

ORDINANCE NO. 20201112-047

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2404 RIO GRANDE STREET IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM GENERAL OFFICE-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (GO-H-NP) COMBINING DISTRICT TO GENERAL OFFICE-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (GO-H-NP) COMBINING DISTRICT ON TRACT 1 AND FROM MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY - HISTORIC LANDMARK-NEIGHBORHOOD PLAN (MF-4-H-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT ON TRACT 2.

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 general office-historic landmark-neighborhood plan (GO-H-NP) combining district to general office-historic landmark-neighborhood plan (GO-H-NP) combining district on Tract 1 and from multifamily residence moderate-high density - historic landmark-neighborhood plan (MF-4-H-NP) combining district to multifamily residence moderate-high density-neighborhood plan (MF-4-NP) combining district on Tract 2 on the property described in Zoning Case No. C14-2019-0108, on file at the Housing and Planning Department, as follows:

Tract 1:

The north seventy-six (76) feet of Lot 2, MARY N. MATHIS SUBDIVISION, a subdivision of the South ½ of Outlot 47, Division D, Original City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Volume 2, Page 143, Plat Records of Travis County, Texas, SAVE AND EXCEPT

Tract 2:

5,205 square feet of land, being a portion of the north seventy-six (76) feet of Lot 2, MARY N. MATHIS SUBDIVISION, a subdivision of the South ½ of Outlot 47, Division D, Original City of Austin, Travis County, Texas, according to the map or plat thereof recorded in Volume 2, Page 143, Plat Records of Travis County, Texas said 5,205 square feet of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (collectively the "Property"),

locally known as 2404 Rio Grande Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

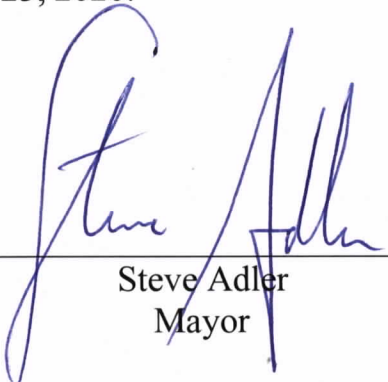
PART 2. The Property is subject to Ordinance No. 040826-57 that established zoning for the West University Neighborhood Plan.

PART 3. This ordinance takes effect on November 23, 2020.

PASSED AND APPROVED

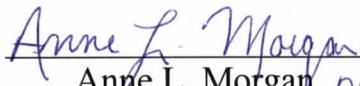
_____, November 12, 2020

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Steve Adler
Mayor

APPROVED:



Anne L. Morgan

City Attorney

ATTEST:



Jannette S. Goodall

City Clerk

HOLT CARSON, INC.
PROFESSIONAL LAND SURVEYORS

1904 FORTVIEW ROAD
AUSTIN, TEXAS 78704
TELEPHONE: (512) 442-0990
www.hciaustin.com

"EXHIBIT ____"

RE-ZONING TRACT

FIELD NOTE DESCRIPTION OF 5,205 SQUARE FEET OF LAND, FOR RE-ZONING, BEING A PORTION OF THE NORTH 76 FEET OF LOT 2, MARY N. MATHIS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 PAGE 143 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND HAVING BEEN CONVEYED TO 2404 RIO GRANDE STREET, L.P. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT No. 2010188640 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point of intersection of the South line of a thirteen feet (13') wide Alley and the East line of a fifteen feet (15') wide Alley for the Northwest corner of Lot 2, Mary N. Mathis Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 2 Page 143 of the Plat Records of Travis County, Texas, and for the Northwest corner of that certain tract of land as conveyed to 2404 Rio Grande Street, L.P. by Special Warranty Deed recorded in Document No. 2010188640 of the Official Public Records of Travis County, Texas, and being the Northwest corner and **PLACE OF BEGINNING** of the herein portion to be re-zoned, and from which the point of intersection of the South line of said 13' wide Alley and the West right-of-way line of Rio Grande Street for the Northeast corner of said Lot 2 and the Northeast corner of said 2404 Rio Grande Street, L.P. tract bears S 84 deg. 06' 42" E 186.00 ft.;

THENCE with the South line of said 13' wide Alley and with the North line of said Lot 2, S 84 deg. 06' 42" E 68.00 ft. to a point for the Northeast corner of this tract to be re-zoned;

THENCE entering the interior of said Lot 2 and crossing the interior of said 2404 Rio Grande Street, L.P. tract with the East line of this tract to be re-zoned, S 05 deg. 13' 20" W 76.00 ft. to a point in the South line of said 2404 Rio Grande Street, L.P. tract for the Southeast corner of this tract to be re-zoned, and from which a ½" iron rod found in the West right-of-way line of Rio Grande Street and in the East line of said Lot 2 for the Southeast corner of said 2404 Rio Grande Street, L.P. tract bears S 84 deg. 06' 36" E 117.00 ft.;

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5,205 SQUARE FEET – RE-ZONING TRACT

THENCE continuing through the interior of said Lot 2 with the South line of said 2404 Rio Grande Street, L.P. tract, N 84 deg. 06' 36" W 69.00 ft. to a point in the East line of the aforementioned 15' wide Alley and in the West line of said Lot 2 for the Southwest corner of said 2404 Rio Grande Street, L.P. tract and being the Southwest corner of this tract to be re-zoned;

THENCE with the East line of said 15' wide Alley and with the West line of said Lot 2, N 05 deg. 58' 37" E 76.00 ft. to the **PLACE OF BEGINNING**, containing 5,205 square feet of land.

