

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1712 RIO GRANDE STREET FROM GENERAL OFFICE-EQUITABLE TRANSIT ORIENTED DEVELOPMENT-DENSITY BONUS ETOD (GO-ETOD-DBETOD) COMBINING DISTRICT TO DOWNTOWN MIXED USE-HISTORIC LANDMARK-CONDITIONAL OVERLAY-EQUITABLE TRANSIT ORIENTED DEVELOPMENT-DENSITY BONUS ETOD (DMU-H-CO-ETOD-DBETOD) 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 general office-equitable transit oriented development-density bonus ETOD (GO-ETOD-DBETOD) combining district to downtown mixed use-historic landmark-conditional overlay-equitable transit oriented development-density bonus ETOD (DMU-H-CO-ETOD-DBETOD) combining district on the property described in Zoning Case No. C14H-2025-0086, on file at the Planning Department, as follows:

0.3062 acre tract of land, more or less, being a portion of OUTLOT 20, DIVISION “E”, Original City of Austin, Travis County, Texas, according to the map or plat of record in the General Land Office of the State of Texas, being that same called 0.3064 acre tract conveyed by deed recorded in Document No. 2003292725 of the Official Public Records of Travis County, Texas, said 0.3062 acre tract of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

generally known as the Malcolm and Margaret Badger Reed House, locally known as 1712 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:

(A) The following uses are prohibited uses of the Property:

- | | |
|----------------------------------|--------------------------------|
| Alternative Financial Services | Automotive Rentals |
| Automotive Repair Services | Automotive Sales |
| Automotive Washing (of any type) | Bail Bond Services |
| Commercial Off-Street Parking | Community Recreation (Private) |
| Community Recreation (Public) | Exterminating Services |

Funeral Services
Indoor Sports and Recreation

Indoor Entertainment
Limited Warehousing and
Distribution

Off-Site Accessory Parking
Outdoor Sports and Recreation
Pedicab Storage and Dispatch
Theater
Vehicle Storage

Outdoor Entertainment
Pawn Shop Services
Service Station
Transportation Terminal

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

PART 4. The Property may be developed in compliance and used in accordance with the regulations established for density bonus ETOD (DBETOD) combining district and other applicable requirements of the City Code.

PART 5. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____
Deborah Thomas
City Attorney

ATTEST: _____
Erika Brady
City Clerk

EXHIBIT "A"

BEING 0.3062 OF AN ACRE, OR 13,338 SQUARE FEET OF LAND, MORE OR LESS, BEING A PORTION OF OUTLOT 20, DIVISION "E", ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT OF RECORD IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, BEING THAT SAME CALLED 0.3064 OF AN ACRE (OR 13,348 SQUARE FEET) TRACT CONVEYED TO GADDIS REAL PROPERTY HOLDINGS, LLC, BY SPECIAL WARRANTY DEED WITH VENDOR'S LIEN RECORDED IN DOCUMENT NO. 2003292725, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.3062 OF AN ACRE, OR 13,338 SQUARE FEET OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a capped rebar found at the intersection of the southerly right-of-way line of West 18th Street and the easterly right-of-way line of a 20 foot alley, said point being the northwest corner of the said Gaddis tract, for the northwest corner hereof;

THENCE with the southerly right-of-way line of said West 18th Street, same being the northerly line of said Gaddis tract, S 70°27'05" E (Bearing Basis), a distance of 127.80 feet to a 5/8" rebar found at the intersection of the southerly right-of-way line of said West 18th Street and the westerly right-of-way line of Rio Grande Street, at the northeast corner of said Gaddis tract, for the northeast corner hereof;

THENCE along the westerly right-of-way line of said Rio Grande Street, and the easterly line of said Gaddis tract, S 19°09'26" W, a distance of 104.35 feet to a MAG nail with B&G Surveying washer set at the northeast corner of that 1700 Rio Grande Condominium tract declared as a condominium regime in Document No. 1999066921, Official Public Records of Travis County, Texas, same being the southeast corner of said Gaddis tract, for the southeast corner hereof, from which a ½" rebar with Capital Surveying cap found bears S 19°09'26" W, a distance of 80.30 feet;

THENCE along the northerly line of said 1700 Rio Grande Condominium tract, and the southerly line of said Gaddis tract, N 70°25'04" W, a distance of 127.95 feet to a spindle found in the easterly right-of-way line of said alley, at the northwest corner of said condominium tract, same being the southwest corner of said Gaddis tract, for the southwest corner hereof;

THENCE along the easterly right-of-way line of said alley, and the westerly line of said Gaddis tract, N 19°14'17" E, a distance of 104.27 feet to the **PLACE OF BEGINNING**, containing 0.3062 of an acre, or 13,338 square feet of land, more or less.

Bearing Basis is the property line along West 18th Street, per deed recorded under Document No. 2003292725, Official Public Records, Travis County, Texas.

THIS DESCRIPTION TO BE USED WITH THE ATTACHED SURVEY SKETCH ONLY.


MICHAEL J. LANCASTER R.P.L.S. 5529

01/03/2025
DATE

B & G Surveying, LLC
1404 W. North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-6969
www.bandgsurvey.com
Firm Reg. No. 100363-00



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