

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 3205 AND 3207 GRANDVIEW STREET, 801 WEST  
3 34<sup>TH</sup> STREET AND 3206 WEST AVENUE IN THE WEST UNIVERSITY  
4 NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-NEIGHBORHOOD  
5 PLAN (LO-NP) COMBINING DISTRICT TO GENERAL OFFICE-  
6 CONDITIONAL OVERLAY-NEIGHBORHOOD PLAN (GO-CO-NP)  
7 COMBINING DISTRICT.  
8

9 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:  
10

11 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
12 change the base district from limited office-neighborhood plan (LO-NP) combining district  
13 to general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district  
14 on the property described in Zoning Case No. C14-2012-0133, on file at the Planning and  
15 Development Review Department, as follows:  
16

17 a 2.16 acre tract of land, more or less, being a portion of Outlot 75, Division D, the  
18 tract of land being more particularly described by metes and bounds in Exhibit "A"  
19 incorporated into this ordinance (the "Property"),  
20

21 locally known as 3205 and 3207 Grandview Street; 801 West 34<sup>th</sup> Street and 3206 West  
22 Avenue in the City of Austin, Travis County, Texas, and generally identified in the map  
23 attached as Exhibit "B".  
24

25 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
26 established by this ordinance is subject to the following condition:  
27

28 The maximum height, as defined by City Code, of a building or structure on the  
29 Property may not exceed 45 feet.  
30

31 Except as specifically restricted under this ordinance, the Property may be developed and  
32 used in accordance with the regulations established for the general office (GO) base district  
33 and other applicable requirements of the City Code.  
34

35 **PART 3.** The Property is subject to Ordinance No. 20040826-57 that established the West  
36 University neighborhood plan combining district.  
37

1 **PART 4.** This ordinance takes effect on \_\_\_\_\_, 2013.  
2  
3

4 **PASSED AND APPROVED**  
5

6 §  
7 §  
8 \_\_\_\_\_, 2013 § \_\_\_\_\_  
9

10 Lee Leffingwell  
11 Mayor

12  
13 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
14 Karen M. Kennard Jannette S. Goodall  
15 City Attorney City Clerk  
16

DESCRIPTION

DESCRIBING A 2.16 ACRE TRACT OF LAND, BEING A PORTION OF OUTLOT 75, DIVISION D, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 2.16 ACRE TRACT BEING ALL OF OR A PORTION OF THE FOLLOWING TRACTS OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED TO B&G 800-801, L P, EXECUTED ON DECEMBER 28, 2000 AND RECORDED IN DOCUMENT NUMBER 2001002149, DEED RECORDS OF SAID COUNTY:

- 1) BEING ALL OF WEST 34<sup>TH</sup> STREET ADDITION, A SUBDIVISION RECORDED IN BOOK 53 PAGE 37, PLAT RECORDS OF SAID COUNTY,
- 2) A PORTION OF LOTS 4, 5, 9 AND 10, BLOCK 6, PENN SUBDIVISION OF BLOCKS 5 & 6 OF THE SMYTH SUBDIVISION OF OUTLOT 75 DIVISION D, A SUBDIVISION RECORDED IN BOOK 3 PAGE 18, PLAT RECORDS OF SAID COUNTY,

SAID 2.16 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ¾" iron rod found at the northwest corner of said West 34<sup>th</sup> Street Addition, same being in the south right-of-way line of West 34<sup>th</sup> Street (60' R.O.W.) and in the east right-of-way line of Grandview Street (50' R.O.W. at this point);

THENCE, with the north line of said West 34<sup>th</sup> Street Addition, same being the south line of said West 34<sup>th</sup> Street, S63°11'26"E, 332.20 feet to a ½" iron rod found at the northeast corner of said West 34<sup>th</sup> Street Addition, same being the west right-of-way line of West Avenue (55' R.O.W. at this point);

THENCE, with the east line of said West 34<sup>th</sup> Street Addition, same being the west line of said West Street and through the interior of said Lot 4 and 5, S26°58'28"W, 241.14 feet to a ½" iron rod found in the south line of the north 16' Lot 4, said Penn Subdivision;

THENCE, with the south line of said north 16' Lot 4, same being the north line of a 15' alley, N63°12'30"W, 144.58 feet to a ½" iron rod found in the western most east line of said West 34<sup>th</sup> Street Addition, same being the west line of an alley as located on the ground;

THENCE, with the western most east line of said West 34<sup>th</sup> Street Addition, same being the west line of said alley, S26°51'30"W, 73.80 feet to a calculated point at the southern most southeast corner of said West 34<sup>th</sup> Street Addition;

THENCE, with the south line of said West 34<sup>th</sup> Street Addition, same being the north line of said alley, N63°14'45"W, 72.06 feet to a 3/8" iron pipe found at the southern most

UDG #11-642  
FIELD NOTE #1202  
EXHIBIT " " "  
TRACT C ZONING

OUTLOT 75, DIVISION D  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS  
PAGE 1 OF 2

