

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 3316 GRANDVIEW STREET AND 905 WEST 34<sup>th</sup>  
3 STREET IN THE WEST UNIVERSITY NEIGHBORHOOD PLAN AREA FROM  
4 LIMITED OFFICE-NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT  
5 TO GENERAL OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN  
6 (GO-CO-NP) COMBINING DISTRICT.

7  
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from limited office-neighborhood plan (LO-NP) combining district  
12 to general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district  
13 on the property described in Zoning Case No. C14-2012-0132, on file at the Planning and  
14 Development Review Department, as follows:  
15

16 a 0.43 acre tract of land, more or less, being a portion of Outlot 75, Division D, the  
17 tract of land being more particularly described by metes and bounds in Exhibit "A"  
18 incorporated into this ordinance (the "Property"),  
19

20 locally known as 3316 Grandview Street and 905 West 34<sup>th</sup> Street in the City of Austin,  
21 Travis County, Texas, and generally identified in the map attached as Exhibit "B".  
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following condition:  
25

26 The maximum height, as defined by City Code, of a building or structure on the  
27 Property may not exceed 45 feet.  
28

29 Except as specifically restricted under this ordinance, the Property may be developed and  
30 used in accordance with the regulations established for the general office (GO) base district  
31 and other applicable requirements of the City Code.  
32

33 **PART 3.** The Property is subject to Ordinance No. 20040826-57 that established the West  
34 University neighborhood plan combining district.  
35

1  
2 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2013.  
3

4  
5 **PASSED AND APPROVED**

6  
7 §  
8 §  
9 \_\_\_\_\_, 2013 § \_\_\_\_\_  
10

11 Lee Leffingwell  
12 Mayor

13  
14 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
15 Karen M. Kennard Jannette S. Goodall  
16 City Attorney City Clerk  
17

DESCRIPTION

DESCRIBING A 0.43 OF AN ACRE (18620 SQUARE FEET) TRACT OF LAND, BEING A PORTION OF OUTLOT 75, DIVISION D, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 0.43 OF AN ACRE (18620 SQUARE FEET) TRACT BEING ALL OF OR A PORTION OF THE FOLLOWING TRACTS OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO B&G AUSTIN PARTNERS, L P, EXECUTED ON DECEMBER 28, 2000 AND RECORDED IN DOCUMENT NUMBER 2001002158, DEED RECORDS OF SAID COUNTY:

- 1) BEING THE NORTH 40 FEET OF LOT 6 AND ALL OF LOTS 7 AND 8, BLOCK 5, PENN SUBDIVISION OF BLOCKS 5 & 6 OF THE SMYTH SUBDIVISION OF OUTLOT 75 DIVISION D, A SUBDIVISION RECORDED IN BOOK 3 PAGE 18, PLAT RECORDS OF SAID COUNTY,
- 2) A CALLED 15 FOOT BY 140 FOOT PORTION OF AN ALLEY VACATED BY ORDINANCE RECORDED IN VOLUME 6767 PAGE 1520 AND VOLUME 6776 PAGE 2040, DEED RECORDS OF SAID COUNTY,

SAID 0.43 OF AN ACRE (18620 SQUARE FEET) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½" iron rod found at the northeast corner of said Lot 8, same being in the south right-of-way line of West 34<sup>th</sup> Street (60' R.O.W.) and in the west right-of-way line of Grandview Street (50' R.O.W. at this point);

THENCE, with the east line of said Lots 6, 7 and 8, same being the west line of said Grandview Street, S26°54'30"W, 140.00 feet to a calculated point at the southeast corner of said north 40 feet of Lot 6;

THENCE, with the south line of said north 40 feet of Lot 6 and the south line of said portion of vacated alley, N63°10'30"W, 133.00 feet to a calculated point at the southwest corner of said portion of vacated alley, same being in the east line of Lot 11, Block 5 of said Penn Subdivision;

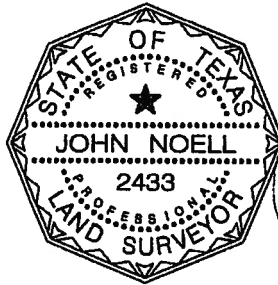
THENCE, with the west line of said portion of vacated alley, same being the east line of Lots 9, 10 and 11, Block 5 of said Penn Subdivision, N26°54'30"E, 140.00 feet to a calculated point at the northwest corner of said portion of vacated alley, same being the northeast corner of said Lot 9 and in the south line of said West 34<sup>th</sup> Street;

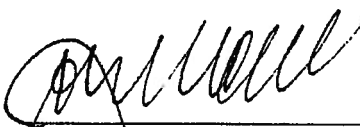
THENCE, with the north line of said portion of vacated alley and the north line of said Lot 8, same being the south line of said West 34<sup>th</sup> Street, S63°10'30"E, 133.00 feet to the POINT OF BEGINNING and containing 0.43 of an acre (18620 square feet) of land.

UDG #11-642  
FIELD NOTE #1201  
EXHIBIT " " "  
PART OF TRACT B ZONING

OUTLOT 75, DIVISION D  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS  
PAGE 1 OF 2

Field Notes Prepared by:  
URBAN DESIGN GROUP  
3660 Stoneridge Road, # E101  
Austin, Texas 78746  
(512) 347-0040



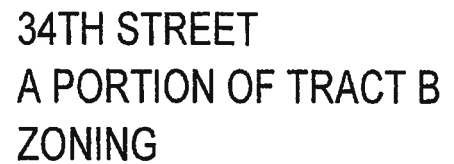
  
John Noell, R.P.L.S. #2433

Date: 1.14.13

Map attached.

References: TCAD 02 1803 1302  
Austin Grid: J-25

Bearing Basis: Texas State Plane Coordinate System, NAD 83, Texas Central Zone



POINT OF  
BEGINNING  
0.43 ACRES



BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986 ADJUSTMENT), TEXAS CENTRAL ZONE (4203). All bearings, distance and acreages shown hereon relate to this datum and grid coordinate system.



**3660 STONERIDGE ROAD  
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AUSTIN, TEXAS 78746  
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FIELD NOTE # 1201 TO ACCOMPANY THIS SKETCH.

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S:\Projects\34th Street - 11-642\CAD\SURVEY Department Files\Zoning Inact B sketch.dgn

