

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 3805 RED RIVER STREET IN THE CENTRAL**
3 **AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY**
4 **RESIDENCE-HISTORIC LANDMARK-CONDITIONAL OVERLAY-**
5 **NEIGHBORHOOD PLAN (SF-3-H-CO-NP) COMBINING DISTRICT TO**
6 **LIMITED OFFICE-MIXED USE-HISTORIC LANDMARK-CONDITIONAL**
7 **OVERLAY-NEIGHBORHOOD PLAN (LO-MU-H-CO-NP) COMBINING**
8 **DISTRICT.**

9
10 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

11
12 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
13 change the base district from family residence-historic landmark-conditional overlay-
14 neighborhood plan (SF-3-H-CO-NP) combining district to limited office-mixed use-
15 historic landmark-conditional overlay-neighborhood plan (LO-MU-H-CO-NP) combining
16 district on the property described in Zoning Case No. C14-2023-0148, on file at the
17 Planning Department, as follows:

18
19 0.3693 acres of land, being LOT 3 and a portion of LOT 4, BLOCK 4, COUNTRY
20 CLUB HEIGHTS, a subdivision in the City of Austin, Travis County, Texas,
21 according to the map or plat thereof as recorded in Volume 3, Page 113 of the Plat
22 Records of Travis County, Texas, said 0.3693 acres of land being more particularly
23 described by metes and bounds in **Exhibit “A”** incorporated into this ordinance
24 (the “Property”),

25
26 Generally known as the Red River International House, locally known as 3805 Red River
27 Street in the City of Austin, Travis County, Texas, and generally identified in the map
28 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 (A) The maximum height of a building or structure on the Property shall not exceed
34 30 feet.
- 35
36 (B) A building or structure on the Property may not exceed a height of two stories.
- 37
38

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district, the mixed use combining district, and other applicable requirements of the City Code.

PART 4. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 040826-59 that established zoning for the Hancock Neighborhood Plan.

PART 5. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

_____, 2024

Kirk Watson
Mayor

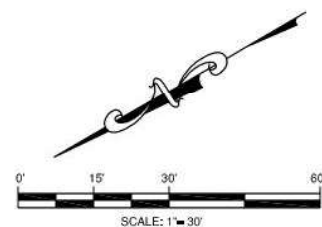
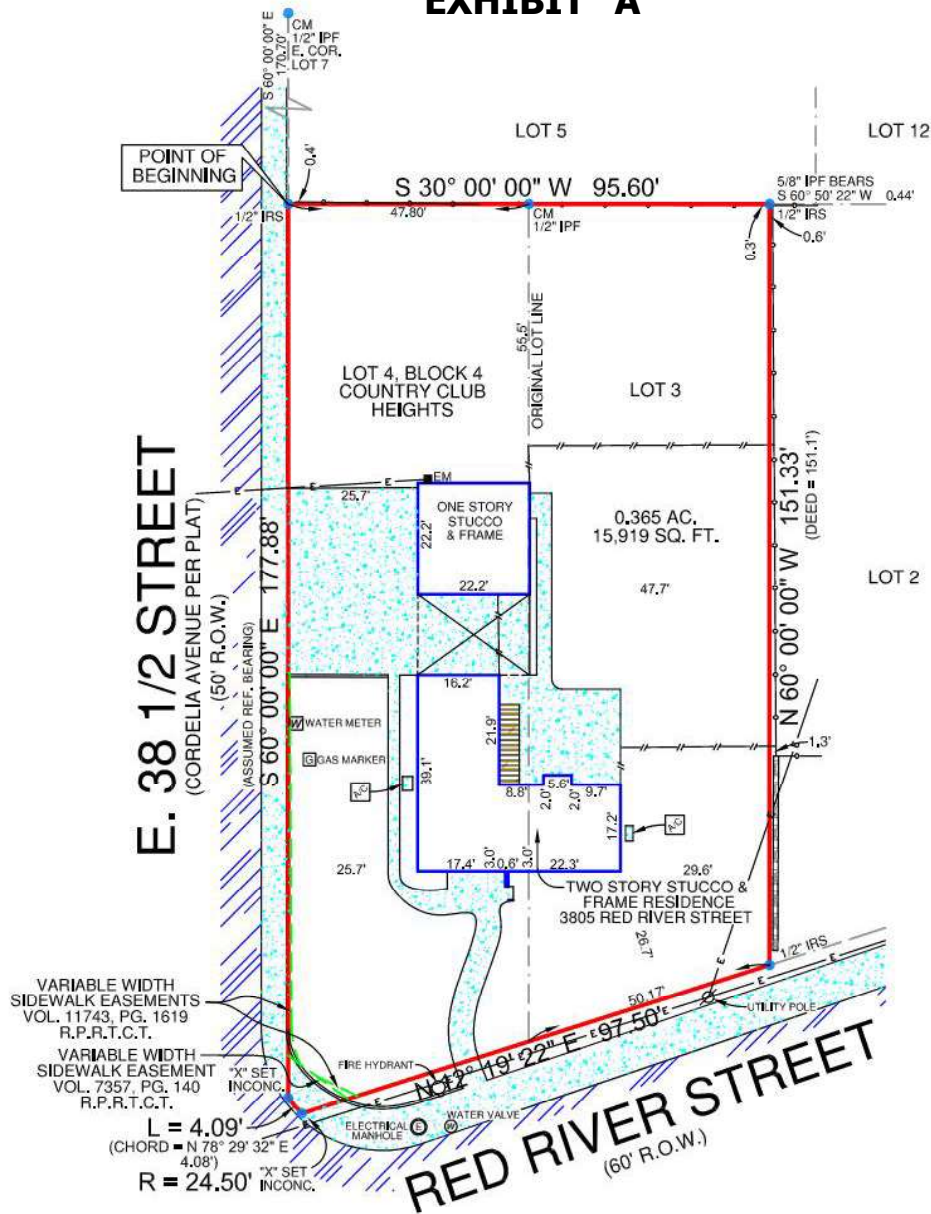
APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

