

**ORDINANCE NO. 20230914-120**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 11400 NORTH MOPAC EXPRESSWAY SERVICE ROAD SOUTH BOUND, FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO GENERAL OFFICE (GO) 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 single-family residence standard lot (SF-2) district to general office (GO) district on the property described in Zoning Case No. C14-2023-0067 on file at the Planning Department, as follows:

**TRACT 1**

1.099 acres of land, located on LOT 1, BLOCK “A” of the MESA PARK, PHASE 4, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 77, Page 82, of the Official Public Records of Travis County, Texas, being a portion out of LOT 1, BLOCK “A”, the General Common Element and a portion of Unit 1B and Unit 8 of the HYDE PARK QUARRIES CONDOMINIUM PLAT, according to the declaration recorded in Document No. 2012134914, of the Official Public Records of Travis County, Texas, said 1.099 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance,

AND

**TRACT 2**

0.3049 acres of land, located on LOT 1, BLOCK “A” of the MESA PARK, PHASE 4, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat thereof as recorded in Volume 77, Page 82, of the Official Public Records of Travis County, Texas, being a portion of Unit 2 of the HYDE PARK QUARRIES CONDOMINIUM PLAT, according to the declaration recorded in Document No. 2012134914, of the Official Public Records of Travis County, Texas, said 0.3049 acres of land being more particularly described by metes and bounds in **Exhibit “B”** incorporated into this ordinance (collectively the “Property”),

locally known as 11400 North Mopac Expressway Service Road South Bound in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit “C”**.

**PART 2.** This ordinance takes effect on September 25, 2023.

**PASSED AND APPROVED**

\_\_\_\_\_  
September 14, 2023

§  
§  
§



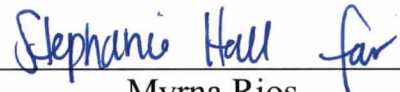
Kirk Watson  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Myrna Rios  
City Clerk

# EXHIBIT A

## FOREST SURVEYING AND MAPPING CO.

T.B.P.L.S Firm # 10002000

1002 Ash St.

Georgetown, TX, 78626

DESCRIPTION FOR: Hyde Park Baptist Church,

Tract 1 – 1.099 Acres

BEING 1.099 acres of land, situated in Lot 1, Block A, of the Mesa Park, Phase 4 Subdivision, recorded in Volume 77, Page 82, Plat Records Travis County, Texas (PRTCT), of record to Hyde Park Baptist Church, Volume 9857, Page 317, Deed Records Travis County, Texas, (DRTCT), said 1.099 acres being a portion out of Lot 1, Block A, the General Common Element (GCE) and a portion of Unit 1B & Unit 8, of Hyde Park Quarries Condominium Plat, of record to Hyde Park Baptist Church, Document No. 2012134914, Official Public Records Travis County, Texas (OPRTCT), This tract was surveyed on the ground in March of 2023 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

COMMENCING, at a ½" iron pin found (steel pin), at an angle point in the North boundary line of said Lot 1, Block A, of the Mesa Park Phase 4, same being a point in the Northwest line of Unit 7, of said Hyde Park Quarries Condominiums, same being a point in the South boundary line of the Mesa Park Phase 3, recorded in Volume 76, Page 378, (PRTCT), from which a ½" iron pin found, bears: S 88°21'56" E, 154.61 feet,

THENCE, over and across said Unit 7 of said Hyde Park Quarries Condominiums, S 2°06'11" E, crossing the common boundary line of said Hyde Park Quarries Condominiums and said (GCE), continuing over and across said Mesa Park Phase 4, crossing the common boundary line of said Mesa Park Phase 4, and said Unit 8 of said Hyde Park Quarries Condominiums, and continuing over and across said Unit 8 of said Hyde Park Quarries Condominiums, in all a total distance of 183.93 feet, to a point, for the Northwest corner hereof, and the true POINT OF BEGINNING,

THENCE, continuing over and across said Unit 8, the following three (3) courses and distances:

1. (L1) S 61°52'40" E, 7.15 feet, to a point, for an ell corner hereof,
2. (L2) N 28°07'20" E, 0.31 feet, to a point, for an ell corner hereof,
3. S 61°52'40" E, crossing the common boundary line of said Unit 8 and said (GCE), and continuing over and across said (GCE), in all a total distance of 80.35 feet, to a point, for an ell corner hereof,

THENCE, continuing over and across said (GCE), the following four (4) courses and distances:

