

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 200 NORTH INTERSTATE HIGHWAY 35 SOUTHBOUND SERVICE ROAD FROM PUBLIC (P) DISTRICT TO PUBLIC-HISTORIC LANDMARK (P-H) 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 public (P) base district to public-historic landmark (P-H) combining district on the property described in Zoning Case No. C14H-2025-0077, on file at the Planning Department, as follows:

0.0150 acre of land out of BLOCK 12, in the City of Austin, being a portion of East 46 feet of LOT 6 and the West 14 feet of LOT 5, conveyed to the City of Austin recorded in Volume 434, Page 255, of the Deed Records of Travis County, Texas, and a portion described as LOTS 3 and 4 and the East 45 feet of LOT 2 conveyed to the City of Austin recorded in Volume 436, Page 579, of the Deed Records of Travis County, Texas, and also being a portion of a 20 foot alley in said BLOCK 12, said 0.0150 acre of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 200 North Interstate Highway 35 Southbound Service Road 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

EXHIBIT “__”

0.0150 Acre Parcel
Block 12, Original City of Austin
Travis County, Texas

DESCRIPTION FOR A 0.0150 ACRE PARCEL

BEING a 0.0150 of one acre (652 square foot) parcel of land out of Block 12, in the Original City of Austin, being a portion of that tract of land described as the East 46 feet of Lot 6 and the West 14 feet of Lot 5 (First Tract), in said Block 12, conveyed to the City of Austin by Deed dated March 22, 1929, as recorded in Volume 434, Page 255, Deed Records, Travis County, Texas, and a portion of that tract described as Lots 3 and 4 and the East 45 feet of Lot 2 conveyed to the City of Austin by Deed dated June 26, 1929, as recorded in Volume 436, Page 579, Deed Records, Travis County, Texas, and also being a portion of a 20 foot alley in said Block 12: said 0.0150 of one acre (652 square foot) parcel of land being more particularly described by metes and bounds as follows:

BEGINNING at a calculated point at an angle point in the east line of this parcel, said POINT OF BEGINNING having Grid Coordinates of N=10,068,852.04, E=3,116,345.49, from which a 1/2-inch iron rod found at the intersection of the existing west right-of-way line of IH 35 (varying width right-of-way) and the existing south right-of-way line of East 3rd Street (80 foot width right-of-way), bears South 73°32'12" East 56.93 feet, and North 16°27'48" East 133.53 feet;

THENCE, along the east line of this parcel, crossing said 20 foot alley and said City of Austin tract (Volume 436, Page 579), the following three (3) courses, numbered 1 through 3:

- 1) **South 16°31'06" West 37.01 feet** to a calculated point, from which a 1/2-inch iron rod found at the northeast corner of that tract of land (Exhibit A-3) conveyed to Travis County, Texas by Deed, as recorded in Volume 9521, Page 870, Real Property Records, Travis County, Texas, being in the existing west right-of-way line of IH 35, bears South 73°32'12" East 56.97 feet, and South 16°27'48" West 145.53 feet,
- 2) **North 72°54'22" West 15.24 feet** to a calculated point, and
- 3) **South 11°35'37" West 6.53 feet** to a calculated point at the southeast corner of this parcel;
- 4) THENCE, along the south line of this parcel, crossing said City of Austin tract (Volume 436, Page 579), **North 71°03'57" West 2.25 feet** to a calculated point at the southwest corner this parcel;

0.0150 Acre Parcel

- 5) THENCE, along the west line of this easement, crossing said City of Austin tract (Volume 436, Page 579), said 20 foot alley, and said City of Austin tract (Volume 434, Page 255), **North 16°27'03" East 49.72 feet** to a calculated point at the northwest corner this parcel;
- 6) THENCE, along the north line of this parcel, crossing said City of Austin tract (Volume 434, Page 255), **South 74°58'47" East 2.16 feet** to a calculated point at the northeast corner of this parcel;

THENCE, along the east line of this parcel, crossing said City of Austin tract (Volume 434, Page 255), the following two (2) courses, numbered 7 and 8:

- 7) **South 18°34'25" West 6.53 feet** to a calculated point, and
- 8) **South 73°34'07" East 15.06 feet** to the POINT OF BEGINNING and containing 0.0150 of one acre (652 square feet) of land within these metes and bounds.

