

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 201, 205, AND 217 RED RIVER STREET AND 603 EAST 3RD STREET FROM CENTRAL BUSINESS DISTRICT-HISTORIC LANDMARK (CBD-H) COMBINING DISTRICT TO CENTRAL BUSINESS (CBD) DISTRICT ON TRACT 1, FROM CENTRAL BUSINESS (CBD) DISTRICT TO CENTRAL BUSINESS (CBD) DISTRICT ON TRACT 2 AND TRACT 3 TO CHANGE CONDITIONS OF ZONING, AND FROM CENTRAL BUSINESS (CBD) DISTRICT TO CENTRAL BUSINESS DISTRICT-HISTORIC LANDMARK (CBD-H) COMBINING DISTRICT ON TRACT 4.

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 central business district-historic landmark (CBD-H) combining district to central business (CBD) district on Tract 1, from central business (CBD) district to central business (CBD) district on Tract 2 and Tract 3 to change conditions of zoning, and from central business (CBD) district to central business district-historic landmark (CBD-H) combining district on Tract 4, each tract as described in Zoning Case No. C14H-2025-0066, on file at the Planning Department, as follows:

Tract 1

LOTS 7 AND 8, BLOCK 13, ORIGINAL CITY OF AUSTIN, in Travis County, Texas, according to the map or plat of record at the General Land Office of the State of Texas, as more particularly described in deed recorded in Volume 11081, Page 887, of the Real Property Records of Travis County, Texas;

Tract 2

5,520 square feet of land in the City of Austin, Travis County, Texas, being all of a 20 foot alley vacated by the City of Austin and recorded in Document No. 2003233921 of the Official Public Records of Travis County, Texas;

Tract 3

A portion of LOTS 1 and 2, BLOCK 13, ORIGINAL CITY OF AUSTIN, in Travis County, Texas, according to the map or plat of record at the General Land Office of the State of Texas, being the same property conveyed by deed recorded in Volume 12144, Page 2179, of the Real Property Records of Travis County, Texas, SAVE AND EXCEPT that portion of LOTS 1 and 2 more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

Tract 4

A 0.0670 acre tract of land located in The T.J. Chambers Survey, Abstract No. 7, in the City of Austin, Travis County, Texas, being a portion of LOTS 1 AND 2, BLOCK 13, ORIGINAL CITY OF AUSTIN, according to the map or plat of record at the General Land Office of the State of Texas, said 0.0670 acre tract of land being more particularly described by metes and bounds in **Exhibit “A”**,

(Tracts 1, 2, 3, and 4, collectively, the “Property”),

locally known as 201, 205, and 217 Red River Street and 603 East 3rd Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “B”**.

PART 2. This ordinance takes effect on _____, 2025.

PASSED AND APPROVED

_____, 2025 §
 §
 §

Kirk Watson
Mayor

APPROVED: _____ **ATTEST:** _____
Deborah Thomas Erika Brady
City Attorney City Clerk



0.0670 Ac.
T.J. Chambers Survey, Abstract No. 7
City of Austin, Travis County, Texas

Project No. 1025095504
FN 51468
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PARCEL DESCRIPTION

DESCRIPTION OF A 0.0670 ACRE (2,917 SQ. FT.) PARCEL OF LAND LOCATED IN THE T.J. CHAMBERS SURVEY, ABSTRACT NO. 7, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 1 & 2, BLOCK 13, OF THE ORIGINAL CITY OF AUSTIN, WHOSE MAP IS ON FILE IN THE GENERAL LAND OFFICE OF THE STATE OF TEXAS, AS DESCRIBED IN A QUITCLAIM DEED RECORDED IN VOLUME 12144, PAGE 2179, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.TX.); SAID 0.0670 ACRE (2,917 SQ. FT.) PARCEL, AS SHOWN ON A PLAT PREPARED BY SAM, LLC, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a chiseld "X" in concrete found for the southwest corner of said portion of Lots 1 & 2, Block 13, being a point on the southeast right-of-way line of Red River Street, a 80 foot width right-of-way (R.O.W.);

THENCE, North 16°33'52" East, along the northwest line of said portion of Lots 1 & 2, Block 13, same being the southeast R.O.W. line of said Red River Street, a distance of **65.00 feet**, to a calculated point and the **POINT OF BEGINNING** and west corner of the parcel described herein;

THENCE, North 16°33'52" East, continuing along the northwest line of said portion of Lots 1 & 2, Block 13, same being the southeast R.O.W. line of said Red River Street, a distance of **41.00 feet**, to a calculated point and the north corner of the parcel described herein, from which a 1/2-inch iron rod with red cap, same being a corner of said bears North 16°33'52" East, a distance of 170.78 feet;

THENCE, departing southeast R.O.W. line of said Red River Street, over and across said Lots 1 & 2, Block 13, the following three (3) courses and distances:

- 1) **South 73°30'47" East**, a distance of **90.90 feet** to a calculated point and the east corner of the parcel described herein, from which a 1/2-inch iron rod with illegible plastic cap found, same being an interior corner of portion of Lots 1 & 2, Block 13, bears North 81°03'07" East, a distance of 52.16 feet;
- 2) **South 60°31'49" West**, a distance of **57.12 feet** to a calculated point, for the south corner of the parcel described herein;

INTENTIONALLY LEFT BLANK



0.0670 Ac.
T.J. Chambers Survey, Abstract No. 7
City of Austin, Travis County, Texas

Project No. 1025095504
FN 51468
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- 3) **North 73°26'40" West**, a distance of **51.24 feet** to the **POINT OF BEGINNING**, and **containing 0.0670 acre (2,917 sq. ft.)** of land.

