

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 907 RIO GRANDE STREET FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY (MF-4) DISTRICT TO LIMITED OFFICE-MIXED USE (LO-MU) 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 (MF-4) district to limited office-mixed use (LO-MU) combining district on the property described in Zoning Case No. C14-2007-0212, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.162 acre tract of land, more or less, out of Lots 7 and 8, Block 106, Original City of Austin, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 907 Rio Grande Street, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on _____, 2008.

PASSED AND APPROVED

_____, 2008 § _____
§ _____
§ _____

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION
907 Rio Grande Street

BEING PART OF LOTS 7 AND 8, BLOCK 106, OF THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP ON FILE WITH THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AND BEING THAT SAME TRACT OF LAND DESCRIBED IN A DEED TO THE ROBERT L. GAGE LIFE ESTATE AS RECORDED IN VOLUME 12799, PAGE 446 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS (TCRPR), AND BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron pipe found at the intersection of the east line of Rio Grande Street with the north line of a 20' alley, at the southwest corner of the above described Lot 8, for the southwest corner and PLACE OF BEGINNING hereof;

THENCE with the east line of Rio Grande Street, N 19°08'31" E 64.07 feet to a ½" rebar found at the common westerly corner between Gage and the Nalle Congress Avenue Family Limited Partnership ("Nalle"), for the northwest corner hereof;

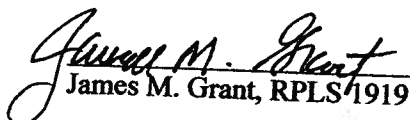
THENCE with the common line between Gage and Nalle, S 70°57'52" E 110.00 feet to a calculated point (unable to find or set due to existing wooden garage), at the common easterly corner between said tracts of land, on the west line of the Nantrevan, Ltd. property described in Volume 13336, Page 224 of the TCRPR, for the northeast corner hereof;

THENCE with the common line between Gage and Nantrevan, S 19°03'06" W 64.00 feet to a ½" iron pipe found on the north line of said 20' alley, at the common southerly corner between said tracts of land, for the southeast corner hereof;

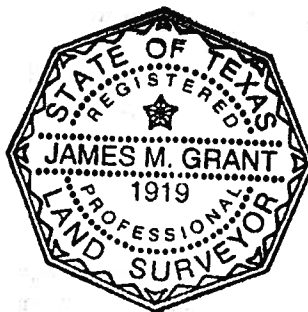
THENCE with the north line of said alley, also the south line of said Lots 7 and 8, N 71°00'00" W 110.10 feet to the PLACE OF BEGINNING and containing 0.162 acres of land, more or less.

See map prepared to accompany this description.

SURVEYED BY:
Harris-Grant Surveying, Inc.
1700 S. Lamar, Ste. 332
Austin, Texas 78704
(512) 444-1781
September 19, 2007


