

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1105 RIO GRANDE STREET FROM GENERAL OFFICE (GO) DISTRICT TO DOWNTOWN MIXED USE-CONDITIONAL OVERLAY (DMU-CO) 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 (GO) district to downtown mixed use-conditional overlay (DMU-CO) combining district on the property described in Zoning Case No. C14-2017-0059, on file at the Planning and Zoning Department, as follows:

0.084 acre tract of land situated in the Thomas J. Chambers Survey, Abstract No. 7, Travis County, Texas, being all that certain tract of land described in deed to Reza Haghighatian and Rosario Haghighatian, as recorded in Instrument No. 2008010501, Official Public Records, Travis County, Texas, and being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 1105 Rio Grande Street in the City of Austin, Travis County, Texas, 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:

The maximum height of a building or structure on the Property shall be limited to 60 feet.

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) district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on _____, 2017.

PASSED AND APPROVED

_____, 2017 §
 §
 §

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk

PREMIER SURVEYING LLC

5700 W. Plano Parkway, Suite 2700
Plano, Texas 75093
972-612-3601
Fax: 972-964-7021

Exhibit "A"
(1105 RIO GRANDE STREET)

BEING A 0.084 ACRE TRACT OF LAND SITUATED IN THE THOMAS J. CHAMBERS SURVEY, ABSTRACT NO. 7, TRAVIS COUNTY, TEXAS, BEING ALL THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO REZA HAGHIGHATIAN AND ROSARIO HAGHIGHATIAN, AS RECORDED IN INSTRUMENT NO. 2008010501, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE EAST CORNER OF SAID HAGHIGHATIAN TRACT AND THE NORTH CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO THEODORE SIFF, AS RECORDED IN VOLUME 6256, PAGE 1034, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID IRON ROD BEING ON THE SOUTHWEST LINE OF AN ALLEY;

THENCE SOUTH 19° 00' 00" WEST, A DISTANCE OF 53.08 FEET ALONG THE COMMON LINE OF SAID HAGHIGHATIAN AND SIFF TRACTS TO A POINT FROM WHICH A FENCE CORNER BEARS SOUTH 75° 05' WEST - 1.3 FEET, SAID POINT BEING THE SOUTH CORNER OF SAID HAGHIGHATIAN TRACT AND THE EAST CORNER OF THAT CERTAIN TRACT OF LAND DESCRIBED IN DEED TO GALO OPS, LLC, AS RECORDED IN INSTRUMENT NO. 2016155308, AFORESAID OFFICIAL PUBLIC RECORDS;

THENCE NORTH 70° 50' 00" WEST, A DISTANCE OF 69.10 FEET ALONG THE COMMON LINE OF SAID HAGHIGHATIAN AND GALO OPS TRACTS TO A 1/2-INCH IRON ROD FOUND AT THE WEST CORNER OF SAID HAGHIGHATIAN TRACT, SAID IRON ROD BEING ON THE SOUTHEAST LINE OF RIO GRANDE STREET;

THENCE NORTH 19° 09' 10" EAST, A DISTANCE OF 53.42 FEET ALONG SAID SOUTHEAST LINE TO THE NORTH CORNER OF SAID HAGHIGHATIAN TRACT, BEING THE INTERSECTION OF SAID SOUTHEAST LINE AND THE SOUTHWEST LINE OF AFORESAID ALLEY;

THENCE SOUTH 70° 32' 57" EAST, A DISTANCE OF 68.96 FEET ALONG SAID SOUTHWEST LINE TO THE POINT OF BEGINNING AND CONTAINING 3,676 SQUARE FEET OR 0.084 OF ONE ACRE OF LAND.

