

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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 715 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. C14-2012-0134, on file at the Planning and  
14 Development Review Department, as follows:  
15

16 A 0.83 acre tract of land, more or less, being a portion of Outlot 75, Division D,  
17 the tract of land being more particularly described by metes and bounds in Exhibit  
18 "A" incorporated into this ordinance (the "Property"),  
19

20 locally known as 715 West 34<sup>th</sup> Street in the City of Austin, Travis County, Texas, and  
21 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**

www

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

Lee Leffingwell  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Karen M. Kennard  
City Attorney

**ATTEST:**

Jannette S. Goodall  
City Clerk

DESCRIPTION

DESCRIBING A 0.83 OF AN ACRE (36031 SQUARE FEET) TRACT OF LAND, BEING A PORTION OF OUTLOT 75, DIVISION D, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 0.83 OF AN ACRE (36031 SQUARE FEET) TRACT BEING ALL OF THE FOLLOWING TRACTS OF LAND:

- 1) BEING ALL OF LOT 1, THE TYLER SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 86 PAGE 86B, PLAT RECORDS OF SAID COUNTY, SAID LOT 1 BEING DESCRIBED IN A SPECIAL WARRANTY DEED TO B&G AUSTIN PARTNERS, L P EXECUTED ON DECEMBER 28, 2000 AND RECORDED IN DOCUMENT NUMBER 2001002155, OFFICIAL PUBLIC RECORDS OF SAID COUNTY,
  - 2) ALL OF LOT 3, MARY ALICE COMESKEY SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 15 PAGE 5, PLAT RECORDS OF SAID COUNTY, SAID LOT 3 BEING DESCRIBED IN A SPECIAL WARRANTY DEED TO B&G AUSTIN PARTNERS, L P EXECUTED ON DECEMBER 28, 2000 AND RECORDED IN DOCUMENT NUMBER 2001002156, OFFICIAL PUBLIC RECORDS OF SAID COUNTY,
- SAID 0.83 OF AN ACRE (36031 SQUARE FEET) OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½" iron rod found at the northwest corner of said Lot 3, 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 West Avenue (50' R.O.W. at this point);

THENCE, with the north line of said Lot 3, same being the south line of said West 34<sup>th</sup> Street, S63°01'29"E, 66.71 feet to a ½" iron rod found at the northeast corner of said Lot 3, same being the northern most northwest corner of said Tyler Subdivision;

THENCE, with the northern most north line of said Tyler Subdivision, same being the south line of said West 34<sup>th</sup> Street, S63°06'39"E, 60.00 feet to a ½" iron rod found at the northern most northeast corner of said Tyler Subdivision, same being the northwest corner of Lot 1 of said Mary Alice Comeskey Subdivision;

THENCE, with the northern most east line of said Tyler Subdivision, same being the west line of said Lot 1, Mary Alice Comeskey Subdivision, S26°55'41"W, 112.63 feet to a ½" iron rod found at an interior corner of said Tyler Subdivision, same being the southwest corner of said Lot 1, Mary Alice Comeskey Subdivision;

UDG #11-642  
FIELD NOTE #1203  
EXHIBIT " "  
TRACT D ZONING

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

THENCE, with a north line of said Tyler Subdivision, same being the south line of said Lot 1, Mary Alice Comeskey Subdivision, S62°56'18"E, 65.74 feet to a ½" iron rod found at the southern most northeast corner of said Tyler Subdivision, same being the southeast corner of said Lot 1, Mary Alice Comeskey Subdivision and in the west right-of-way line Kings Lane (32' R.O.W. at this point);

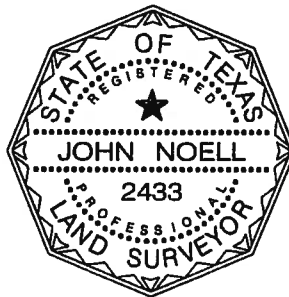
THENCE, with the southern most east line of said Tyler Subdivision, same being the west line of said Kings Lane, S27°06'27"W, 112.60 feet to a calculated point at the southeast corner of said Tyler Subdivision, same being the northeast corner of that certain tract of land described in a deed to Robert W. Harrell as recorded in Document Number 2004038547, Official Public Records of said County;

