

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3810 SOUTH FIRST STREET FROM FAMILY RESIDENCE (SF-3) DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE (LR-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 family residence (SF-3) district to neighborhood commercial-mixed use (LR-MU) combining district on the property described in Zoning Case No. C14-2008-0005, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.33 acre tract of land, more or less, out of Lots 3 and 4, Block 3, Free Water Addition, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 3810 South First 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

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_____, 2008

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____

David Allan Smith
City Attorney

Shirley A. Gentry
City Clerk

EXHIBIT "A"
METES AND BOUNDS DESCRIPTION

BEING A PORTION OF LOTS 3 AND 4, BLOCK 3, FREE WATER ADDITION, AN ADDITION TO THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 2, PAGE 235 OF THE TRAVIS COUNTY PLAT RECORDS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO W.G. SMITH, DESCRIBED IN VOLUME 2948, PAGE 1927 OF THE TRAVIS COUNTY DEED RECORDS (TCDR), AND THAT SAME TRACT OF LAND CONVEYED TO RAHUL SINGH BY DEED RECORDED IN DOCUMENT NO. 2006023886 OF THE TRAVIS COUNTY OFFICIAL PUBLIC RECORDS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" rebar found on the westerly r.o.w. line of South First Street, being also the easterly line of said Lot 4, at the southeast corner of said Smith tract of land, being also the northeast corner of the William R. Fromberg, et.ux. tract of land described in Volume 909, Page 519 of the TCDR, for the southeast corner and PLACE OF BEGINNING hereof;

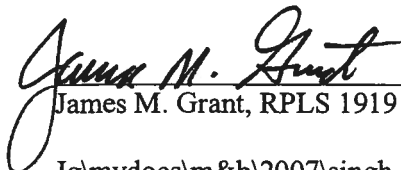
THENCE with a line passing through said Lot 4, being the common line between Smith and Stromberg, N 60°13'36" W 263.27 feet to a ½" rebar set at the common corner between Smith and Fromberg, in the westerly line of Lot 4, and the easterly line of Lot 2 of "Resubdivision of Lots 3,4,5,6,7, and 8, Block 3, Freewater Addition" as recorded in Plat Book 78, Page 269 of the Travis County Plat Records, for the southwest corner hereof;

THENCE with Smith's west line, also the east line of said Lot 2, N 30°21'24" E 54.99 feet to a ½" rebar found at Smith's northwest corner, also the southwest corner of the Viola Mae Caraway tract of land described in Volume 895, Page 157 of the TCDR, and being in the west line of said Lot 3, for the northwest corner hereof;

THENCE with the common line between Smith and Caraway, S 60°12'00" E (bearing basis for this survey) 262.92 feet to a PK nail found on the westerly r.o.w. line of South First Street, at the common corner between Smith and Caraway, on the easterly line of Lot 3, for the northeast corner hereof;

THENCE with the westerly r.o.w. line of South First Street, also the easterly line of said Smith tract of land, S 29°59'35" W 54.87 feet to the PLACE OF BEGINNING.

Prepared on December 28, 2007 from records of a survey made on-the-ground in June of 1996 by:
Harris-Grant Surveying, Inc.
1700 S. Lamar, Ste. 332
Austin, Texas 78704
(512) 444-1781
December 28, 2007


James M. Grant, RPLS 1919
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