

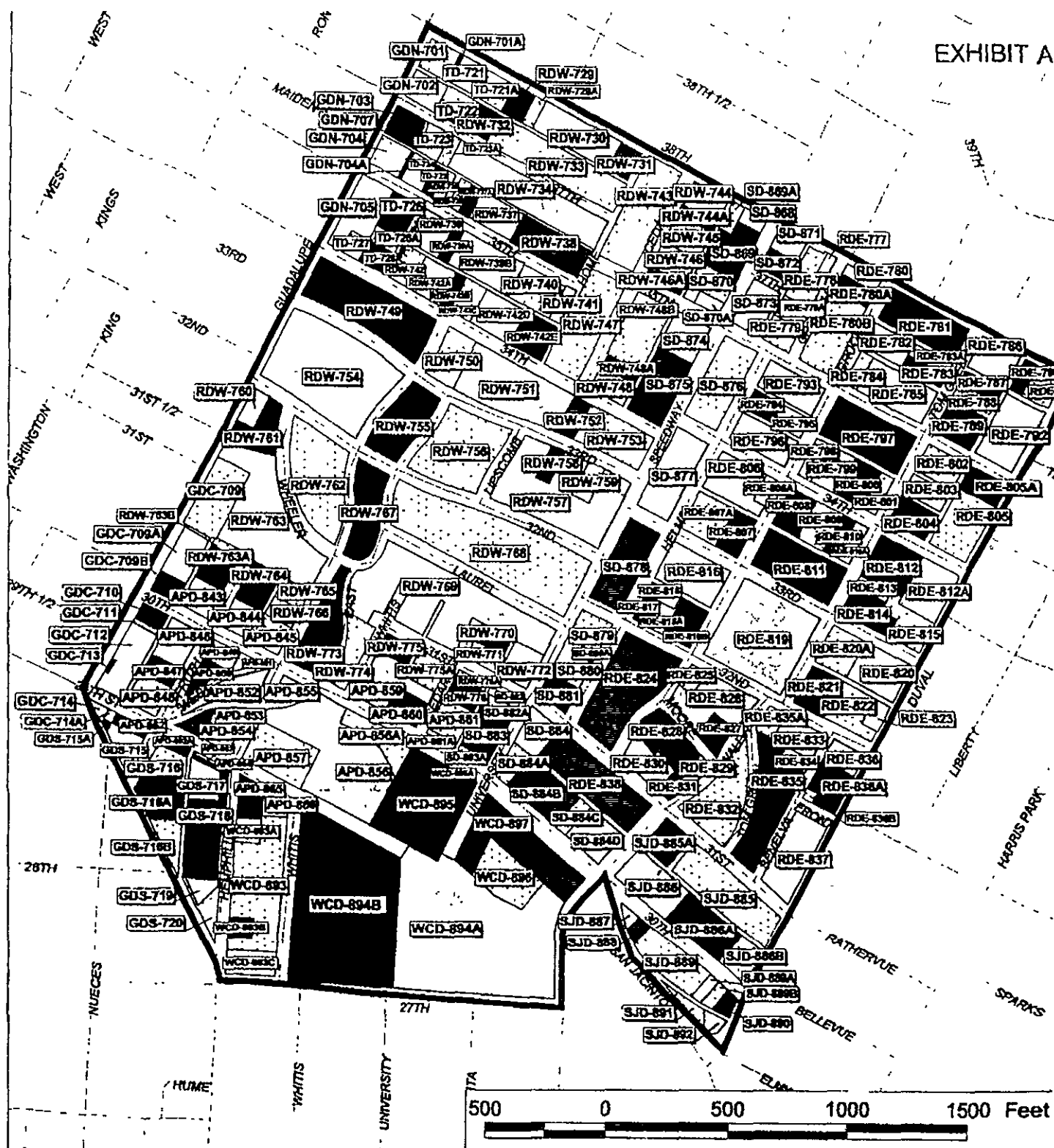


Exhibit A:
North University Neighborhood
Conservation Combining District:
Rezonings Approved 8/26/04
 Case #C14-04-0022



City of Austin
 Neighborhood Planning and Zoning Department

Legend

-  Properties with proposed zoning changes
-  Properties with proposed zoning changes
-  Tract Number



North University NCCD: All Tracts
Case# C14-04-0022 Approved on 3rd Reading 8/26/04

TRACT	ADDRESS	FROM	TO
APD-843	3004-A FRUTH ST; 502 W 30TH ST	CS	GR-NCCD-NP
APD-844	404 W 30TH ST, 3005 FRUTH ST	LO	LO-NCCD-NP
APD-845	3004 HEMPHILL PARK; 400, 402 W 30TH ST	LO	LO-NCCD-NP
APD-846	501, 503 W 30TH ST, 2910 FRUTH ST	LO	GR-NCCD-NP
APD-847	2908 FRUTH ST	CS-1-MU	CS-1-NCCD-NP
APD-848	500, 510 W 29TH ST	LO, CS	GR-NCCD-NP
APD-849	407 W 30TH ST	GR	GR-NCCD-NP
APD-850	0 FRUTH ST (W PT OF LOT 4-7 BLK 2 OLT 73 DIV D FRUTH ADDN)	UNZ	P-NCCD-NP
APD-851	0 W 30TH ST (W TRI OF LOT 10-11 BLK 2 OLT 73 DIV D FRUTH ADDN)	UNZ	P-NCCD-NP
APD-852	0 WEST DR (PART OF LOT 2-7&10-14 * & ALLEY BLK 2 OLT 73 DIV D FRUTH ADDN)	UNZ	P-NCCD-NP
APD-853	0 W 29TH ST (E PT OF LOT 1-4,14-15 BLK 2 OLT 74 DIV D FRUTH ADDN)	MF-3, UNZ	P-NCCD-NP
APD-854	2902 HEMPHILL PARK; 400 W 29TH ST	MF-3	MF-3-NCCD-NP
APD-855	0 HEMPHILL PARK (W PART OF LOT 7-9 BLK 3 OLT 73 DIV D FRUTH ADDN)	UNZ	P-NCCD-NP
APD-856	0 (LOT 5,10-14 & E PT OF LOT 6-8 & ALLEY BLK 3 OLT 73 DIV D FRUTH ADDN), 201 W 30TH ST (THE PORTION OF BLK 4, ALLEY, & ADJ W25FT OF STREET OLT 73 DIV D FRUTH ADDN THAT EXTENDS FROM THE NORTH RIGHT-OF-WAY LINE OF W 29TH ST TO THE CENTERLINE OF WALLER CREEK)	UNZ	P-NCCD-NP
APD-856A	201 W 30TH ST (THE PORTION OF BLK 4, ALLEY, & ADJ W25FT OF STREET OLT 73 DIV D FRUTH ADDN THAT EXTENDS FROM THE SOUTH RIGHT-OF-WAY LINE OF W 30TH ST TO THE CENTERLINE OF WALLER CREEK)	P	P-NCCD-NP
APD-857	300 W 29TH ST	LO-H	LO-H-NCCD-NP
APD-859	3001 (LOT 1 FIRST ENGLISH LUTHERAN CHURCH SUBDIVISION SAVE AND EXCEPT A 0.315 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT A) WHITIS AVE	MF-4	MF-4-NCCD-NP
APD-860	3001 (A 0.315 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT A) WHITIS AVE	LO	LO-NCCD-NP
APD-861	3001 CEDAR ST (N 156 FT OF S 176 FT OF BENCHMARK CONDOMINIUMS AMENDED)	GO	MF-4-NCCD-NP
APD-861A	3001 CEDAR ST (S 20 FT OF BENCHMARK CONDOMINIUMS)	GO	MF-4-NCCD-NP
APD-862	2819 (LOT 3 & ADJ 16 FT VAC ALLEY BLK 2 OLT 14 DIV D FRUTH ADDN) GUADALUPE ST	CS	CS-NCCD-NP
APD-862A	2815 (LOT 11 BLK 1 OLT 14 DIV D FRUTH ADDN) FRUTH ST; 409 W 29TH ST	CS	CS-NCCD-NP
APD-863	2812, 2814, 2816 HEMPHILL PARK (PART, SEE ALSO APD-864)	CS	CS-NCCD-NP
APD-864	2812, 2814, 2816 HEMPHILL PARK (PART, SEE ALSO APD-863)	CS-MU-CO	CS-NCCD-NP
APD-865	2807, 2809, 2811 HEMPHILL PARK; 305 W 29TH ST;	MF-5	NO-NCCD-NP
APD-866	301 W 29TH ST	MF-5	MF-5-NCCD-NP
GDC-709	3035, 3101, 3105 GUADALUPE ST	CS	CS-NCCD-NP
GDC-709A	3009, 3021, 3023, 3025 GUADALUPE ST	CS	CS-NCCD-NP
GDC-709B	3001 GUADALUPE ST	CS	CS-NCCD-NP
GDC-710	2927 GUADALUPE ST	CS	CS-NCCD-NP
GDC-711	2927 GUADALUPE ST	CS-1	CS-1-NCCD-NP
GDC-712	512 W 29TH ST, 2909, 2915, 2927 GUADALUPE ST	CS	CS-NCCD-NP
GDC-713	2909 GUADALUPE ST	CS-1	CS-1-NCCD-NP
GDC-714	2825 (W 53FT AV LOT 2 & ADJ TRI OF LOT 1 BLK 2 OLT 14 DIV D FRUTH ADDN) GUADALUPE ST	CS-1	CS-1-NCCD-NP
GDC-714A	2819 (E 37.79 FT LOT 2 BLK 2 OLT 14 DIV D FRUTH ADDN) GUADALUPE ST	CS-1	CS-NCCD-NP
GDN-701	3711 GUADALUPE ST; 505 W 38TH ST (W 34 FT LOT 3 BLK 2 OLT 77 DIV D LAKEVIEW ADDN)	CS	CS-NCCD-NP

