

**ORDINANCE NO. 20170831-077**

**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 Haghghatian and Rosario Haghghatian, 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.

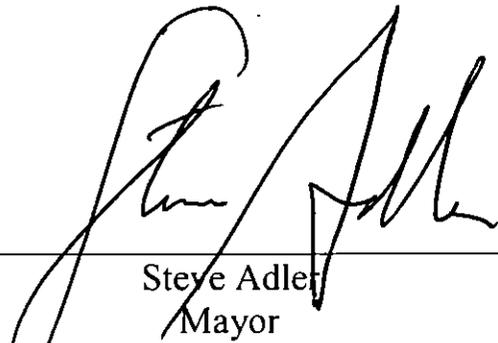
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the downtown mixed use (DMU) district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on September 11, 2017.

**PASSED AND APPROVED**

\_\_\_\_\_ August 31 \_\_\_\_\_, 2017

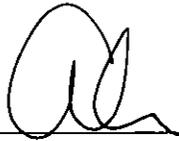
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Steve Adler  
Mayor

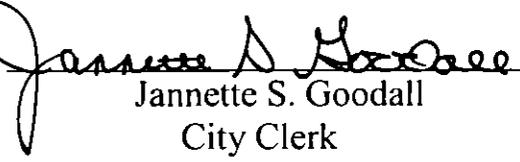
**APPROVED:**



\_\_\_\_\_

Anne L. Morgan  
City Attorney

**ATTEST:**



\_\_\_\_\_

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.