Bearing Basis:

All bearings shown are based on NAD83/2011 Texas Coordinate System, Central Zone (4203). All distances shown are grid. Project units are in U.S. Survey Feet.

THE STATE OF TEXAS §
 § KNOW ALL MEN BY THESE PRESENTS:
COUNTY OF TRAVIS §

That I, Mark A. Mercado, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief and that the property described herein was determined by a survey made on the ground under my direction and supervision.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, on the date shown below.

SURVEYING AND MAPPING, LLC
4801 Southwest Pkwy
Building Two, Suite 100
Austin, Texas 78735
TX. Firm No. 10064300

Mark A. Mercado 6/6/2025

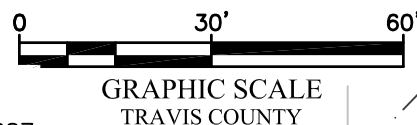
Mark A. Mercado Date
Registered Professional Land Surveyor
No. 6350 – State of Texas



LEGEND

- CHISELED "X" ON CONCRETE
- CALCULATED POINT
- IRON ROD FOUND (AS NOTED)
- BOUNDARY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- REFERENCE TIE LINE
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- P.O.R. POINT OF REFERENCE
- () RECORD INFORMATION
- O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS
- R.P.R.T.C.TX. REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

EAST 3rd STREET
(80' R.O.W.)



O.P.R.T.C.TX. OFFICIAL PUBLIC RECORDS
TRAVIS COUNTY, TEXAS

R.P.R.T.C.TX. REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

LOTS 7 & 8
CITY OF AUSTIN
VOL. 11081, PG. 887
R.P.R.T.C.TX.

20' WIDE ALLEY
(ALLEY VACATION DOC. NO.
2003233921 O.P.R.T.C.TX.)

P.O.R.

RED RIVER STREET
(80' R.O.W.)

CALLLED 8,856 SQ. FT.
PORTION OF LOTS 1 & 2
CITY OF AUSTIN
VOL. 12144, PG. 2179
R.P.R.T.C.TX.

P.O.B.

N16°33'52"E 170.78'

N16°33'52"E 41.00'

N16°33'52"E 65.00'

P.O.C.

[A]

S73°30'47"E 90.90'

0.0670 AC.
(2,917 SQ. FT.)

N73°26'40"W 51.24'

0.3935 ACRE
PROPOSED
TRAIL EASEMENT

STORMWATER EASEMENT
DOC. NO. 2009153828
O.P.R.T.C.TX.

N81°03'07"E
52.16'
0.3935 ACRE
PROPOSED
TRAIL EASEMENT

S60°31'49"W 57.12'



NOTES:

1. THIS PARCEL EXHIBIT AND THE ATTACHED DESCRIPTION WERE PREPARED FOR THE PURPOSE OF CREATING A PARCEL FOR REZONING PURPOSES AND MUST NOT BE USED AS A BOUNDARY SURVEY.
2. ALL BEARINGS SHOWN ARE BASED ON THE TEXAS COORDINATE SYSTEM NAD 83/2011/NAVD88, CENTRAL ZONE (4203). ALL DISTANCES SHOWN AS GRID, GEOID 18.
3. THIS WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT. THERE MAY BE EASEMENTS OR OTHER MATTERS, RECORDED OR UNRECORDED, THAT ARE NOT SHOWN.
4. THIS PLAT IS ACCOMPANIED BY A EASEMENT DESCRIPTION OF EVEN DATE.

Mark A. Mercado

6/6/2025

MARK A. MERCADO
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NUMBER 6350

DATE

JOB NUMBER: 1025095504

DATE: JUNE 5, 2025

SCALE: 1"=30'

SURVEYOR: M. MERCADO

TECHNICIAN: C. CAIN

DRAWING: Waller Pavilion ESMT

TRACT ID: --

PARTYCHIEF: C. HERNANDEZ

FIELDBOOKS: 44797



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Building Two, Suite 100
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Fax: 512.326.3029
Email: info@sam.biz

Texas Firm Registration No. 10064300

PROJECT: TRASK-CASTLEMAN
WALLER PAVILION

SHEET 3
OF 3

EXHIBIT "B"

LOCATION MAP



1" = 100'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

HISTORIC ZONING

ZONING CASE#: C14H-2025-0066

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

