

ORDINANCE NO. 20080320-062

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2711 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. C14-2007-0239, on file at the Neighborhood Planning and Zoning Department, as follows:

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

locally known as 2711 Rio Grande Street, in the City of Austin, Travis County, Texas, and 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:

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.

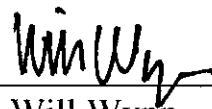
PART 3. Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 040826-57 that established the West University neighborhood plan combining district.

PART 4. This ordinance takes effect on March 31, 2008.

PASSED AND APPROVED


March 20, 2008

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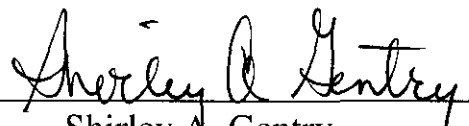


Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

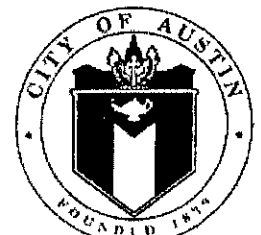
ATTEST:


Shirley A. Gentry
City Clerk



ZONING EXHIBIT A

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



- N
- Subject Tract
- Zoning Boundary
- Pending Cases

1" = 400' OPERATOR: S MECKS

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