

**ORDINANCE NO. 20160922-052**

**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.

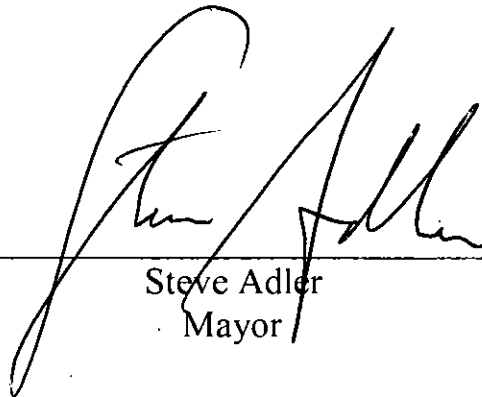
**PART 3.** The Property is subject to Ordinance No. 20040826-057 that established zoning for the Central Austin Combined Neighborhood Plan.

**PART 4.** This ordinance takes effect on October 3, 2016.

**PASSED AND APPROVED**

\_\_\_\_\_, September 22, 2016

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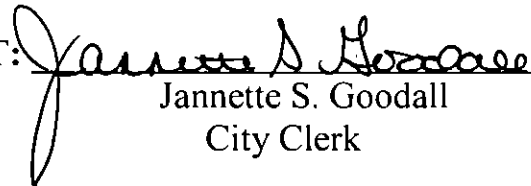
  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
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 HEREOF, 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 124.63 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID HOUSE ASSOCIATION TRACT AND NORTHEAST CORNER HEREOF;

**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 20<sup>TH</sup> STREET ( 70' RIGHT-OF-WAY), FOR THE SOUTHEAST CORNER OF SAID HOUSE ASSOCIATION TRACT AND SOUTHEAST CORNER HEREOF;

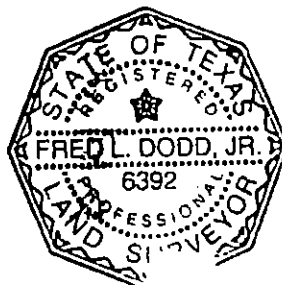
**THENCE**, N 83°37'29" W, ALONG THE NORTH RIGHT-OF-WAY OF SAID WEST 20<sup>TH</sup> STREET, A DISTANCE OF 125.09 FEET TO A 1/2 INCH IRON ROD SET IN THE EAST RIGHT-OF-WAY OF SAID UNIVERSITY AVENUE FOR THE SOUTHWEST CORNER HEREOF;

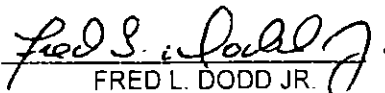
**THENCE**, N 06°00'00" E, A DISTANCE OF 130.34 FEET TO THE **PLACE OF BEGINNING** AND CONTAINING 0.375 ACRES OF LAND, MORE OR LESS.

**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



  
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 594 & 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 AND 613 OF THE DEED**  
**RECORDS OF TRAVIS COUNTY, TEXAS.**

ADDRESS: 2001 & 1911 UNIVERSITY AVENUE, AUSTIN, TX 78705

BUYER: House Association of Beta Xi Chapter of Kappa Kappa Gamma, a Texas Corporation

TITLE CO: Heritage Title Company of Austin, Inc.

GF NO: 201500640

UNDERWRITER: First American Title Insurance Company

LENDER: Frost Bank

JOB NO: TELS091

ISSUE DATE: 03/24/2015

EFFECTIVE DATE: 03/11/2015

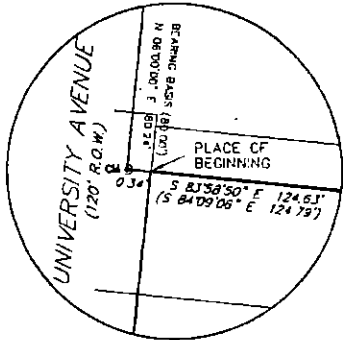
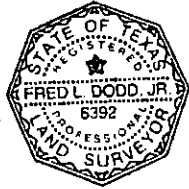
**SURVEYOR'S CERTIFICATION:**

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A CONDITION II SURVEY. AT THE TIME OF THE SURVEY THERE WERE NO ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS, GAPS OR SHORTAGES IN AREA, EXCEPT AS SHOWN.

