

ORDINANCE NO. 20250227-042

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A PORTION OF THE PROPERTY LOCATED AT 106 SOUTH 1ST STREET AND 9307 ANN AND ROY BUTLER HIKE AND BIKE TRAIL IN THE BOULDIN CREEK NEIGHBORHOOD PLAN AREA FROM PUBLIC-NEIGHBORHOOD PLAN (P-NP) COMBINING DISTRICT TO PUBLIC-HISTORIC LANDMARK-NEIGHBORHOOD PLAN (P-H-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 public-neighborhood plan (P-NP) combining district to public-historic landmark-neighborhood plan (P-H-NP) combining district on the property described in Zoning Case No. C14H-2024-0102, on file at the Planning Department, as follows:

A 0.393 acre tract of land, being a portion of LOT 1, PARTITION OF THE JAMES BOULDIN ESTATE, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of the record in Book U, Page 78, of the Travis County District Court minutes, conveyed to the City of Austin by deed recorded in Volume 1888, Page 465, of the deed records of Travis County, Texas, said LOT 1, being a portion of Vic Mathias Shores at Town Lake Park, said 0.393 acre tract being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

generally known as the Fannie Davis Town Lake Gazebo, locally known as 106 South 1st Street and 9307 Ann and Roy Butler Hike and Bike Trail in the City of Austin, Travis County, Texas, and 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. 020523-33 that established zoning for the Bouldin Creek Neighborhood Plan.

PART 3. This ordinance takes effect on March 10, 2025.

PASSED AND APPROVED

February 27, 2025

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§
§



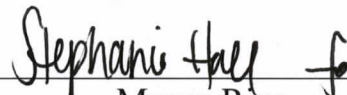
Kirk Watson
Mayor

APPROVED:



Deborah Thomas
Interim City Attorney

ATTEST:



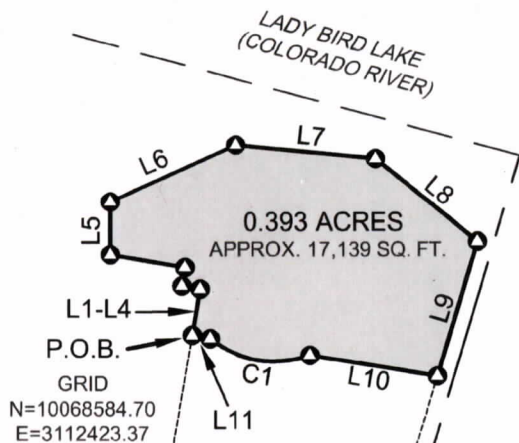
Myrna Rios
City Clerk

EXHIBIT "A"



SCALE 1" = 100'

VIC MATHIAS SHORES
AT TOWN LAKE
METRO PARK



PORTION OF
LOT 1
PLAT OF THE PARTITION
OF THE ESTATE OF
JAMES BOULDIN, DECEASED

TRAVIS COUNTY
DISTRICT COURT MINUTE
BOOK "U", PAGE 78

CITY OF AUSTIN
VOLUME 1888, PAGE 465
D.R.T.C.TX.



N09°45'58"E 746.99'

S17°07'13"W 643.58'

SOUTH 1ST STREET
(RIGHT-OF-WAY WIDTH VARIES)

P.O.C.

