

ORDINANCE NO. _____

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**
2 **PROPERTY LOCATED AT 1500 AND 1500 1/2 RIO GRANDE STREET AND 700**
3 **AND 710 1/2 WEST 15TH STREET FROM GENERAL OFFICE (GO) DISTRICT**
4 **AND FAMILY RESIDENCE (SF-3) DISTRICT TO DOWNTOWN MIXED USE-**
5 **CONDITIONAL OVERLAY (DMU-CO) COMBINING DISTRICT.**

6
7 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

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9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from general office (GO) base district and family residence (SF-3)
11 base district to downtown mixed use-conditional overlay (DMU-CO) combining district on
12 the property described in Zoning Case No. C14-2024-0025.SH, on file at the Planning
13 Department, as follows:

14
15 0.515 acres of land, more or less, being out of and a portion of OUTLOT 22, DIVISION E,
16 of the ORIGINAL CITY OF AUSTIN, in the City of Austin, Travis County, Texas,
17 according to the map or plat on file in the General Land Office of the State of Texas, and
18 being a portion of that certain tract of land conveyed by deed recorded in Volume 3059,
19 Page 410, of the Deed Records of Travis County, Texas, said 0.515 acres of land being
20 more particularly described by metes and bounds in **Exhibit “A”** incorporated into
21 this ordinance (the “Property”),

22
23 locally known as 1500 and 1500 1/2 Rio Grande Street and 700 And 710 1/2 West 15th
24 Street in the City of Austin, Travis County, Texas, generally identified in the map attached
25 as **Exhibit “B”**.

26
27 **PART 2.** The Property within the boundaries of the conditional overlay combining district
28 established by this ordinance is subject to the following conditions:

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30 The maximum height of a building or structure on the Property shall not exceed 60
31 feet.

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33 **PART 3.** Except as specifically restricted under this ordinance, the Property may be
34 developed and used in accordance with the regulations established for the downtown
35 mixed use (DMU) base district and other applicable requirements of the City Code.
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PART 4. This ordinance takes effect on _____, 2024.