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TRACT	ADDRESS	FROM	TO
GDN-701A	505 W 38TH ST (E 16 FT LOT 3 BLK 2 OLT 77 DIV D LAKEVIEW ADDN)	LO	CS-NCCD-NP
GDN-702	506 W 37TH ST; 3701 GUADALUPE ST	CS	CS-NCCD-NP
GDN-703	507 (W 35 FT LOT 3 BLK 1 OLT 77 DIV D LAKEVIEW ADDN), 509, 519 W 37TH ST	CS	CS-NCCD-NP
GDN-704	510-512 W 35TH ST (LOT 1&2 & W 34 FT LOT 3 LESS S 5FT BLK 1 OLT 77 DIV B STEINLE ADDN); 3501 GUADALUPE ST	CS	CS-NCCD-NP
GDN-704A	510 W 35TH ST (E 16 FT LOT 3 BLK 1 OLT 77 DIV B STEINLE ADDN)	GO.	CS-NCCD-NP
GDN-705	3401 (S 94 2 FT OF W 63 9 FT & W 150 FT OF S CEN 65 8 FT BLK 6 OLT 77 DIV D BUDDINGTON SUB), 3423 (W 150 FT OF THE N 155 FT BLK 6 OLT 77 DIV D BUDDINGTON SUB) GUADALUPE ST	CS	CS-NCCD-NP
GDN-707	507 (E 15 FT LOT 3 BLK 1 OLT 77 DIV D LAKEVIEW ADDN) W 37TH ST	LO	LO-NCCD-NP
GDS-715	2819 (LOTS 4-6 & 1/2 ADJ 16 FT VAC ALLEY BLK 2 OLT 14 DIV D FRUTH ADDN) GUADALUPE ST	CS	CS-NCCD-NP
GDS-715A	2819 (E 37.79 FT AV & 1/2 ADJ 16 FT VAC ALLEY LOT 1 BLK 2 OLT 14 DIV D FRUTH ADDN)	CS-1	CS-NCCD-NP
GDS-716	2815 (LOTS 9-10 BLK 1 OLT 14 DIV D FRUTH ADDN) FRUTH ST	CS	CS-NCCD-NP
GDS-716A	2811, 2827 GUADALUPE ST	CS	CS-NCCD-NP
GDS-716B	2801 GUADALUPE ST	CS	CS-NCCD-NP
GDS-717	2806, 2808, 2810, 2812, 2814, 2816 HEMPHILL PARK, 2717 GUADALUPE ST (PART, SEE ALSO GDS-718 & GDS-720)	CS-MU-CO	CS-NCCD-NP
GDS-718	2806, 2808, 2810 HEMPHILL PARK; 2717 GUADALUPE ST (PART, SEE ALSO GDS-717 & GDS-720)	MF-6-CO	MF-6-NCCD-NP
GDS-719	2711 GUADALUPE ST (PART; SEE ALSO GDS-720)	CS-MU-CO	CS-NCCD-NP
GDS-720	2806, 2808, 2810 HEMPHILL PARK, 2711 (PART; SEE ALSO GDS-719), 2717 GUADALUPE ST (PART; SEE ALSO GDS-717 & GDS-718)	CS	CS-NCCD-NP
RDE-777	107 E 38TH ST	SF-3	SF-3-NCCD-NP
RDE-778	105, 107 E 38TH ST; 110 E 37TH ST	MF-3	MF-3-NCCD-NP
RDE-779	104, 106 E 35TH ST	SF-3	SF-3-NCCD-NP
RDE-779A	3504 GRIFFITH ST	MF-2	MF-2-NCCD-NP
RDE-780	209 E 38TH ST	SF-3	SF-3-NCCD-NP
RDE-780A	3706 GROOMS ST	MF-3	MF-3-NCCD-NP
RDE-780B	3504, 3606, 3608, 3704 GROOMS ST, 3705 GRIFFITH ST, 200, 202, 204 E 35TH ST	SF-3	SF-3-NCCD-NP
RDE-781	301, 303, 305, 309, 311, 313 E 38TH	SF-3	SF-3-NCCD-NP
RDE-782	3601, 3605 GROOMS ST	P	P-NCCD-NP
RDE-783	3506 TOM GREEN ST	MF-3	MF-3-NCCD-NP
RDE-783A	3710 TOM GREEN ST	MF-3	SF-3-NCCD-NP
RDE-784	300 E 35TH ST; 3503 GROOMS ST	MF-3	MF-1-NCCD-NP
RDE-785	3500, 3502 TOM GREEN ST, 302, 304, 306, 308 E 35TH ST	SF-3	SF-3-NCCD-NP
RDE-786	401, 403, 405 E 38TH ST	SF-3	SF-3-NCCD-NP
RDE-787	3709 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-788	3707 TOM GREEN ST	MF-3	MF-3-NCCD-NP
RDE-789	400, 402, 404 E 35TH ST; 3503 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-790	407 E 38TH ST	SF-3	SF-3-NCCD-NP
RDE-791	409 E 38TH ST	MF-3	MF-3-NCCD-NP
RDE-792	3500, 3502, 3504, 3506, 3508 DUVAL ST	SF-3	SF-3-NCCD-NP
RDE-793	201, 203, 205, 207, 209 E 35TH ST	SF-3	SF-3-NCCD-NP
RDE-794	3405 HELMS ST	MF-4	MF-3-NCCD-NP
RDE-795	3402, 3404 GROOMS ST	SF-3	SF-3-NCCD-NP
RDE-796	200, 202, 204, 206, 208 E 34TH ST	SF-3	SF-3-NCCD-NP
RDE-797	301, 303, 305, 307, 309, 311, 313 E 35TH ST; 3406 TOM GREEN ST	SF-3	SF-3-NCCD-NP

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TRACT	ADDRESS	FROM	TO
RDE-798	3401, 3403, 3405 GROOMS ST	MF-2	MF-2-NCCD-NP
RDE-799	302, 304 E 34TH ST	MF-3	MF-3-NCCD-NP
RDE-800	306, 308 E 34TH ST	MF-2	MF-2-NCCD-NP
RDE-801	3400 TOM GREEN ST, 310 E 34TH ST	MF-3-H	MF-3-H-NCCD-NP
RDE-802	401, 403, 405 E 35TH ST; 3409 TOM GREEN STREET	SF-3	SF-3-NCCD-NP
RDE-803	3405 TOM GREEN ST; 3407 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-804	400, 402, 404 E 34TH ST	SF-3	SF-3-NCCD-NP
RDE-805	3400, 3402, 3406, 3408 (N 45 FT LOT 5 RESUB OF BLK 9 GROOMS ADDN) DUVAL ST	SF-3	SF-3-NCCD-NP
RDE-805A	407 E 35TH ST; 3408 (S 5 FT LOT 6 BLK 9 RESUB OF BLK 9 GROOMS ADDN), 3410, 3412 DUVAL ST	MF-3	SF-3-NCCD-NP
RDE-806	201, 203, 205, 207 E 34TH ST; 3306 GROOMS ST, 3307 HELMS ST	SF-3	SF-3-NCCD-NP
RDE-806A	209 E 34TH ST	SF-3-H	SF-3-H-NCCD-NP
RDE-807	206, 208 E 33RD ST; 0 (N54FT OF LOT 9-10 BLK 19 HARRIS SIDON RESUB OF GROOMS ADDN), 3304 GROOMS ST	SF-3	SF-3-NCCD-NP
RDE-807A	3305 HELMS ST, 200, 202, 204 E 33RD ST	MF-3, MF-2	SF-3-NCCD-NP
RDE-808	301 E 34TH ST, 3309 GROOMS ST	MF-3	MF-3-NCCD-NP
RDE-809	305 E 34TH ST	MF-4	MF-3-H-NCCD-NP
RDE-810	309 E 34TH ST	MF-3	MF-3-NCCD-NP
RDE-810A	311 E 34TH ST	MF-4	MF-3-NCCD-NP
RDE-811	300, 302, 304, 306 E 33RD ST; 3300, 3304 TOM GREEN ST, 3305 GROOMS ST	MF-3	MF-3-NCCD-NP
RDE-812	401, 405 E 34TH ST, 3307 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-812A	3306, 3312 DUVAL ST	SF-3	SF-3-NCCD-NP
RDE-813	3305 TOM GREEN ST	MF-3	MF-2-NCCD-NP
RDE-814	400, 406, 408 E 33RD ST; 3303 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-815	3300 DUVAL ST	SF-3-H	SF-3-H-NCCD-NP
RDE-816	201, 203, 207, 209 E 33RD ST, 3205 HELMS ST, 3206 GROOMS ST	SF-3	SF-3-NCCD-NP
RDE-817	200 E 32ND ST	NO-MU-H	NO-H-NCCD-NP
RDE-818	3203 HELMS ST	MF-3	MF-3-NCCD-NP
RDE-818A	202 E 32ND ST	MF-4	MF-3-NCCD-NP
RDE-818B	208, 210 E 32ND ST; 0 (N110FT OF LOT 4 & N110FT OF E55FT OF LOT 3 GROOMS ADDN), 3202 GROOMS ST	MF-3	MF-3-NCCD-NP
RDE-819	300, 302, 304, 306, 308 E 32ND ST; 301, 307 E 33RD ST; 3200, 3204 TOM GREEN ST; 3205, 3207 GROOMS ST	MF-3	MF-3-NCCD-NP
RDE-820	405 E 33RD ST; 3208 (S 85FT OF LOT 8 * & W 61FT OF S 85FT LOT 7 BLK 7 GROOMS ADDN), 3208 (S 85FT OF LOT 6 * & E 11FT OF S 85FT LOT 7 BLK 7 GROOMS ADDN), 3210 DUVAL ST	SF-3	SF-3-NCCD-NP
RDE-820A	401, 403 E 33RD ST; 3205 TOM GREEN ST	SF-3	SF-3-NCCD-NP
RDE-821	400, 402 E 32ND ST; 3203 TOM GREEN ST	MF-3	SF-3-NCCD-NP
RDE-822	3200 DUVAL ST	MF-3	MF-3-NCCD-NP
RDE-823	3203 DUVAL ST	SF-3	SF-3-NCCD-NP
RDE-824	110, 114 E 31ST ST, 3115 HELMS ST	MF-4	MF-4-NCCD-NP
RDE-825	301 E 32ND ST	MF-4	MF-2-NCCD-NP
RDE-826	300, 302, 304, 308 MOORE BLVD, 303, 305, 309 E 32ND ST; 3110, 3112 WALLING DR, 3111 GROOMS ST	MF-4	SF-3-NCCD-NP
RDE-827	308 MOORE BLVD; 3108 WALLING DR	MF-4	MF-2-NCCD-NP
RDE-828	301, 303, 305, 309 MOORE BLVD; 3105 GROOMS ST	MF-4	SF-3-NCCD-NP
RDE-829	311 MOORE BLVD	MF-4	MF-1-NCCD-NP
RDE-830	200, 202, 206 E 31ST ST; 3103 GROOMS ST	MF-4	MF-1-NCCD-NP
RDE-831	208 E 31ST ST	MF-4	MF-3-NCCD-NP
RDE-832	3100, 3102, 3104 TOM GREEN ST; 3101, 3103, 3105, 3109 WALLING DR	MF-4	SF-3-NCCD-NP
RDE-833	403, 405, 407 E 32ND ST	MF-4	SF-3-NCCD-NP
RDE-834	3116 BENELVA DR	MF-4	MF-1-NCCD-NP
RDE-835	3101, 3103, 3111, 3115 TOM GREEN ST	MF-4	MF-4-NCCD-NP