James M. Grant, RPLS 1919

Jg\mydocs\m&b\2007\42091

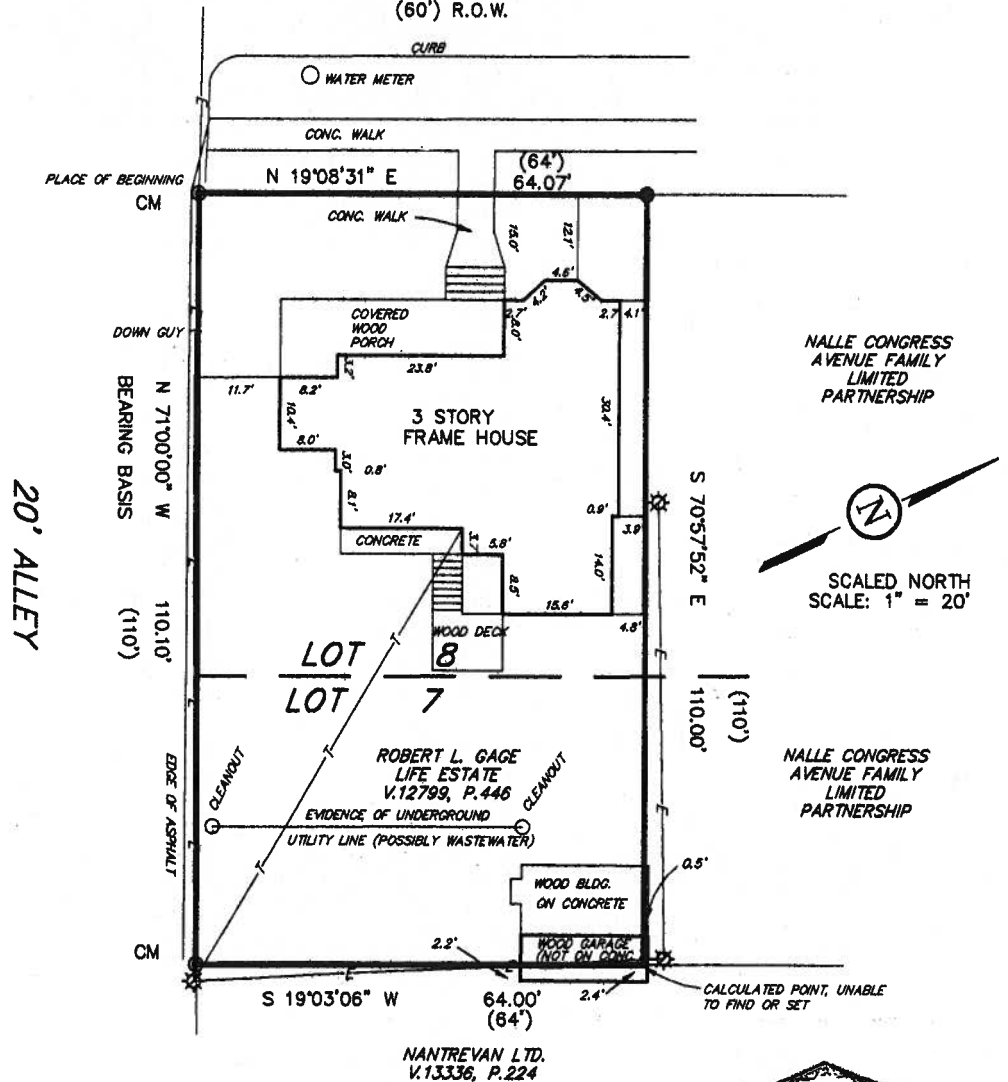


ATTACHMENT "A"

MAP SYMBOLS:

