

ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED AT 2620 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. C14-2009-0134, on file at the Planning and Development
16 Review Department, as follows:

17
18 Tract A, Alpha Delta Pi Subdivision, a subdivision in the City of Austin, Travis
19 County, Texas, according to the map or plat of record in Plat Book 50, Page 23 of
20 the Plat Records of Travis County, Texas; and

21
22 A tract of land, being a portion of Lot 1 and Lot 4 of the R. N. Graham Subdivision
23 of Outlot 60, Division "D", in the City of Austin, the tract of land being more
24 particularly described by metes and bounds in Exhibit "A" incorporated into this
25 ordinance (the "Property"),

26
27 locally known as 2620 Rio Grande Street, in the City of Austin, Travis County, Texas, and
28 generally identified in the map attached as Exhibit "B".

29
30 **PART 2.** The Property within the boundaries of the conditional overlay combining district
31 established by this ordinance is subject to the following conditions:

32
33 Development of the Property must comply with the site development standards of the MF-
34 4 zoning district. The Property may not be developed under Chapter 25-2, Subchapter 3,
35 Article 3, Division 9 (*University Neighborhood Overlay District Requirements*) of the City
36 Code.
37

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 _____, 2009.

PASSED AND APPROVED

_____, 2009

§
§
§

Lee Leffingwell
Mayor

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

42-2120

FIELD NOTES TO A PART OF LOT 1 AND LOT 4 OF THE R. N. GRAHAM SUBD. OF OUTLOT 60, DIVISION D IN THE CITY OF AUSTIN, TEXAS, BEING ALSO A PART OF THE FIRST TRACT AND ALL OF THE SECOND TRACT AS CONVEYED TO ACACIA BUILDING ASSOCIATION, INC. BY DEED RECORDED IN VOLUME 3295, PAGE 2205 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS:

BEGINNING at an iron pipe in the West line of Rio Grande Street and the East line of Lot 4 of the R. N. Graham Subdivision of Outlot 60, Division D in the City of Austin, Texas, being the Southeast corner of that certain tract described as "First Tract" in deed from James M. Norton, et ux to Acacia Building Association, Inc., dated May 15, 1967 and recorded in Volume 3295, Page 2205 of the Deed Records of Travis County, Texas, for the Southeast corner of the tract herein described;

THENCE with the South line of the said Acacia Building Association, Inc. tract, N 84 deg. 44'W. 135.0 ft. to a point for a corner of this tract;

THENCE N 5 deg. 55'E. 44.0 ft. to a point in the North line of said Lot 4 and the South line of Lot 1 of said subdivision, being the North line of "First Tract" and the South line of "Second Tract" as conveyed to Acacia Building Association, Inc., for a corner of this tract;

THENCE with the line between said Lots 1 and 4, N 84 deg. 44'W. 52.0 ft. to a point at the Northwest corner of the said First Tract and the Southwest corner of the Second Tract, for a corner of this tract;

THENCE with the West line of the Second Tract as conveyed to Acacia Building Association, Inc. N 5 deg. 55'E. 5.0 ft. to an iron rod at the Northwest corner of the said Second Tract, for the Northwest corner of this tract;

THENCE with the North line of the Second Tract as conveyed to Acacia Building Association, Inc., S 84 deg. 44'E. 167.0 ft. to an iron rod in the West line of Rio Grande Street and the East line of said Lot 1, being the Northeast corner of the Second Tract as conveyed to Acacia Building Association, Inc., for the Northeast corner of this tract;

THENCE with the West line of Rio Grande Street and the East line of the said First Tract and Second Tract, being the East line of Lots 1 and 4, S 5 deg. 55'W. 45.0 ft. to the place of beginning.

THIS PAGE IS TOO ILLEGIBLE FOR COUNTY CLERK
TO INSURE SATISFACTORY REPRODUCTION.

EXHIBIT "A"

STATE OF TEXAS
COUNTY OF TRAVIS
I, CLERK OF THE COUNTY, do hereby certify that the foregoing is a true and correct copy of the original as the same appears from the records of the County Clerk of Travis County, Texas.

MAY 15 1971



John H. Thompson
COUNTY CLERK




FILED
MAY 18 11 45 AM '71
John H. Thompson
COUNTY CLERK
TRAVIS COUNTY, TEXAS

4002

502

Legend



-  SUBJECT TRACT
 PENDING CASE
 ZONING

SCALE: 1" = 200'

ZONING EXHIBIT B

CASE NUMBER:C14-2009-0134
ADDRESS:2620 RIO GRANDE ST
AREA:0.9974 AC.
GRID: H24
CASE MGR:C.PATTERSON



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.