1. (L3) N 28°07'20" E, 12.69 feet, to a point, for an ell corner hereof,
2. (L4) S 61°52'40" E, 29.00 feet, to a point, for an ell corner hereof,
3. (L5) N 28°07'20" E, 6.00 feet, to a point, for an ell corner hereof,
4. S 61°52'40" E, crossing the common boundary line of said (GCE) and said Unit 8, and continuing over and across said Unit 8, in all a total distance of 53.51 feet, to a point, for an ell corner hereof,

THENCE, continuing over and across said Unit 8, (L6) N 08°07'20" E, crossing the common boundary line of said Unit 8 and said (GCE), and continuing over and across said (GCE), in all a total distance of 7.27 feet, to a point, for an ell corner hereof,

THENCE, continuing over and across said (GCE), the following three (3) courses and distances:

1. S 81°53'57" E, 93.42 feet, to a point, for an ell corner hereof,
2. (L7) S 08°07'20" W, 24.99 feet, to a point, for an ell corner hereof,
3. (L8) S 61°52'40" E, crossing the common boundary line of said (GCE) and said Unit 8, and continuing over and across said Unit 8, in all a total distance of 40.08 feet, to a point, for an ell corner hereof,

THENCE, continuing over and across said Unit 8, the following three (3) courses and distances:

1. S 28°07'20" W, 56.67 feet, to a point, for an ell corner hereof,
2. (L9) N 61°52'40" W, 11.33 feet, to a point, for an ell corner hereof,



3. (L10) S 28°07'20" W, 23.67 feet, to a point, for an ell corner hereof, said point being a point in the common boundary line of said Unit 8 and the (GCE),

THENCE, continuing over and across said (GCE), the following three (3) courses and distances:

1. (L11) S 61°52'40" E, 4.33 feet, to a point, for an ell corner hereof,
2. (L12) S 28°07'20" W, 32.00 feet, to a point, for an ell corner hereof,
3. (L13) N 61°52'40" W, crossing the common boundary line of said (GCE) and said Unit 8, and continuing over and across said Unit 8, in all a total distance of 34.02 feet, to a point, for an ell corner hereof,

THENCE, continuing over and across said Unit 8, S 28°22'46" W, crossing the common boundary line of said Unit 8 and said (GCE), and continuing over and across said (GCE), in all a total distance of 69.61 feet, to a point, for an ell corner hereof,

THENCE, continuing over and across said (GCE), the following three (3) courses and distances:

1. (L14) N 61°52'40" W, 4.52 feet, to a point, for an ell corner hereof,
2. (L15) S 28°07'20" W, 0.31 feet, to a point, for an ell corner hereof,
3. N 61°52'40" W, crossing the common boundary line of said (GCE) and said Unit 8, and continuing over and across said Unit 8, in all a total distance of 88.00 feet, to a point, for an ell corner hereof,

THENCE, continuing over and across said Unit 8, the following eight (8) courses and distances:

1. (L16) N 28°07'20" E, 0.31 feet, to a point, for an ell corner hereof,
2. (L17) N 61°52'40" W, 28.56 feet, to a point, for an ell corner hereof,
3. (L18) N 28°07'20" E, 0.60 feet, to a point, for an ell corner hereof,
4. (L19) N 61°52'40" W, 34.33 feet, to a point, for an ell corner hereof,
5. (L20) N 28°07'20" E, 10.31 feet, to a point, for an ell corner hereof,
6. (L21) N 61°52'40" W, 10.02 feet, to a point, for an ell corner hereof,
7. (L22) S 28°07'20" W, 0.31 feet, to a point, for an ell corner hereof,
8. N 61°52'40" W, crossing the common boundary line of said Unit 8 and said (GCE), and continuing over and across said (GCE), crossing the common boundary line of said (GCE) and said Unit 1B, and continuing over and across said Unit 1B, in all a total distance of 92.00 feet, to a point, for an ell corner hereof,

THENCE, continuing over and across said Unit 1B, the following five (5) courses and distances:

1. (L23) N 28°07'20" E, 0.31 feet, to a point, for an ell corner hereof,
2. (L24) N 61°52'40" W, 5.15 feet, to a point, for an ell corner hereof,
3. (L25) N 28°07'20" E, 12.42 feet, to a point, for an ell corner hereof,
4. (L26) N 61°52'40" W, 0.31 feet, to a point, for an ell corner hereof,
5. (L27) N 28°07'20" E, crossing the common boundary line of said Unit 1B and said (GCE), and continuing over and across said (GCE), in all a total distance of 32.60 feet, to a point, for an ell corner hereof,

