamily residence moderate high density-neighborhood
13 plan (MF-4-NP) combining district to multifamily residence moderate high density-
14 conditional overlay-neighborhood plan (MF-4-CO-NP) combining district on the property
15 described in Zoning Case No. C14-2007-0239, on file at the Neighborhood Planning and
16 Zoning Department, as follows:

17
18 Lots 5, 6, 7, and 8, Block 1, Outlot 65, Division D, Original City of Austin, Travis
19 County, Texas, the property being more particularly described in a deed of record
20 in Volume 3541, Page 1865, of the Deed Records of Travis County, Texas (the
21 "Property"),

22
23 locally known as 2711 Rio Grande Street, in the City of Austin, Travis County, Texas, and
24 generally identified in the map attached as Exhibit "A".

25
26 PART 2. The Property within the boundaries of the conditional overlay combining district
27 established by this ordinance is subject to the following conditions:

28
29 Development of the Property must comply with the site development standards of the MF-
30 4 zoning district. The Property may not be developed under Chapter 25-2, Subchapter 3,
31 Article 3, Division 9 (*University Neighborhood Overlay District Requirements*) of the City
32 Code.

33
34 PART 3. Except as otherwise provided in this ordinance, the Property is subject to
35 Ordinance No. 040826-57 that established the West University neighborhood plan
36 combining district.
37

1 **PART 4.** This ordinance takes effect on _____, 2008.

2
3
4 **PASSED AND APPROVED**

5
6 §
7 §
8 _____, 2008 § _____

9 Will Wynn
10 Mayor

11
12
13 **APPROVED:** _____ **ATTEST:** _____
14 David Allan Smith Shirley A. Gentry
15 City Attorney City Clerk



ZONING EXHIBIT A



- Subject Tract
- Zoning Boundary
- Pending Cases

ZONING CASE#: C14-2007-0239
 ADDRESS: 2711 RIO GRANDE ST
 SUBJECT AREA: 0.8953 ACRES
 GRID: J24
 MANAGER: R. HEIL



1" = 400' OPERATOR: S MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.