PASSED AND APPROVED

_____, 2024 §
 §
 § _____

Kirk Watson
Mayor

APPROVED: _____

ATTEST: _____

Anne L. Morgan
City Attorney

Myrna Rios
City Clerk

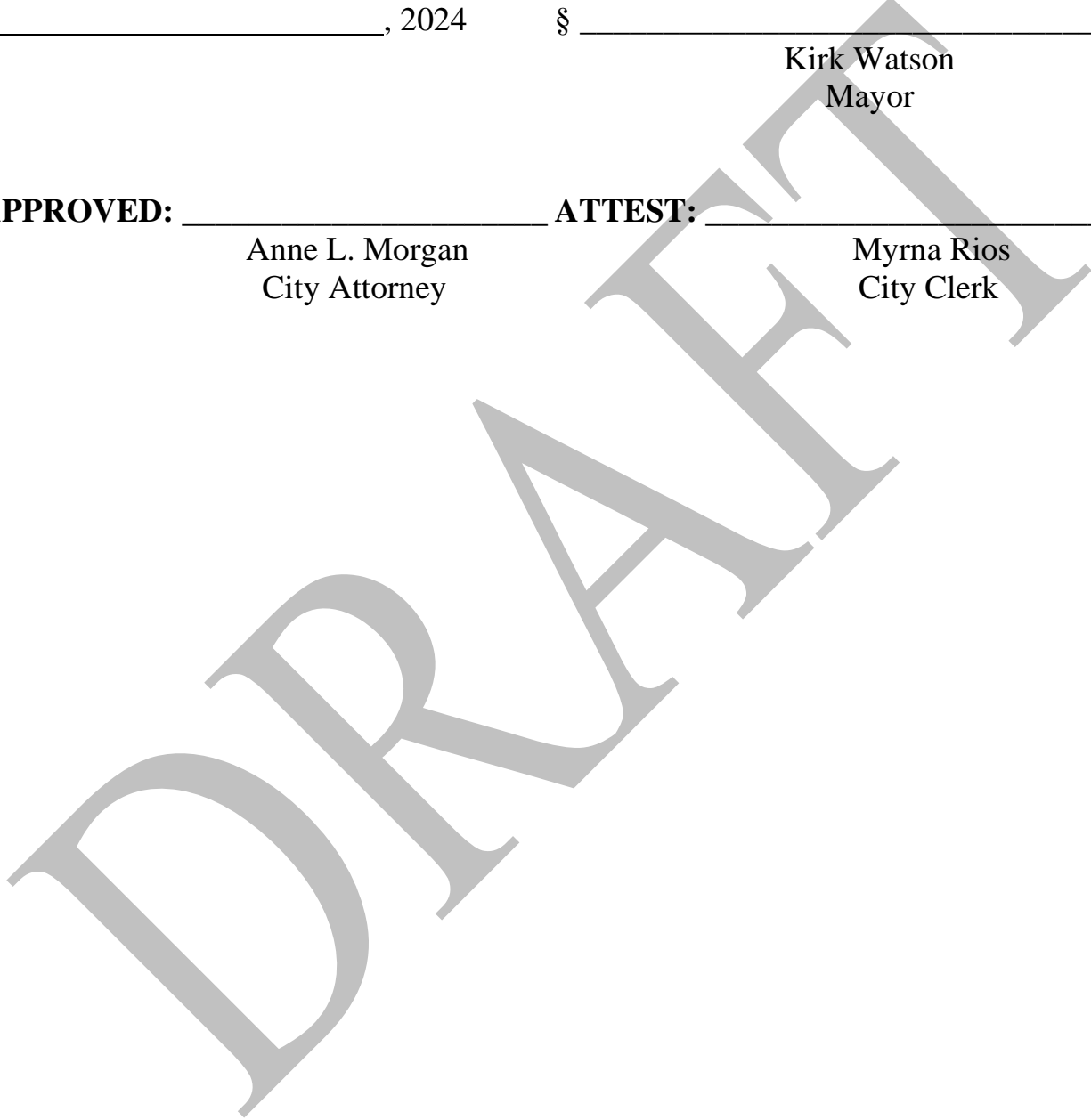


EXHIBIT "A"

LEGAL DESCRIPTION
700 WEST 15TH STREET

BEING 0.515 OF AN ACRE OF LAND, MORE OR LESS, BEING OUT OF AND A PORTION OF OUTLOT 22, DIVISION E, IN THE PLAT OF THE ORIGINAL CITY OF AUSTIN AS RECORDED IN THE GENERAL LAND OFFICE IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT CERTAIN TRACT OF LAND CONVEYED BY DEED TO ST. MARTIN'S EVANGELICAL LUTHERAN CHURCH OF AUSTIN AS RECORDED IN VOLUME 3059, PAGE 410 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.515 OF AN ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a mag nail found at the point of intersection of the western right-of-way line of Rio Grande Street (80' ROW) and the northern right-of-way line of West 15th Street (100' ROW) for the southeast corner of said Outlot 22, said same being southeast corner of said Lutheran Church tract of land and the southeast corner of the herein described tract;

THENCE N 70°00'00"W, along said West 16th Street right-of-way, a distance of 184.72 feet to a calculated point for the southeast corner of that certain tract conveyed to John Coleman Horton III, by deed, as recorded in Document No. 2011168283, Official Public Records, Travis County, Texas, same being the southwest corner of the herein described tract;

THENCE N 20° 00' 00" E, leaving said right-of-way, through Outlot 22, with the east line of said Horton tract, passing an iron pipe found at a distance of 60.89 feet for the northeast corner of said Horton tract, same being the southeast corner of that certain tract conveyed to Henry P. Barth, by deed, as recorded in Document No. 2013183321, Official Public Records, Travis County, Texas, for a total distance of 121.23 feet for the northeast corner of said Barth tract, same being the northwest corner of the herein described tract;

THENCE N 70° 06' 28" E, contiiniug through said Outlot 22 and said Lutheran Church tract of land, a distance of 184.72 feet to a calculated point found in the western right-of-way line of Rio Grande Street, same being the northeast corner of the herein described tract, said point being N 20°00'00" E 154.56 feet to a 1/2" iron rod found for the northeast corner of said Outlot 22 and Lutheran Church tract of land;

THENCE S 20° 00' 00" W (basis of bearings), along the west right-of-way line of Rio Grande Street, a distance of 121.57 feet to **THE POINT OF BEGINNING** and containing 0.515 of an acre of land, more or less.

This metes and bounds description is to accompany an illustration map of same date.