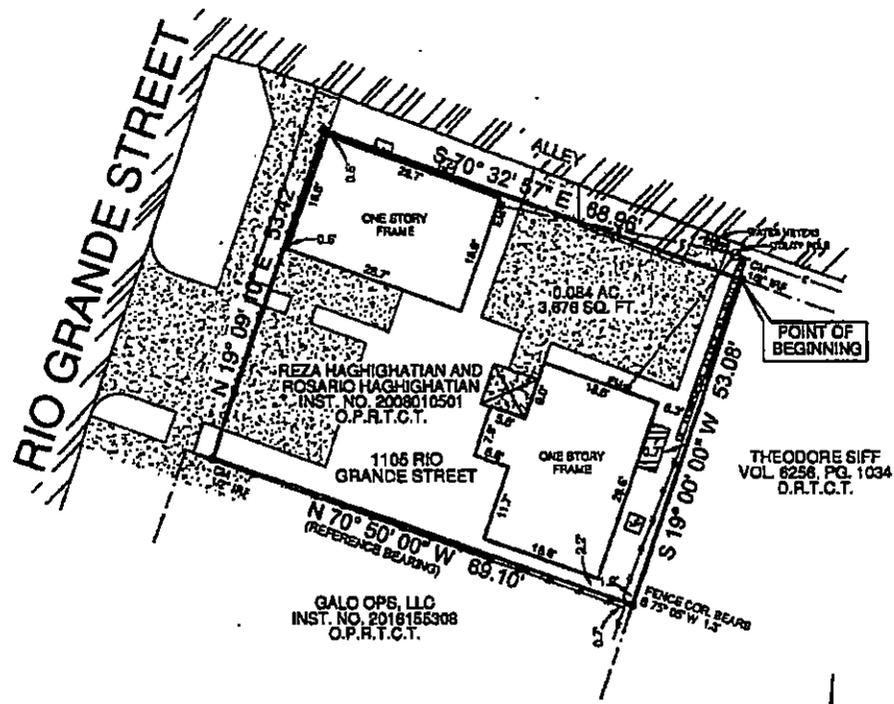


*Robert T. Paul, Jr.*  
REGISTERED PROFESSIONAL LAND SURVEYOR

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

Date: 02/13/17

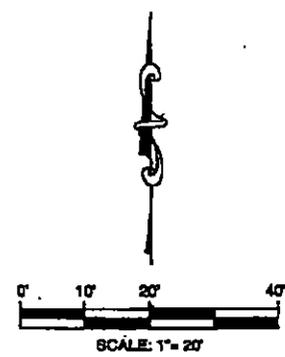
# EXHIBIT D - SURVEY



**LEGEND:**

—	WIRE FENCE	ASPHALT
—	CHALK LINE	CONCRETE
—	WROUGHT IRON FENCE	GRAVEL
—	WOOD FENCE	TILE
—	VINYL FENCE	WOOD
—	ELECTRIC LINE	BRICK
—	0.5 - OAK METER	STONE
—	0.5 - ELATED METER	—
—	0.5 - IRON PIPE FOUND	—
—	0.5 - IRON ROD FOUND	—
—	0.5 - IRON ROD SET	—
—	0.5 - CONTROLLING ELEVATION (WOOD) RAILROAD TIE	—

NOTE: BEARINGS ARE BASED ON THE DEED RECORDED IN INST. NO. 202810534, O.P.R.T.C.T.



**LEGAL DESCRIPTION:**  
 BEING A 0.084 ACRES 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 DESCRIPTION ATTACHED HERETO AND MADE A PART THEREOF ON PAGE 2.

**SURVEYOR'S CERTIFICATION:**  
 THIS IS TO CERTIFY THAT ON THIS DATE A SURVEY WAS MADE ON THE GROUND, UNDER MY SUPERVISION AND REFLECTS A TRUE AND CORRECT REPRESENTATION OF THE DIMENSIONS AND CALLS OF PROPERTY LINES AND LOCATION AND TYPE OF IMPROVEMENTS THERE ARE NO VISIBLE AND APPARENT EASEMENTS, ENCUMBRANCES, INTRUSIONS OR PROTRUSIONS, EXCEPT AS SHOWN. THIS SURVEY IS NOT TO BE USED FOR CONSTRUCTION PURPOSES AND IS FOR THE EXCLUSIVE USE OF THE HEREIN NAMED PURCHASER, MORTGAGE COMPANY, AND TITLE COMPANY ONLY AND THIS SURVEY IS MADE PURSUANT TO THAT CERTAIN TITLE COMMITMENT UNDER THE USE HEREIN SHOWN HEREON, PROVIDED BY THE TITLE COMPANY NAMED HEREON AND THAT THIS DATE, THE EASMENTS, RIGHTS-OF-WAY, OR OTHER LOCATABLE MATTERS OF RECORD THAT THE UNDERSIGNED HAS KNOWLEDGE OR HAS BEEN ADVISED ARE AS SHOWN OR NOTED HEREON. THIS SURVEY IS SUBJECT TO ANY AND ALL COVENANTS AND RESTRICTIONS PERTAINING TO THE RECORDED PLAT REFERENCED HEREON.

DE. NO.	ALT-22-004-INT-1750126
BORROWER	LPOF CORP.
TECH	LSF
FIELD	EG

**FLOOD INFORMATION:**  
 THE SUBJECT PROPERTY DOES NOT APPEAR TO LIE WITHIN THE LIMITS OF A 100-YEAR FLOOD HAZARD ZONE ACCORDING TO THE MAP PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AND HAS A ZONE "X" RATING AS SHOWN BY MAP NO. 444000460 J, DATED JANUARY 6, 2016.

