

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1112 WEST 10TH STREET IN THE OLD WEST AUSTIN NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-HISTORIC AREA-NEIGHBORHOOD PLAN (SF-3-HD-NP) COMBINING DISTRICT TO FAMILY RESIDENCE-HISTORIC LANDMARK-HISTORIC AREA-NEIGHBORHOOD PLAN (SF-3-H-HD-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 family residence-historic area-neighborhood plan (SF-3-HD-NP) combining district to family residence-historic landmark-historic area-neighborhood plan (SF-3-H-HD-NP) combining district on the property described in Zoning Case No. C14H-2025-0105, on file at the Planning Department, as follows:

A 0.2425 acre tract of land, being all of LOT 16 and a portion of LOT 17, BLOCK 6, SILLIMAN'S SUBDIVISION OF OUTLOT 5, DIVISION Z, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Volume 1, Page 118, of the Plat Records of Travis County, Texas, said 0.2425 acres tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 1112 West 10th Street in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

**PART 2.** Except as specifically modified by this ordinance, the Property is subject to Ordinance No. 020926-26 that established zoning for the Old West Austin Neighborhood Plan.

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**PART 3.** This ordinance takes effect on \_\_\_\_\_, 2026.

**PASSED AND APPROVED**

\_\_\_\_\_, 2026      §  
   §  
   §

Kirk Watson  
Mayor

**APPROVED:** \_\_\_\_\_  
Deborah Thomas  
City Attorney

**ATTEST:** \_\_\_\_\_  
Erika Brady  
City Clerk

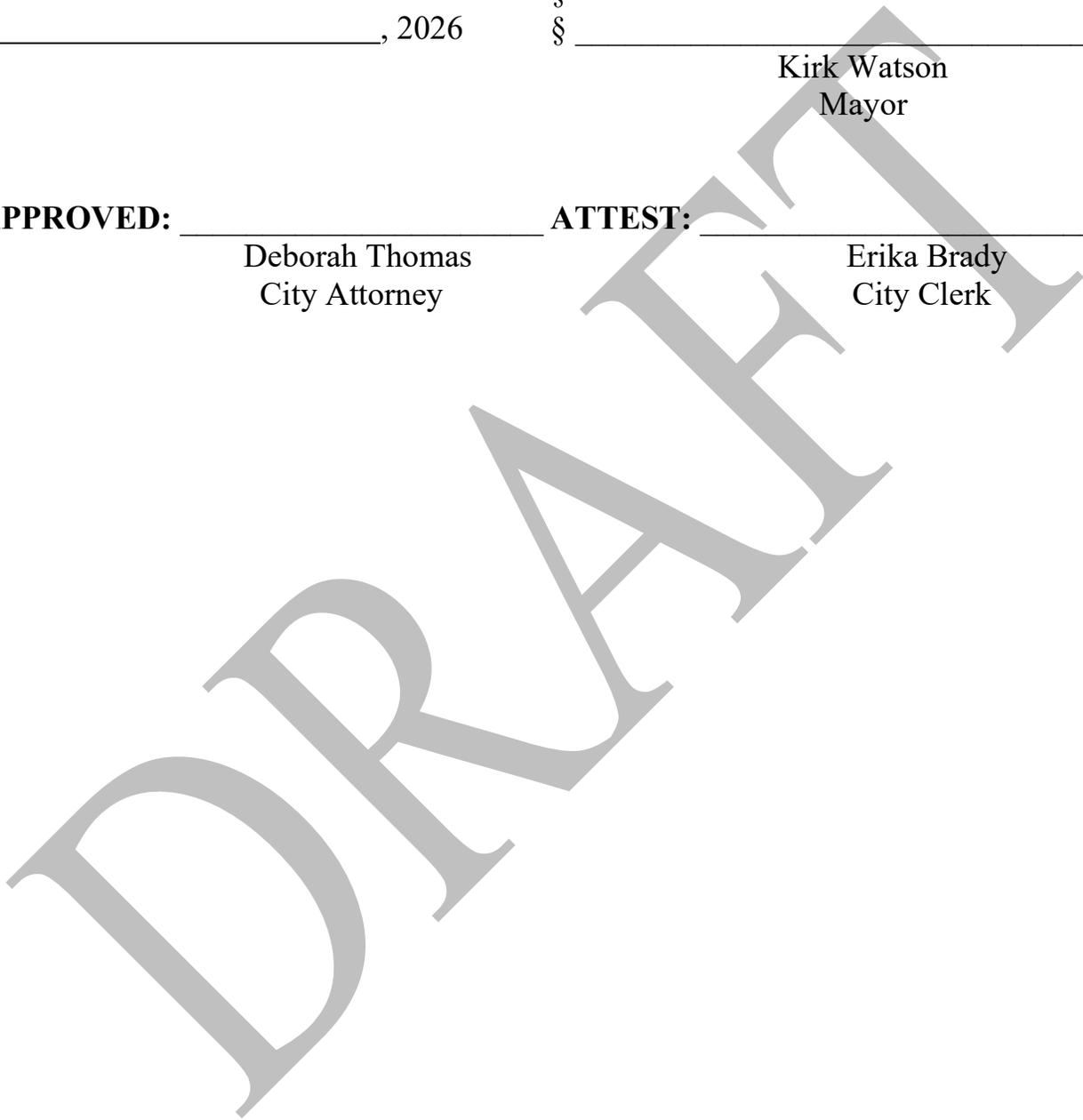
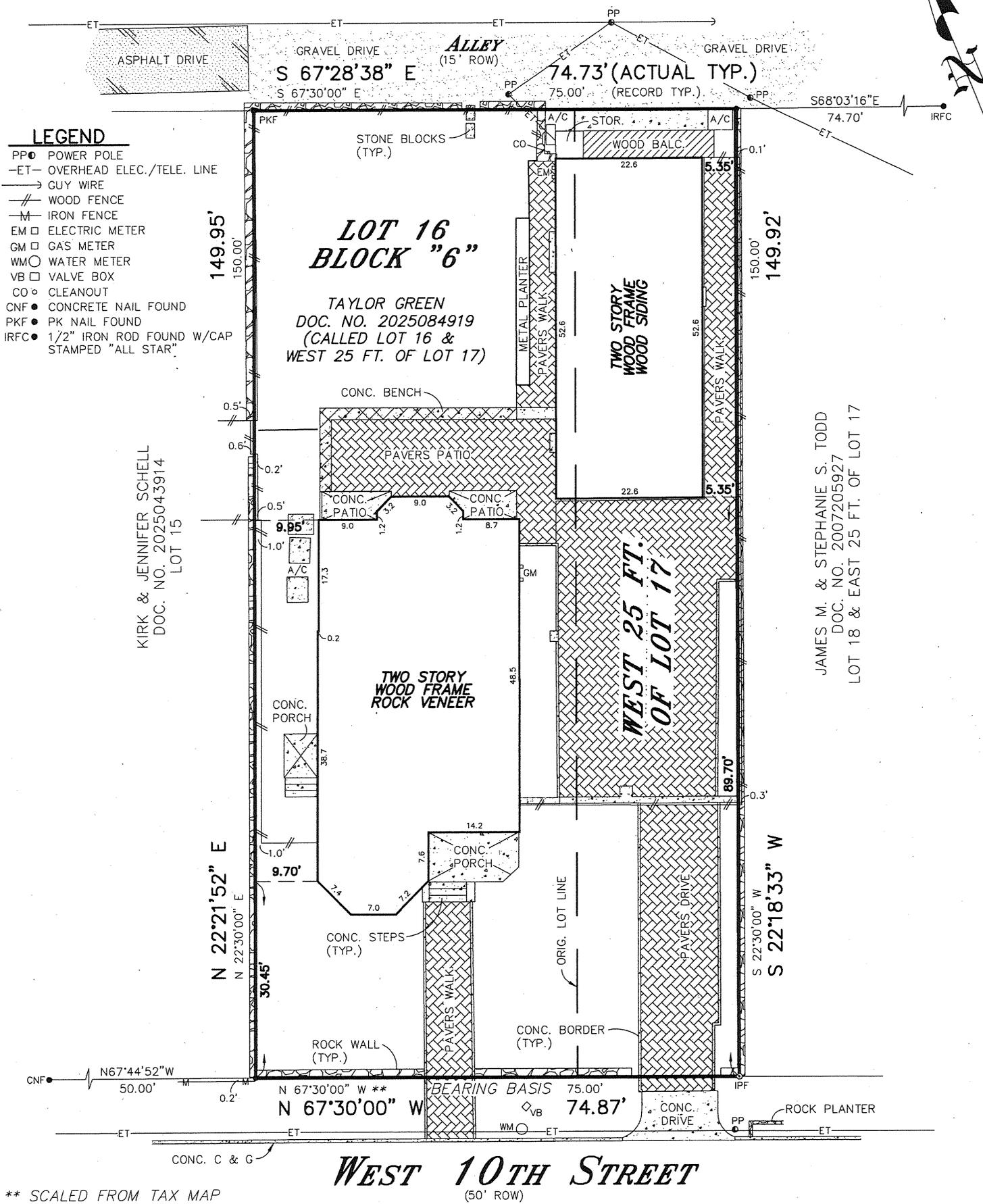


Exhibit "A"



PLAT OF SURVEY

Survey No. 25246

SCALE: 1" = 20'

GF 202402207

Said lot is in Zone X as identified by the  
Federal Emergency Management Agency on  
Community Panel No. 48453C 0445K  
Dated: JAN. 22, 2020

All corners are 1/2-inch iron rod found unless otherwise noted. To the lien holders and/or the owners of the premises surveyed.

