ORDINANCE NO. ____________

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
PROPERTY LOCATED AT 1911 ½ UNIVERSITY AVENUE IN THE CENTRAL
AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY
RESIDENCE MODERATE-HIGH DENSITY-NEIGHBORHOOD PLAN (MF-4-NP)
COMBINING DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY-
NEIGHBORHOOD PLAN (GO-CO-NP) 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 multifamily residence moderate-high density-neighborhood
plan (MF-4-NP) combining district to general office-conditional overlay-neighborhood
plan (GO-CO-NP) combining district on the property described in Zoning Case No. C14-
2016-0058, on file at the Planning and Zoning Department, as follows:

A 0.126 of an acre tract, more or less, being the west 79' of Lot 7, of Louis Horst’s
Subdivision of Outlot 19, Divisions “D” & “E” of the government outlots
adjoining the Original City of Austin, Travis County, Texas, of record in Volume
Z, Page 613 of the Deed Records of Travis County, same being all of that certain
tract described in the deed to the House Association of Beta Xi Chapter of Kappa
Kappa Gamma, recorded in Volume 2316, Page 517 of the Deed Records of Travis
County, Texas, said 0.126 of an acre tract, as shown on the accompanying sketch,
being more particularly described by metes and bounds in Exhibit “A”
incorporated into this ordinance (the “Property”),

locally known as 1911 ½ University Avenue 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:

A. The following uses are not permitted uses for the Property:

Professional office
Medical offices – exceeding 5000
sq. ft. gross floor area
Administrative and business offices

Personal services
Medical offices – not exceeding
5000 sq. ft. gross floor area
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) district and other applicable requirements of the City Code.

PART 3. The Property is subject to Ordinance No. 20040826-057 that established zoning for the Central Austin Combined Neighborhood Plan.

PART 4. This ordinance takes effect on ________________ , 2016.

PASSED AND APPROVED

§
§
§

_______________, 2016

Steve Adler
Mayor

APPROVED: ___________________________ ATTEST: ___________________________

Anne L. Morgan                     Jannette S. Goodall
City Attorney                       City Clerk
METES AND BOUNDS DESCRIPTION

OF A 0.126 OF AN ACRE TRACT, MORE OR LESS, BEING THE WEST 79' OF LOT 7, OF LOUIS HORST'S SUBDIVISION OF OUTLOT 19, DIVISIONS "D" & "E" OF THE GOVERNMENT OUTLOTS ADJOINING THE ORIGINAL CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, OF RECORD IN VOLUME Z, PAGE 613 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING ALL OF THAT CERTAIN TRACT DESCRIBED IN THE DEED TO THE HOUSE ASSOCIATION OF BETA XI CHAPTER OF KAPPA KAPPA GAMMA, RECORDED IN VOLUME 2316, PAGE 517 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.126 OF AN ACRE TRACT, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A NAIL FOUND IN CONCRETE IN THE EAST RIGHT-OF-WAY OF UNIVERISTY AVENUE (120' RIGHT-OF-WAY) FOR THE SOUTHWEST CORNER OF SAID LOT 7 AND SOUTHWEST CORNER HEREOF;

THENCE, N 06°00'00" E, ALONG THE EAST RIGHT-OF-WAY OF SAID UNIVERSITY AVENUE, A DISTANCE OF 69.73 FEET TO A COTTON SPINDLE SET IN SAID EAST RIGHT-OF-WAY, ALSO BEING THE SOUTH RIGHT-OF-WAY OF WEST 20TH STREET (70' RIGHT-OF-WAY) FOR THE NORTHEAST CORNER OF SAID LOT 7 AND NORTHWEST CORNER HEREOF;

THENCE, S 83°37'29" E, ALONG THE SOUTH RIGHT-OF-WAY OF SAID WEST 20TH STREET, A DISTANCE OF 78.85 FEET TO A COTTON SPINDLE SET FOR THE NORTHEAST CORNER OF SAID HOUSE ASSOCIATION OF BETA XI CHAPTER OF KAPPA KAPPA GAMMA TRACT AND NORTHEAST CORNER HEREOF;

THENCE, S 06°00'00" W, A DISTANCE OF 69.82 FEET TO A NAIL FOUND IN CONCRETE FOR THE SOUTHWEST CORNER OF SAID HOUSE ASSOCIATION OF BETA XI CHAPTER OF KAPPA KAPPA GAMMA TRACT AND SOUTHWEST CORNER HEREOF;

THENCE, N 83°33'28" W, A DISTANCE OF 78.95 FEET TO THE PLACE OF BEGINNING AND CONTAINING 0.126 ACRES OF LAND, MORE OR LESS.

BEARING BASIS OF THE SURVEY DESCRIBED HEREIN IS BASED ON THE DEED RECORDED IN VOLUME 548, PAGE 524 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

I, FRED L. DODD JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN WAS DETERMINED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION, AND THAT ALL CORNERS ARE MARKED AS DESCRIBED.

DATE: 05-09-2016
DODD SURVEYING & MAPPING
PROFESSIONAL SURVEYORS
203 W. MAIN STREET, STE D
PFLUGERVILLE, TEXAS 78660

Fred L. Dodd Jr.
R.P.L.S. NO. 6392
STATE OF TEXAS
ZONING MAP - EXHIBIT B

ZONING CASE#: C14-2016-0058
ZONING CHANGE: MF-4-NP to GO-NP
LOCATION: 1911 University Avenue
SUBJECT AREA: 0.126 ACRES

1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit B