

ORDINANCE NO. 20240404-058

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3805 RED RIVER STREET IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-HISTORIC LANDMARK-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (SF-3-H-CO-NP) COMBINING DISTRICT TO LIMITED OFFICE-MIXED USE-HISTORIC LANDMARK-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (LO-MU-H-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 family residence-historic landmark-conditional overlay-neighborhood plan (SF-3-H-CO-NP) combining district to limited office-mixed use-historic landmark-conditional overlay-neighborhood plan (LO-MU-H-CO-NP) combining district on the property described in Zoning Case No. C14-2023-0148, on file at the Planning Department, as follows:

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

generally known as the Red River International House, locally known as 3805 Red River 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:

- (A) The maximum height of a building or structure on the Property shall not exceed 30 feet.
- (B) A building or structure on the Property may not exceed a height of two stories.

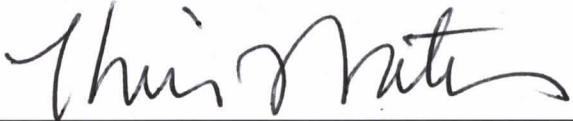
PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the limited office (LO) base district, the mixed use combining district, and other applicable requirements of the City Code.

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 April 15, 2024.

PASSED AND APPROVED

_____, April 4, 2024

§
§
§  _____
Kirk Watson
Mayor


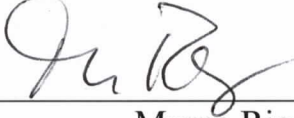
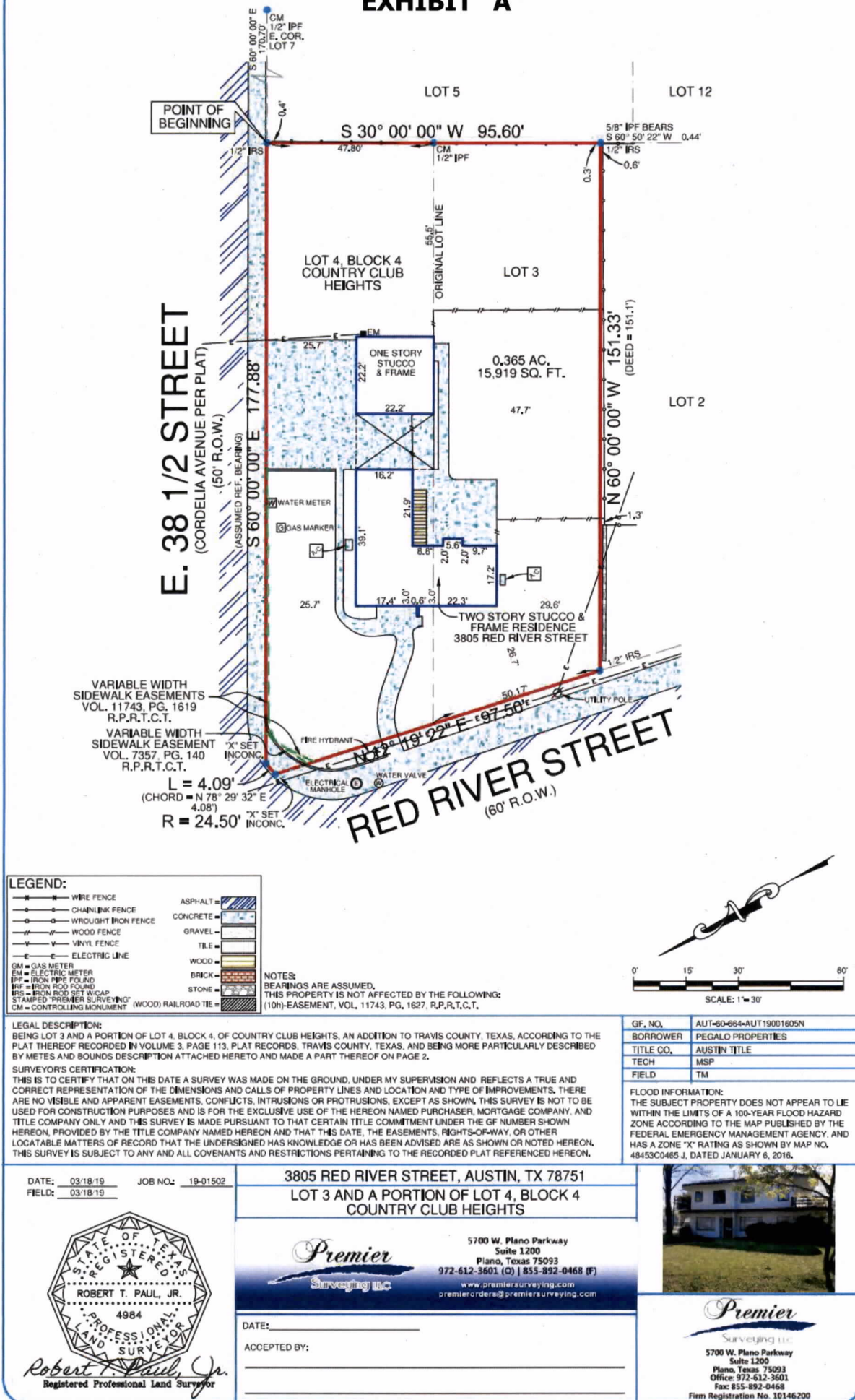
APPROVED:  _____ **ATTEST:**  _____
Anne L. Morgan
City Attorney
Myrna Rios
City Clerk