EXHIBIT "A"

PAGE 1 OF 2



LEGAL DESCRIPTION:
BEING LOT 3 AND A PORTION OF LOT 4, OF COUNTRY CLUB HEIGHTS, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 113, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

SURVEYOR'S CERTIFICATION:
THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS. THERE ARE NO VISIBLE AND APPARENT EASEMENTS, CONFLICTS, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREON NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE GF NUMBER SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASEMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

GF, NO. AUT-60-664-AUT19001605N

BORROWER PEGALO PROPERTIES

TITLE CO. AUSTIN TITLE

TECH MSP

FIELD TM

FLOOD INFORMATION:
THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 48453C0465 J, DATED JANUARY 6, 2016.

DATE: 03/18/19
FIELD: 03/18/19

JOB NO.: 19-01502

3805 RED RIVER STREET, AUSTIN, TX 78751
LOT 3 AND A PORTION OF LOT 4, BLOCK 4 COUNTRY CLUB HEIGHTS



Robert T. Paul, Jr.
Registered Professional Land Surveyor

Premier
Surveying LLC

5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
972-612-3601 (O) | 855-892-0468 (F)
www.premiersurveying.com
premierorders@premiersurveying.com

DATE: _____

ACCEPTED BY: _____



Premier
Surveying LLC
5700 W. Plano Parkway
Suite 1200
Plano, Texas 75093
Office: 972-612-3601
Fax: 855-892-0468
Firm Registration No. 10146200

PREMIER SURVEYING LLC

5700 W. Plano Parkway, Suite 1200
Plano, Texas 75093
972-612-3601
Fax: 972-964-7021

Exhibit "A"
(3805 RED RIVER STREET)

BEING LOT 3 AND A PORTION OF LOT 4, BLOCK 4, OF COUNTRY CLUB HEIGHTS, AN ADDITION TO TRAVIS COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3, PAGE 113, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE EAST CORNER OF SAID LOT 4 AND THE NORTH CORNER OF LOT 5, SAID BLOCK, SAID IRON ROD BEING ON THE SOUTHWEST LINE OF E. 38 1/2 STREET (50 FOOT RIGHT-OF-WAY);

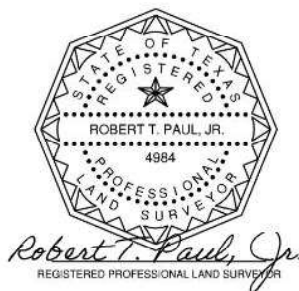
THENCE SOUTH 30° 00' 00" WEST ALONG THE COMMON LINE OF SAID LOTS 4 AND 5, PASSING A 1/2-INCH IRON PIPE FOUND AT THE SOUTH CORNER OF SAID LOT 4 AND THE EAST CORNER OF AFORESAID LOT 3 AT A DISTANCE OF 47.80 FEET AND CONTINUING ALONG THE COMMON LINE OF SAID LOTS 3 AND 5 A TOTAL DISTANCE OF 95.60 FEET TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" FROM WHICH A 5/8-INCH IRON PIPE FOUND BEARS SOUTH 60° 50' 22" WEST - 0.44 OF ONE FOOT, SAID IRON ROD SET BEING THE SOUTH CORNER OF SAID LOT 3 AND THE EAST CORNER OF LOT 2, SAID BLOCK;

THENCE NORTH 60° 00' 00" WEST, A DISTANCE OF 151.33 FEET (DEED = 151.1 FEET) TO A 1/2-INCH IRON ROD SET WITH CAP STAMPED "PREMIER SURVEYING" AT THE NORTH CORNER OF SAID LOT 2 AND THE WEST CORNER OF SAID LOT 3, SAID IRON ROD BEING ON THE EAST LINE OF RED RIVER STREET (60 FOOT RIGHT-OF-WAY);

