

ORDINANCE NO. 20260827-098

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3701 AND 3703 SPEEDWAY AND 104 EAST 37TH STREET IN THE CENTRAL AUSTIN COMBINED NEIGHBORHOOD PLAN AREA FROM LIMITED OFFICE-NEIGHBORHOOD CONSERVATION-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD-NEIGHBORHOOD PLAN (LO-NCCD-ETOD-DBETOD-NP) COMBINING DISTRICT TO NEIGHBORHOOD COMMERCIAL-NEIGHBORHOOD CONSERVATION-EQUITABLE TRANSIT-ORIENTED DEVELOPMENT-DENSITY BONUS ETOD-NEIGHBORHOOD PLAN (LR-NCCD-ETOD-DBETOD-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 limited office-neighborhood conservation-equitable transit-oriented development-density bonus ETOD-neighborhood plan (LO-NCCD-ETOD-DBETOD-NP) combining district to neighborhood commercial-neighborhood conservation-equitable transit-oriented development-density bonus ETOD-neighborhood plan (LR-NCCD-ETOD-DBETOD-NP) combining district on the property described in Zoning Case No. C14-2026-0020, on file at the Planning Department, as follows:

A 0.081 acre tract of land out of the Thomas Jefferson Chambers Survey, Abstract No. 7, in the City of Austin, Travis County, Texas, being the northwest 75 feet by 47 feet of LOT 2, BLOCK 11, WARD ADDITION, a subdivision in the City of Austin, Travis County, Texas according to the map or plat of record in Volume 2, Page 182, of the Plat Records of Travis County, Texas, said 0.081 acre tract of land tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

A 0.192 acre tract of land out of the Thomas Jefferson Chambers Survey, Abstract No. 7, in the City of Austin, Travis County, Texas, being LOT 2, BLOCK 11, WARD ADDITION, a subdivision in the City of Austin, Travis County, Texas according to the map or plat of record in Volume 2, Page 182, of the Plat Records of Travis County, Texas, less the northwest 75 feet by 47 feet of LOT 2, BLOCK 11, WARD ADDITION, a subdivision in Travis County, Texas according to the map or plat thereof, recorded in Volume 2, Page 182 of the Plat Records Of Travis County, Texas, said 0.192 acre tract of land tract of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance, (the "Property"),

locally known as 3701 and 3703 Speedway and 104 East 37th Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

PART 2. The Property may be developed in compliance and used in accordance with the regulations established for density bonus ETOD (DBETOD) combining district and other applicable requirements of the City Code.

PART 3. Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 040826-58 that established zoning for the North University neighborhood conservation-neighborhood plan combining district.

PART 4. This ordinance takes effect on September 7, 2026.

PASSED AND APPROVED

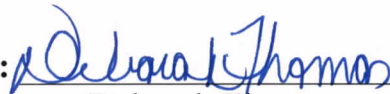
August 27, 2026

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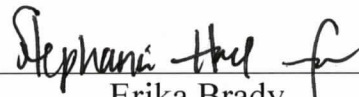
Kirk Watson
Mayor

APPROVED:



Deborah Thomas
City Attorney

ATTEST:



Erika Brady
City Clerk

EXHIBIT "A"



816 Camaron St., Suite 110
San Antonio, TX 78212

1

0.081 Acre Tract

Metes and Bounds Description

Being a 0.081 acre tract of land out of the Thomas Jefferson Chambers Survey, Abstract No. 7, Travis County, Texas: same being the northwest 75 ft x 47 ft of Lot 2, Block 11, WARD ADDITION, a subdivision in Travis County, Texas according to the map or plat thereof, recorded in Volume 2, Page 182 of the Plat Records Of Travis County, Texas, and also described in Document No. 2000000851 and being more particularly described by metes and bounds as follows:

Beginning at a set ½ inch iron rod with "LIQUE" plastic cap on the southeast right-of-way of Speedway Avenue for the northwest corner of this herein described tract of land from whence a set ½ inch iron rod with "LIQUE" plastic cap at the southwest corner of the North 90.22 feet of Lot 1 Block 11, WARD ADDITION, bears N 27°15'22" E 3.53 feet;