GRID
N=10067848.57
E=3112296.66

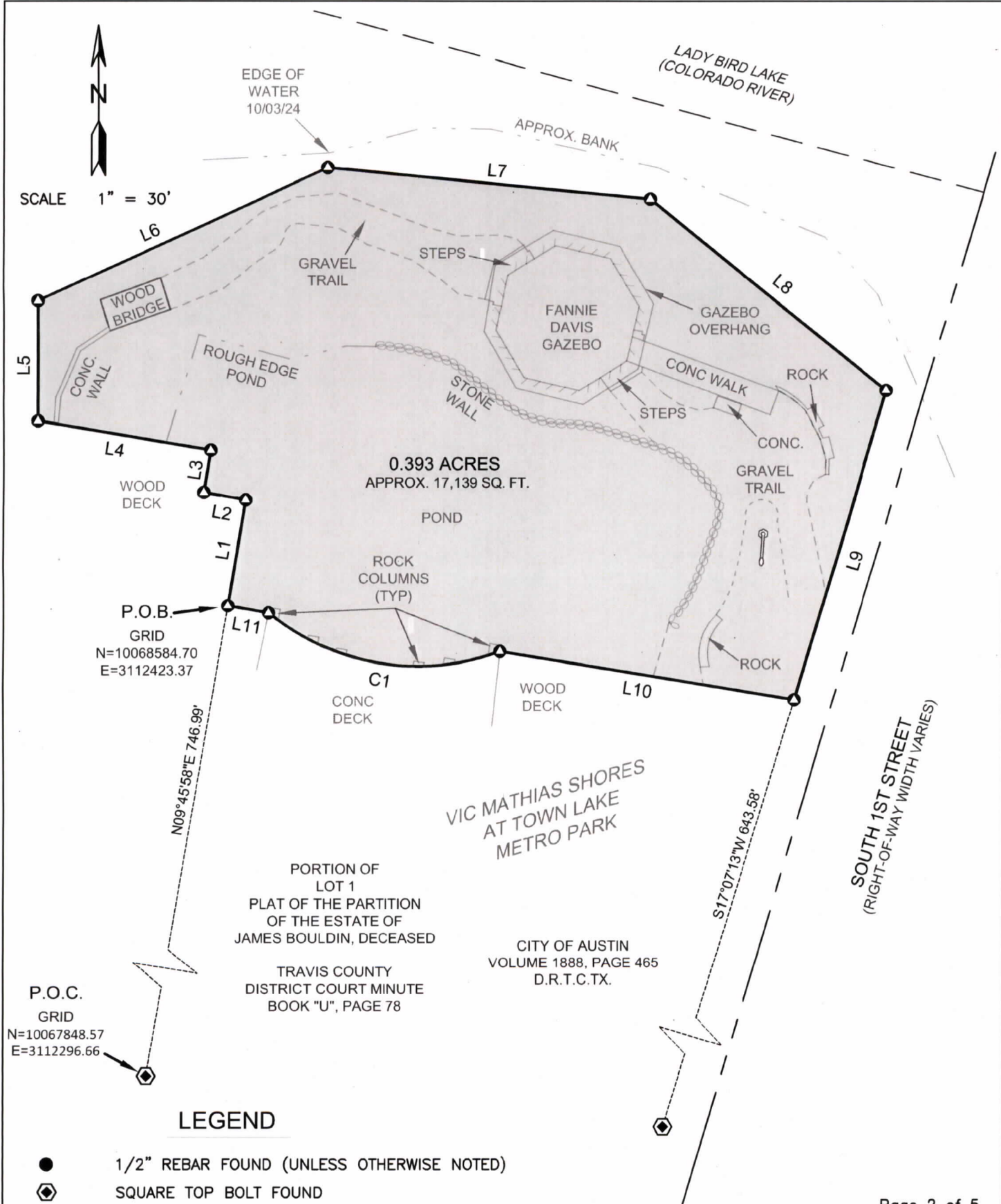
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CAPITAL DELIVERY SERVICES
505 BARTON SPRINGS ROAD, SUITE 760
PHONE (512) 974-2661
FAX (512) 974-7291





SCALE 1" = 30'



PARCEL LINE DATA		
LINE NO.	BEARING	LENGTH
L1	N9°26'41"E	25.19
L2	N79°58'36"W	9.92
L3	N9°11'28"E	9.97
L4	N80°30'26"W	41.03
L5	N0°00'00"E	28.23
L6	N65°24'33"E	74.61

PARCEL LINE DATA		
LINE NO.	BEARING	LENGTH
L7	S84°31'40"E	76.38
L8	S51°04'04"E	71.33
L9	S16°33'34"W	75.48
L10	N80°45'53"W	70.28
L11	N79°55'08"W	9.76

PARCEL CURVE DATA					
CURVE NO.	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	55.00	60°06'44"	57.70	N80°35'26"W	55.09

BEARING BASIS NOTE:

BEARINGS ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983 (2011) EPOCH 2010, CENTRAL ZONE. THE COORDINATES FOR THIS PROJECT WERE DERIVED FROM UTILIZING RTK GPS OBSERVATIONS. DISTANCES SHOWN ARE SURFACE DISTANCES. THE COMBINED SCALE FACTOR IS 0.9999475920.