THENCE NORTH 12° 19' 22" EAST, PASSING THE NORTH CORNER OF SAID LOT 3 AND THE WEST CORNER OF AFORESAID LOT 4 AT A DISTANCE OF 50.17 FEET AND CONTINUING A TOTAL DISTANCE OF 97.50 FEET ALONG SAID EAST LINE TO AN "X" SET IN CONCRETE AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 24.50 FEET;

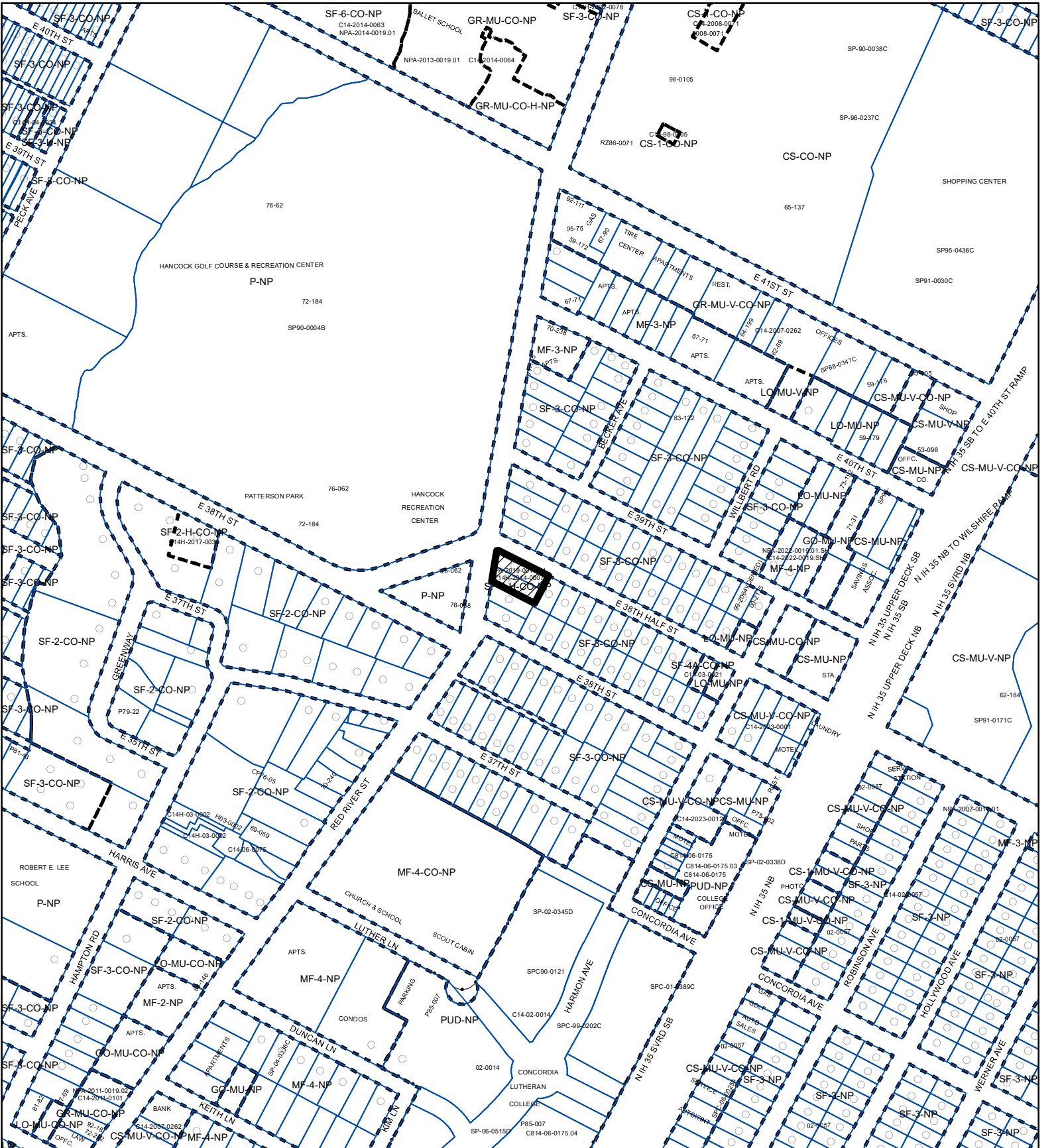
THENCE ALONG SAID CURVE AN ARC DISTANCE OF 4.09 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 78° 29' 32" EAST - 4.08 FEET TO AN "X" SET IN CONCRETE ON THE AFORESAID SOUTHWEST LINE OF E. 38 1/2 STREET;

THENCE SOUTH 60° 00' 00" EAST, A DISTANCE OF 177.88 FEET ALONG SAID SOUTHWEST LINE TO THE POINT OF BEGINNING AND CONTAINING 15,919 SQUARE FEET OR 0.365 OF ONE ACRE OF LAND.



Survey Plat of even date attached hereto and made a part hereof.

Date: 03/18/19



ZONING

EXHIBIT "B"

ZONING CASE#: C14-2023-0148



1" = 400'

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

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

Created: 12/5/2023