

**ORDINANCE NO. 20180322-089**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A PORTION OF THE PROPERTY GENERALLY KNOWN AS ROSEWOOD COURTS LOCATED AT 2001 ROSEWOOD AVENUE IN THE CENTRAL EAST AUSTIN NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE-MODERATE-HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (MF-4-H-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-historic landmark-neighborhood plan (MF-4-H-NP) combining district on a portion of the property as described in Zoning Case No. C14H-2015-0008, on file at the Planning and Zoning Department, as follows:

2.614 acres (approximately 113,876 square feet), out of Outlot 62, Division B, the W.D. Hart Subdivision, City of Austin, Travis County, Texas, according to the map or plat of record in Book 2, Page 147, Plat Records, Travis County, Texas, more particularly described by metes and bounds on the attached **Exhibit "A"** incorporated into this ordinance (the "Property"),

generally known as Rosewood Courts, locally known as 2001 Rosewood Avenue in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

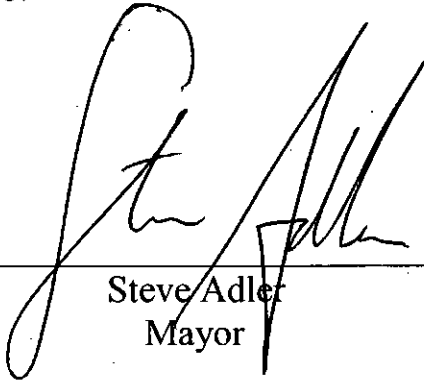
**PART 2.** The Property is subject to Ordinance No. 011213-42 that established zoning for the Central East Austin Neighborhood Plan.

**PART 3.** This ordinance takes effect on April 2, 2018.


**PASSED AND APPROVED**

March 22, 2018

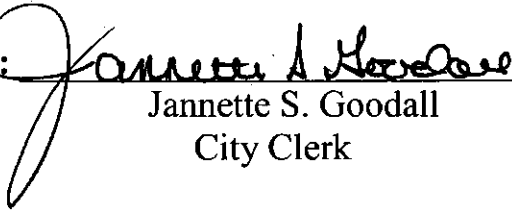
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Steve Adler  
Mayor