THENCE, continuing over and across said (GCE), the following two (2) courses and distances:

1. (L28) N 61°52'40" W, 10.69 feet, to a point, for an ell corner hereof,

2. N 28°07'20" E, crossing the common boundary line of said (GCE) and said Unit 8, and continuing over and across said Unit 8, in all a total distance of 62.67 feet, to a point, for an ell corner hereof,

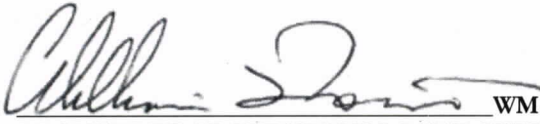
THENCE, continuing over and across said Unit 8, the following four (4) courses and distances:

1. (L29) S 61°52'40" E, 10.69 feet, to a point, for an ell corner hereof,
2. (L30) N 28°07'20" E, 16.40 feet, to a point, for an ell corner hereof,
3. (L31) S 61°52'40" E, 0.31 feet, to a point, for an ell corner hereof,
4. (L32) N 28°07'20" E, 12.60 feet, to the POINT OF BEGINNING, and containing 1.099 acres, more or less.

STATE OF TEXAS :  
COUNTY OF WILLIAMSON : KNOW ALL MEN BY THESE PRESENTS;

THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTEREST IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTEREST IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas, this, the 28th day of March 2023, A.D.  
File: HPBCQ Tract 1.docx

  
WM.F. FOREST JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847



# EXHIBIT B

FOREST SURVEYING AND MAPPING CO.  
T.B.P.L.S Firm # 10002000  
1002 Ash St.  
Georgetown, TX, 78626

DESCRIPTION FOR: Hyde Park Baptist Church,

Tract 2 – 0.3049 Acres

BEING 0.3049 acres of land (13,281 square feet), situated in Lot 1, Block A, of the Mesa Park Phase 4, recorded in Volume 77, Page 82, Plat Records Travis County, Texas (PRTCT), being of record to Hyde Park Baptist Church, Volume 9857, Page 317, Deed Records Travis County, Texas, (DRTCT), said 0.3049 acres being a portion out of Unit 2, of the Hyde Park Quarries Condominium Plat, of record to Hyde Park Baptist Church, Document No. 2012134914, Official Public Records Travis County, Texas (OPRTCT), This tract was surveyed on the ground in March of 2023 under the direction of William F. Forest, Jr., Registered Professional Land Surveyor No. 1847. Survey note: The bearing basis for this survey is the State Plane Coordinate System, Texas Central Zone (4203), and being more particularly described by metes and bounds as follows:

COMMENCING, at a 1/2" capped iron pin found (steel pin), mark not legible, at an angle point in the East boundary line of Lot 1, Block A, of the Mesa Park Phase 4, same being a point in the East boundary line of Unit 2, of said Hyde Park Quarries Condominiums, said point being a point in the West Right-of-Way line of the MOPAC Railroad, from which a 1/2" capped iron pin found, marked "CA INC 2988", bears: N 85°04'17" E, 50.11 feet,

THENCE, over and across said Unit 2 of said Hyde Park Quarries Condominiums, N 79°27'34" W, 215.94 feet, to a point for the Northeast corner hereof, and the true POINT OF BEGINNING,


THENCE, continuing over and across said Unit 2, the following eight (8) courses and distances:

1. S 50°07'38" W, 103.33', to a point, for an ell corner hereof,
2. N 39°52'22" W, 118.29', to a point, for an ell corner hereof,
3. (L33) N 50°07'38" E, 13.33', to a point, for an ell corner hereof,
4. (L34) N 39°52'22" W, 13.33', to a point, for an ell corner hereof,
5. N 50°07'38" E, 79.33', to a point, for an ell corner hereof,
6. (L35) S 39°52'22" E, 13.33', to a point, for an ell corner hereof,
7. (L36) N 50°07'38" E, 10.67', to a point, for an ell corner hereof,
8. S 39°52'22" E, 118.29', to the POINT OF BEGINNING, and containing 0.3049 acres (13,281 square feet), more or less.

