ORDINANCE NO. 

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2001 UNIVERSITY AVENUE IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (MF-4-H-NP) COMBINING DISTRICT TO GENERAL OFFICE-HISTORIC LANDMARK-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-H-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-historic landmark-neighborhood plan (MF-4-H-NP) combining district to general office-historic landmark-conditional overlay-neighborhood plan (GO-H-CO-NP) combining district on the property described in Zoning Case No. C14-2016-0059, on file at the Planning and Zoning Department, as follows:

A 0.375 of an acre tract, more or less, being a portion of Lot 4 and all of Lot 5, Outlot 18, Louis Horst’s Subdivision of Outlots in 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 548, Page 524 of the Deed Records of Travis County, Texas, said 0.375 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 2001 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

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§
§

Steve Adler
Mayor

APPROVED: ____________________________ ATTEST: ____________________________

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk
METES AND BOUNDS DESCRIPTION

OF A 0.375 OF AN ACRE TRACT, MORE OR LESS, BEING A PORTION OF LOT 4 AND ALL
OF LOT 5, OUTLOT 18, LOUIS HORST'S SUBDIVISION OF OUTLOTS IN 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 548, PAGE 524 OF THE DEED RECORDS OF TRAVIS
COUNTY, TEXAS, SAID 0.375 OF AN ACRE TRACT, AS SHOWN ON THE ACCOMPANYING
SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS
FOLLOWS:

BEGINNING AT A CALCULATED POINT IN THE EAST RIGHT-OF-WAY OF UNIVERSITY
AVENUE (120' RIGHT-OF-WAY), ALSO BEING IN THE WEST LINE OF SAID LOT 4, FOR THE
NORTHWEST CORNER OF SAID HOUSE ASSOCIATION TRACT, AND NORTHWEST
CORNER THEREOF, FROM WHICH A 1/2 INCH IRON PIPE FOUND BEARS N 83°58'50" W. A
DISTANCE OF 0.34 FEET;

THENCE, S 83°58'50" E, OVER AND ACROSS SAID LOT 4, ALONG THE NORTH LINE OF
SAID HOUSE ASSOCIATION TRACT, A DISTANCE OF 124.83 FEET TO A 1/2 INCH IRON
ROD FOUND FOR THE NORTHEAST CORNER OF SAID HOUSE ASSOCIATION TRACT
AND NORTHEAST CORNER THEREOF;

THENCE, S 05°48'03" W, WITH THE EAST LINE OF SAID HOUSE ASSOCIATION TRACT, A
DISTANCE OF 131.12 FEET TO A CHISELED 'X' FOUND ON TOP OF A BRICK WALL IN THE
NORTH RIGHT-OF-WAY OF WEST 20TH STREET (70' RIGHT-OF-WAY), FOR THE
SOUTHEAST CORNER OF SAID HOUSE ASSOCIATION TRACT AND SOUTHEAST CORNER
THEREOF;

THENCE, N 83°37'29" W, ALONG THE NORTH RIGHT-OF-WAY OF SAID WEST 20TH
STREET, A DISTANCE OF 125.09 FEET TO A 1/2 INCH IRON ROD SET IN THE EAST RIGHT-
OF-WAY OF SAID UNIVERSITY AVENUE FOR THE SOUTHWEST CORNER THEREOF;

THENCE, N 06°00'00" E, A DISTANCE OF 130.34 FEET TO THE PLACE OF BEGINNING AND
CONTAINING 0.375 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: 4-22-2016
DODD SURVEYING & MAPPING
PROFESSIONAL SURVEYORS
122 PECAN STREET WEST
PFLUGERVILLE, TEXAS 78660

STATE OF TEXAS
FRED L. DODD JR.
R.P.L.S. NO. 5392
STATE OF TEXAS

Exhibit A