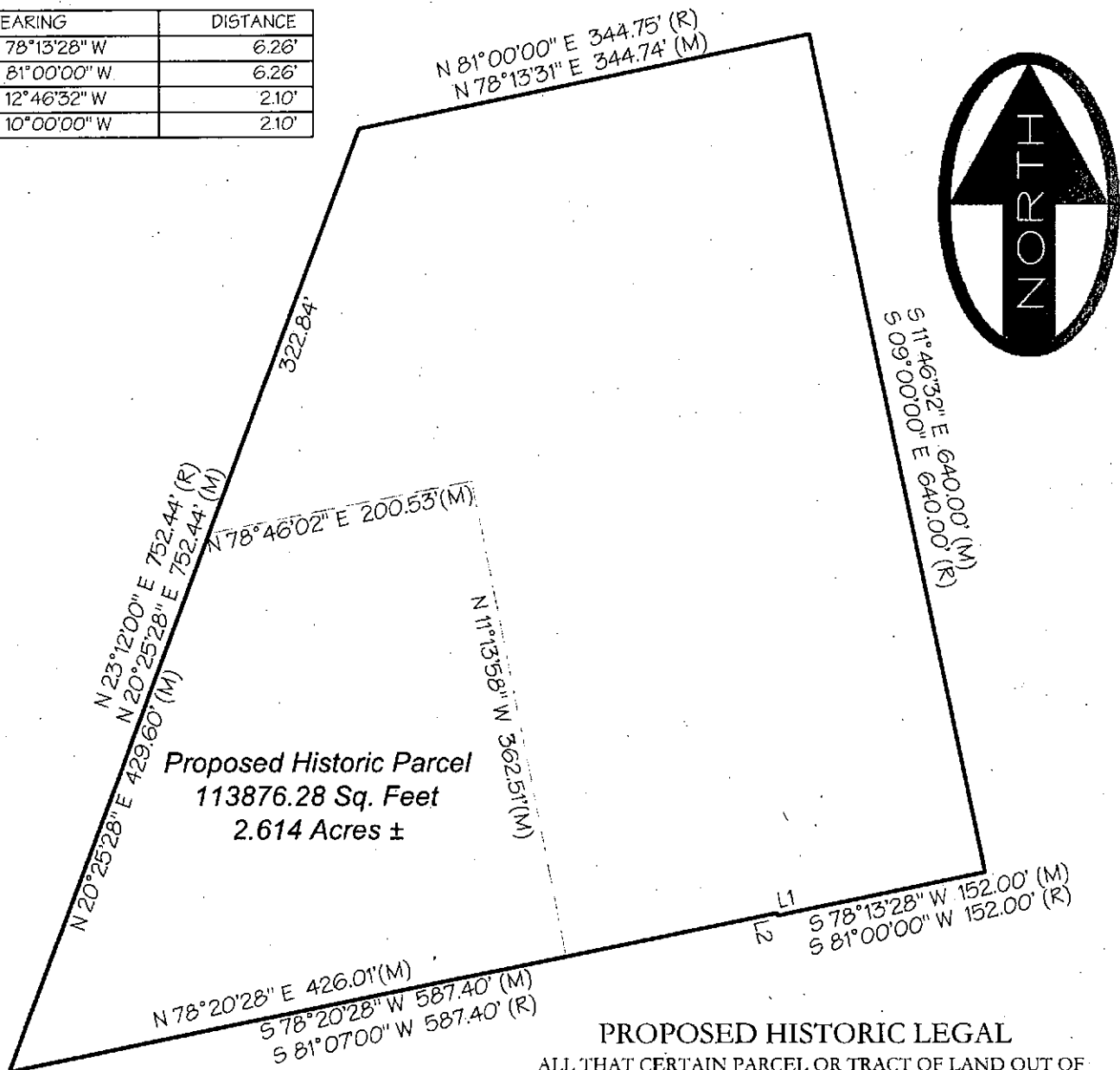
**APPROVED:**

  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
Jannette S. Goodall  
City Clerk

LINE	BEARING	DISTANCE
L1 (M)	S 78°13'28" W	6.26'
L1 (R)	S 81°00'00" W	6.26'
L2 (M)	N 12°46'32" W	2.10'
L2 (R)	N 10°00'00" W	2.10'



### PROPOSED HISTORIC LEGAL

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF OUTLOT 62, DIVISION B, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS;  
 BEGINNING AT A POINT WHICH IS S20°25'28"W 322.84' FROM THE INTERSECTION OF THE SOUTH RIGHT OF WAY OF ROSEWOOD AVENUE AND THE EAST RIGHT OF WAY LINE OF CHICON STREET, THENCE N78°46'02"E 200.53', THENCE S11°13'58"E 362.51', THENCE S78°20'28"W 426.01' TO A POINT LOCATED ON THE EAST RIGHT OF WAY LINE OF CHICON STREET, THENCE ALONG SAID RIGHT OF WAY N20°25'28"E 429.60' TO THE POINT OF BEGINNING. CONTAINING 2.61 ACRES MORE OR LESS. SUBJECT TO EASEMENTS AND RIGHTS-OF-WAY OF RECORD, IF ANY.

### PROPOSED HISTORIC BOUNDARY

**BLEW & ASSOCIATES, PA**  
 CIVIL ENGINEERS & LAND SURVEYORS




**20171316-002 AUSTIN RAD HACA**  
 2001 ROSEWOOD AVENUE

**Exhibit A**

Project Number:  
 17-2856

Date: 12/29/2017

This is a detailed plat map of a portion of the City of Chicago, showing various lots, streets, and property designations. The map includes labels for streets such as Salina St, Chicon St, Cornell St, Yale St, Peoples St, Hamilton Ave, Lincoln St, and Bryan St. Property designations include SF-3-NP, MF-4-NP, CS-MU-V-CO-NP, CS-CO-MU-NP, MF-4-NP, and CS-CC-MU-NP. A large, irregularly shaped lot is shaded with diagonal lines and labeled MF-4-NP. The map also shows a church, apartments, and various lot numbers and addresses.

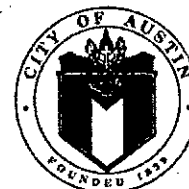
 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

## ZONING

**Zoning Case: C14H-2015-0008**

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

 $1'' = 167'$ 

## Exhibit B