EXHIBIT "A"

PAGE 1 OF 2



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;

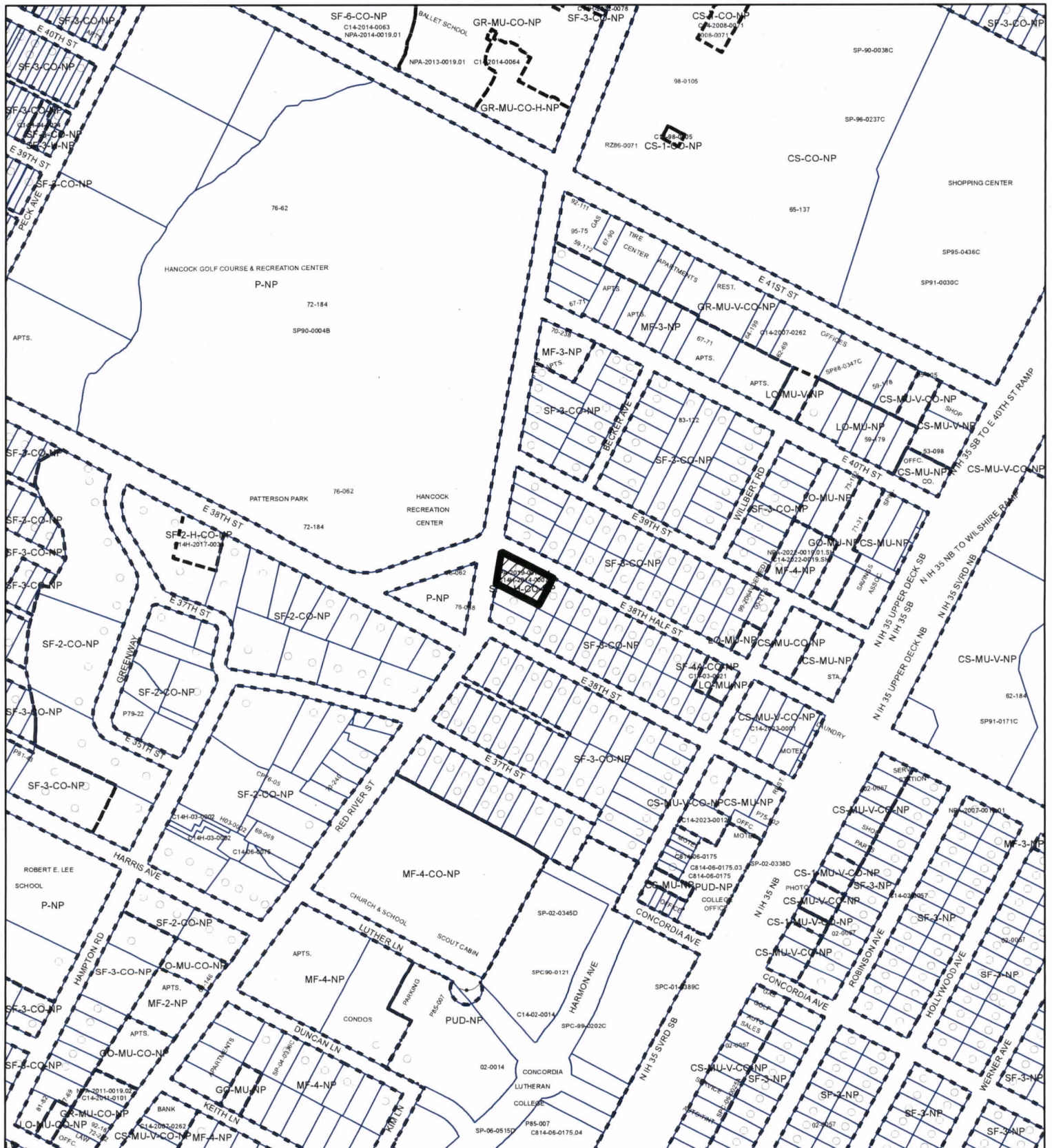
THENCE ALONG SAID CURVE AN ARC DISTANCE OF 4.09 FEET, HAVING A CHORD BEARING AND DISTANCE OF NORTH 78° 29' 32" EAST - 4.08 FEET TO AN "X" SET IN CONCRETE ON THE AFORESAID SOUTHWEST LINE OF E. 38 1/2 STREET;

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



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

ZONING

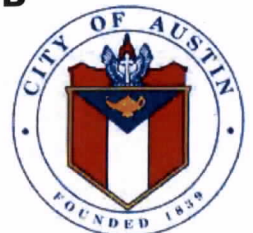
EXHIBIT "B"

ZONING CASE#: C14-2023-0148

1" = 400'

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