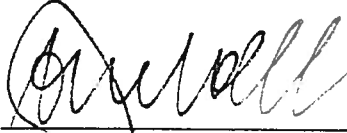
THENCE, with the south line of said Tyler Subdivision, same being the north line of said Harrell property, N63°08'23"W, 192.20 feet to a ½" iron rod found at the southwest corner of said Tyler Subdivision, same being the northwest corner of said Harrell property and in the east line of said West Avenue;

THENCE, with the southern most west line of said Tyler Subdivision, same being the east line of said West Avenue, N26°42'39"E, 113.18 feet to a calculated point at the southern most northwest corner of said Tyler Subdivision, same being southwest corner of said Lot 3;

THENCE, with the west line of said Lot 3, same being the east line of said West Avenue, N27°11'57"E, 112.45 feet to the POINT OF BEGINNING and containing 0.83 of an acre (36031 square feet) of land.

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

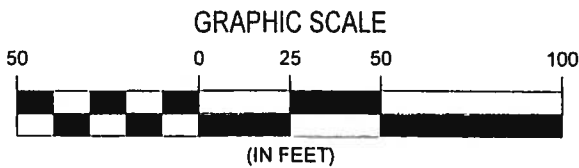


  
John Noell, R.P.L.S. #2433  
Date: 1.14.13

Map attached.

References: TCAD 02 1803 1516 and 02 1803 1518  
Austin Grid: J-25

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



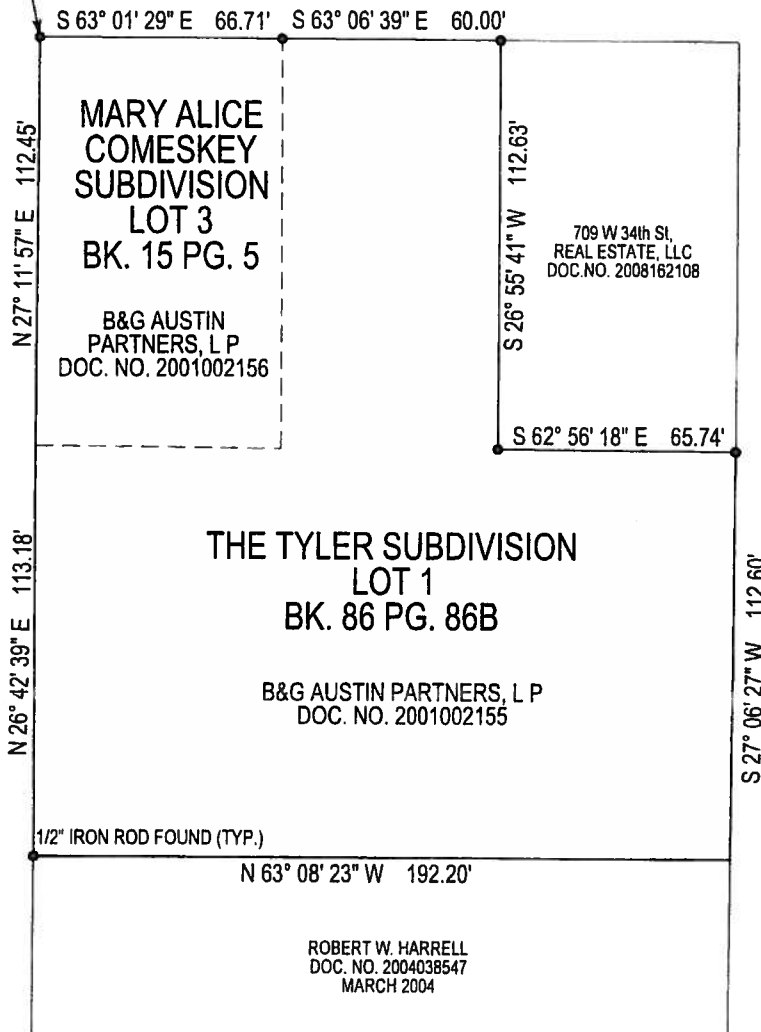
# 34TH STREET TRACT D ZONING

POINT OF  
BEGINNING  
0.83 ACRES

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

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

KINGS LANE  
(32' 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 # 1203 TO ACCOMPANY THIS SKETCH.