DATE OF FIELD SURVEY: 04/09/2015

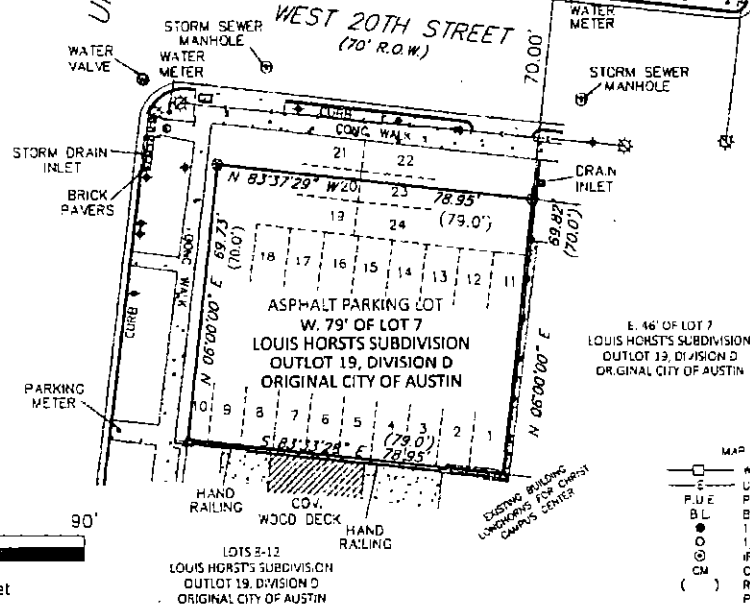
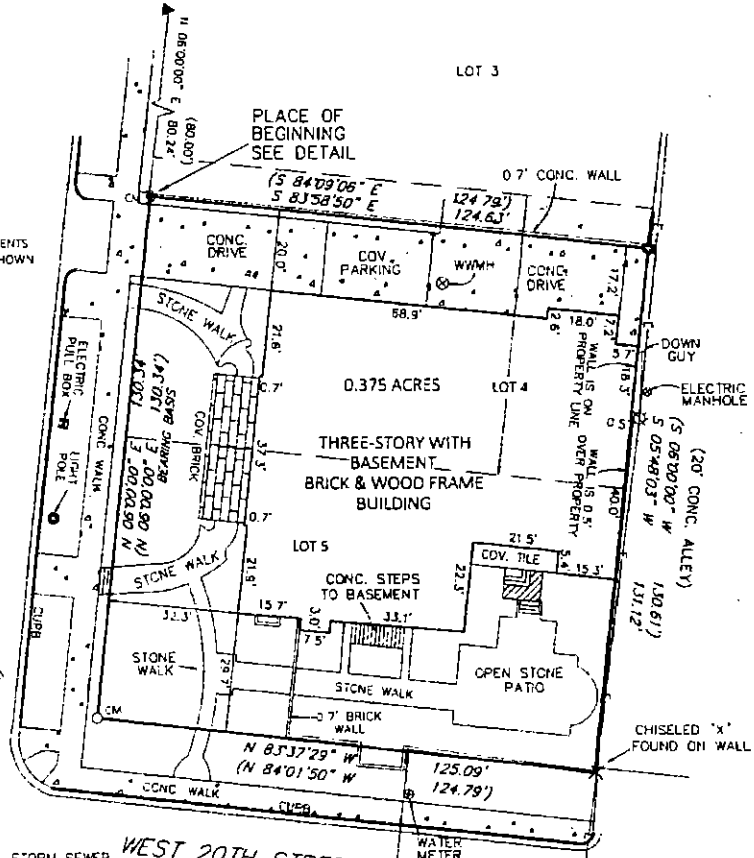
DATE OF SKETCH: 04/22/2015

*Fred L. Dodd, Jr.*  
 FRED L. DODD, JR. RP'S NO. 6392



DETAIL  
NOT TO SCALE

UNIVERSITY AVENUE  
(120' R.O.W.)



SCALE: 1 Inch = 30 Feet  
 PLAT NORTH

- MAP SYMBOLS:**
- MRAUGHT IRON FENCE
  - UTILITY LINE
  - PUBLIC UTILITY EASEMENT
  - BUILDING LINE
  - 1/2" REBAR FOUND
  - 1/2" REBAR SET
  - IRON PIPE FOUND
  - CONTROL MONUMENT
  - ( ) RECORD DATA FROM PLAT BOOK 2, PG 594
  - DRAINAGE EASEMENT
  - RIGHT-OF-WAY
  - POWER POLE
  - WASTE WATER MANHOLE
  - CONCRETE NAIL FOUND
  - ELECTRIC MANHOLE
  - SPINDLE SET
  - VARIATION OF SIGNS
  - BOLLARDS