THIS SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND IN OCTOBER, 2024

NOTE:

THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE RECORDS SEARCH (TITLE REPORT). THERE MAY BE EASEMENTS AND OR OTHER MATTER THAT AFFECT THIS TRACT NOT SHOWN.

Mary P. Hawkins

11/12/2024



MARY P. HAWKINS, R.P.L.S. NO. 4433 DATE
 DRAWN BY: CP
 FANNIE DAVIS GAZEBO PEEK.DWG
 FB. 4107, PG. 68 - 69

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CAPITAL DELIVERY SERVICES
 505 BARTON SPRINGS ROAD, SUITE 760
 PHONE (512) 974-2661
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FANNIE DAVIS GAZEBO
(AREA FOR HISTORIC DESIGNATION
APPLICATION)

LEGAL DESCRIPTION

LEGAL DESCRIPTION OF 0.393 ACRE (APPROX. 17,139 SQUARE FEET) OF LAND BEING A PORTION OF LOT 1, PLAT OF THE PARTITION OF THE ESTATE OF JAMES BOULDIN, DECEASED OF RECORD IN BOOK U, PAGE 78 OF THE TRAVIS COUNTY DISTRICT COURT MINUTES, CONVEYED TO THE CITY OF AUSTIN IN A DEED DATED FEBRUARY 6, 1958 AND RECORDED IN VOLUME 1888, PAGE 465 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOT 1, BEING A PORTION OF VIC MATHIAS SHORES AT TOWN LAKE PARK; SAID 0.393 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a square bolt found for the intersection of the northwest right-of-way line of South 1st Street (right-of-way width varies) and the apparent northeast right-of-way line of Riverside Drive (apparent right-of-way width varies), from which a 1/2" rebar found for a point of curvature in the apparent northeast right-of-way line of Riverside Drive, bears North 28°36'32" West, a distance of 228.98 feet the **POINT OF COMMENCEMENT** of the herein described tract having Texas State Plane Coordinate System of 1983, Texas Central Zone (NAD83 (2011) Epoch 2010, U.S. Survey Feet, Combined Scale Factor 0.9999475920) grid coordinate values of **N=10,067,848.57, E=3,112,296.66**.

THENCE, North 09°45'58" East, crossing said Lot 1, a distance of **746.99 feet** to a calculated point for the **POINT OF BEGINNING** (grid coordinate values of: **N=10,068,584.70, E=3,112,423.37**) of the herein described tract;

THENCE continuing across Lot 1, the following twelve (12) courses and distances:

1. **North 09°26'41" East**, a distance of **25.19 feet** to a calculated point;
2. **North 79°58'36" West**, a distance of **9.92 feet** to a calculated point;
3. **North 09°11'28" East**, a distance of **9.97 feet** to a calculated point;
4. **North 80°30'26" West**, a distance of **41.03 feet** to a calculated point
5. **North 00° 00' 00" East**, a distance of **28.23 feet** to a calculated point;
6. **North 65°24'33" East**, a distance of **74.61 feet** to a calculated point;
7. **South 84°31'40" East**, a distance of **76.38 feet** to a calculated point;
8. **South 51°04'04" East**, a distance of **71.33 feet** to a calculated point;
9. **South 16°33'34" West**, a distance of **75.48 feet** to a calculated point, from which a square top bolt found for an angle point in the northwest right-of-way line of South 1st Street, bears South 17°07'13" West, a distance of 643.58 feet;

10. **North 80°45'53" West**, a distance of **70.28 feet** to a calculated point;
11. With a curve to the right, having a **radius of 55.00 feet**, a delta angle of 60°06'44", an arc length of 57.70 feet and a chord which bears **North 80°35'26" West**, a distance of **55.09 feet** to a calculated point;
12. **North 79°55'08" West**, a distance of **9.76 feet** to the **POINT OF BEGINNING**, containing **0.393** acres (approx. 17,139 square feet) of land, more or less.

This legal description was prepared by Mary P. Hawkins, R.P.L.S. No. 4433 from a survey made on the ground in October, 2024. Bearings are based on the Texas State Plane Coordinate System NAD 83 (2011) Epoch 2010, Central Zone. The coordinates for this project were derived from utilizing VRS GPS observations. The distances shown are surface values. The combined scale factor is 0.9999475920.