LOT NOS. 16 & WEST 25 FT. OF LOT 17 BLOCK NO. "6"

ADDITION OR SUBDIVISION SILLIMAN'S SUBDIVISION OF OUTLOT 5, DIVISION "Z", \*

STREET ADDRESS 1112 WEST 10TH STREET CITY AUSTIN COUNTY TRAVIS

SURVEY FOR TAYLOR GREEN REFERENCE TAYLOR GREEN

TO: HERITAGE TITLE COMPANY OF AUSTIN, INC. & TITLE RESOURCES GUARANTY COMPANY

STATE OF TEXAS, COUNTY OF TRAVIS

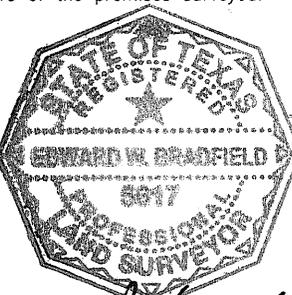
I HEREBY CERTIFY THAT THE ABOVE SURVEY WAS MADE THIS DAY ON THE GROUND AND IS TRUE AND CORRECT, AND THAT THERE ARE NO DISCREPANCIES, CONFLICTS, SHORTAGES IN AREA, ENCROACHMENTS, VISIBLE UTILITY LINES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON AND SAID PROPERTY HAS ACCESS TO A DEDICATED ROADWAY, EXCEPT AS SHOWN HEREON.

SNS ENGINEERING, INC.

12885 US Highway 183 North, Suite 101-B  
Austin, Texas 78750

(512) 335-3944 \* (512) 250-8685 (Fax) *JM*

272/06, 725/45, DC



*Edward W. Bradford*

Date: 09-24-2025

FIELD NOTES OF  
LOT 16 AND PART OF LOT 17, BLOCK 6,  
SILLIMAN'S SUBDIVISION OF OUTLOT 5, DIVISION "Z",  
CITY OF AUSTIN,  
TRAVIS COUNTY, TEXAS

### METES AND BOUNDS DESCRIPTION

ALL THAT TRACT OF LAND BEING LOT 16 AND WESTERLY PART OF LOT 17, BLOCK 6 OF SILLIMAN'S SUBDIVISION OF OUTLOT 5, DIVISION "Z" IN THE CITY OF AUSTIN, A SUBDIVISION RECORDED IN VOLUME 1, PAGE 118 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THE SAME TRACT OF LAND CALLED LOT 16 AND WEST 25 FEET OF LOT 17, BLOCK 6, CONVEYED IN THE GENERAL WARRANTY DEED TO TAYLOR GREEN RECORDED IN DOCUMENT NO. 2025084919 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND HAVING BEEN SURVEYED ON THE GROUND UNDER MY SUPERVISION AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" iron rod found in the northerly Right of Way line of West 10th Street at the southeast corner of Lot 15 conveyed to Kirk & Jennifer Schell recorded in Document No. 2025043914 of the Official Public Records of Travis County, Texas, for the southwest corner of Lot 16 and the tract herein described from which a concrete nail found at the southwest corner of Lot 15 bears N 67°44'52" W and a distance of 50.00 feet;

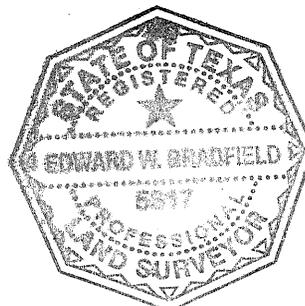
**THENCE**, leaving the northerly Right of Way line of West 10th Street and along the easterly line of Lot 15 and the westerly line Lot 16 and the tract herein described, N 22°21'52" E, a distance of 149.95 feet to a PK nail found in the southerly line of a 15 feet alley at the northeast corner of Lot 15 for the northwest corner of Lot 16 and the tract herein described;