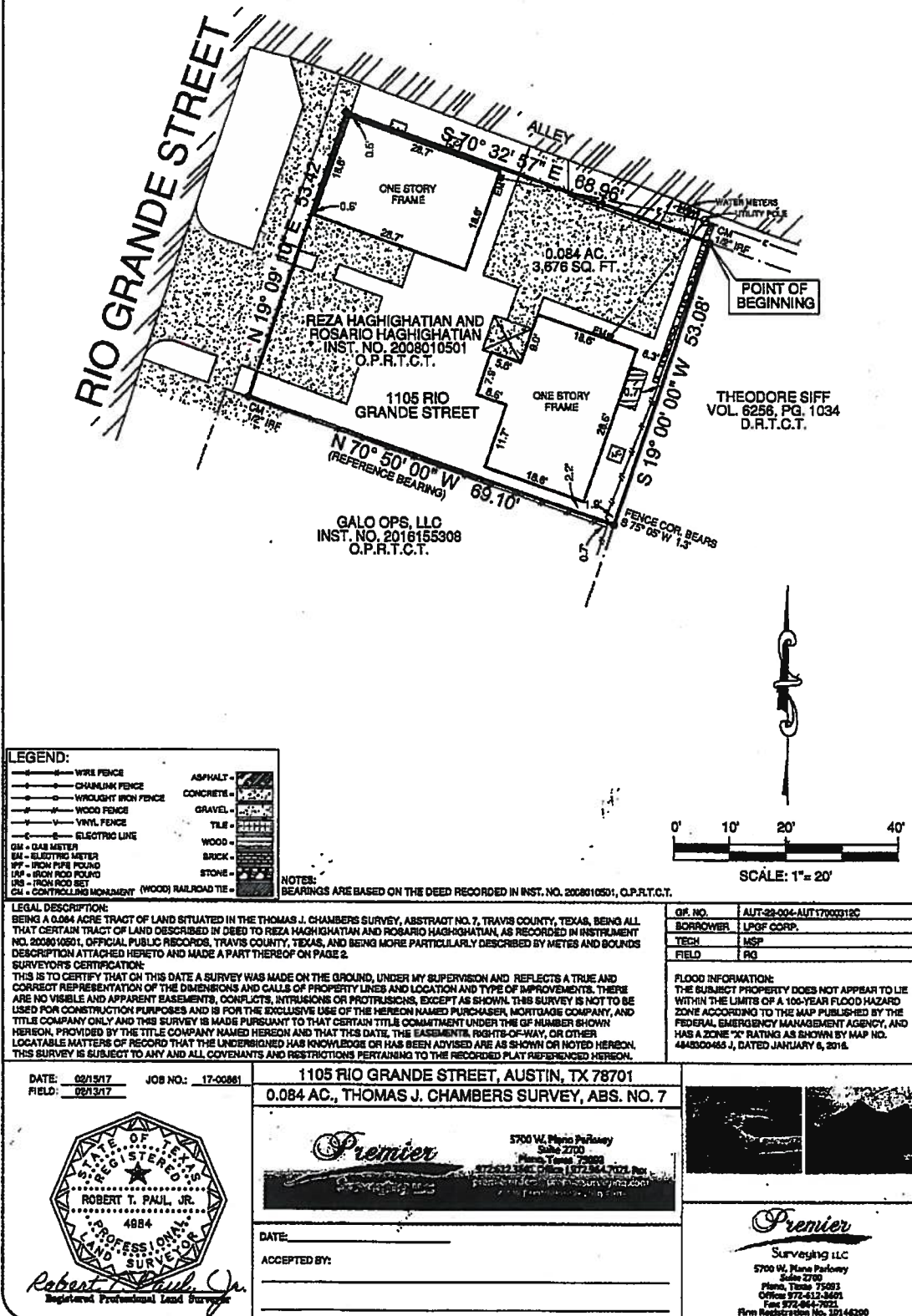


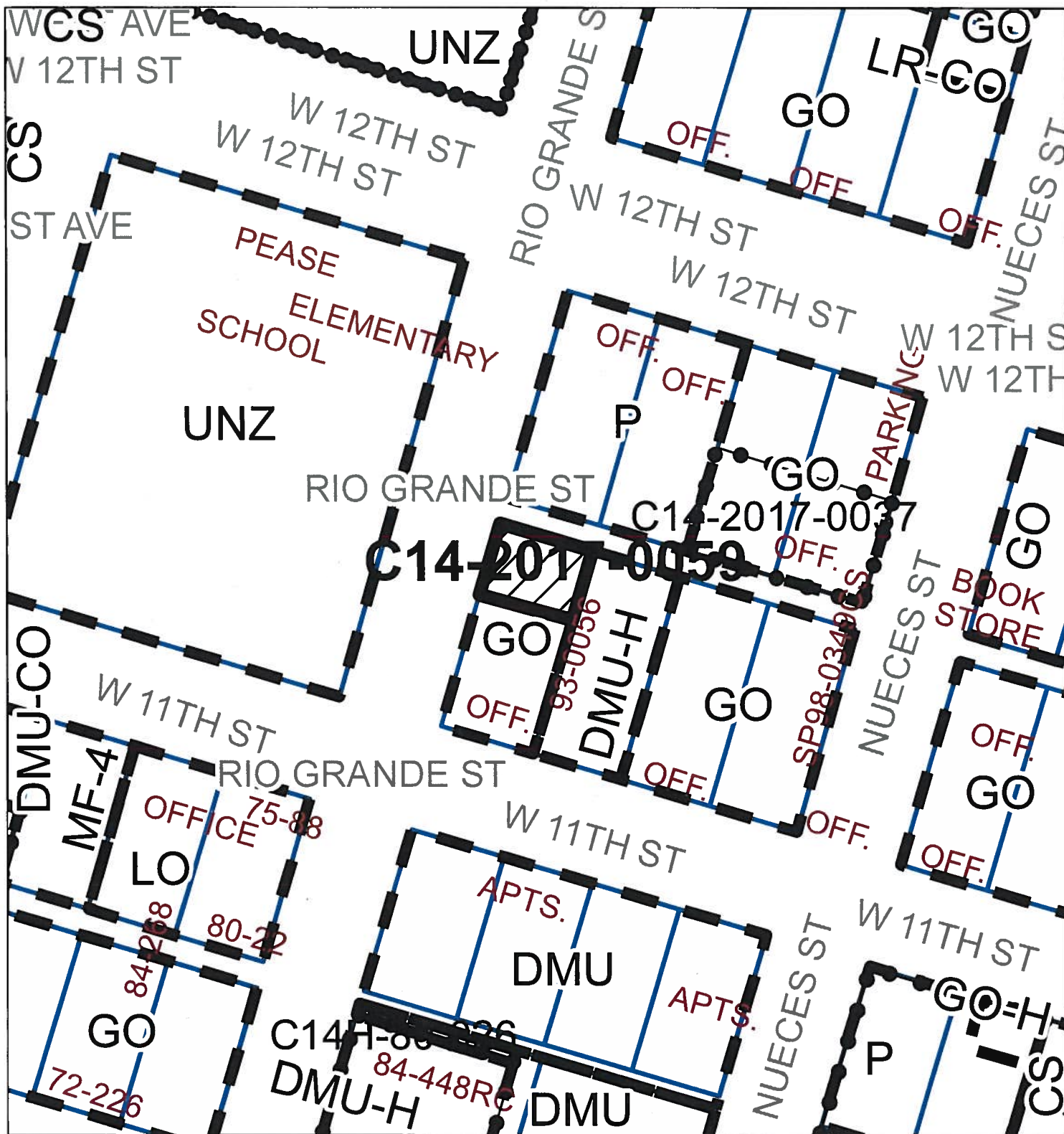
Survey Plat of even date attached hereto and made a part hereof.

Date: 02/13/17

EXHIBIT A

EXHIBIT D - SURVEY



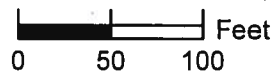
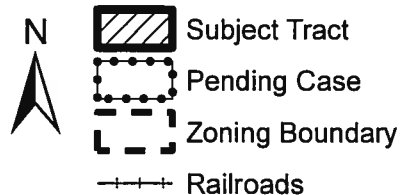


ZONING

Case#: C14-2017-0059

EXHIBIT B

EXHIBIT A



1" = 100'

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 and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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