

ORDINANCE NO. \_\_\_\_\_

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 800 AND 808 WEST 34<sup>th</sup> STREET IN THE WEST  
3 UNIVERSITY NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-  
4 NEIGHBORHOOD PLAN (LO-NP) COMBINING DISTRICT TO GENERAL  
5 OFFICE-CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-CO-NP)  
6 COMBINING DISTRICT.  
7

8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
9

10 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
11 change the base district from limited office-neighborhood plan (LO-NP) combining district  
12 to general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district  
13 on the property described in Zoning Case No. C14-2012-0131, on file at the Planning and  
14 Development Review Department, as follows:  
15

16 a 1.69 acre tract of land, more or less, being a portion of Outlot 76, Division D, the  
17 tract of land being more particularly described by metes and bounds in Exhibit "A"  
18 incorporated into this ordinance (the "Property"),  
19

20 locally known as 800 and 808 West 34<sup>th</sup> Street in the City of Austin, Travis County, Texas,  
21 and generally identified in the map attached as Exhibit "B".  
22

23 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
24 established by this ordinance is subject to the following condition:  
25

26 The maximum height, as defined by City Code, of a building or structure on the  
27 Property may not exceed 45 feet.  
28

29 Except as specifically restricted under this ordinance, the Property may be developed and  
30 used in accordance with the regulations established for the general office (GO) base district  
31 and other applicable requirements of the City Code.  
32

33 **PART 3.** The Property is subject to Ordinance No. 20040826-57 that established the West  
34 University neighborhood plan combining district.  
35  
36

**PART 4.** This ordinance takes effect on \_\_\_\_\_, 2013.

**PASSED AND APPROVED**

\_\_\_\_\_, 2013

Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
 Karen M. Kennard Jannette S. Goodall  
 City Attorney City Clerk

Karen M. Kennard  
City Attorney

Jannette S. Goodall  
City Clerk

DESCRIPTION

DESCRIBING A 1.69 ACRE TRACT OF LAND, BEING A PORTION OF OUTLOT 76, DIVISION D, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 1.69 ACRE TRACT BEING ALL OF OR A PORTION OF THE FOLLOWING TWO TRACTS OF LAND:

- 1) BEING ALL OF LOT A, WEST 34<sup>TH</sup> STREET NORTH ADDITION, A SUBDIVISION RECORDED IN BOOK 82 PAGE 160, PLAT RECORDS OF SAID COUNTY, SAID LOT A BEING DESCRIBED IN A SPECIAL WARRANTY DEED TO B&G 800-801, LP, EXECUTED ON DECEMBER 28, 2000 AND RECORDED IN DOCUMENT NUMBER 2001002149, OFFICIAL PUBLIC RECORDS OF SAID COUNTY,
- 2) BEING A PORTION OF LOT 14, HILL VIEW ADDITION, A SUBDIVISION RECORDED IN BOOK 3 PAGE 25, PLAT RECORDS OF SAID COUNTY, SAID PORTION OF LOT 14 BEING DESCRIBED IN A GENERAL WARRANTY DEED TO B & G AUSTIN PARTNERSHIP, L.P., EXECUTED ON JANUARY 30, 2002 AND RECORDED IN DOCUMENT NUMBER 2002025030, OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 1.69 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a nail found on top of a rock wall in the south line of said Lot 14, same being in the north right-of-way line of West 34<sup>th</sup> Street, (60' R.O.W.) and in the east right-of-way line of Owen Avenue (R.O.W. varies);

THENCE, through the interior of said Lot 14, same being the east line of said Owen Avenue, N28°04'04"E, 50.25 feet to a calculated point in the north line of said Lot 14, same being the northern most southwest corner of said Lot A;

THENCE, with the west line of said Lot A, same being the east line of said Owen Avenue, the following two courses:

- 1) N27°45'17"E, 150.29 feet to a ½" iron rod found;
- 2) N27°48'12"E, 55.26 feet to an X found in a retaining wall at the northwest corner of said Lot A, same being in the south line of Lot 1, Subdivision of Part of Outlot 76, Div. D, a subdivision recorded in Book 8 Page 155, Plat Records of said County;

THENCE, with the northern most north line of said Lot A, same being the south line of said Subdivision of Part of Outlot 76, Div. D, the following two courses:

- 1) S61°54'37"E, 112.44 feet to a calculated point;
- 2) S61°49'29"E, 47.48 feet to a calculated point at the northern most northeast corner of said Lot A, same being at the northwest corner of a portion of a vacated