Thence, departing the southeast right-of-way of Speedway Avenue running along the northeast boundary of Lot 2 Block 11 S 62°44'38" E 75.00 feet to a point at the northeastern corner point of this herein described tract of land;

Thence, departing the northeast boundary of this herein described tract of land S 27°15'22" W 47.00 feet to a set ½ inch iron rod with "LIQUE" plastic cap for the southeastern corner of this herein described tract of land;

Thence, N 62°44'38" W 75.00 feet to a set ½ inch iron rod with "LIQUE" plastic cap on the southeastern right-of-way of Speedway Avenue being the southwest corner of this herein described tract of land;

Thence, along the southeastern right-of-way of Speedway Avenue N 27°15'22" E 47.00 feet to the **Point of Beginning** and containing 0.081 acres of land more or less.

Basis of bearing is Grid North for the Texas Plane Coordinate System – Texas Central – Zone 4203 North American Datum 1983 (NAD83). All distances are ground.
Combined Scale Factor is 1.000100

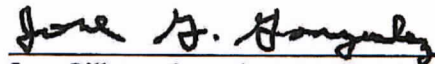
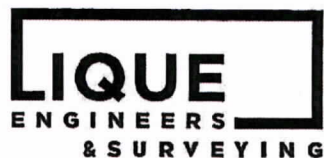

Jose Gilberto Gonzalez RPLS 4682
March 19, 2026
Job No. 160-01-09



EXHIBIT "B"



816 Camaron St., Suite 110
San Antonio, TX 78212

1

0.192 Acre Tract

Metes and Bounds Description

Being a 0.192 acre tract of land out of the Thomas Jefferson Chambers Survey, Abstract No. 7, Travis County, Texas: same being the remainder (less the NW 75 feet x 47 feet of Lot 2 described in Document No. 2000000851) of Lot 2, Block 11, WARD ADDITION, a subdivision in Travis County, Texas according to the map or plat thereof, recorded in Volume 2, Page 182 of the Plat Records Of Travis County, Texas, and also described in Document No. 2000000852 and being more particularly described by metes and bounds as follows:

Beginning at a set ½ inch iron rod with "LIQUE" plastic cap from whence a set ½ inch iron rod with "LIQUE" plastic cap at the southeast corner of the North 90.22 feet of Lot 1 Block 11, WARD ADDITION bears N 27°15'22" E 3.53 feet;

Thence, S 27°15'22" W 93.75 feet along the northwest right-of-way of a 15 feet alley to a set ½ inch iron rod with "LIQUE" plastic cap for the southeast corner of this herein described tract of land;

Thence, N 62°44'38" W 127.00 feet to a set ½ inch iron rod with "LIQUE" plastic cap on the southeastern right-of-way of Speedway Avenue for the southwest corner of this herein described tract of land;

Thence, N 27°15'22" E 46.75 feet along the southeastern right-of-way of Speedway Avenue to a set ½ inch iron rod with "LIQUE" plastic cap for a northwestern corner of this herein described tract of land;

Thence, S 62°44'38" E 75.00 feet to a set ½ inch iron rod with "LIQUE" plastic cap set for an interior point of this herein described tract of land;

Thence, N 27°15'22" E 47 feet to a point on the northern boundary of Lot 2 Block 11 for a northwest corner of this herein described tract of land;

Thence, S 62°44'38" E 52 feet along the northern boundary of Lot 2 Block 11 to the **Point of Beginning** and containing 0.192 acres of land more or less.

