

**ORDINANCE NO. 20091210-059**

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

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

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

locally known as 2620 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.

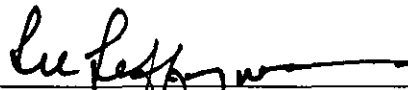
**PART 3.** Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 040826-57 that established the West University neighborhood plan combining district.

**PART 4.** This ordinance takes effect on December 21, 2009.

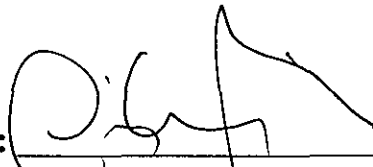
**PASSED AND APPROVED**

December 10, 2009

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§  
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Lee Leffingwell  
Mayor

**APPROVED:**   
David Allan Smith  
City Attorney

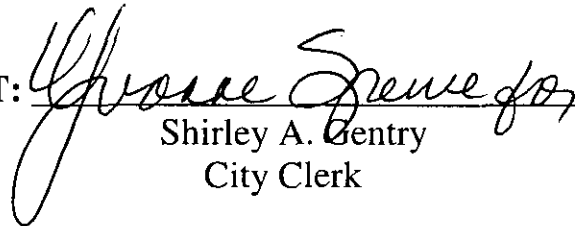
**ATTEST:**   
Shirley A. Gentry  
City Clerk

EXHIBIT A

42-2120

FIELD NOTES TO A PART OF LOT 1 AND LOT 4 OF THE R. N. GRAHAM SUBD. OF  
CUTLOT 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 5295, 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 5295, 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 85 deg. 53'W. 49.0 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 hereby certify that the foregoing was filed in the  
office of the County Clerk, Travis County, Texas, and was duly  
recorded in the Public and Private Land Record Sections  
of this County, Texas, in District No. 10, on

MAY 18 1971

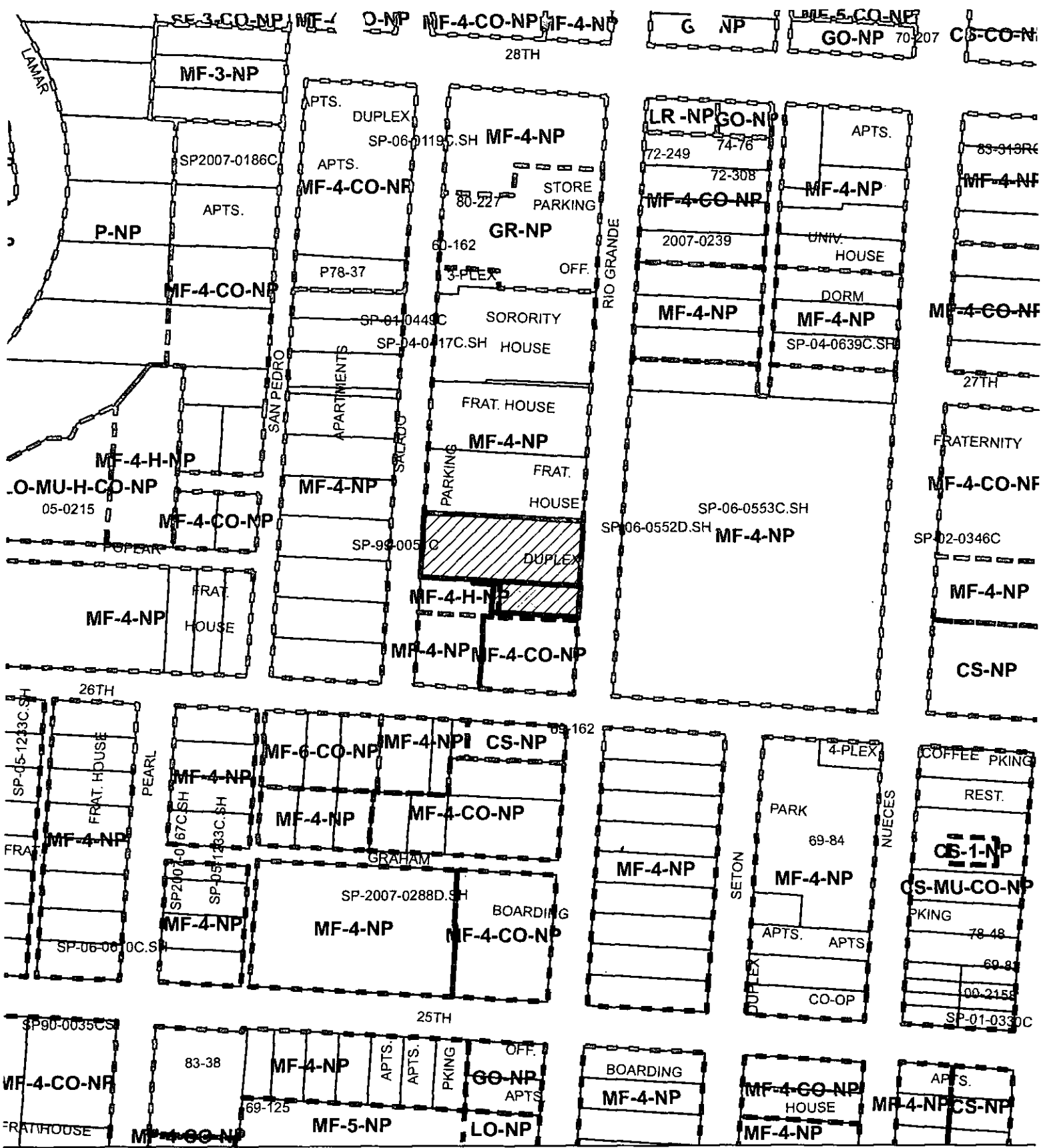


*John M. ...*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS




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MAY 18 11 48 AM '71  
*John M. ...*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

4052

532



**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.