UDG #11-642  
FIELD NOTE #1200  
EXHIBIT " " "  
TRACT A ZONING

OUTLOT 76, DIVISION D  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS  
PAGE 1 OF 2

20' alley dedicated by said Hill View Addition;

THENCE, with the northern most east line of said Lot A, same being the west line of said portion of a vacated alley, S27°53'31"W, 52.04 feet to a calculated point at an interior corner of said Lot A, same being the southwest corner of said portion of a vacated alley;

THENCE, with the southern most north line of said Lot A, same being the south line of said portion of a vacated alley and the south line of Lot 15, said Hill View Addition, S63°10'29"E, 164.88 feet to a ½" iron rod found at the southern most northeast corner of said Lot A, same being the southeast corner of said Lot 15 and in the west right-of-way line of West Avenue (60' R.O.W.);

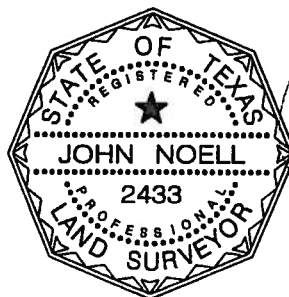
THENCE, with the southern most east line of said Lot A, same being the west line of said West Avenue, S27°41'31"W, 200.00 feet to a calculated point at the southeast corner of said Lot A, same being in the north line of said West 34<sup>th</sup> Street;


THENCE, with the south line of said Lot A, same being the north line of said West 34<sup>th</sup> Street, the following two courses:

- 1) N63°10'29"W, 154.97 feet to a ½" iron rod found;
- 2) N63°05'15"W, 89.25 feet to a ½" iron rod found at the southern most southwest corner of said Lot A, same being the southeast corner of said remaining portion of Lot 14, Hill View Addition;

THENCE, with the south line of said Lot 14, same being the north line of said West 34<sup>th</sup> Street, N63°22'43"W, 81.01 feet to the POINT OF BEGINNING and containing 1.69 acres of land.

Field Notes Prepared by:  
URBAN DESIGN GROUP  
3660 Stoneridge Road, # E101  
Austin, Texas 78746  
(512) 347-0040

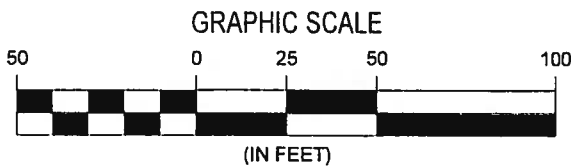


  
John Noell, R.P.L.S. #2433  
Date: 1.14.13

Map attached.

References: TCAD 02 1803 0747 and 02 1803 0719  
Austin Grid: J-25

Bearing Basis: Texas State Plane Coordinate System, NAD 83, Texas Central Zone



# 34TH STREET TRACT A ZONING



SUBDIVISION OF PART OF  
OUTLOT 76, DIV. D  
BOOK 8 PAGE 155  
JULY, 1958

UNITED STATES POSTAL SERVICE  
TRACT 1  
2.167 ACRES (RECORD)  
VOL. 13129 PG. 3024  
FEBRUARY, 1998

LOT 1

LOT 2

LOUIS G. WHITEHEAD  
VOL. 11621 PG. 639  
FEBRUARY, 1992

S 61° 54' 37" E 112.44'

S 61° 49' 29" E  
47.48'

X FOUND

N 27° 48' 12" E  
55.26'

S 27° 53' 31" W  
52.04'

JUDY VEE-ZEE CANTU  
VOL. 3190 PG. 3012  
MAY, 1998  
LOT 15  
HILL VIEW ADDITION  
BOOK 3 PAGE 25  
ZONING- LO - NP

S 63° 10' 29" E 164.88'

OWEN AVENUE  
(R.O.W. VARIES)

N 27° 45' 17" E 150.29'

N 28° 04' 04" E  
50.25'

NAIL FOUND

N 63° 22' 43" W 81.01'

N 63° 05' 15" W 89.25'

1/2" IRON ROD FOUND (TYP.)

N 63° 10' 29" W 154.97'

S 27° 41' 31" W 200.00'

WEST AVENUE  
(60' R.O.W.)

LOT "A"  
WEST 34TH STREET NORTH ADDITION  
BK. 82 PG. 160

B&G 800-801, L P  
DOC. NO. 2001002149

PORTION OF LOT 14, HILL VIEW ADDITION  
BK. 3 PG. 25

B & G AUSTIN  
PARTNERSHIP, L.P.  
DOC. NO. 2002025030

POINT OF  
BEGINNING  
1.69 ACRES

WEST 34th STREET  
(60' R.O.W.)