STATE OF TEXAS :  
COUNTY OF WILLIAMSON : KNOW ALL MEN BY THESE PRESENTS;

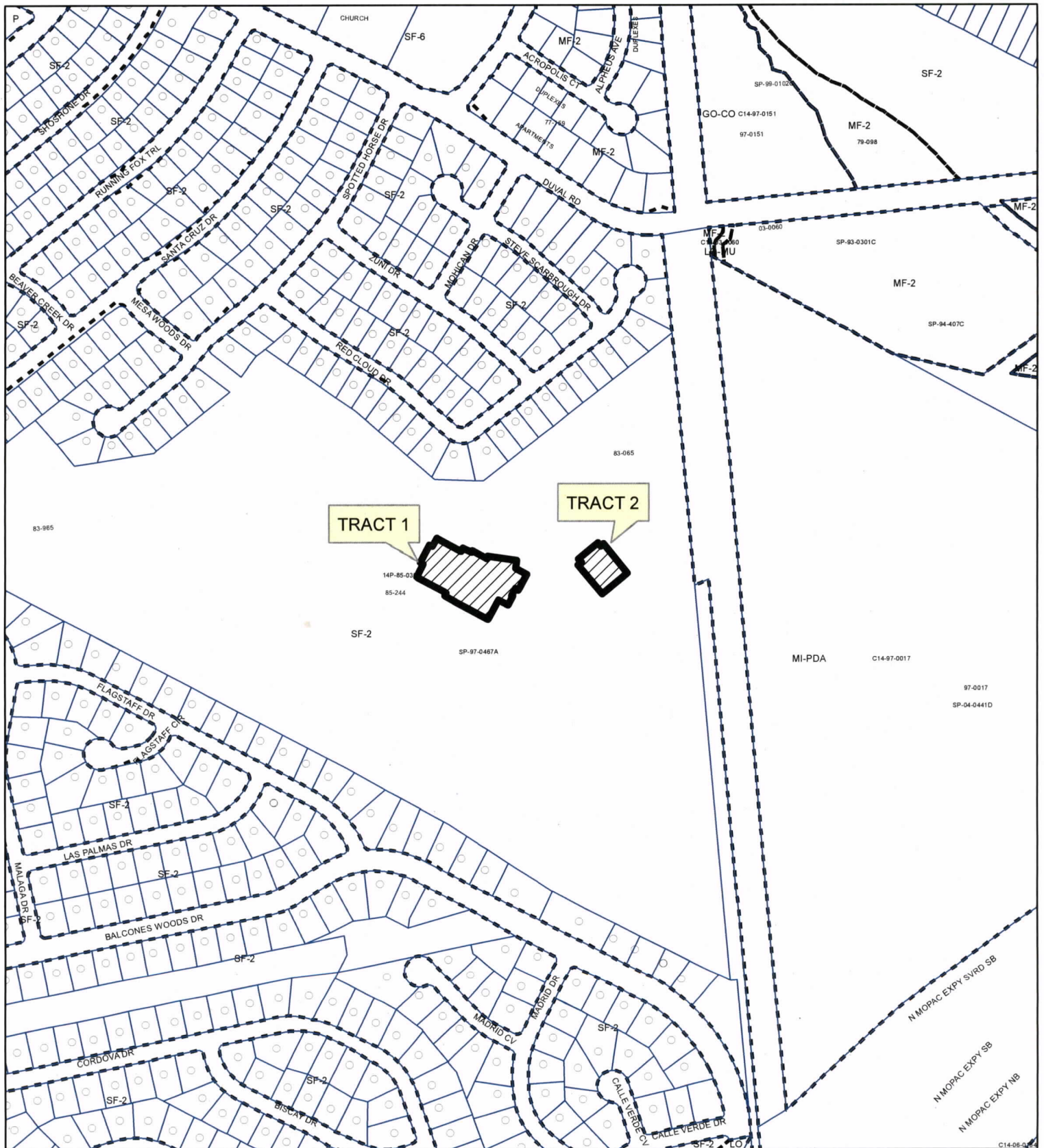
THIS DOCUMENT WAS PREPARED UNDER 22 TAC §663.21, DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTEREST IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTEREST IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED.

TO CERTIFY WHICH, WITNESS my hand and seal at Georgetown, Texas,  
this, the 28th day of March 2023, A.D. File: HPBCQ Tract 2.docx

  
WM.F. FOREST JR.  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1847







## ZONING

## EXHIBIT C

ZONING CASE#: C14-2023-0067



SUBJECT TRACT



PENDING CASE

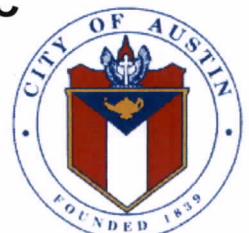


ZONING BOUNDARY

1" = 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 Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 5/24/2023