

ORDINANCE NO. 041104-39

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1111 WEST 7TH STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT FOR TRACT ONE AND URBAN FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-5-NP) COMBINING DISTRICT FOR TRACT TWO.

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 districts on the property described in Zoning Case No. C14-04-0122, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district to family residence-neighborhood plan (SF-3-NP) combining district.

A 0.173 acre tract of land, more or less, out of Lots 7 and 8, Block B, Raymond Subdivision, in the City of Austin, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and

Tract Two: From multifamily residence moderate high density-neighborhood plan (MF-4-NP) combining district to urban family residence-neighborhood plan (SF-5-NP) combining district.

A 0.172 acre tract of land, more or less, out of Lots 7 and 8, Block B, Raymond Subdivision, in the City of Austin, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "B" incorporated into this ordinance, (the "Property")

locally known as 1111 West 7th Street, in the Old West Austin neighborhood plan area, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "C".


PART 2. Except as otherwise provided in this ordinance, the Property is subject to Ordinance No. 020926-26 that established the Old West Austin neighborhood plan combining district.

PART 3. This ordinance takes effect on November 15, 2004.

PASSED AND APPROVED

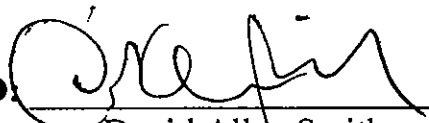
_____, November 4, 2004

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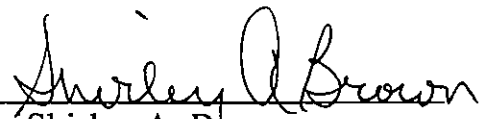
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

FIELD NOTES
FOR

0.173 ACRE OF LAND

EXHIBIT A

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LOTS 7 AND 8, BLOCK B, RAYMOND SUBDIVISION OF OUTLOT 2, DIVISION Z IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN VOLUME 2, PAGE 129 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING PROPOSED LOT 2, BLOCK A, TUTTLE ADDITION, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a hilti-nail found at the Northeast corner of said Lot 8, being in the South r.o.w. line of West 7th Street, for the Northeast corner and PLACE OF BEGINNING hereof;

THENCE along the East line of said Lot 8, S 28°34'46" W for a distance of 100.48 feet to a ½ inch capped iron pin set for the Southeast corner hereof;

THENCE N 61°28'24" W for a distance of 74.80 feet to a ½ inch capped iron pin set for the Southwest corner hereof;

THENCE N 28°34'17" E for a distance of 100.46 feet to a ½ inch iron pin found in the North line of said Lot 7, being in the South r.o.w. line of West 7th Street for the Northwest corner hereof;

THENCE along the North lines of said Lots 7 and 8, being along the South r.o.w. line of West 7th Street, S 61°29'13" E for a distance of 74.82 feet to the PLACE OF BEGINNING and containing 0.173 acre of land, more or less.

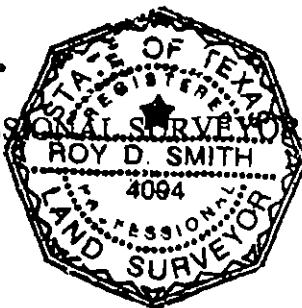
SURVEYED BY:

Roy D. Smith Surveyors, P.C.

Roy D. Smith
ROY D. SMITH

REGISTERED PROFESSIONAL SURVEYOR NO. 4094
July 8, 2004

Lots 7 & 8, Tuttle Add'n



back

FIELD NOTES
FOR

0.172 ACRE OF LAND

EXHIBIT B

ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND BEING A PORTION OF LOTS 7 AND 8, BLOCK B, RAYMOND SUBDIVISION OF OUTLOT 2, DIVISION Z IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN VOLUME 2, PAGE 129 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, THE HEREIN DESCRIBED TRACT BEING PROPOSED LOT 1, BLOCK A, TUTTLE ADDITION, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron pin found at the Southeast corner of said Lot 8, being in the North line of a 20 foot wide alley for the Southeast corner and PLACE OF BEGINNING hereof;

THENCE along the South lines of said Lots 7 and 8, being along the North line of said alley, N 61°28'24" W for a distance of 74.79 feet to a ½ inch iron pin found in the South line of said Lot 7, for the Southwest corner hereof;

THENCE N 28°34'17" E for a distance of 100.45 feet to a ½ inch capped iron pin set for the Northwest corner hereof;

THENCE S 61°28'24" E for a distance of 74.80 feet to a ½ inch capped iron pin set in the East line of said Lot 8 for the Northeast corner hereof;

THENCE along the East line of said Lot 8, S 28°34'46" W for a distance of 100.45 feet to the PLACE OF BEGINNING and containing 0.172 acre of land, more or less.