PREPARED: July 14, 2020



Holt Carson

Registered Professional Land Surveyor No. 5166

see accompanying exhibit map: C 1020134a

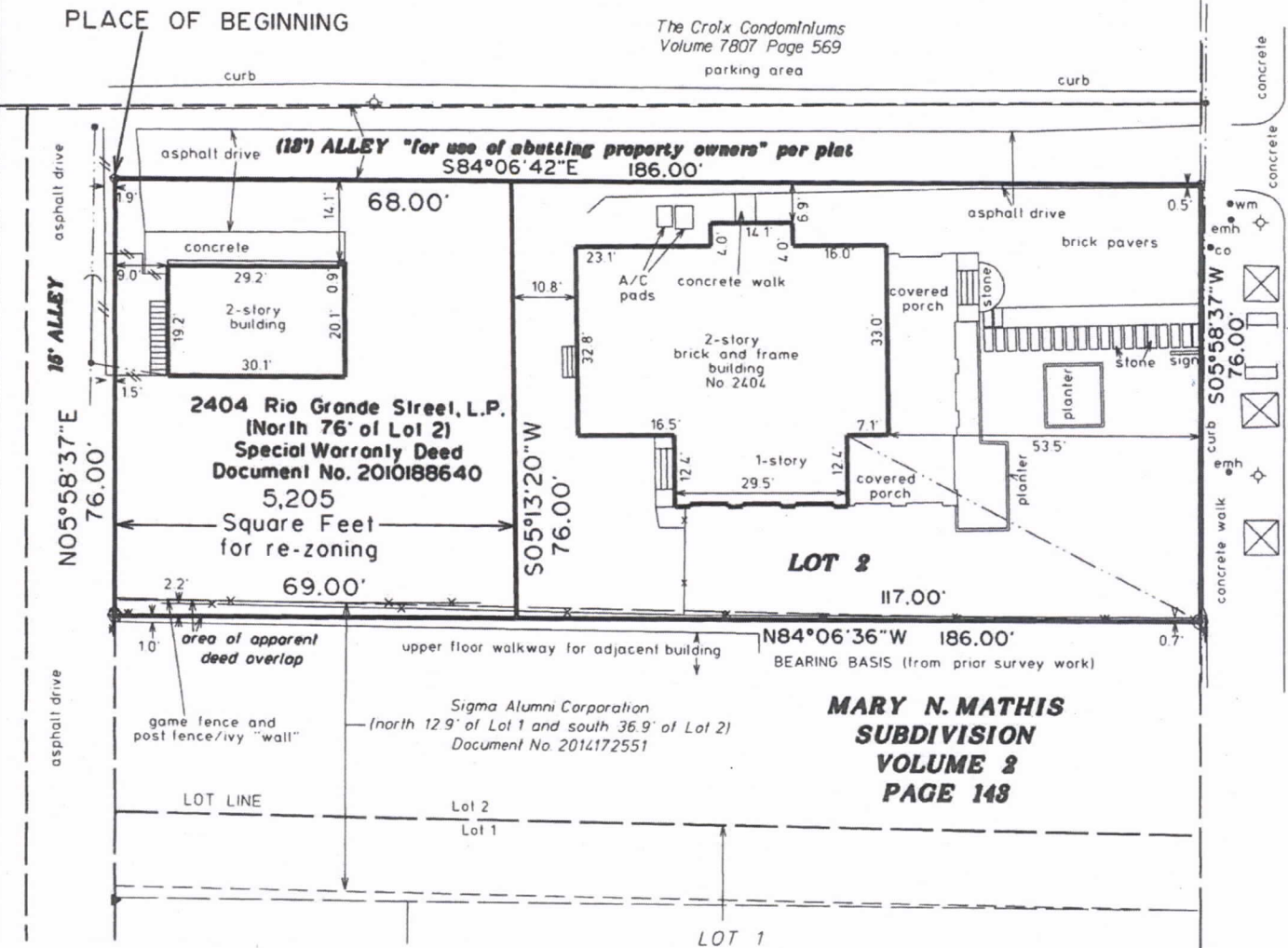
REFERENCES:

TCAD Parcel No. 02 1401 08 12

City of Austin Grid: J24



SCALE: 1" = 30'



- LEGEND**
- Calculated Point
 - ⊙ 1/2" Iron Rod Found
 - Wood Fence
 - Chain Link Fence
 - Wrought Iron Fence
 - Overhead Utility Line
 - guy wire
 - ⬠ Lamp Post
 - ⊠ Metal Grate and Tree Planter (Trees Under 6')
 - wm • Water Meter
 - ⊠ Metal Bench
 - co • Clean-Out
 - emh • Electric Manhole



RIO GRANDE STREET

**MARY N. MATHIS
SUBDIVISION
VOLUME 2
PAGE 148**

PREPARED: July 14, 2020
BY:

Holt Carson

Holt Carson
Registered Professional Land Surveyor No 5166



EXHIBIT MAP TO ACCOMPANY FIELD NOTE DESCRIPTION OF 5,205 SQUARE FEET OF LAND, BEING A PORTION OF THE NORTH 76 FEET OF LOT 2, MARY N. MATHIS SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 PAGE 143 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ALL OF THAT CERTAIN TRACT CONVEYED TO 2404 RIO GRANDE STREET, L.P. BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2010188640 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

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