## BASIS OF BEARINGS

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS  
STATE PLANE COORDINATE SYSTEM, NAD83 (1986  
ADJUSTMENT), TEXAS CENTRAL ZONE (4203). All bearings,  
distance and acreages shown hereon relate to this datum and  
grid coordinate system.

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Urban Design Group

FIELD NOTE # 1200 TO ACCOMPANY THIS SKETCH.

PAGE 1 OF 1

S:\Projects\34th Street - 11-642\CAD\Survey Department Files\Zoning Tract A sketch.dgn

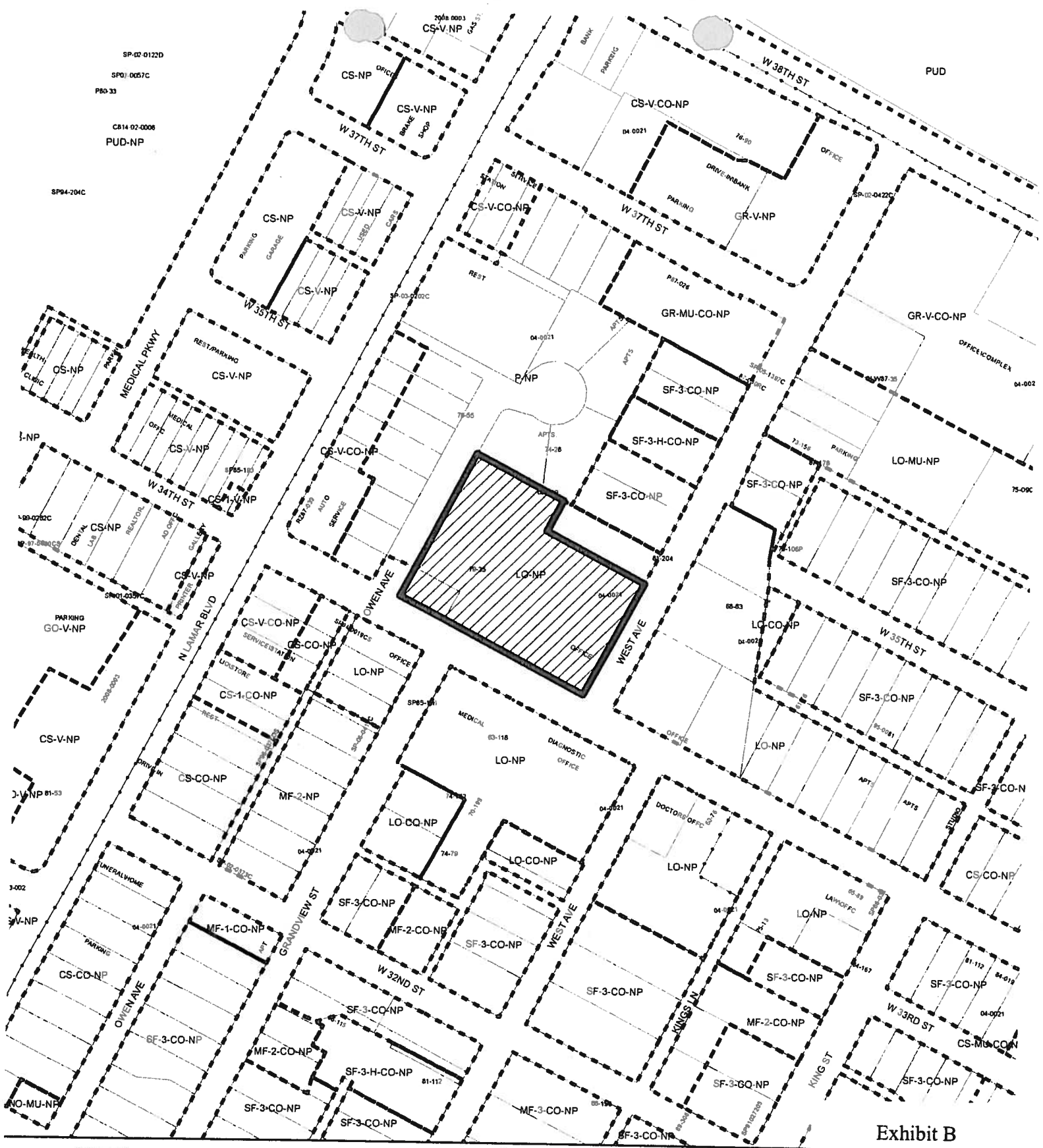






Exhibit B


 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

**ZONING**

**ZONING CASE#: C14-2011-0131**

1"=200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