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TRACT	ADDRESS	FROM	TO
RDE-835A	3119 TOM GREEN ST	MF-4	MF-4-NCCD-NP
RDE-836	3126 DUVAL ST (N 100 FT BLK 6 DIV D GROOMS ADDN)	SF-3	SF-3-NCCD-NP
RDE-836A	3126 DUVAL ST (S 178 FT BLK 6 DIV D GROOMS ADDN EXCLUDING W 45 FT OF S 45FT OF S 178FT BLK 6 DIV D GROOMS ADDN)	SF-3-H	SF-3-H-NCCD-NP
RDE-836B	3126 DUVAL ST (W 45 FT OF S 45FT OF S 178FT BLK 6 DIV D GROOMS ADDN)	SF-3	SF-3-NCCD-NP
RDE-837	404 E 31ST ST, 3102, 3104, 3106, 3100 DUVAL ST; 3103 BENELVA DR	MF-4	MF-4-NCCD-NP
RDE-838	105, 107, 109, 203, 209 E 31ST ST, 3004, 3006 SPEEDWAY	MF-4	MF-4-NCCD-NP
RDW-729	407 W 38TH ST	MF-3	MF-3-NCCD-NP
RDW-729A	403 W 38TH ST	MF-4	MF-3-NCCD-NP
RDW-730	305, 307, 309, 311, 313, 315, 401 W 38TH ST	SF-3	SF-3-NCCD-NP
RDW-731	301 W 38TH ST	MF-4	MF-4-NCCD-NP
RDW-732	408 W 37TH ST	MF-3	MF-3-NCCD-NP
RDW-733	300, 302, 304, 306, 308, 310, 312, 314, 400, 402, 404, 406 W 37TH ST	SF-3	SF-3-NCCD-NP
RDW-734	301, 303, 305, 307, 309, 311, 313, 315, 401, 403, 405, 407 (N1/2 OF LOT 9 BLK 1 OLT 77 DIV D LAKEVIEW ADDN), 407 (S1/2 OF LOT 9 BLK 1 OLT 77 DIV D LAKEVIEW ADDN), 409, 411 W 37TH ST	SF-3	SF-3-NCCD-NP
RDW-735	500 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-736	406 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-737	400 W 35TH ST	MF-3	MF-3-NCCD-NP
RDW-737A	404 W 35TH ST	MF-4	MF-3-NCCD-NP
RDW-738	300, 302, 304, 306, 308, 310 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-739	407, 409, 411 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-739A	405 W 35TH ST	MF-4	SF-3-NCCD-NP
RDW-739B	311, 313, 315, 317, 401, 403 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-740	303, 305 W 35TH ST	MF-4	MF-3-NCCD-NP
RDW-741	301 W 35TH ST	SF-3	SF-3-NCCD-NP
RDW-742	408, 410 W 34TH ST; 3405 FRUTH ST	MF-3	SF-3-NCCD-NP
RDW-742A	402, 404, 406 W 34TH ST	SF-3	SF-3-NCCD-NP
RDW-742B	400 W 34TH ST	MF-4	SF-3-NCCD-NP
RDW-742C	314, 316 W 34TH ST	SF-3	SF-3-NCCD-NP
RDW-742D	306, 308, 310, 312 W 34TH ST	MF-3	MF-1-NCCD-NP
RDW-742E	300, 302, 304 W 34TH ST	SF-3	SF-3-NCCD-NP
RDW-743	3710 CEDAR ST	SF-3-H	SF-3-H-NCCD-NP
RDW-744	109, 111 W 38TH ST	MF-4	MF-4-NCCD-NP
RDW-744A	3711 CEDAR ST	SF-3	SF-3-NCCD-NP
RDW-745	3707, 3709 CEDAR ST	MF-4	MF-2-NCCD-NP
RDW-746	3703, 3705 CEDAR ST	MF-4	SF-3-NCCD-NP
RDW-746A	3701 CEDAR ST	MF-4	MF-4-NCCD-NP
RDW-747	203, 207 W 35TH ST; 3400, 3402, 3404, 3406, 3408, 3410, 3412, 3414 CEDAR ST	SF-3	SF-3-NCCD-NP
RDW-748	110 W 34TH ST; 3401 CEDAR ST	SF-3	SF-3-NCCD-NP
RDW-748A	3405 CEDAR ST	MF-3	SF-3-NCCD-NP
RDW-748B	3407, 3409, 3411, 3413, 3415, 3417 CEDAR ST	SF-3	SF-3-NCCD-NP
RDW-749	400, 404, 406, 408, 500, 502, 504, 506, 508, 510, 512 W 33RD ST, 3312 HEMPHILL PARK, 407, 409, 411, 501, 505, 507 W 34TH ST	SF-3	SF-3-NCCD-NP
RDW-750	212 W 33RD ST	SF-3-H	SF-3-H-NCCD-NP
RDW-751	112, 114, 200, 202, 204, 206, 208, 210 W 33RD ST; 301, 303, 305 W 34TH ST	SF-3	SF-3-NCCD-NP
RDW-752	110 W 33RD ST	SF-3-H	SF-3-H-NCCD-NP
RDW-753	100, 102, 104, 108 W 33RD ST, 105, 109, 115 W 34TH ST	SF-3	SF-3-NCCD-NP

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TRACT	ADDRESS	FROM	TO
RDW-754	404, 406, 408, 410, 412 W 32ND ST, 401, 405, 407 (LOT 38 * LESS E7FT OF BLK 5 OLT 74 DIV D ALDRIDGE PLACE), 407 (E 7FT OF LOT 38 BLK 5 OLT 74 DIV D ALDRIDGE PLACE), 501, 503, 507 W 33RD ST, 3200, 3202, 3204, 3206, 3208, 3210 HEMPHILL PARK, 3201, 3203, 3205 GUADALUPE ST	SF-3	SF-3-NCCD-NP
RDW-755	3201 HEMPHILL PARK	SF-3	P-NCCD-NP
RDW-756	200, 202, 204, 206, 208 W 32ND ST; 201, 203, 205, 207, 209 W 33RD ST; 3204 LIPSCOMB ST; 3209 HEMPHILL PARK	SF-3	SF-3-NCCD-NP
RDW-757	100, 102, 104, 106, 108, 110, 112 W 32ND ST, 101, 103, 107, 111, 113 W 33RD ST; 3202, 3206 SPEEDWAY	SF-3	SF-3-NCCD-NP
RDW-758	109 W 33RD ST	SF-3-H	SF-3-H-NCCD-NP
RDW-759	105 W 33RD ST	SF-3-H	SF-3-H-NCCD-NP
RDW-760	415 W 32ND ST	SF-3	SF-3-NCCD-NP
RDW-761	3120, 3124 WHEELER ST	SF-3-H	SF-3-H-NCCD-NP
RDW-762	401, 407 W 32ND ST, 3101, 3103, 3105, 3107, 3109 WHEELER ST; 3102, 3104, 3106 HEMPHILL PARK	SF-3	SF-3-NCCD-NP
RDW-763	3014 HEMPHILL PARK; 3100, 3102, 3108, 3110, 3112 (LOT 2 MARKOVITS & DILLER ADDN SAVE AND EXCEPT THE S 34 FT), 3114, 3116, 3118 WHEELER ST; 3117 GUADALUPE ST	SF-3	SF-3-NCCD-NP
RDW-763A	3006, 3008, 3010 FRUTH ST	MF-3	MF-3-NCCD-NP
RDW-763B	3112 WHEELER ST (S 34 FT LOT 2 MARKOVITS & DILLER ADDN)	MF-3	SF-3-NCCD-NP
RDW-764	3009, 3011 FRUTH ST	MF-3	MF-3-NCCD-NP
RDW-765	3010 HEMPHILL PARK	MF-3	MF-3-NCCD-NP
RDW-766	3006, 3008 HEMPHILL PARK	MF-3	SF-3-NCCD-NP
RDW-767	0 HEMPHILL PARK (1 05ACR APPROX LOT 1 BLK 2 OLT 74 DIV D ALDRIDGE PLACE)	SF-3	P-NCCD-NP
RDW-768	103, 105, 107, 109, 113, 115, 117, 201, 203, 205, 207 W 32ND ST; 3121, 3123, 3125 HEMPHILL PARK; 100, 102, 104, 106, 108, 110, 112, 114, 116, 118, 120, 122 LAUREL LN; 3116 SPEEDWAY	SF-3	SF-3-NCCD-NP
RDW-769	101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123 LAUREL LN, 202, 204, 208 W 31ST ST; 3100, 3102 WHITIS AVE; 3102, 3104 CEDAR ST; 3105, 3107 WHITIS AVE; 3107, 3109, 3111, 3115, 3117 HEMPHILL PARK	SF-3	SF-3-NCCD-NP
RDW-770	3105, 3107 CEDAR ST	MF-4	MF-1-NCCD-NP
RDW-771	3101 CEDAR ST	MF-4	MF-4-NCCD-NP
RDW-772	3100, 3106 SPEEDWAY	MF-4	MF-4-NCCD-NP
RDW-773	3013 HEMPHILL PARK	UNZ	P-NCCD-NP
RDW-774	300 W 30TH ST	UNZ	P-NCCD-NP
RDW-775	3011 WHITIS AVE	MF-4	MF-4-NCCD-NP
RDW-775A	201 W 31ST ST, 3008, 3010 CEDAR ST	MF-4	MF-4-NCCD-NP
RDW-776	3001 CEDAR ST (S 102 FT OF N 132 FT OF BENCHMARK CONDOMINIUMS AMENDED)	MF-4	MF-4-NCCD-NP
RDW-776A	3001 CEDAR ST (N 30 FT OF BENCHMARK CONDOMINIUMS)	MF-4	MF-4-NCCD-NP
SD-868	3706 SPEEDWAY	MF-4	LR-NCCD-NP
SD-869	3506, 3704 (LOTS 6-7 BLK 2 OLT 77 DIV D SIMMS RESUB OF BUDDINGTON SUBD) SPEEDWAY	MF-4	MF-4-NCCD-NP
SD-869A	3704 (LOT 9 BLK 2 OLT 77 DIV D SIMMS RESUB OF BUDDINGTON SUBD)	LR	MF-4-NCCD-NP
SD-870	102 W 35TH ST; 3502, 3504 SPEEDWAY	MF-4	MF-1-NCCD-NP
SD-870A	3500 SPEEDWAY	MF-4	MF-1-H-NCCD-NP
SD-871	3707 SPEEDWAY	LR	LR-NCCD-NP
SD-872	104 E 37TH, 3701, 3703 SPEEDWAY	GO, MF-4	LO-NCCD-NP
SD-873	3501 SPEEDWAY	MF-4	MF-4-NCCD-NP
SD-874	3410, 3412, 3414 SPEEDWAY	MF-4	MF-1-NCCD-NP
SD-875	3400, 3406, 3408 SPEEDWAY	MF-4	MF-4-NCCD-NP
SD-876	3401 SPEEDWAY	MF-4	MF-4-NCCD-NP

North University NCCD: All Tracts
Case# C14-04-0022 Approved on 3rd Reading 8/26/04

TRACT	ADDRESS	FROM	TO
SD-877	103 E 34TH ST, 3301, 3305, 3307, 3309, 3311 SPEEDWAY, 3304 HELMS ST	MF-4	MF-4-NCCD-NP
SD-878	101 E 33RD ST; 104 E 32ND ST, 3201 SPEEDWAY, 3202 HELMS ST	MF-4	MF-4-NCCD-NP
SD-879	3121 SPEEDWAY	CS	MF-4-NCCD-NP
SD-880	3105 (W1/2 OF LOT 3 BLK 15 DIV D GROOMS ADDN), 3107, 3109, 3111 SPEEDWAY, 3104 (E1/2 OF LOT 3 BLK 15 DIV D GROOMS ADDN) HELMS ST	CS	NO-NCCD-NP
SD-880A	3108 (S45FT OF E69FT OF LOT 5 BLK 15 DIV D GROOMS ADDN) - HELMS ST	CS	NO-NCCD-NP
SD-881	100-106 E 31ST ST; 3104 HELMS ST, 3101 SPEEDWAY (LOTS 1-2 BLK 15 DIV D GROOMS ADDN)	CS	CS-NCCD-NP
SD-882	101 (N 30 FT OF E87FT OF LOT 8 BLK 6 OLT 73 DIV D FRUTH ADDN), 103 (N 30 FT OF W 50FT OF LOT 8-BLK 6 OLT 73 DIV D FRUTH ADDN) W 31ST ST	MF-4	MF-4-NCCD-NP
SD-882A	101 (S 14 FT OF E87FT OF LOT 8 BLK 6 OLT 73 DIV D FRUTH ADDN), 103 (S 14 FT OF W 50 FT OF LOT 8 & W 50 FT OF LOT 9 BLK 6 OLT 73 DIV D FRUTH ADDN) W 31ST ST, 3010 UNIVERSITY AVE	MF-4	MF-4-NCCD-NP
SD-883	3000 (N 24 FT LOT 14 & LOT 13 BLK 6 OLT 73 DIV D FRUTH ADDN), 3004, 3006, 3008 UNIVERSITY AVE	CS	CS-NCCD-NP
SD-883A	3000 UNIVERSITY AVE (S 20 FT LOT 14 BLK 6 OLT 73 DIV D FRUTH ADDN)	CS	CS-NCCD-NP
SD-884	101, 103 E 31ST ST, 3007 UNIVERSITY AVE	MF-4	MF-4-NCCD-NP
SD-884A	3005 UNIVERSITY AVE, 100 E 30TH ST	MF-4	MF-4-NCCD-NP
SD-884B	102, 106, 110 E 30TH ST	MF-4	MF-4-NCCD-NP
SD-884C	200 E 30TH ST	GO-H	GO-H-NCCD-NP
SD-884D	202, 204, 206 E 30TH ST; 3000, 3002 SPEEDWAY	MF-4	MF-4-NCCD-NP
SJD-885	307, 311, 405, 409, 411 E 31ST ST; 3006, 3008 DUVAL ST	MF-4	MF-4-NCCD-NP
SJD-885A	3007, 3011 SPEEDWAY	MF-4	MF-4-NCCD-NP
SJD-886	300, 302, 304, 306 E 30TH ST, 3001 SPEEDWAY	LR, GO-MU, MF-4	CS-NCCD-NP
SJD-886A	400, 402, 404, 406 E 30TH ST	MF-4	CS-NCCD-NP
SJD-886B	3000 DUVAL ST	CS	CS-NCCD-NP
SJD-887	303 E 30TH ST	LR	CS-NCCD-NP
SJD-888	2911 SAN JACINTO BLVD	CS	CS-1-NCCD-NP
SJD-889	309, 405, 407, 409 E 30TH ST; 2827 SAN JACINTO BLVD	LR	CS-NCCD-NP
SJD-889A	411 E 30TH ST	LR	CS-NCCD-NP
SJD-889B	415 E 30TH ST	CS	CS-NCCD-NP
SJD-890	2906 DUVAL ST	CS-1	CS-1-NCCD-NP
SJD-891	2805 (PART OF LOT 4-6 & ADJ VAC ALLEY BLK 3 OLT 10 DIV D MOORE SUBD SAVE AND EXCEPT A 7,225 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT B) SAN JACINTO BLVD, 2900 (LOTS 4-6 AND ADJ VAC ALLEY BLK 3 OLT 10 DIV D MOORE SUBD SAVE AND EXCEPT A 7,225 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT B) DUVAL ST	CS	CS-NCCD-NP
SJD-892	A 7,225 SQUARE FOOT TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT B (LOCALLY KNOWN AS 2801-2805 SAN JACINTO BLVD AND 2800-2904 DUVAL ST)	CS-1	CS-1-NCCD-NP
TD-721	501 (LOT 5 BLK 2 OLT 77 DIV D LAKEVIEW ADDN), 503 (LOT 4 * LESS N5FT OF BLK 2 OLT 77 DIV D LAKEVIEW ADDN) W 38TH ST	LO	LO-NCCD-NP
TD-721A	409 W 38TH ST	MF-4	MF-4-NCCD-NP
TD-722	506 W 37TH ST	MF-4	LO-NCCD-NP
TD-723	503, 505 W 37TH ST	LO	LO-NCCD-NP
TD-723A	501 W 37TH ST	LO	LO-NCCD-NP
TD-724	504, 506 W 35TH ST	SF-3	SF-3-NCCD-NP
TD-725	502 W 35TH ST	MF-4	MF-3-NCCD-NP