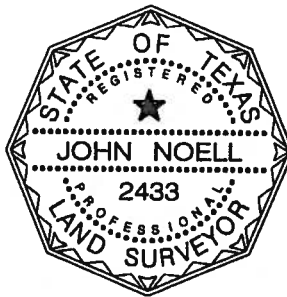
southwest corner of said West 34<sup>th</sup> Street Addition, same being the southeast corner of said Lot 9;

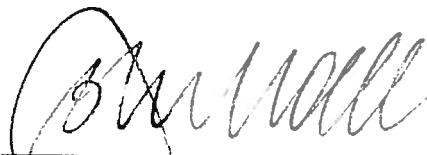
THENCE, with the south line of said Lot 9, same being the north line of said alley, N63°14'45"W, 115.51 feet to a ½" iron rod found in the east line of said Grandview Street;

THENCE, through the interior of said Lot 9, same being with the east line of said Grandview Street, N27°05'31"E, 66.73 feet to a 1" iron rod found in the interior of said Lot 9;

THENCE, through the interior of said Lots 9 and 10 and with the west line of said West 34<sup>th</sup> Street Addition, same being with the east line of said Grandview Street, N26°53'50"E, 248.44 feet to the POINT OF BEGINNING and containing 2.16 acres of land.

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

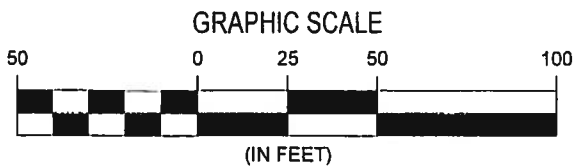


  
John Noell, R.P.L.S. #2433  
Date: 1.14.13

Map attached.

References: TCAD 02 1803 1418, 02 1803 1416, 02 1803 1415 and 02 1803 1408  
Austin Grid: J-25

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



# 34TH STREET TRACT C ZONING

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

3/4" IRON ROD FOUND

S 63° 11' 26" E 332.20'

1/2" IRON ROD FOUND

POINT OF  
BEGINNING  
2.16 ACRES

WEST 34TH STREET  
ADDITION  
BK. 53 PG. 37

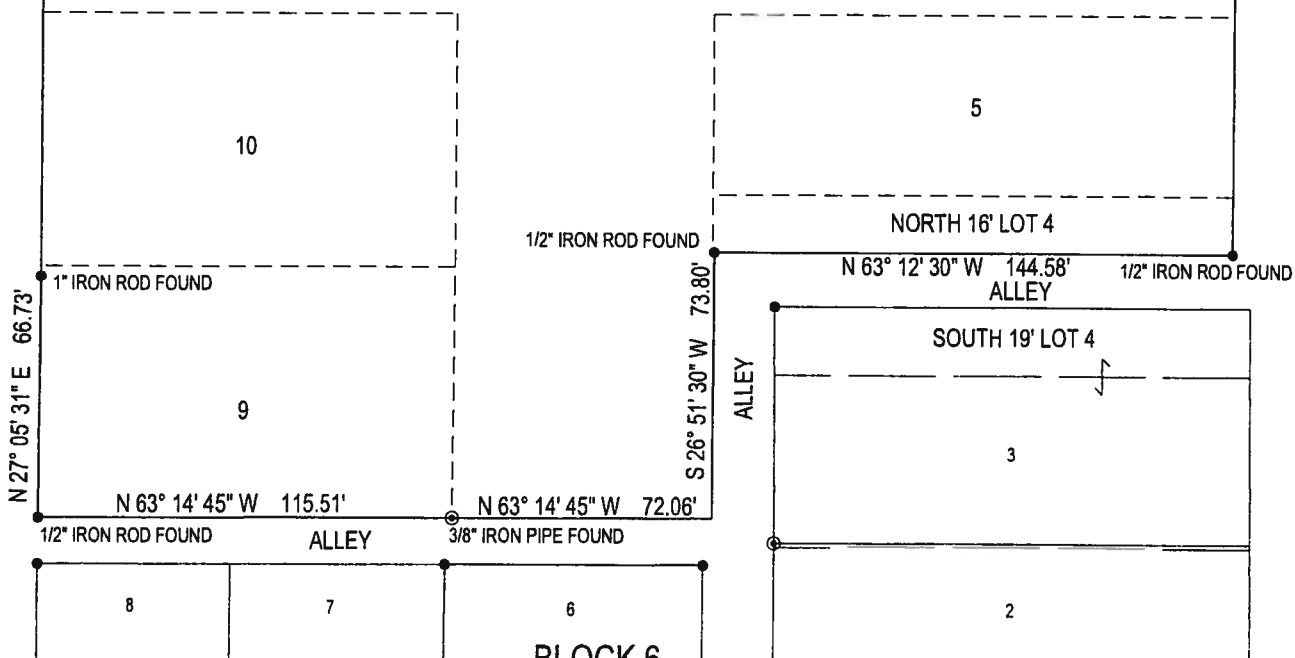
B&G 800-801, L P  
DOC. NO. 2001002149

GRANDVIEW STREET

N 26° 53' 50" E 248.44'

S 26° 58' 28" W 241.14'

WEST AVENUE



BLOCK 6  
THE PENN SUBDIVISION  
BK. 3 PG. 18

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 # 1202 TO ACCOMPANY THIS SKETCH.

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