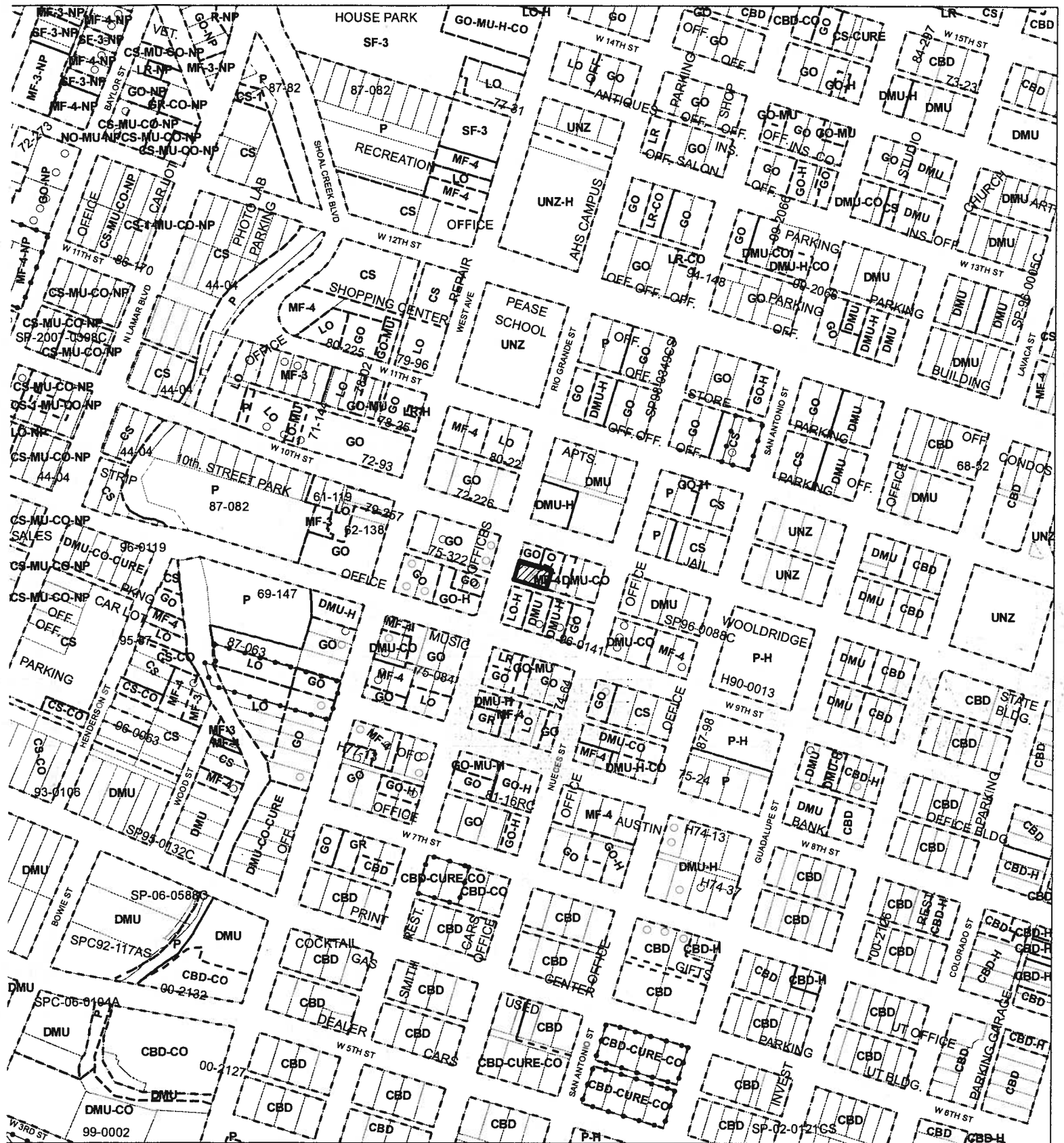
X	BARBED WIRE FENCE
—○—	CHAIN LINK FENCE
— —	WOOD BOARD FENCE
—E—	UTILITY LINE
P.U.E.	PUBLIC UTILITY EASEMENT
B.L.	BUILDING LINE
●	1/2" REBAR FOUND
⊙	1/2" REBAR SET,
	CAPPED "HARRIS GRANT"
⊙	1/2" IRON PIPE FOUND
(CM)	CONTROL MONUMENT
⊙	RECORD DATA FROM
	PLAT
D.E.	DRAINAGE EASEMENT
R.O.W.	RIGHT-OF-WAY
⚡	POWER POLE

RIO GRANDE STREET
(60') R.O.W.



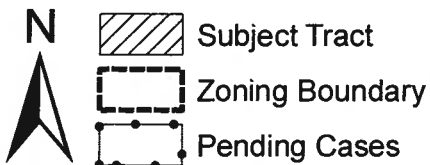
STATE OF TEXAS
REGISTERED
JAMES M. GRANT
1911
PROFESSIONAL
LAND SURVEYOR

Harris
GRANT
SURVEYING, INC.



ZONING EXHIBIT B

ZONING CASE#: C14-2007-0212
 ADDRESS: 907 RIO GRANDE ST
 SUBJECT AREA: 0.16 ACRES
 GRID: J22
 MANAGER: J. ROUSSELIN



1" = 400' OPERATOR: S MEEKS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

