

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2500 NUECES STREET IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY- HISTORIC LANDMARK- NEIGHBORHOOD PLAN (MF-4-H-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-historic landmark-neighborhood plan (MF-4-H-NP) combining district on the property described in Zoning Case No. C14H-2025-0059, on file at the Planning Department, as follows:

0.227 acres of land, more or less, being parts of LOTS 1 & 2, of the HITCHCOCK SUBDIVISION OF OUTLOTS 49, 50, & 51, DIVISION 2, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 2, Page 522, of the Plat Records of Travis County, Texas, being that same property conveyed by deed recorded in Volume 2141, Page 508, of the Deed Records of Travis County, Texas, said 0.227 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 2500 Nueces Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. Except as specifically modified by this ordinance, 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 _____, 2025.

PASSED AND APPROVED

_____, 2025 §
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Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erika Brady
City Attorney City Clerk

EXHIBIT A

BEING A 0.227 ACRE TRACT, MORE OR LESS, ALSO BEING PARTS OF LOTS 1 & 2 OF THE HITCHCOCK SUBDIVISION OF OUTLOTS 49, 51, & 51, DIVISION 2 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREFOR RECORDED IN VOLUME 2, PAGE 522, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THE SAME PROPERTY CONVEYED TO GRANTOR BY AND DESCRIBED IN A DEED DATED JANUARY 25, 1960, RECORDED IN VOLUME 2141, PAGE 508, ET SEQ., TRAVIS COUNTY, DEED RECORDS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2" IRON PIPE FOUND IN THE NORTH ROW OF WEST 25TH STREET, ALSO BEING THE SE CORNER OF A 0.0837 ACRE TRACT DEEDED TO RESOLUTE TOWER LLC IN DOCUMENT NO. 2024069831, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS, AND BEING THE SW CORNER OF THE HEREIN DESCRIBED TRACT;

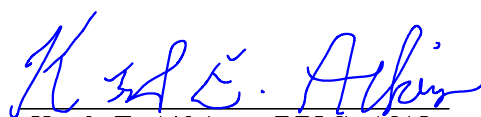
THENCE LEAVING THE NORTH ROW OF WEST 25TH STREET, N03° 02' 02"E A DISTANCE OF 72.05 FEET TO A 1/2" FOUND IRON PIPE, BEING THE COMMON NORTHERN CORNER OF SAID 0.0837 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, ALSO BEING A POINT IN THE SOUTH LINE OF A 0.3117 ACRE TRACT DEEDED TO YUGO AUSTIN NUECES LLC IN DOCUMENT NO. 2022166200, REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS;

THENCE WITH THE COMMON LINE OF SAID 0.3117 ACRE TRACT AND THE HEREIN DESCRIBED TRACT, S86° 05' 01"E A DISTANCE OF 137.65 FEET TO A 1/2" IRON ROD SET WITH CAP "WATERLOO SURVEYORS" IN THE WEST ROW OF NUECES STREET;

THENCE WITH THE WEST ROW OF NUECES STREET, S03° 25' 43"W A DISTANCE OF 72.04 FEET TO A MAG NAIL SET IN CONCRETE AT THE NW INTERSECTION OF NUECES STREET AND WEST 25TH STREET;

THENCE WITH THE NORTH ROW OF WEST 25TH STREET, N86° 05' 01"W A DISTANCE OF 137.16 FEET TO THE POINT OF BEGINNING, CONTAINING 0.227 ACRES, MORE OR LESS.

I, THE UNDERSIGNED, DO HEREBY CERTIFY THAT THE FIELD NOTES AND ACCOMPANYING SKETCH WERE PREPARED FROM AN ACTUAL ON-THE-GROUND SURVEY UNDER MY DIRECT SUPERVISION AND THAT THEY ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.


Karl E Atkins, RPLS 4618

6/6/25

Date of Signature