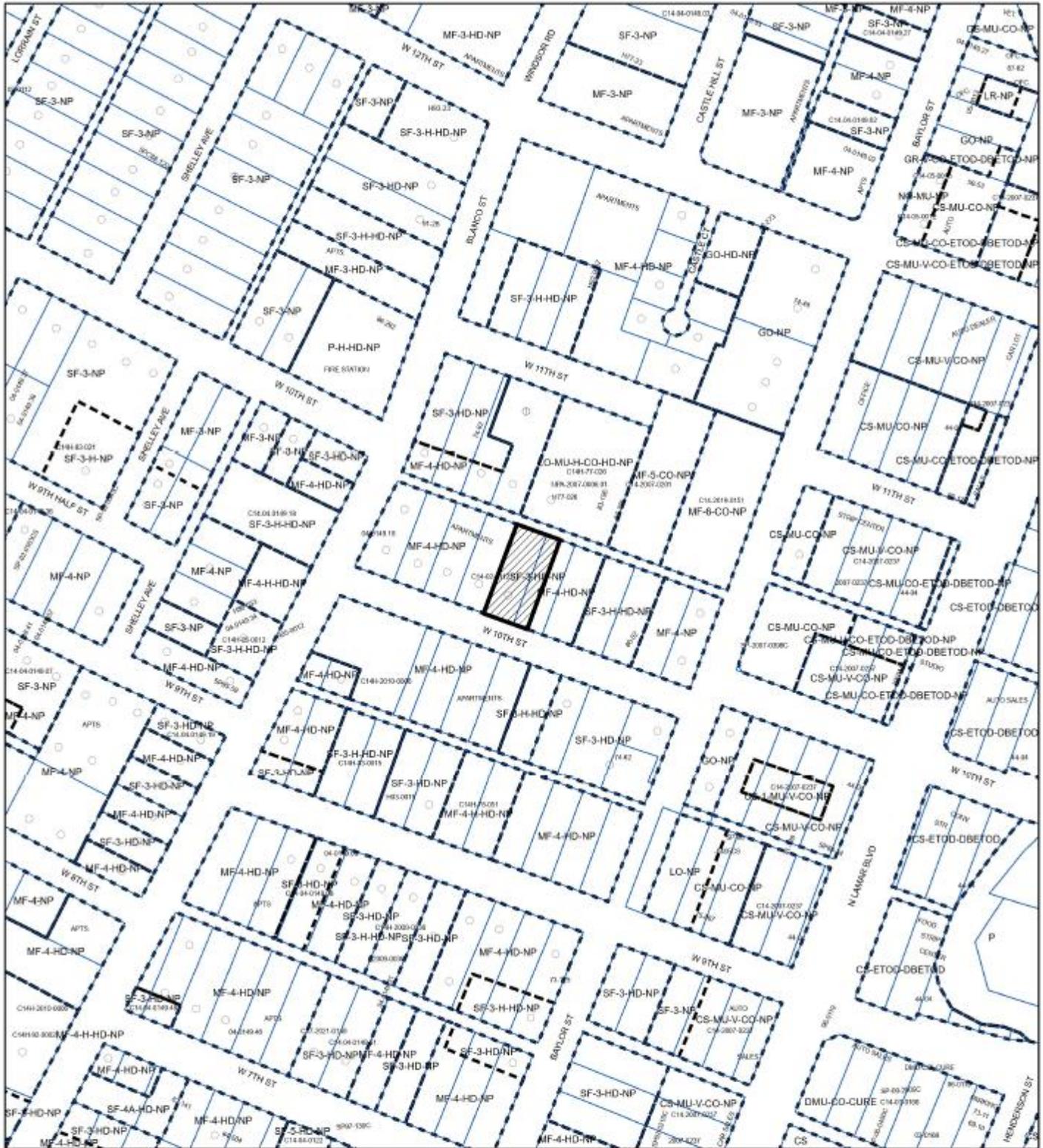
**THENCE**, along the southerly line of said alley and the northerly line of Lots 16, 17 and the tract herein described, S 67°28'38" E, a distance of 74.73 feet to a 1/2" iron rod found at the northwest corner of the tract of land conveyed to James M. & Stephanie S. Todd recorded in Document No. 2007205927 of the Official Public Records of Travis County, Texas, for the northeast corner of the tract herein described from which a 1/2" iron rod found with a cap stamped "All Star" at the northeast corner of the Todd tract bears S 68°03'16" E and a distance of 74.70 feet;

**THENCE**, over and across Lot 17 and along the westerly line of the Todd tract and the easterly line of the tract herein described, S 22°18'33" W, a distance of 149.92 feet to a 1/2" iron pipe found in the northerly Right of Way line of West 10th Street at the southwest corner of the Todd tract for the southeast corner of the tract herein described;

**THENCE**, along the northerly Right of Way line of West 10th Street and the southerly line of Lots 17, 16 and the tract herein described, N 67°30'00" W, a distance of 74.87 feet to the Point of Beginning and containing 0.257 Acre of land, more or less, as shown on plat of survey prepared herewith.

*Edward W. Bradfield*  
Edward W. Bradfield  
Registered Professional Land Surveyor No. 5617  
State of Texas





**HISTORIC ZONING**

**EXHIBIT "B"**

ZONING CASE#: C14H-2025-0105



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1:2,400

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.