Basis of bearing is Grid North for the Texas Plane Coordinate System – Texas Central – Zone 4203 North American Datum 1983 (NAD83). All distances are ground.
Combined Scale Factor is 1.000100

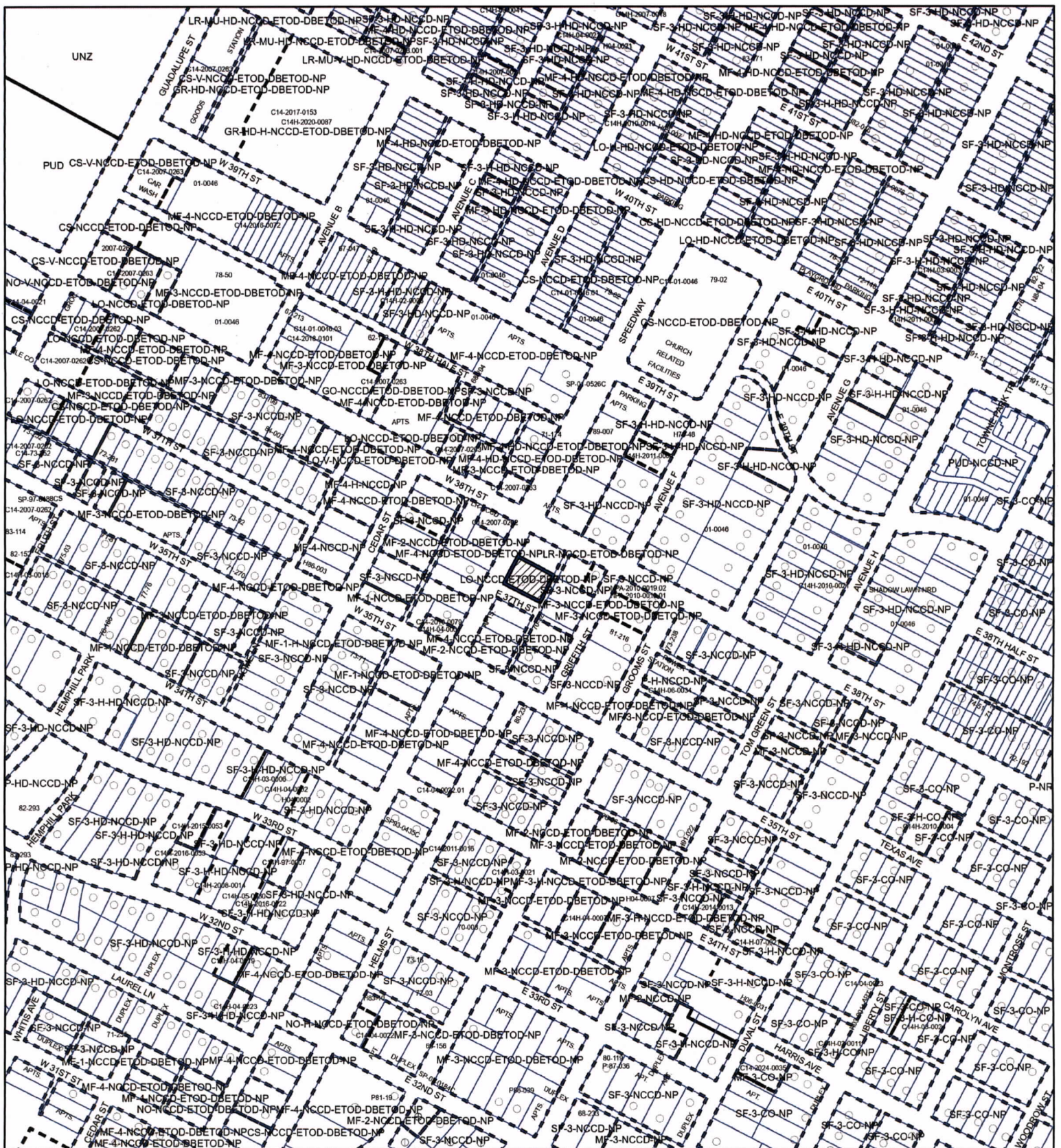
A handwritten signature in cursive script, reading "Jose G. Gonzalez".

Jose Gilberto Gonzalez RPLS 4682

March 19, 2026

Job No. 160-01-09





ZONING

ZONING CASE#: C14-2026-0020

EXHIBIT "C"

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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 Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/27/2026

1" = 400'