North University NCCD: All Tracts

Case# C14-04-0022 Approved on 3rd Reading 8/26/04

TRACT	ADDRESS	FROM	TO
TD-726	3423 GUADALUPE ST (E 117 15 FT OF N 155 FT OF BLK 6 OLT 77 DIV D BUDDINGTON SUB)	CS	CS-NCCD-NP
TD-726A	3401 (E 117 39 FT OF S CEN 65.8 FT OF BLK 6 OLT 77 DIV D BUDDINGTON SUB) GUADALUPE ST	MF-3	CS-NCCD-NP
TD-727	506 (S 94.35 FT OF THE E 202.93 FT BLK 6 OLT 77 BUDDINGTON SUB LESS THE PORTION DESCRIBED IN TRACT TD-728) W 34TH ST	CS	CS-H-NCCD-NP
TD-728	506 (62%, MORE OR LESS, OF S 94 35 FT OF E 202 93 FT BLK 6 OLT 77 BUDDINGTON SUB) W 34TH ST	MF-3-H	MF-2-H-NCCD-NP
WCD-893	2711, 2713, 2715, 2721, 2801 HEMPHILL PARK, 0 (E 1/2 OF LOT 4&5 BLK 13 OLT 13 DIV D WHITIS SUBD), 2710, 2712, 2714, 2800, 2802, 2804, 2808 WHITIS AVE; 300 W 27TH ST (LOT 3 & S 4FT OF W 103 5' LOT 4 BLK 13 OLT 13 DIV D WHITIS SUBD)	MF-5	MF-5-NCCD-NP
WCD-893A	2803 HEMPHILL PARK (N 100 FT OF S 200 FT OF W 1/2 OF LOT 10 BLK 13 OLT 13 DIV D WHITIS SUBD)	CS	MF-5-NCCD-NP
WCD-893B	2707 HEMPHILL PARK (N 46FT OF W 1/2 OF LOT 4 & W 1/2 OF LOT 5 BLK 13 OLT 13 DIV D WHITIS SUBD)	CS	MF-5-NCCD-NP
WCD-893C	2703 GUADALUPE ST; 300 W 27TH ST (LOTS 1-2 BLK 13 OLT 13 DIV D WHITIS SUBD)	CS	MF-5-NCCD-NP
WCD-894A	100-106 E 27TH ST	MF-5	MF-5-NCCD-NP
WCD-894B	210 W 27TH ST	MF-5	MF-5-NCCD-NP
WCD-895	2910 (ALL OF BLK 5 & ALLEY & E 25 FT OF STR OLT 73 DIV D FRUTH ADDN SAVE AND EXCEPT THE N 20 FT SOUTH OF AND PARALLEL TO E 30TH ST) UNIVERSITY AVE	MF-3	MF-3-NCCD-NP
WCD-895A	2910 (N 20 FT SOUTH OF AND PARALLEL TO E 30TH ST, BLK 5, ALLEY & E 25 FT OF STR OLT 73 DIV D FRUTH ADDN) UNIVERSITY AVE	MF-3	MF-3-NCCD-NP
WCD-896	103 E 30TH ST (A 2.214 ACRE TRACT OF LAND MORE PARTICULARLY DESCRIBED IN EXHIBIT C)	MF-4	MF-4-NCCD-NP
WCD-897	103 E 30TH ST (N 150 FT SOUTH OF AND PARALLEL TO E 30TH ST, THE WEST PORTION BEING 100 FT EAST OF AND PARALLEL TO UNIVERSITY AVE, SAVE AND EXCEPT THE N 20 FT SOUTH OF AND PARALLEL TO E 30TH ST, LOT A AUSTIN PRESBYTERIAN THEOLOGICAL SEMINARY ADDN)	MF-4	MF-4-NCCD-NP

**NORTH UNIVERSITY CONSERVATION COMBINING DISTRICT
EXHIBITS FOR ZONING CASE C14-04-0022**

EXHIBIT A (Tract APD-859)

A 0.315 ACRE TRACT OF LAND OUT OF LOTS 14, 13, AND A PORTION OF LOT 12, BLOCK 7 OF THE FRUTH ADDITION AS RECORDED IN BOOK 2, PAGE 157 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.315 ACRES BEING 0.038 ACRES OF LAND OUT OF AND A PART OF LOTS 11 AND 12 OF SAID BLOCK 7 AS CONVEYED TO FIRST ENGLISH LUTHERAN CHURCH BY DEED RECORDED IN VOLUME 698, PAGE 497 OF THE TRAVIS COUNTY DEED RECORDS, AND 0.277 ACRES OF LAND CONVEYED TO FIRST ENGLISH LUTHERAN CHURCH BY DEED RECORDED IN VOLUME 756, PAGE 401 OF THE TRAVIS COUNTY DEED RECORDS, SAID 0.315 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at the southwest corner of said Lot 14, said point being also in the north R O W of West 30th Street,

THENCE N 29° 41' E along the east line of a 16 foot wide alley vacated by instrument recorded in volume 3358, Page 1656, of the Deed Records of Travis County, Texas, a distance of 100.00 feet to a point in the west line of said Lot 12, from which the northwest corner of Lot 12 bears N 29° 41' E, 32.00 feet;

THENCE S 60° 12' E 137.00 feet to a point in the West R.O.W. of Cedar Street, and the east line of said Lot 12, from which the northeast corner of Lot 12 bears N 29° 41' E, 32.00 feet

THENCE S 29° 41' W along the west R.O.W. of Cedar Street, 100.00 feet to the southeast corner of said Lot 14;

THENCE N 60° 12' W along the south line of Lot 14 and being also along the North R.O.W. of West 30th Street, 137.00 feet to the PLACE OF BEGINNING and containing 0.315 acres, more or less,

locally known as 3000, 3002, and 3004 Cedar Street, and 200-204 W 30th Street in the City of Austin, Travis County, Texas

EXHIBIT B (Tract SJD-892)

A 7,225 SQUARE FOOT TRACT OF LAND OUT OF LOTS 4-5 AND ADJACENT VACATED ALLEY BLOCK 2 OUTLOT 10 DIVISION D MOORE SUBDIVISION BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at the southwestern most point of the owner's property, said point lying in the north right-of-way line of the 2800 block of San Jacinto Boulevard, and said point also being in the common, brick wall which separates owner's property from the Mae Crockett Estate's property and from said point of beginning,

THENCE N 50° 48' E 36.8 feet to a point lying in the back wall of the building;

THENCE with the back wall of said building S 58° 4' E 23.3 feet to a point,

THENCE continuing with the back wall of said building, N 86° 41' E 16.12 feet to the most northeasterly corner of the building;

THENCE with the east wall of said building S 3° 19' E 15.0 feet to the most southeasterly corner of the building;

THENCE with the south wall of said building S 86° 41' W approximately 34 feet to a point in the south wall where said wall bears farther to the south;

THENCE with said wall bearing approximately S 67° 41' W approximately 22 feet to a point, said point lying in the north right-of-way line of the 2800 block of San Jacinto Boulevard,

THENCE with the north right-of-way line of San Jacinto Boulevard, N 38° 50' W approximately 20 feet to the point of beginning,