Roger L Way

ROGER L. WAY Date
R.P.L.S. No. 3910
JOB No. 02B06224

02-28-24

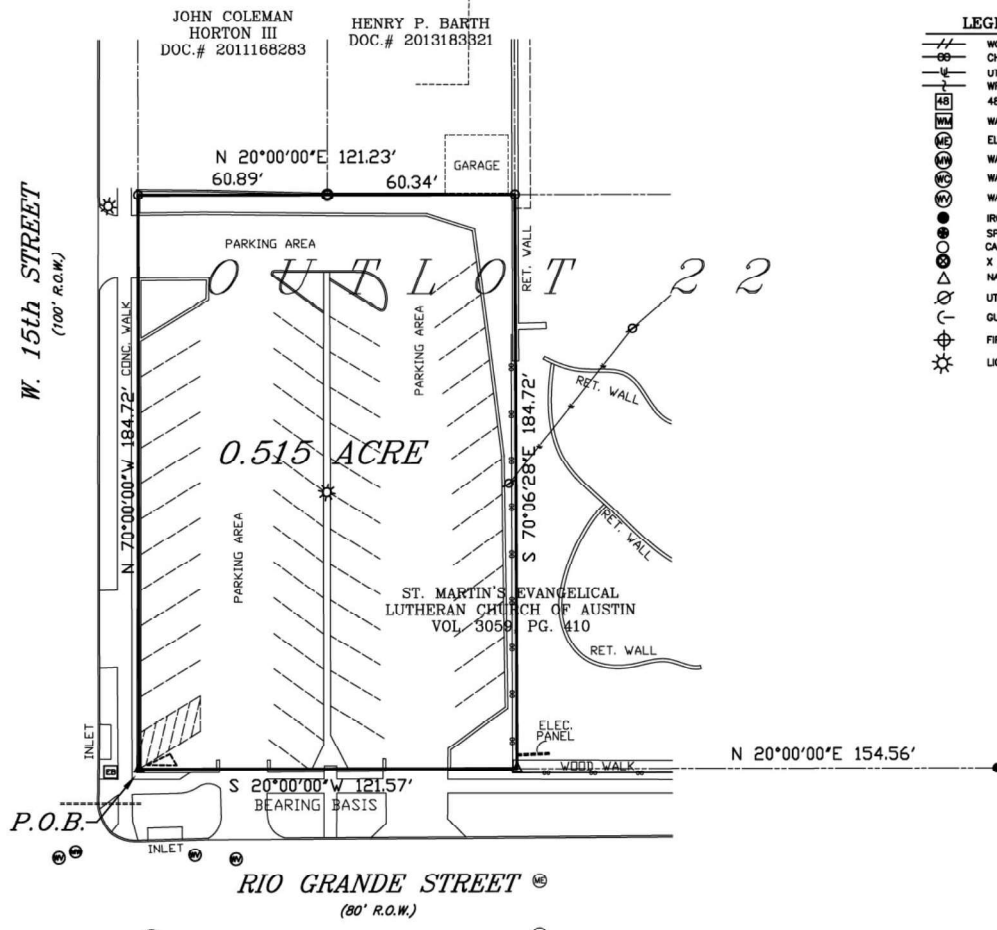


ALL POINTS SURVEYING
1714 FORTVIEW - SUITE 200
AUSTIN TX. 78704
TELE.: (512) 440-0071 - FAX: (512) 440-0199
FIRM LICENSE # 10118900

SCALE: 1"=40'



*SURVEY OF N. 154.5 FT. & S. 121.5 FT. X 186 FT. OF
OUTLOT 22 DIVISION E, ORIGINAL CITY OF AUSTIN*



- LEGEND**
- WOOD FENCE
 - CHAIN LINK FENCE
 - UTILITY LINE
 - WROUGHT IRON FENCE
 - 48" WATER VAULT
 - WATER METER
 - ELECTRIC MANHOLE
 - WASTEWATER MANHOLE
 - WATER CUTOFF
 - WATER VALVE
 - IRON ROD FND.
 - SPINDLE FND.
 - CALCULATED POINT
 - X FOUND
 - NAIL SET
 - UTILITY POLE
 - GUY ANCHOR
 - FIRE HYDRANT
 - LIGHT STANDARD

SURVEYOR'S NOTES

() DENOTES RECORD INFORMATION
 [1] PER VOL. 4209, PG. 248.

EASEMENT RESEARCH PERFORMED BY ALL POINTS AND THE UNDERSIGNED SURVEYOR WAS LIMITED TO INFORMATION SUPPLIED BY OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY PER COMMITMENT G.F. #2344847-COM, EFFECTIVE DECEMBER 23, 2023; SCHEDULE B, PARAGRAPH 10.

THIS LOT IS SUBJECT TO RESTRICTIVE COVENANTS AS STATED IN: VOL. 354, PG. 542

THIS LOT IS SUBJECT TO THE ELEC. AND TELEPHONE ESMT. AS RECORDED IN VOL. 4209, PG. 248.

THIS LOT IS SUBJECT TO ALL EASEMENT RIGHTS AND/OR CONDITIONS WHICH MAY APPEAR ON THE PLAT OF RECORD.