**NOTES**

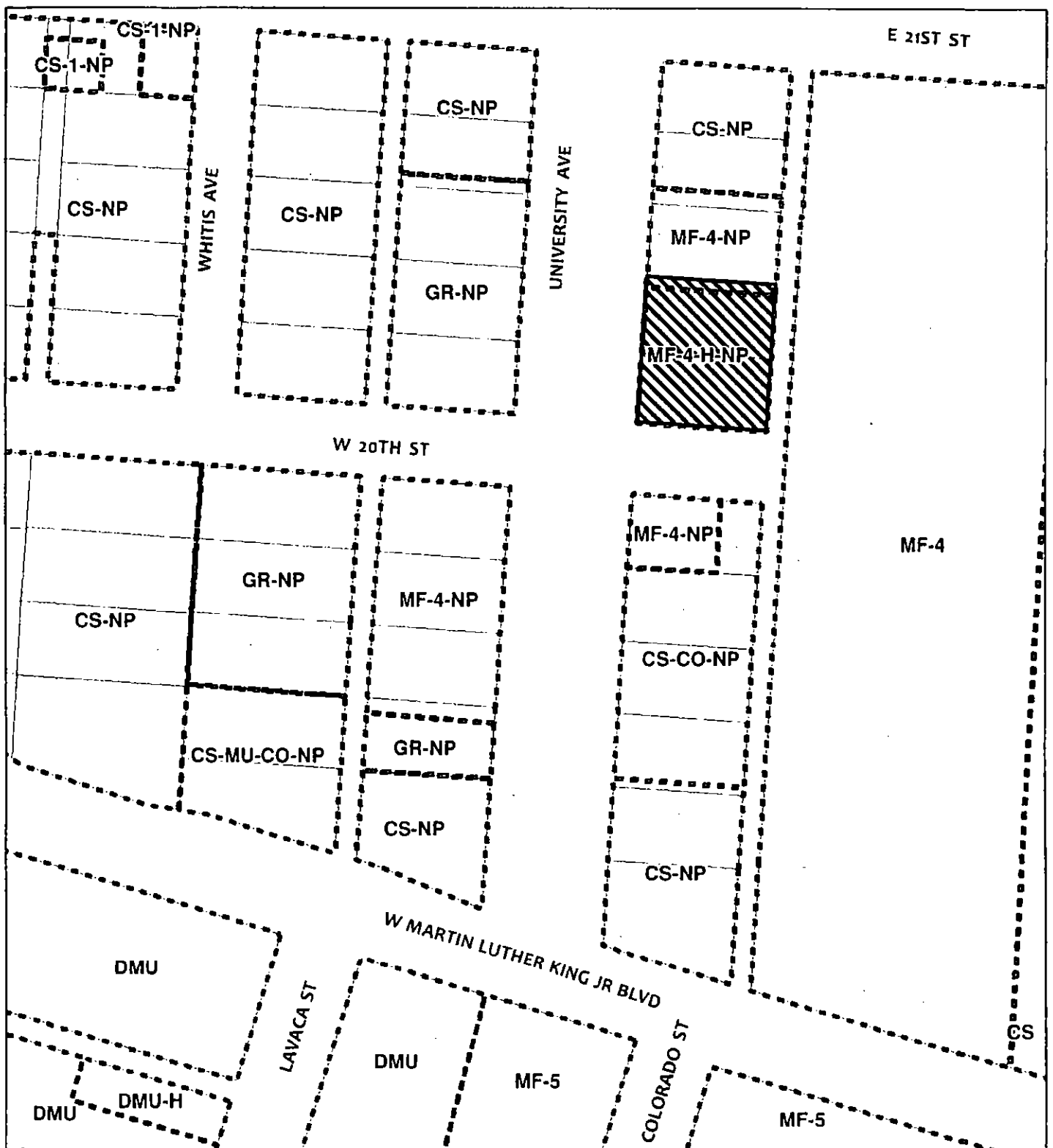
1. BOTH TRACTS) THESE LOTS ARE SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN PARKING AGREEMENT RECORDED IN DOCUMENT NO. 2006197089 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.  
 2. (TRACT 1) THIS LOT IS SUBJECT TO THE TERMS, CONDITIONS AND STIPULATIONS OF THAT CERTAIN EASEMENT AND MEMORANDUM OF AGREEMENT (AND RESIDENTIAL SERVICE AGREEMENT REFERENCED THEREIN) GRANTED TO TIME WARNER CABLE RECORDED IN DOCUMENT NO. 2006200593 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

# DODD



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

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

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



1" = 400'

 Subject Property  
 Base Map

### ZONING MAP - EXHIBIT A

ZONING CASE#: C14-2016-0059  
 ZONING CHANGE: MF-4-H-NP to GO-H-NP  
 LOCATION: 2001 University Avenue  
 SUBJECT AREA: 0.375 ACRES



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.