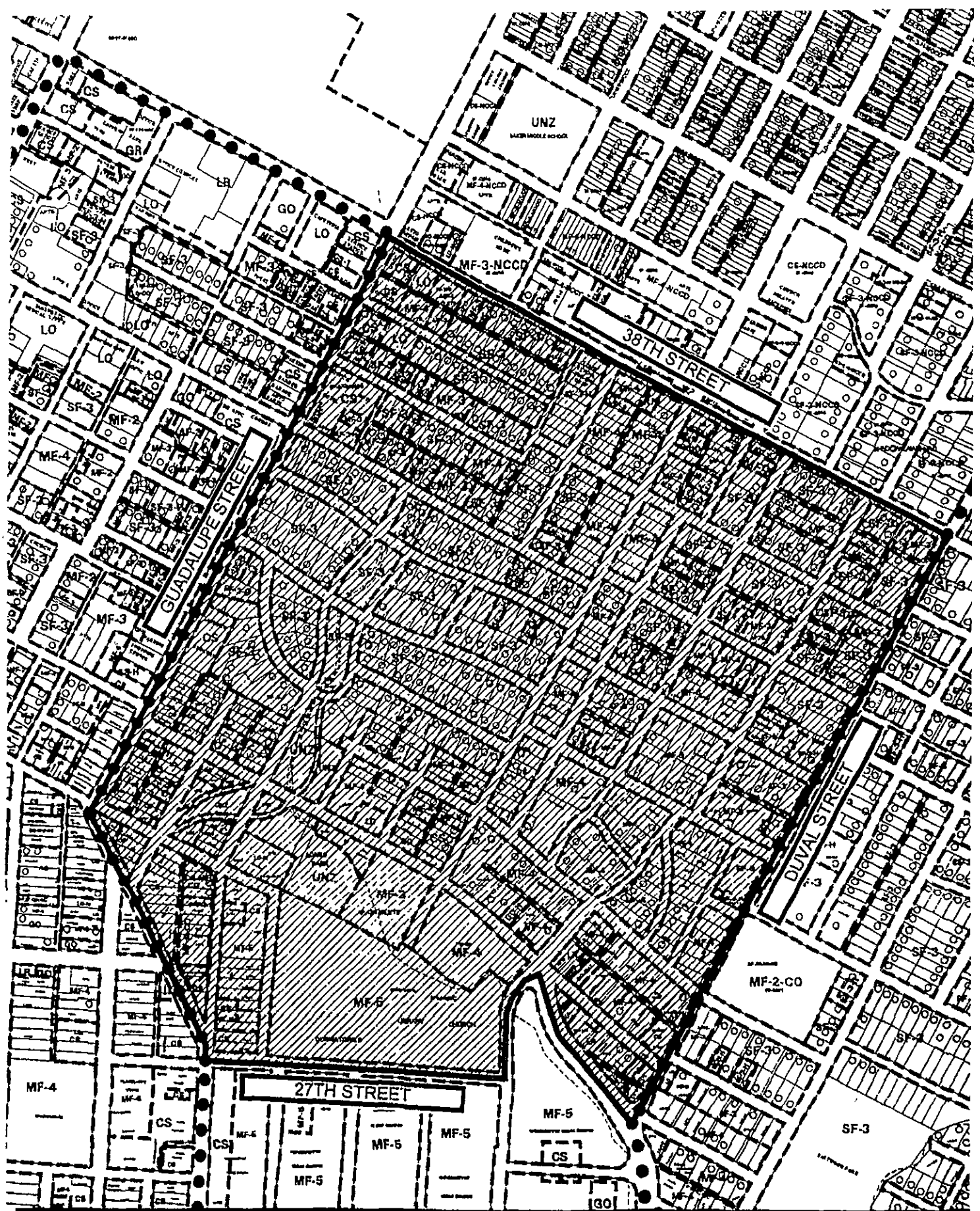
locally known as 2801-2805 San Jacinto Boulevard and 2800-2904 Duval in the City of Austin, Travis County, Texas.

EXHIBIT C (Tract WCD-896)

A 2.214 ACRE TRACT OF LAND OUT OF THE J G DUNN SURVEY AND THE THOMAS GREY SURVEY NO. 10 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT A, AUSTIN PRESBYTERIAN THEOLOGICAL SEMINARY ADDITION RECORDED IN PLAT BOOK 82, PAGES 14 THROUGH 15 INCLUSIVE OF THE PLAT RECORDS OF TRAVIS COUNTY TEXAS, SAID 2.214 ACRES BEING ALL OF SAID LOT A, SAVE AND EXCEPT THE TRACT OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Being a portion of said Lot A bounded on the north by a line one hundred and fifty feet (150.00') south of and parallel to the north line of said Lot A, same being the south right-of-way (60') line of East 30th Street, bounded on the east by the northwest line of Resubdivision of Reserve No. 14, Block 4 Grooms Addition, a subdivision of record found in Plat Book 1, Page 36 of said Plat Records, bounded on the south by the most southwesterly line of said Lot A, and bounded on the west by a line one hundred feet (100.00') east of and parallel to the most westerly line of said Lot A, same being the southeasterly right-of-way (60') line of University Avenue.

"This document was prepared under 22 TAC 663.21, and does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: G. RHOADES

CASE #: C14-04-0022
 ADDRESS: NORTH UNIVERSITY
 PLANNED NEIGHBORHOOD PLAN
 SUBJECT AREA (acres): 234.870

ZONING EXHIBIT B

DATE: 04-03

INTLS: SM

CITY OF
 REFERE
 NUMB
 J24-25

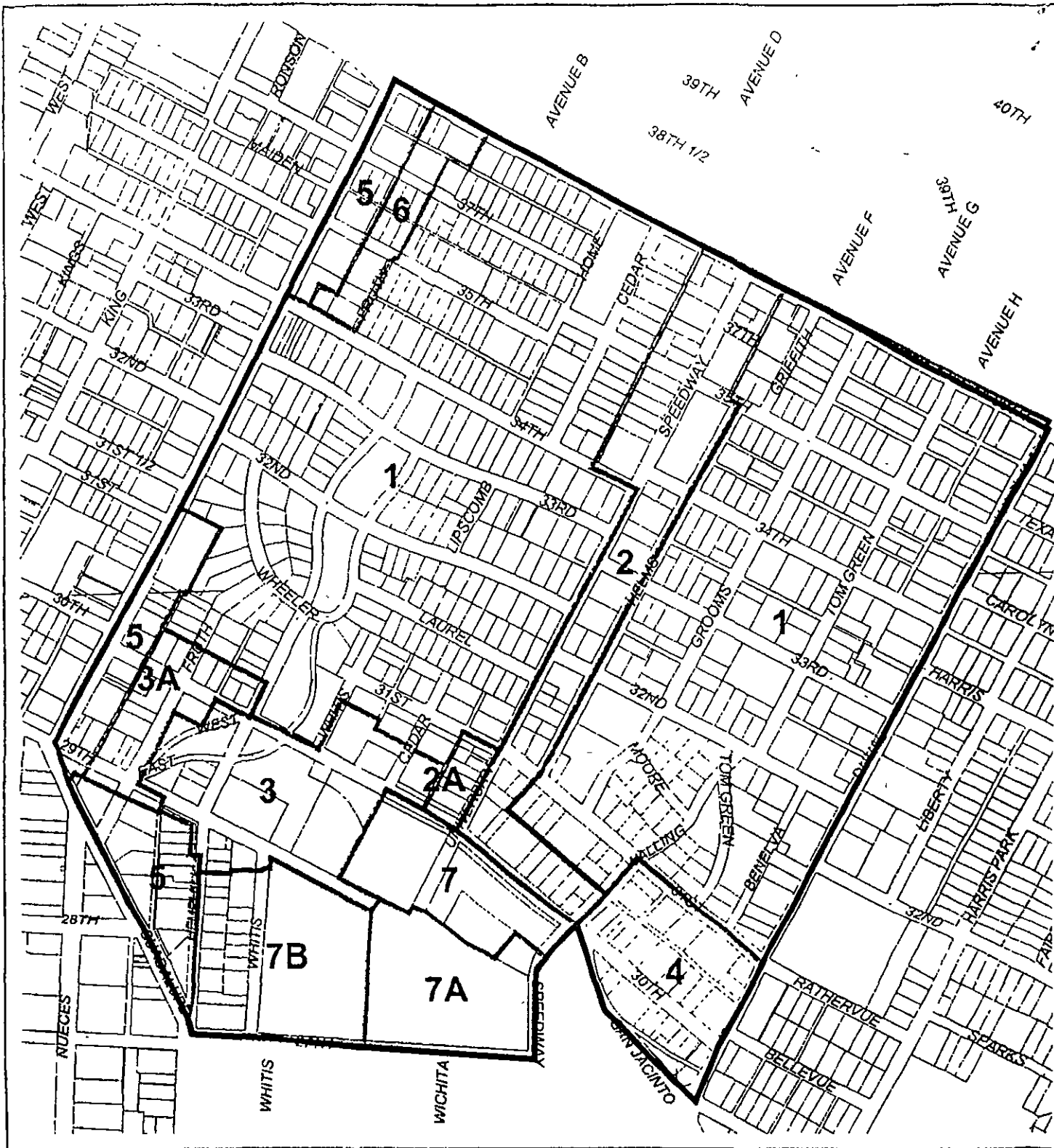
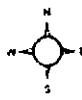


Exhibit C: North University Neighborhood Conservation Combining District

C14-04-0022 Approved on 3rd Reading 8/26/04



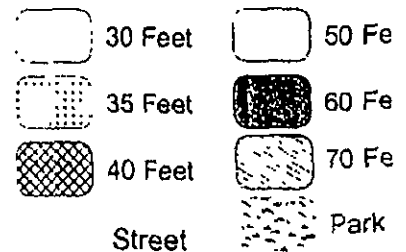
City of Austin
Neighborhood Planning and Zoning Department



0 250 500 Feet

Key to Districts

- Residential District, East & West (RDE, RDW) 1
- Speedway District (SD) 2-2A
- Adams Park District (APD) 3-3A
- San Jacinto District (SJD) 4
- Guadalupe District (GDN, GDC, GDS) 5
- Transition District (TD) 6
- Waller Creek/Seminary District (WCD) 7-7A-



North University Neighborhood NCCD Exhibit E

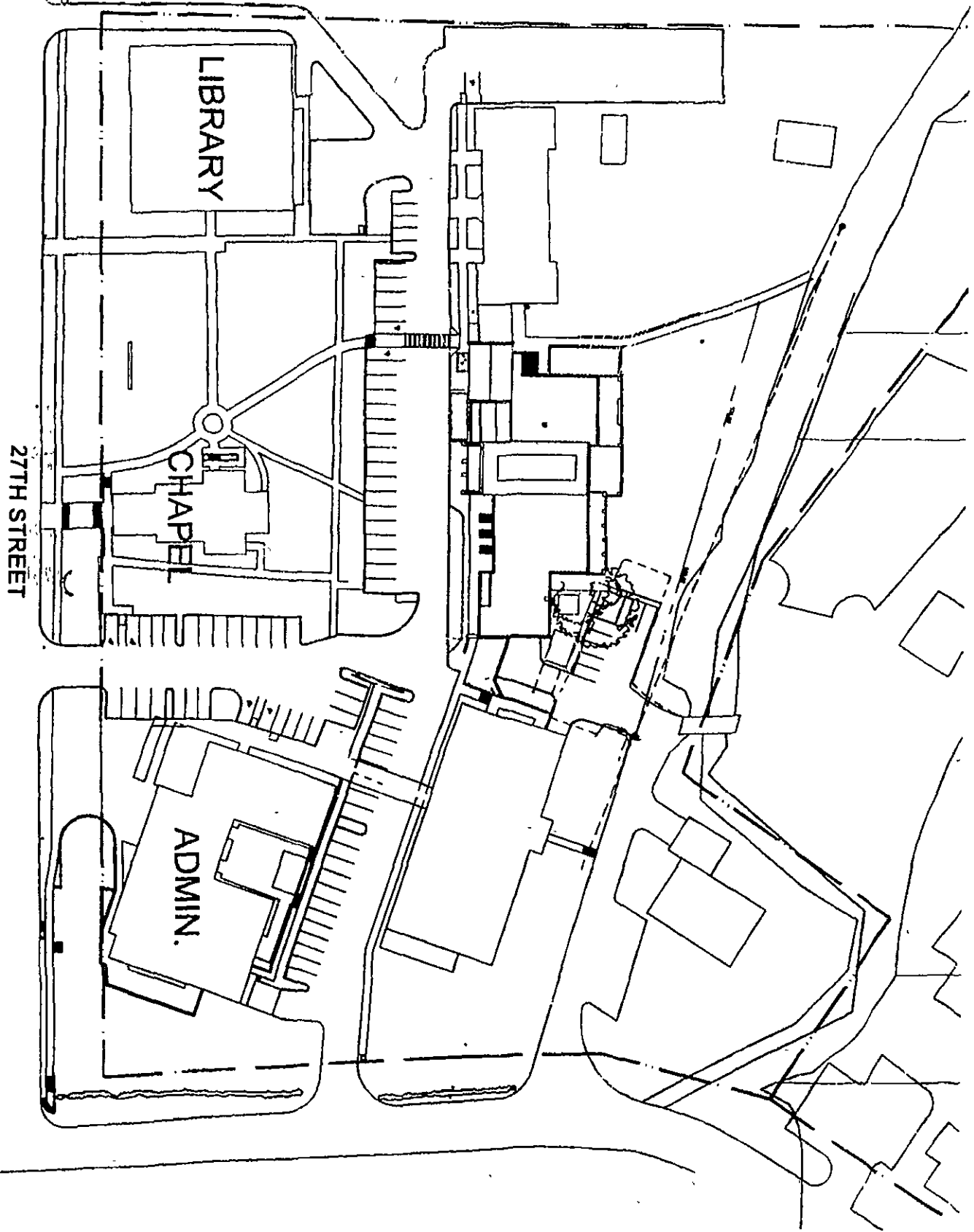
Street Setbacks (where averaging is not applicable)

-  Min (25') - Max. (30')
-  Min. (15') - Max. (---')
-  Min (05') - Max (10')



FRONT SETBACKS
FROM 27TH ST.