PAGE 1 OF 1

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

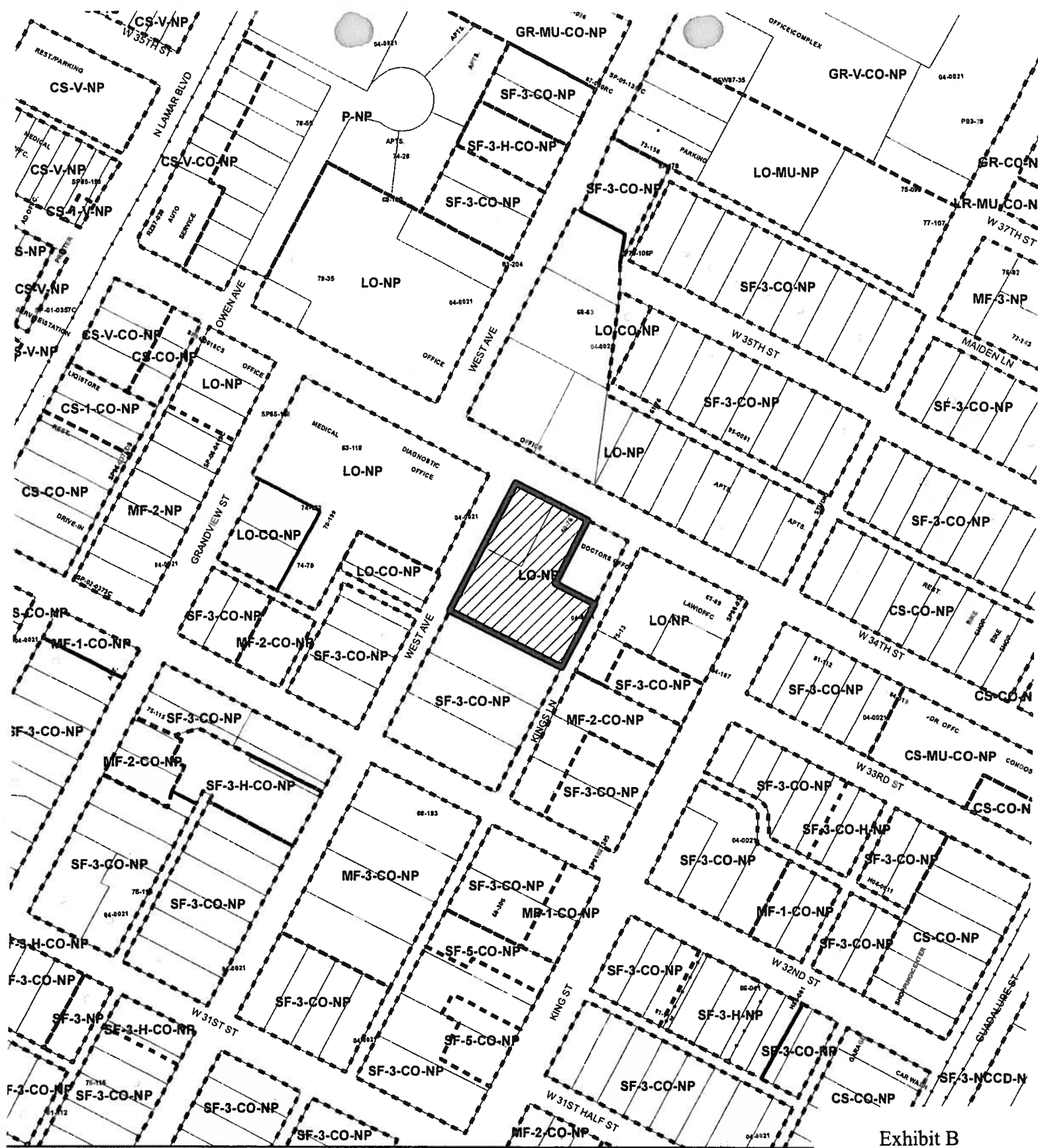






Exhibit B


  
 SUBJECT TRACT
   
 PENDING CASE
   
 ZONING BOUNDARY

1" = 200'

**ZONING**

**ZONING CASE#: C14-2011-0134**

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.