Mary P. Hawkins

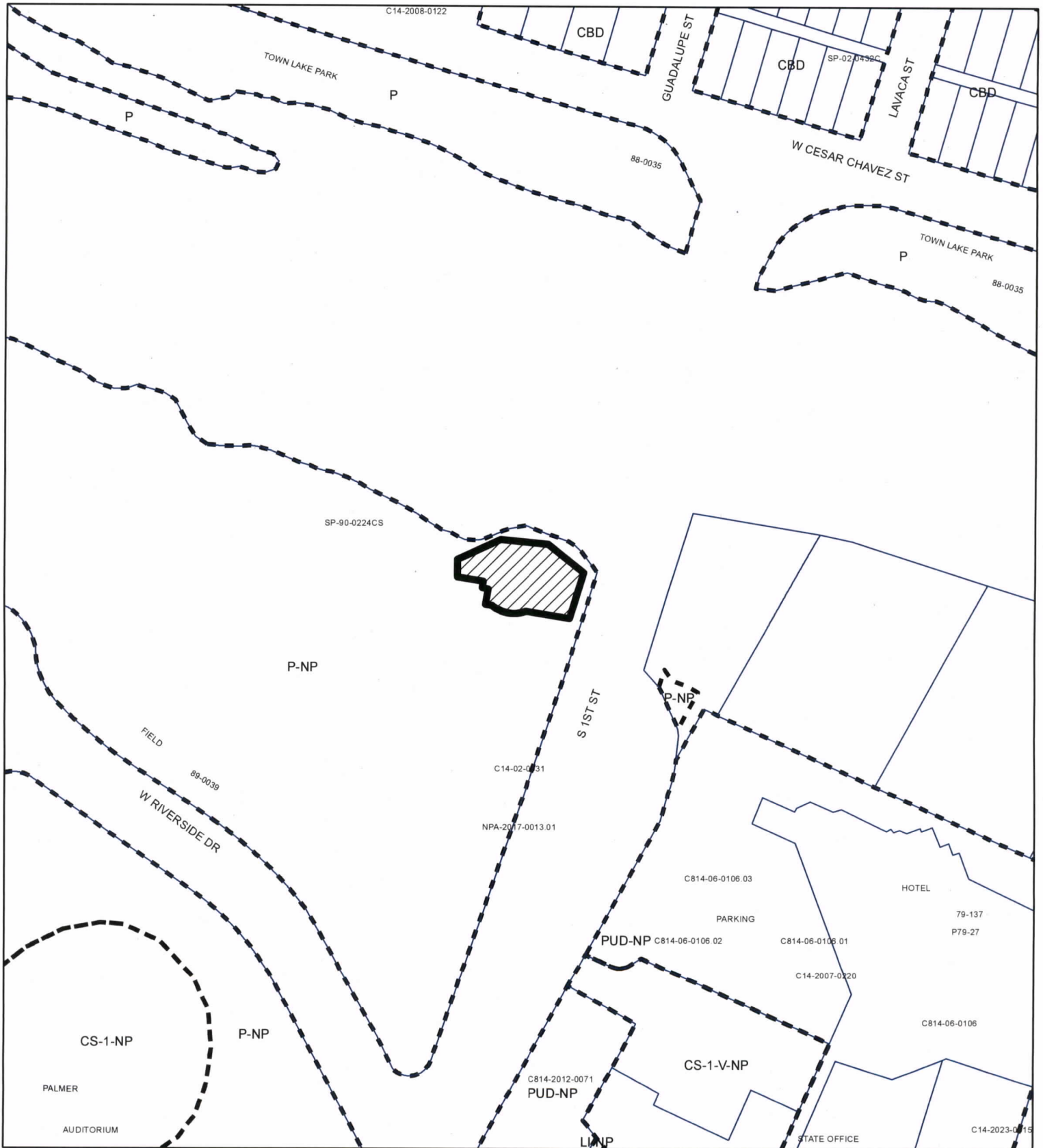
11/12/2024

Mary P. Hawkins, R.P.L.S. No. 4433
Capital Delivery Services
Engineering Services Division
City of Austin

REFERENCES

TCAD Parcel No. 0203000103
Austin Grid H-21, H-22, J-21 & J22

FIELD NOTES REVIEWED
BY: *[Signature]* DATE: 11/12/24
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT



HISTORIC ZONING

EXHIBIT "B"

ZONING CASE#: C14H-2024-0102



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.