LIBRARY 5'
CHAPEL 0'
ADMIN. 0'



TRACT 7A WALLER CREEK/SEMINARY DISTRICT

EXHIBIT F

CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC

1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

TRACT ONE

APRIL 16, 2001

FIELD NOTE DESCRIPTION FOR ZONING CHANGE APPLICATION OF 1.070 ACRES OF LAND, BEING A PORTION OF LOTS 16-19, BLOCK 1, FRUTH ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 PAGE 157 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT A, HEMPHILL PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 73 PAGE 33 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID 1.070 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS

Beginning for reference at a ½ inch iron rod found in the west right-of-way line of Hemphill Park at the Northeast corner of Lot 16, Block 1, Fruth Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 2 Page 157 of the Plat Records of Travis County, Texas;

Thence with the north line of said Lot 16, N 83 deg. 05' 45" W 10 19 ft. to a point at the Northeast corner and PLACE OF BEGINNING of the herein described tract;

THENCE crossing the interior of Lots 16-19, Block 1 of said Fruth Addition and of Lot A, Hemphill Park, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 73 Page 33 of the Plat Records of Travis County, Texas, respectively, S 06 deg. 49' 23" W 322.31 ft. to a point in the south line of said Lot A at the Southeast corner of this tract, and from which a PK Nail found at the Southeast corner of said Lot A bears S 83 deg 02' 23" E 10 00 ft.;

THENCE with the south line of said Lot A, N 83 deg. 02' 23" W 144 50 ft. to a point at the Southwest corner of this tract, and from which a 60 D nail found at the Southwest corner of said Lot A bears N 83 deg 02' 23" W 5.00 ft.,

THENCE crossing the interior of said Lot A and Lots 19-16 respectively, N 06 deg. 46' 56" E 322 17 ft. to a point at the Northwest corner of this tract, and from which a ½ inch iron pipe found at the Northwest corner of said Lot 16 bears N 83 deg 05' 45" W 5 00 ft.,

THENCE with the north line of said Lot 16, S 83 deg. 05' 45" E 144.73 ft. to the Place of Beginning, containing 1 070 Acres of land

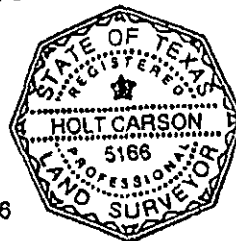
PREPARED April 16, 2001

SURVEYED December 18, 2000 and March 29, 2001

BY



Holt Carson
Registered Professional Land Surveyor No 5166



see sketch 638078a

EXHIBIT 3.

C63807

CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
TELEPHONE: (512) 442-0990
FACSIMILE: (512) 442-1084

TRACT TWO

FEBRUARY 19, 2002

FIELD NOTE DESCRIPTION FOR ZONING CHANGE APPLICATION OF 0.794 ACRES OF LAND, BEING PORTIONS OF LOTS 2, 23 AND 12-19, BLOCK 1, FRUTH ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 PAGE 157 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT A, HEMPHILL PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 73 PAGE 33 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND SAID 0.794 ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60 D nail found in the east line of a 16 ft. wide alley at the Southwest corner of Lot A, Hemphill Park, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 73 Page 33 of the Plat Records of Travis County, Texas, and being the most westerly corner and **PLACE OF BEGINNING** of the herein described tract of land,

THENCE with the east line of said alley, the following four courses.

- 1) N 06 deg. 46' 56" E 322.16 ft. to a ½ inch iron pipe found at the westerly common corner of Lots 16 and 15, Block 1, Fruth Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 2 Page 157 of the Plat Records of Travis County, Texas;
- 2) N 06 deg. 49' 44" E 137.86 ft. to a ½ inch iron rod found at the westerly common corner of Lots 13 and 12, Block 1 of said Fruth Addition;
- 3) N 06 deg. 48' 22" E 29.98 ft. to a 5/8" iron rod found at an angle point in the west line of said Lot 12;
- 4) N 29 deg. 32' 40" E 25.03 to a calculated point at the Northwest corner of this tract, and from which a point in the southwesterly right-of-way line of West 29th Street at the record location of the Northwest corner of said Lot 2 bears N 29 deg. 32' 40" E 10 00 ft.

THENCE crossing the interior of said Lot 12 on a course 10 ft. from and parallel to the southwesterly right-of-way line of West 29th Street, S 60 deg. 14' 19" E 152.08 ft. to a point at the Northeast corner of this tract, and from which a ¾ inch iron pipe found at the intersection of the southwesterly right-of-way line of West 29th Street and the west right-of-way line of Hemphill Park bears N 64 deg. 16' 45" E 12.14 ft.

EXHIBIT H

THENCE on a course 10 ft from and parallel to the west right-of-way line of Hemphill Park, the following two courses:

1) crossing the interior of said Lot 12 and of Lots 13, 14, 15, 16, 17, 18, and 19 of said Block 1, Fruth Addition, and said Lot A, respectively, S 06 deg. 49' 23" W 454.20 ft. to a point in the south line of said Lot A, and from which a PK nail found at the Southeast corner of said Lot A bears S 83 deg. 02' 23" E 10.00 ft.,

2) crossing the interior of Lot 23, Block 1, Fruth Addition, S 06 deg. 53' 19" W 28.90 ft. to a point at the Southeast corner of this tract;

THENCE crossing the interior of said Lot 23 and of Lot 2, Block 1, Fruth Addition, respectively, S 48 deg. 24' 49" W 110.21 ft. to a point in the northeasterly right-of-way line of Guadalupe Street at the most southerly corner of this tract, and from which a ½ inch iron rod at the intersection of the northeasterly right-of-way line of Guadalupe Street and the west right-of-way line of Hemphill Park bears S 22 deg. 46' 19" E 167.92 ft.;

THENCE continuing across the interior of said Lots 2 and 23, respectively, with the northeasterly right-of-way line of Guadalupe Street, N 22 deg. 46' 19" W 128.41 ft. to a 60 D nail found in the south line of said Lot A, and being angle point of this tract;

THENCE with the south line of said Lot A, N 83 deg. 01' 21" W 12.90 ft. to the Place of Beginning, containing 1.864 Acres of land, **SAVE AND EXCEPT** the following 1.070 Acre tract located within the bounds of the above:

Beginning for reference at said 60 D nail found in the east line of the alley at the Southwest corner of Lot A, being the Place of Beginning of the above described 1.864 Acre tract,

Thence S 83 deg. 01' 21" E 5.00 ft. to a point at the Southwest corner and Place of Beginning of the herein described excepted tract;

THENCE crossing the interior of said Lot A and said Lots 19-16, respectively, on a course 5 ft from and parallel to the alley, N 06 deg. 46' 56" E 322.17 ft. to a point at the Northwest corner of this excepted tract, and from which a ½ inch iron pipe found at the west common corner of said Lots 16 and 15 bears N 83 deg. 05' 45" W 5.00 ft.

THENCE with the north line of said Lot 16, S 83 deg. 05' 45" E 144.73 ft. to a point at the Northeast corner of this excepted tract; and from which a ½ inch iron rod found at the easterly common corner of said Lots 15 and 16 bears S 83 deg. 05' 44" E 10.19 ft..

THENCE crossing the interior of said Lots 16-19, and Lot A, respectively, on a course 10 ft from and parallel to the west right-of-way of Hemphill Park, S 06 deg. 49' 23" W 322.31 ft. to a point in the south line of said Lot A at the Southeast corner of this excepted tract, and from which a PK Nail found at the Southeast corner of said Lot A bears S 83 deg. 02' 23" E 10.00 ft..

EXHIBIT H

THENCE with the south line of said Lot A, N 83 deg. 02' 23" W 144.50 ft. to the Place of Beginning of the excepted tract, for a balance of 0.794 Acre of land proposed for this zoning change application,

OF WHICH 5410 SQ. FT. OF SAID 0.794 ACRE IS SUBJECT TO A 40 FT. BUILDING HEIGHT LIMITATION. SAID RESTRICTED 5410 SQ. FT. TRACT IS DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the east line of said 16 ft. wide alley at the Northwest corner of said 0.794 Acre tract described above, and being S 29 deg. 32' 40" W 10.00 ft. from the intersection of said alley and the southwest right-of-way line of West 29th Street for the most northerly corner and Place of Beginning of the herein described tract subject to building height limitation;

THENCE on a course 10 ft. from and parallel to the southwest right-of-way line of West 29th Street, S 60 deg. 14' 19" E 152.08 ft. to a point, being the Northeast corner of said 0.794 Acre tract, and being the Northeast corner of this tract;;

THENCE on a course 10 ft. from and parallel to the west right-of-way line of Hemphill Park, S 06 deg. 49' 22" W 131.87 ft. to a point in the south line of said Lot 15 at the Southeast corner of this tract;

THENCE with the south line of said Lot 15, N 83 deg. 05' 45" W 20.00 ft. to a point at the Southwest corner of this tract;

THENCE crossing the interior of said Lots 15, 14, 13, and 12, respectively, the following two courses:

1) on a course 30 ft. from and parallel to the west right-of-way line of Hemphill Park, N 06 deg. 49' 22" E 118.59 ft. to a point,

2) on a course 30 ft. from and parallel to the southwest right-of-way line of West 29th Street, N 60 deg. 14' 19" W 138.76 ft. to a point in the east line of said 16 ft. wide alley at the most westerly corner of this tract, and from which a 5/8 inch iron rod found at the southwest corner of said Lot 12 bears S 29 deg. 32' 40" W 5.03 ft.,

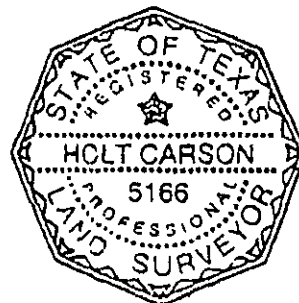
THENCE with the east line of said alley, N 29 deg. 32' 40" E 20.00 ft. to the Place of Beginning, containing 5,410 square feet of land

PREPARED February 19, 2002

BY:

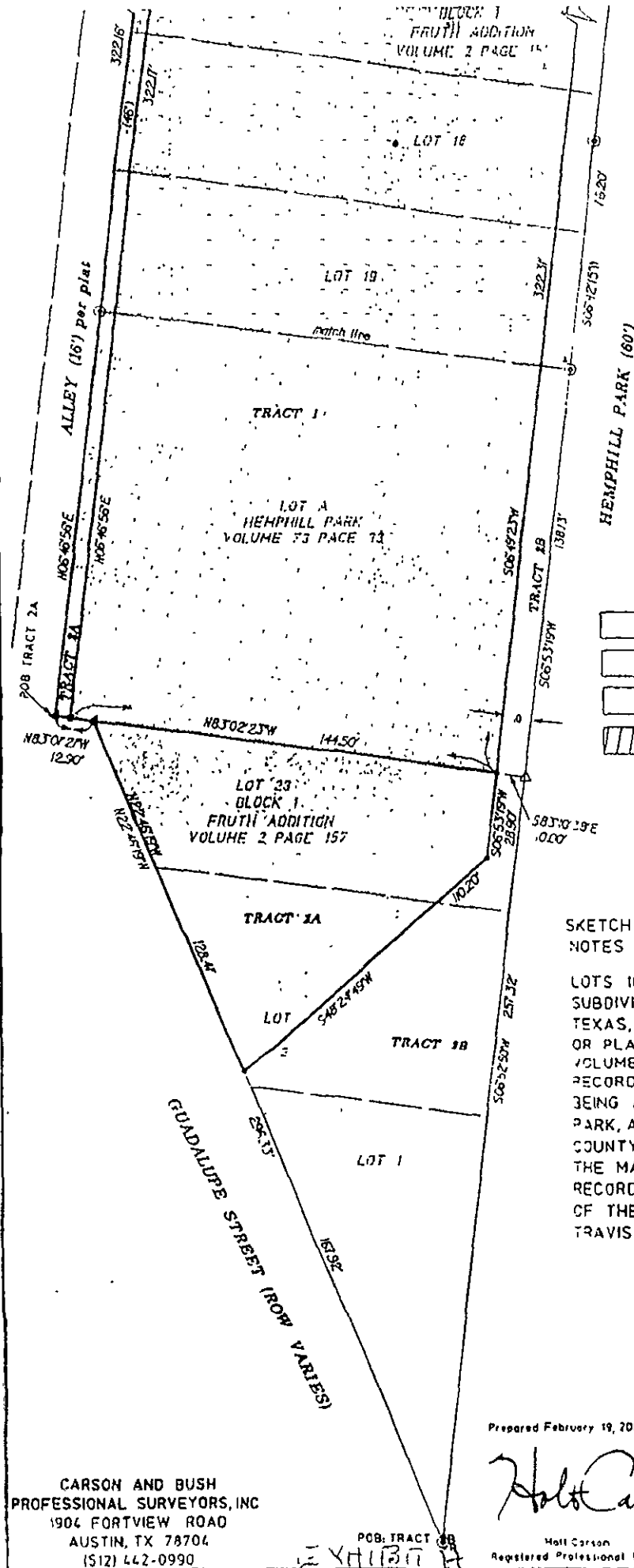


Holt Carson
Registered Professional Land Surveyor No. 5166



638078C

EXHIBIT H



LEGEND
 (R) 1/4" Iron Rod Found
 (P) 1/4" Iron Pipe Found
 (D) 60 D Hall Found
 (PK) PK Hall Found
 (C) Calculated Point
 (Record Bearing and/or Distance)
 POB-Place of Beginning

SCALE 1"=40'

Orientation for this survey is based on a bearing of S06°53'W between points A and B labeled hereon.

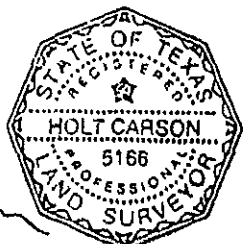
- TRACT 1: 1070 Ac MF6 zoning
- TRACT 1A: 0.794 Ac subject to CSNU zoning
- TRACT 1B: 0.376 Acre balance of site area
- TRACT 2A: 0.5410 sq ft of TRACT 2A which are subject to 40' height restriction

SKETCH TO ACCOMPANY FIELD NOTES FOR SEVERAL TRACTS OUT OF LOTS 16-19, BLOCK 1, FRUTH ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 2 PAGE 157 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF LOT A, HEMPHILL PARK, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 73 PAGE 33 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

CARSON AND BUSH
 PROFESSIONAL SURVEYORS, INC.
 1904 FORTVIEW ROAD
 AUSTIN, TX 78704
 (512) 442-0990

Prepared February 19, 2002

Holt Carson

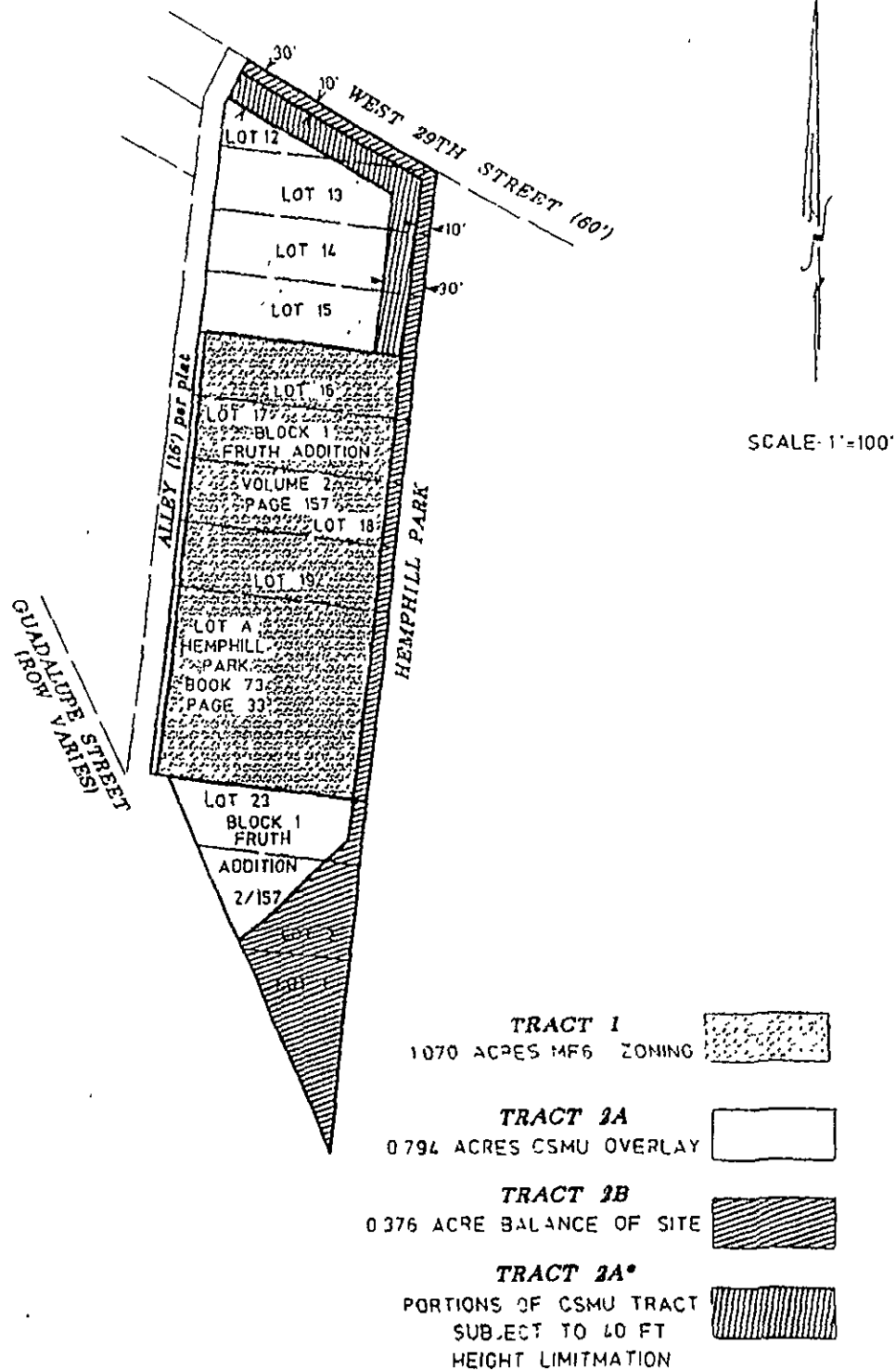


Holt Carson
 Registered Professional Land Surveyor No. 5166

C6380782

KEY MAP TO ACCOMPANY FIELD NOTES TO SEVERAL TRACTS OF LAND
OUT OF THE EAST PORTION OF BLOCK 1, FRUTH ADDITION, A SUBDIVISION
IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF
RECORDED IN VOLUME 2 PAGE 157 OF THE PLAT RECORDS OF TRAVIS
COUNTY, TEXAS

accompanies sketch C638078z



CARSON AND BUSH
PROFESSIONAL SURVEYORS, INC.
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

EXHIBITS G+H

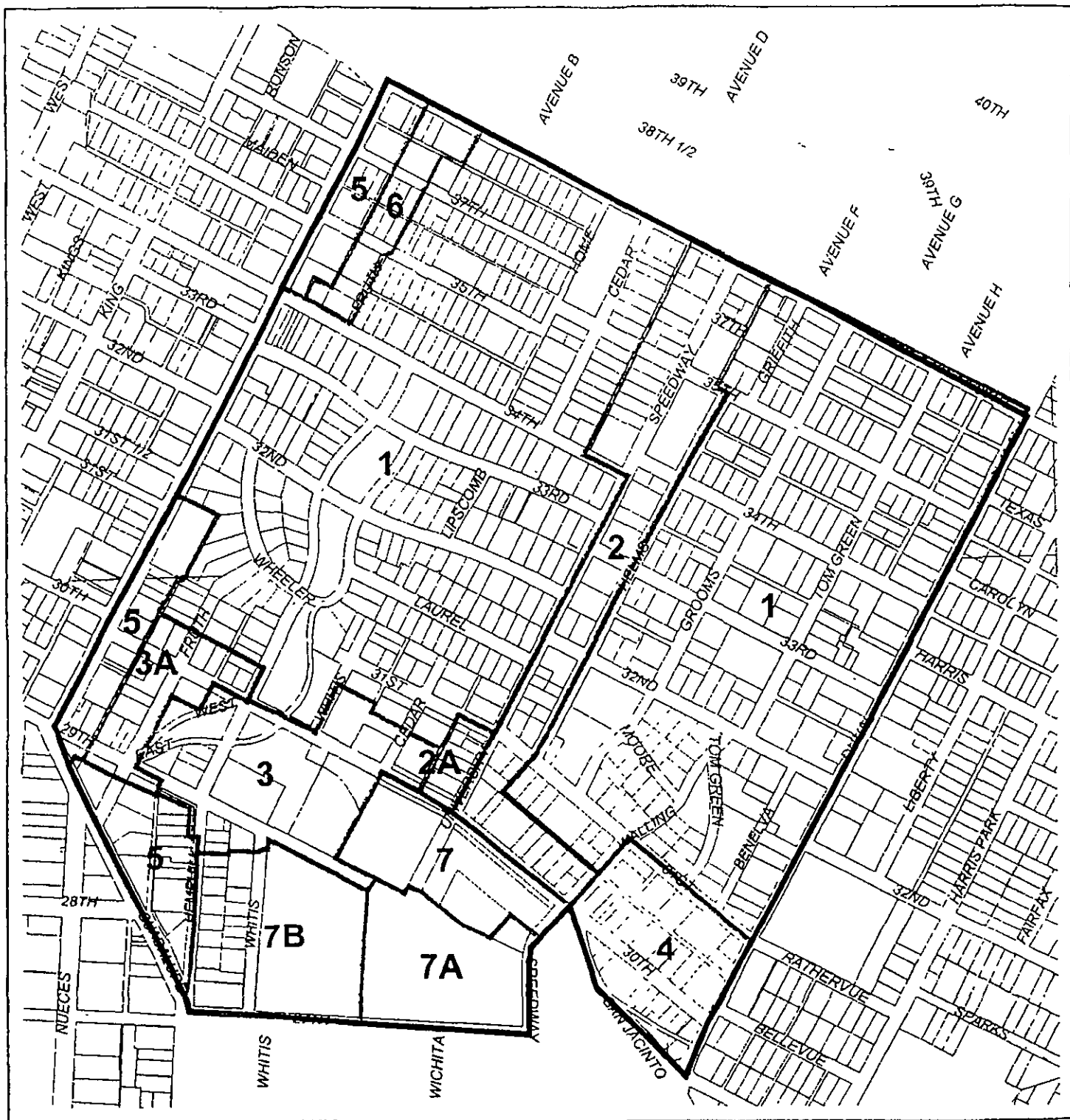


Exhibit C: **North University Neighborhood** **Conservation Combining District**

C14-04-0022 Approved on 3rd Reading 8/26/04



City of Austin
 Neighborhood Planning and Zoning Department



0 250 500 Feet

Key to Districts

- Residential District, East & West (RDE, RDW) 1
- Speedway District (SD) 2-2A
- Adams Park District (APD) 3-3A
- San Jacinto District (SJD) 4
- Guadalupe District (GDN, GDC, GDS) 5
- Transition District (TD) 6
- Waller Creek/Seminary District (WCD) 7-7A-7B

ATTACHMENT C

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RECEIVED

Case Number: C14-06-0186
 Contact: Jorge Rousselin, (512) 974-2975
 Public Hearing:
 October 10, 2006 Planning Commission

SEP 27 2006

Neighborhood Planning & Zoning

☐ I am in favor
☒ Object

RICHARD F. CRAIG

Your Name (please print)

503+501 CAROLYN AVENUE — 78705

Your address(es) affected by this application

Richard F. Craig

Signature

9-26-05

Date

Comments: I am against this proposal because it is not clear what it means to a property owner in the area in practical terms.