ALL POINTS DOES NOT MAKE OR WARRANT ANY FLOOD ZONE DETERMINATION.

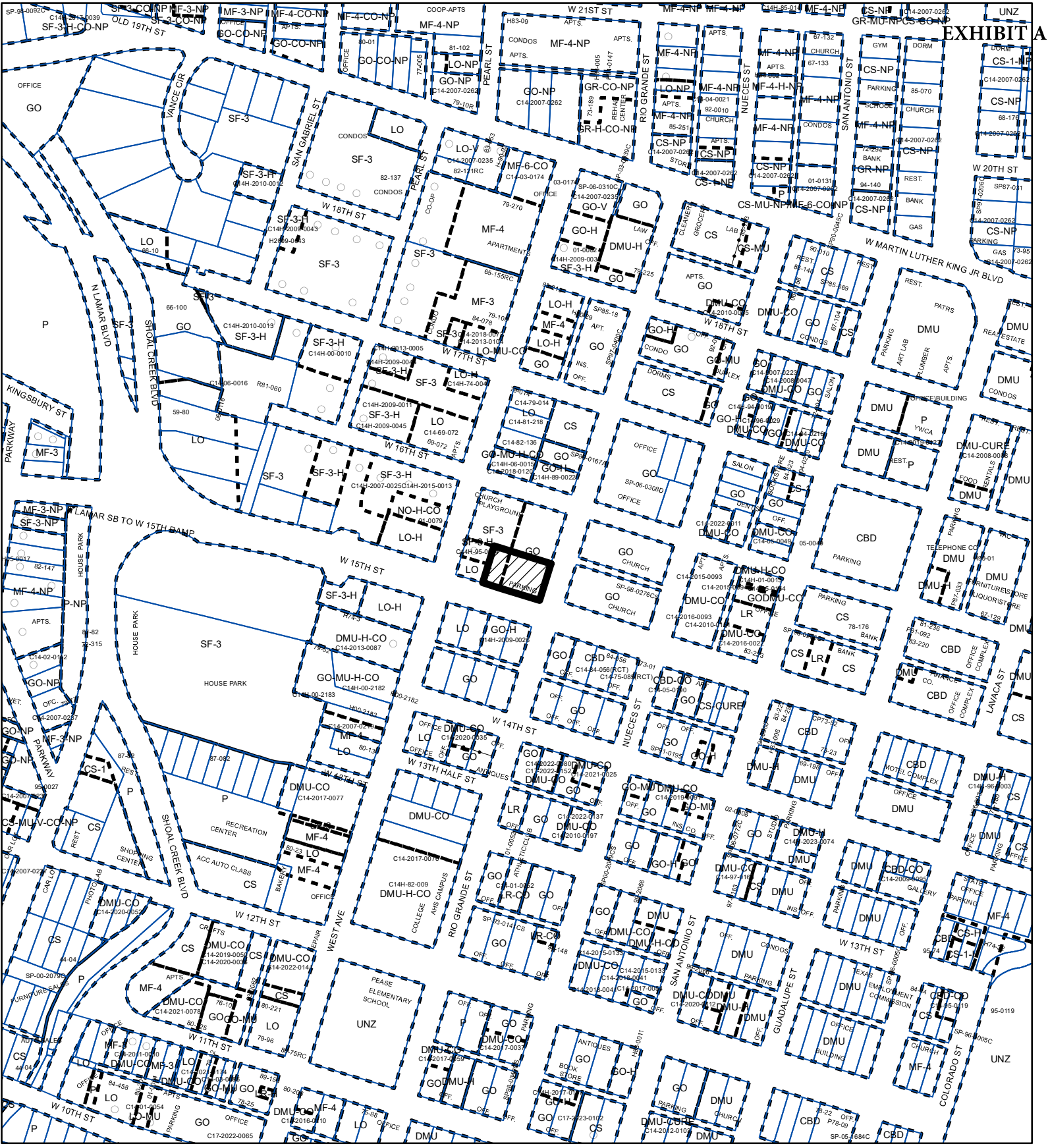


Roger L Way



ALL POINTS SURVEYING
 1714 FORTVIEW ROAD - SUITE 200
 TELE.: (512) 440-0071 - FAX: (512) 440-0199
 AUSTIN TX. 78704
 FIRM REGISTRATION NO. 10118900

By	Date
FIELD WORK JS	08-27-13
DRAFTING SCN	
SURVEY DATE: 0--8--4	
Job No. 0-B06--4	
SCALE: 1"=40'	






ZONING

EXHIBIT "B"

ZONING CASE#: C14-2024-0025.SH



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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: 3/6/2024