ORDINANCE NO. 20160922-051

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, 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 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:

<table>
<thead>
<tr>
<th>Professional office</th>
<th>Personal services</th>
</tr>
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<tbody>
<tr>
<td>Medical offices – exceeding 5000 sq. ft. gross floor area</td>
<td>Medical offices – not exceeding 5000 sq. ft. gross floor area</td>
</tr>
<tr>
<td>Administrative and business offices</td>
<td></td>
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</tbody>
</table>
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 October 3, 2016.

PASSED AND APPROVED

September 22, 2016

Steve Adler
Mayor

Anne L. Morgan
City Attorney

Jannette S. Goodall
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 UNIVERSITY 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 NORTHWEST 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 78.95 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
LAND TITLE SURVEY OF

TRACT 1: BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 0.375 ACRES, MORE OR LESS, AND BEING THE SOUTH 60' OF LOT 4 AND ALL OF LOT 5, LOUIS HORST'S SUBDIVISION OF OUTLOT 18, DIVISIONS "D" AND "E", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK "Z", PAGES 534 & 613, DEED RECORDS, TRAVIS COUNTY, TEXAS.

TRACT 2: THE WEST 79' OF LOT 7, OF LOUIS HORST'S SUBDIVISION OF OUTLOT 19, DIVISIONS "D" AND "E", A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN BOOK "Z", PAGES 594 & 613 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

SURVEYOR'S CERTIFICATION:

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 2B CONDITION B SURVEY AT THE TIME OF THE SURVEY THERE WERE NO ENCROACHMENTS OR OVERLAPPING OR IMPROVEMENTS OR SHORTAGES AS SHOWN.

DATE OF FIELD SURVEY 04/22/2013
DATE OF SEARCH 04/22/2013

DODD SURVEYING & MAPPING CO.
PROFESSIONAL LAND SURVEYORS
TEXAS FIRM LICENSE NO. 10193745

112 W. PECAN STREET
PFLUGERVILLE, TX 78660
(512) 843-3633

QUESTIONS, COMMENTS OR TO ORDER A SURVEY EMAIL US AT:
INFO@DODDSURVEYING.COM
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