The City Council has already imposed sweeping restrictions on what may be done within the central city. I don't see the need for additional regulation. Put the Craig's down as a "no" vote!

If you use this form to comment, it may be returned to.

City of Austin
 Neighborhood Planning and Zoning Department
 Jorge Rousselin
 P O Box 1088
 Austin, TX 78767-8810

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Case Number: C14-06-0186

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

October 10, 2006 Planning Commission

☐ I am in favor
☒ I object

Your Name (please print)

Richard Mauldon

Your address(es) affected by this application

301 W. 35th Ave. Tx 78705

Signature

Date

Richard Mauldon 4/24/06

Comments

RECEIVED

APR 03 2006

Neighborhood Planning & Zoning

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Jorge Rousselin
P. O. Box 1088
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Case Number: C14-06-0186

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

October 10, 2006 Planning Commission

M. H. CROCKETT, JR.

Your Name (please print)

2805 SAN JACINTO BLVD.

Your address(es) affected by this application

M. H. Crockett Jr.

Signature

9/25/06

Date

Comments

RECEIVED

SEP 26 2006

Neighborhood Planning & Zoning

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Neighborhood Planning and Zoning Department
Jorge Rousselin
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-06-0186

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

October 10, 2006 Planning Commission

J A CRITES

Your Name (please print)

Bill W. 35 78705

Your address(es) affected by this application

J A CRITES

Signature

Date

9/27/06

Comments

*APPROX 1000 S. JEFFERSON
APPROX 1000 S. JEFFERSON
APPROX 1000 S. JEFFERSON
APPROX 1000 S. JEFFERSON*

RECEIVED

SEP 28 2006

Neighborhood Planning & Zoning

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City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-06-0186

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

October 10, 2006 Planning Commission

LORRAINE BALL

Your Name *(please print)*

508 W. 33rd ST AUSTIN, TX 78705

Your address(es) affected by this application

Jessie Ball

Signature

Sept. 27, 2006

Date

Comments:

RECEIVED

SEP 28 2006

Neighborhood Planning & Zoning

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City of Austin
Neighborhood Planning and Zoning Department
Jorge Rousselin
P O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-06-0186

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

October 10, 2006 Planning Commission

FOR TUNADO & MARIA CRISTINA ABELLO
Your Name (please print)

3200 DUVV # 210 Austin TX 78705
Your address(es) affected by this application

[Signature] Signature
Date *9-27-06*

☒ I am in favor
☐ I object

Comments

RECEIVED

SEP 28 2006

Neighborhood Planning & Zoning

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City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

October 10, 2006 Planning Commission

William Gammon III / Regan

Your Name (please print)

3125 Hemphill Plc 78705

Your address(es) affected by this application

Regan Gammon

Signature

Date

Comments _____

RECEIVED

SEP 28 2006

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Neighborhood Planning and Zoning Department
Jorge Rousselin
P. O. Box 1088
Austin, TX 78767-8810

☒ I am in favor
☐ I object

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Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

October 10, 2006 Planning Commission

Regan Gammon

Your Name (please print)

3123 Hemphill Plc. 78705

Your address(es) affected by this application

Regan Gammon

Signature

9-26-06

Date

Comments. _____

RECEIVED

SEP 28 2006

Neighborhood Planning & Zoning

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Neighborhood Planning and Zoning Department
Jorge Rousselin
P O. Box 1088
Austin, TX 78767-8810

☒ I am in favor
☐ I object

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Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

October 10, 2006 Planning Commission

Robert T. Hosta

Your Name (please print)

400 E. 30th

Your address(es) affected by this application

Robert T. Hosta

Signature

☒ I am in favor.
☐ I object.

9/28/06

Date

Comments:

RECEIVED

OCT 03 2006

Neighborhood Planning & Zoning

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Neighborhood Planning and Zoning Department
Jorge Rousselin
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-06-0186

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

October 10, 2006 Planning Commission

Catherine Moore
Your Name (please print)

3802 Avenue H

Your address(es) affected by this application

Catherine Moore

Signature

Date

10-2-06

Comments:

This historic neighborhood
needs all the protection it
can get!

☒ I am in favor ☐ I object
--

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City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-06-0186

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

October 10, 2006 Planning Commission

☒ I am in favor.
☐ I object

JOHN R. McDONALD

Your Name (please print)

204 E. 33rd

Your address(es) affected by this application

[Signature]

Signature

10/4/06

Date

Comments:

RECEIVED

OCT 17 2006

Neighborhood Planning & Zoning

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City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P O Box 1088

Austin, TX 78767-8810

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Case Number: C14-06-0186

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

October 10, 2006 Planning Commission

☒ I am in favor
☐ I object

Your Name (please print) Kenneth & JoAnn Diller

212 West 33rd St / 212 1/2 W. 33rd

Your address(es) affected by this application

JoAnn Diller 9/28/06

Signature

Date

Comments

RECEIVED

OCT 17 2006

Neighborhood Planning & Zoning

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Neighborhood Planning and Zoning Department
Jorge Rousselin
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-06-0186

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

October 10, 2006 Planning Commission

☐ I am in favor
☒ object

PHILIP CHU
Your Name (please print)

3200 Duval St #207

Your address(es) affected by this application

Philip Chu
Signature

9/27/2006
Date

Comments:

RECEIVED

Oct 17 2006

Neighborhood Planning & Zoning

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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www.ci.austin.tx.us/development

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Case Number: C14-06-0186

Contact: Jorge Roussein, (512) 974-2975

Public Hearing:

October 10, 2006 Planning Commission

HELEN STANBRIDGE
Your Name (please print)

3404 CEDAR ST

RECEIVED

Your address(es) affected by this application

UUT 17 2006

Helen Stanbridge

Signature

Neighborhood Planning & Zoning

Comments

I think that the
neighbour hood association
rules are out of touch
with the needs and the
design of the 21st century.
We need more diversity
not less.

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Case Number: C14-06-0186

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

October 24, 2006 Planning Commission

William Donnell

Your Name (please print)

3001 Cedar #305

Your address(es) affected by this application

W. Donnell 10-16-06

Signature

Date

Comments

Subject. Just leave it like it was and stop harrasing us with these nebelbus zoning schemes. It is never explained where it can be understood and its time to drop all this expense to the taxpayers. Please do your job.

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Thanks

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OCT 24 2006

Case Number: C14-06-0186

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing: Neighborhood Planning & Zoning

October 24, 2006 Planning Commission

Carol F. Justus

Your Name (please print)

306 W. 35th St.

Your address(es) affected by this application

Carol F. Justus

Signature

Oct. 22, 2006

Date



Comments:

This change affects the
residential character of the
neighborhood in which I live. We
already have begun to be
troubled by multi-level row
houses & late night parties.
This is difficult for citizens who
have normal lives

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Case Number: C14-06-0186

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

October 24, 2006 Planning Commission



William Donovan
Your Name (please print)

303 WEST 37TH STREET
Your address(es) affected by this application

William Donovan
Signature

10-20-06
Date

Comments

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Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

October 24, 2006 Planning Commission

Stephen WHITE

Your Name (please print)

3406 Dural St.

Your address(es) affected by this application

Stephen White

Signature

10/20/06

Date

Comments

I emphatically support the proposed amendment - and especially the goal of maintaining cohesive inner city neighborhoods suitable for family living.

Thank you!

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Case Number: C14-06-0186

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

October 24, 2006 Planning Commission

Robert T. Acosta

Your Name (please print)

400 E. 30th Ave. TX 78705

Your address(es) affected by this application

Robert T. Acosta 10/18/06

Signature

Date

Comments:

Zoning is fine
as is. It is changes
of zoning that create lots
of problems for neighbors.
Please be more careful
with such requests.

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Contact: Jorge Rousseln, (512) 974-2975

Public Hearing:

October 24, 2006 Planning Commission

Richard Mauldin

Your Name (please print)

301 West 35th

Your address(es) affected by this application

Richard Mauldin

Signature

Date

Comments:

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Public Hearing:

October 24, 2006 Planning Commission



Carole LeClair & James Miller
Your Name (please print)

209 W 33rd

Your address(es) affected by this application

Carole LeClair & James Miller

Signature

10/5/06
Date

Comments

We strongly support this change.

The attempt to build Fraternity & Sorority houses in this neighborhood will be fought at every step.

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Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

October 24, 2006 Planning Commission

Kenneth R + JoAnn Diller

Your Name (please print)

212 W. 33rd + 2 1/2 W. 33rd, Austin

Your address(es) affected by this application

JoAnn Diller

Signature

10/24/06

Date

Comments

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Public Hearing:

October 24, 2006 Planning Commission



Margaret Starckewicz
Your Name (please print)

165 W 32

Your address(es) affected by this application

Margaret Starckewicz 10/22/06
Signature Date

Comments

We are in favor of
protecting old buildings
and homes and keeping
areas free from demolitions.
We don't mind add-ons on infill.
We believe rich and poor should
live next to each other, but taxes
run the poor and old away. We've
lived 35 years in the neighborhood

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P. O. Box 1088

Austin, TX 78767-8810



November 22, 2006

City of Austin
Neighborhood Planning and Zoning Department
One Texas Center
505 Barton Springs Road, 5th Floor
Austin, Texas 78767
Attention: Jorge Rousselin

RE: North University Neighborhood Conservation District Combining District
(NCCD)-Neighborhood Plan (NP) -- Notice of Protest Petition, Zoning
Amendment To Downzone Club or Lodge Zoning of Property, Zoning Case No
C14-06-0186

Dear Mr. Rousselin.

We represent The University of Texas Phi Endowment Fund (Phi Endowment), owner of property more particularly described on Exhibit "A" attached hereto and made a part hereof for all purposes (the "Property"), located within the boundaries of the above-referenced North University NCCD-NP established by Ordinance No. 040826-58, effective September 6, 2004.

The referenced zoning case affects the Property owned by Phi Endowment, and Phi Endowment does hereby protest against any change of the Land Development Code which would zone the Property to any classification other than the existing zoning, including such change that would negatively impact the ability for use of the Property as a club or lodge. Phi Endowment purchased the Property in March 23, 2006, with the express purpose and intent in using portions of the Property for club or lodge use, and related purposes.

Thank you for your consideration of this protest petition

Very truly yours,


David Hartman

cc: Mr. Greg Guernsey
Mr. Bill Bednar
Mr. Tommy Harper III
Mr. Charles Tate
Christopher K. Bell, Esq., *Firm*

EXHIBIT A

(Property Description)

Lots 1, 2 and 3, Block "5", RESUBDIVISION OF BLOCK 5 GROOMS ADDITION, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 446, Page 1 of the Deed Records of Travis County, Texas.