

ORDINANCE NO. 20261008-030

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR A PORTION OF THE PROPERTY LOCATED AT 2300 ROSEWOOD AVENUE IN THE ROSEWOOD 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-2026-0045, on file at the Planning Department, as follows:

0.305 acres of land in the Logan Vandever Survey No. 2, Abstract No. 784, in the City of Austin, Travis County, Texas, being a portion of LOT 1, ROSEWOOD VILLAGE SECTION 4, a subdivision recorded in Volume 49, Page 76, of the Plat Records of Travis County, Texas, conveyed to the City of Austin by deed recorded in Volume 417, Page 599 of the Deed Records of Travis County, Texas, said 0.305 acre tract being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

generally known as the Doris Miller Auditorium, locally known as 2300 Rosewood Avenue 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. 020110-17 that established zoning for the Rosewood Neighborhood Plan.

PART 3. This ordinance takes effect on October 19, 2026.

PASSED AND APPROVED

October 8, 2026

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Kirk Watson

Kirk Watson
Mayor

APPROVED:

Deborah Thomas

Deborah Thomas
City Attorney

ATTEST:

Erika Brady

Erika Brady
City Clerk

Exhibit "A"

PORTION OF
LOT 1
ROSEWOOD VILLAGE
SECTION 4
(ROSEWOOD NEIGHBORHOOD PARK)
(HISTORIC DESIGNATION FOR
DORIS MILLER AUDITORIUM)

LEGAL DESCRIPTION OF 0.305 ACRES (APPROX. 13,304 SQUARE FEET) OF LAND IN THE LOGAN VANDEVER SURVEY NO. 2, ABSTRACT NO. 784, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOT 1, ROSEWOOD VILLAGE SECTION 4, A SUBDIVISION OF RECORD IN VOLUME 49, PAGE 76 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THE CITY OF AUSTIN IN VOLUME 417, PAGE 599 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.305 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a Mag nail with "MWM" washer found at the intersection of the north right-of-way of Rosewood Avenue (60' right-of-way width) and the west right-of-way of the H. & T.C. Railroad (50' right-of-way width) and also being an angle point in the south line of said Lot 1, said point of commencement having Texas State Plane Coordinate System of 1983, Texas Central Zone (NAD83) (2011) Epoch 2010, U.S. Survey Feet, Combined Scale Factor 0.9999428192) grid coordinate values of **N= 10071895.15, E= 3123428.14;**

THENCE North 76°11'42" West, crossing said Lot 1, a distance of 304.17 feet to a calculated point for the **POINT OF BEGINNING** hereof and having grid coordinate values of **N=10071967.73, E=3123132.75;**

THENCE continuing across Lot 1, the following twenty-four (24) courses and distances:

1. **South 78°05'26" West, 42.83 feet** to a calculated point;
2. **North 11°54'34" West, 18.20 feet** to a calculated point;
3. **South 78°05'26" West, 17.00 feet** to a calculated point;
4. **North 11°54'34" West, 13.00 feet** to a calculated point;
5. **South 78°05'26" West, 7.70 feet** to a calculated point;
6. **North 11°54'34" West, 95.70 feet** to a calculated point;
7. **North 78°05'26" East, 2.60 feet** to a calculated point;
8. **North 11°54'34" West, 16.30 feet** to a calculated point;
9. **North 78°05'26" East, 18.30 feet** to a calculated point;
10. **North 11°54'34" West, 10.50 feet** to a calculated point;

11. North 78°05'26" East, 9.30 feet to a calculated point;
12. North 11°54'34" West, 23.60 feet to a calculated point;
13. North 78°05'26" East, 31.83 feet to a calculated point, from which a 1/2" rebar found for an angle point in a north line of Lot 1, bears North 35°36'50" East, a distance of 536.33 feet and from said 1/2" rebar found, a 1/2" rebar with "SURVCO MCKORD" cap found in the west right-of-way line of Pleasant Valley Road (90' right-of-way), as shown in Volume 49, Page 76 of the Plat Records of Travis County, Texas, being the easternmost northeast corner of Lot 1, bears North 75°51'46" East, a distance of 87.69 feet;
14. South 11°54'34" East, 23.60 feet to a calculated point;
15. North 78°05'26" East, 9.30 feet to a calculated point;
16. South 11°54'34" East, 10.50 feet to a calculated point;
17. North 78°05'26" East, 18.30 feet to a calculated point;
18. South 11°54'34" East, 16.30 feet to a calculated point;
19. North 78°05'26" East, 2.60 feet to a calculated point;
20. South 11°54'34" East, 95.70 feet to a calculated point;
21. South 78°05'26" West, 7.70 feet to a calculated point;
22. South 11°54'34" East, 13.00 feet to a calculated point;
23. South 78°05'26" West, 17.00 feet to a calculated point;
24. South 11°54'34" East, 18.20 feet to the **POINT OF BEGINNING**, containing **0.305** acres (approx. 13,304 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 August 2026. 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 0.9999428192.

For associated sketch see: DORIS MILLER AUDITORIUM HISTORIC DESIGNATION.DWG



Mary P. Hawkins

08/31/2026

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

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FIELD NOTES REVIEWED
BY *[Signature]* DATE: 08/31/26
CITY OF AUSTIN
PUBLIC WORKS DEPARTMENT

City of Austin – Capital Delivery Services – 505 Barton Springs Road, Suite 760
Austin Texas, 78704 – Ph (512) 974-2661 – Fax (512) 974-7291

DORIS MILLER AUDITORIUM

 ZONING BOUNDARY

This product has been produced by Austin Planning for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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