SURVEYED BY:

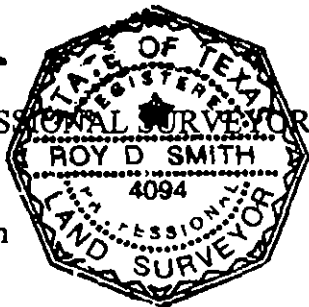
Roy D. Smith Surveyors, P.C.

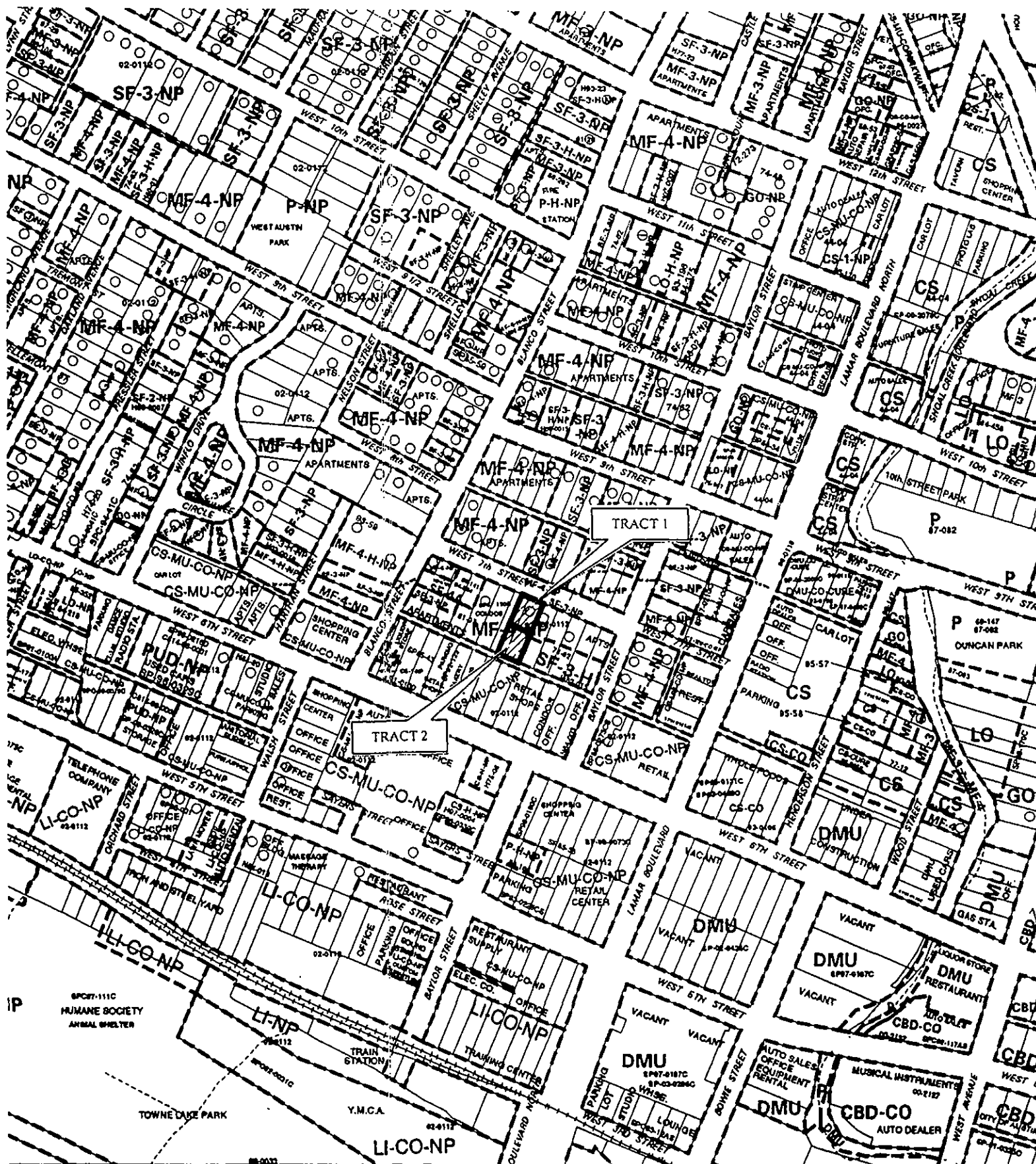

ROY D. SMITH




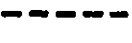
REGISTERED PROFESSIONAL SURVEYOR NO. 4094

July 8, 2004

Lots 7 & 8 -Tuttle Add'n





 1" = 400'	SUBJECT TRACT 	ZONING <i>EKM B I T C</i> CASE #: C14-04-0122 ADDRESS: 1111 W 7TH ST SUBJECT AREA (acres): 0.345	CITY GRID REFERENCE NUMBER H22
	PENDING CASE 		
	ZONING BOUNDARY 		
	CASE MGR: G. RHOADES		
		DATE: 04-08 INTLS: SM	