DATE: 09/23/17 JOB NO.: 17-02661  
 FIELD: 09/23/17

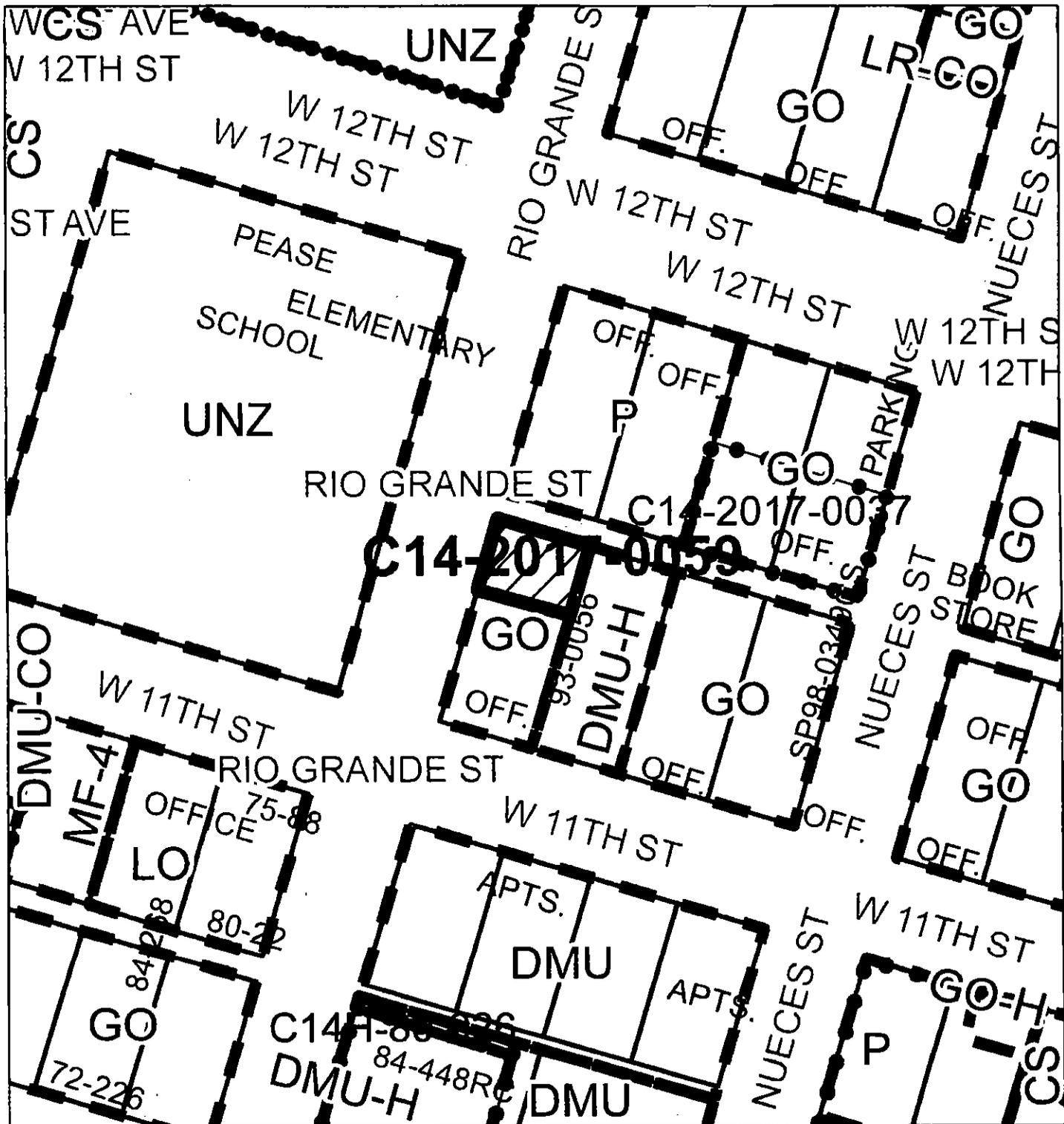
*Robert V. Paul, Jr.*  
 Registered Professional Land Surveyor

**1105 RIO GRANDE STREET, AUSTIN, TX 78701**  
**0.084 AC., THOMAS J. CHAMBERS SURVEY, ABS. NO. 7**

5700 W. Plano Parkway  
 Suite 2700  
 Plano, Texas 75093  
 Phone: 972-241-3622  
 Fax: 972-241-3623  
 Free Registration No. 127-46200

DATE: \_\_\_\_\_  
 ACCEPTED BY: \_\_\_\_\_

**Premier**  
 Surveying LLC  
 5700 W. Plano Parkway  
 Suite 2700  
 Plano, Texas 75093  
 Phone: 972-241-3622  
 Fax: 972-241-3623  
 Free Registration No. 127-46200

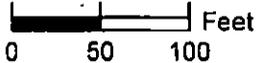


**ZONING**

Case#: C14-2017-0059

**EXHIBIT B**

-  Subject Tract
-  Pending Case
-  Zoning Boundary
-  Railroads



1" = 100'

**EXHIBIT A**

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.



Created: 5/4/2017