Bearing Basis Note

The bearings described herein are based on the Texas Coordinate System, Central Zone (4203), NAD83 (2011) EPOCH 2010.00. The coordinates shown hereon are grid coordinates.

SURVEYED BY:

McGRAY & McGRAY LAND SURVEYORS, INC.

3301 Hancock Dr., Ste. 6
Austin, TX 78731 (512) 451-8591
TBPELS Survey Firm# 10095500



A handwritten signature in blue ink, appearing to read "Chris Conrad", written over a horizontal line.

09/15/2025

Chris Conrad, Reg. Professional Land Surveyor No. 5623

Date

Note: There is a plat to accompany this description.

M:\MVVA~24-123~Waller Creek 4th-12th St\Description\0.0150 Ac Parcel

Issued 09/15/2025

FIELD NOTES REVIEWED
BY: DATE: 09/16/25
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

AUSTIN GRID J-22
TCAD # 0204041701

LOT 6
CITY OF AUSTIN
VOL. 434, PG. 255
D.R.T.C.T
FIRST TRACT
(EAST 46' OF LOT 6
AND WEST 14' OF LOT 5)
MARCH 22, 1929

EXISTING R.O.W.

LOT 5

CITY OF AUSTIN
VOL. 434, PG. 256
D.R.T.C.T
(EAST 55' OF
LOT 5)
FEBRUARY 22, 1929

20' ALLEY

0.0150 AC. OR
652 SQ. FT.

■ P.O.B.
GRID COORDINATES
N=10,068,852.04
E=3.116.345.49

I.H. 35
(R.O.W. WIDTH

LINE TABLE		
LINE#	BEARING	DISTANCE
L1	N72°54'22"W	15.24'
L2	S11°35'37"W	6.53'
L3	N71°03'57"W	2.25'
L4	S74°58'47"E	2.16'
L5	S18°34'25"W	6.53'
L6	S73°34'07"E	15.06'

LOT 3

ORIGINAL CITY OF AUSTIN BLOCK 12

S73°32'12"E 56.97'

LOT 4
CITY OF AUSTIN
VOL. 436, PG. 579
D.R.T.C.T
(LOTS 3 AND 4, AND
THE EAST 45' OF LOT 2)
JUNE 26, 1929

LOT 4

CITY OF AUSTIN
VOL. 436, PG. 579
D.R.T.C.T
(LOTS 3 AND 4, AND
THE EAST 45' OF LOT 2)
JUNE 26, 1929

TRAVIS COUNTY, TEXAS
VOL. 9521, PG. 870
EXHIBIT A-3
R.P.R.T.C.T.
JANUARY 6, 1986

1. THIS PROJECT IS REFERENCED, FOR ALL BEARING AND COORDINATE BASIS, TO THE TEXAS COORDINATE SYSTEM, CENTRAL ZONE (4203), NORTH AMERICAN DATUM OF 1983 (2011) EPOCH 2010.00.

2. COORDINATES SHOWN HEREON ARE GRID COORDINATES AND CAN BE ADJUSTED TO SURFACE USING A GRID TO SURFACE CONVERSION FACTOR OF 1.00011.

3. THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND WOULD BE SUBJECT TO ANY AND ALL EASEMENTS, CONDITIONS OR RESTRICTIONS THAT A CURRENT TITLE COMMITMENT MAY DISCLOSE.

 1/2" IRON ROD FOUND
 CALCULATED POINT
 DEED LINE
 (COMMON OWNERSHIP)

R.P.R.T.C.T.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
D.R.T.C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
VOL./PG.	VOLUME/PAGE
P.O.B.	POINT OF BEGINNING

TCAD# 0204041701

ISSUED: 09/15/2025

SURVEYED BY:

PAGE 3 OF 3

McGRAY & McGRAY
LAND SURVEYORS, INC.

3301 HANCOCK DRIVE #6
AUSTIN, TEXAS 78731

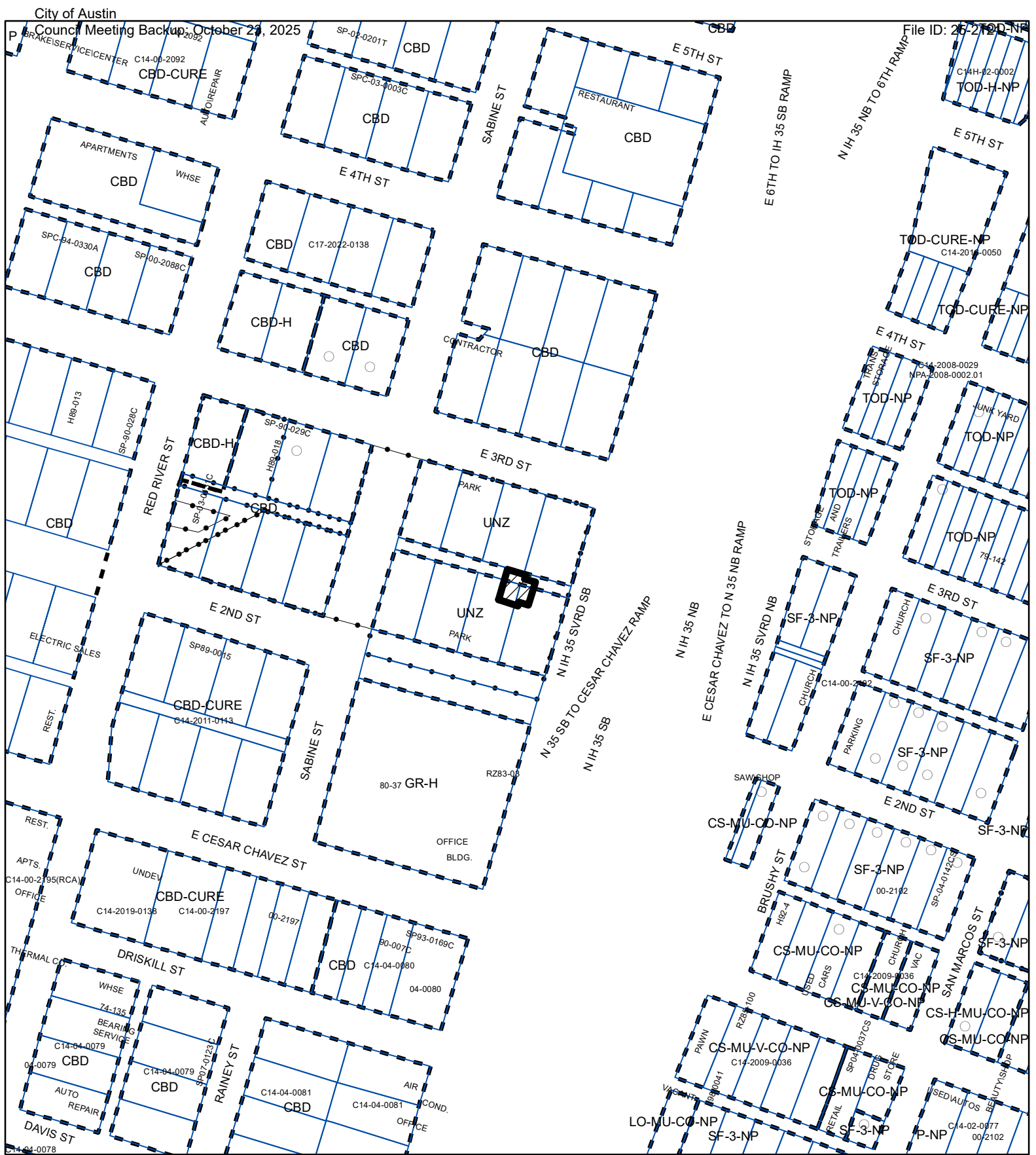
MCGRAY.COM (512) 451-8591
TBPELS SURVEY FIRM #1009550

CHRIS CONRAD, REG. PROF. LAND SURVEYOR NO. 5623 DATE
Note: There is a description to accompany this plat.

M:\MVA~24-123~Waller Creek 4th-12th St\Dwg\Parcels\Palm Park_0.0150 Ac.dwg

AUSTIN GRID J-22

JOB NO.: 25-113



HISTORIC ZONING

EXHIBIT "B"

ZONING CASE#: C14H-2025-0077



SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

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

