

**ORDINANCE NO. 20170323-093**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 2105 ANDREW ZILKER 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) district to public-historic landmark (P-H) combining district on the property described in Zoning Case No. C14H-2017-0011, on file at the Planning and Zoning Department, as follows:

A description of a tract of land containing 0.307 acre (13,360 square feet) out of the Henry P. Hill Survey No. 21, and being a portion of a 37.31 acre tract of land conveyed to the City of Austin, recorded in Volume 302, Page 360 of the Deed Records of Travis County, Texas, said 0.307 acre being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

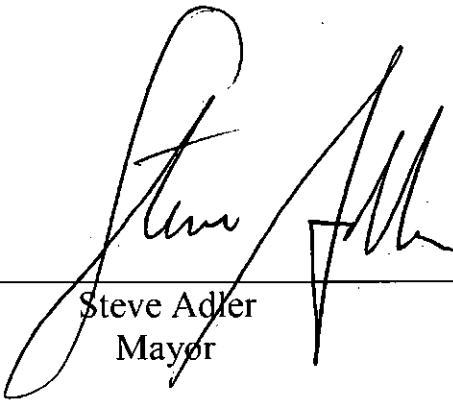
locally known as 2105 Andrew Zilker Road in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on April 3, 2017.

**PASSED AND APPROVED**

March 23, 2017

§  
§  
§

  
Steve Adler  
Mayor

**APPROVED:**

  
Anne L. Morgan  
City Attorney

**ATTEST:**

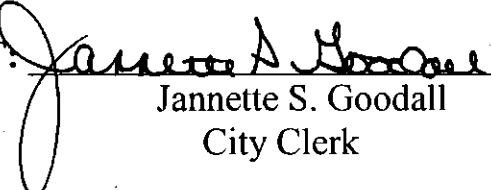
  
Jannette S. Goodall  
City Clerk

Exhibit " A "

City of Austin  
Zilker Park Caretaker's Cottage  
(Zoning Boundary)

**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION FOR 13,360 SQUARE FEET (0.307 ACRES) OF LAND OUT OF THE HENRY P. HILL SURVEY NO. 21 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS AND BEING A PORTION OF THAT CERTAIN CALLED 37.31 ACRE TRACT OF LAND CONVEYED TO THE CITY OF AUSTIN REFERED TO AS "TRACT 1" BY DEED RECORDED IN VOLUME 302 AT PAGE 360 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 13,360 SQUARE FOOT TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING** at a ½" rebar w/cap stamped "COA PUBLIC WORKS" set, for the northwest corner and **POINT OF BEGINNING** of the herein described tract having Texas State Plane Coordinate (Central Zone NAD 83) grid values of N=10,069,397.56, E=3,106,063.57, same being located along the southerly side of the Old Austin Bee Cave Road, and from which a 1" iron stake found at an angle point in the westerly line of said 37.31 acre tract, same being the easterly line of a called 29.05 acre tract of land conveyed to the City of Austin by deed recorded in Volume 1602, Page 153 of the Deed Records of Travis County, Texas bears S 33°04'08" W a distance of 820.30 feet;

**THENCE N 83°38'52" E** a distance of **121.55** feet along the northerly line of the herein described tract, said line being just south of and in close proximity to the north line of the said 37.31 acre tract and the southerly line of the old Austin Bee Cave Road to a ½" rebar w/cap stamped "COA PUBLIC WORKS" set near the south side of a park road named Andrew Zilker Road, for the northeast corner of the herein described tract;

**THENCE S 10°25'50" E** a distance of **104.96** feet with the easterly line of the herein described tract to a cross set in the top of a leaning concrete wall, for the southeast corner of the herein described tract;

**THENCE S 81°15'43" W** a distance of **127.25** feet along the southerly line of the herein described tract to a ½" rebar w/cap stamped "COA PUBLIC WORKS" set, for the southwest corner of the herein described tract;

**THENCE N 07°19'39" W** a distance of **110.01** feet to the **POINT OF BEGINNING** containing **13,359** Square Feet of land more or less.

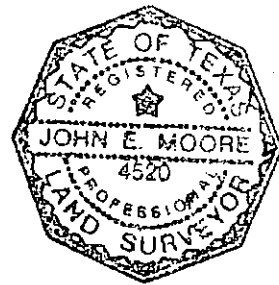
"This legal description was prepared by John E. Moore, R.P.L.S. No. 4520 from a survey made on the ground on March 9<sup>th</sup>, 2017. The bearing basis of this description is the Texas State Plane Coordinate System of 1983, Central Zone (Grid). The grid coordinates for the controlling monuments set for this project were established based on multiple VRS GPS occupations. Control point #1 is a ½" rebar w/cap stamped "COA PUBLIC WORKS" having grid coordinate values of N=10,069,554.31, E=3,106,157.03. Control point #2 is a ½" rebar w/cap stamped "COA PUBLIC WORKS" having grid coordinate values of N=10,069,586.78, E=3,105,589.55. The distances shown are surface distances. The combined scale factor is project is 0.999944971.

City of Austin – Public Works Department – 505 Barton Springs Road, Suite 760  
Austin Texas, 78704 – Ph (512) 974-7177 – Fax (512) 974-7291

**EXHIBIT A**

*John E. Moore* 2-16-2017

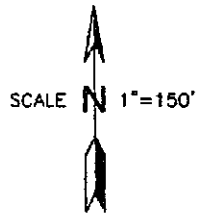
John E. Moore, R.P.L.S. No. 4520  
Quality Management Division  
Department of Public Works  
City of Austin



REFERENCES

TCAD Parcel No's. 01-0407-0101  
Austin Grid H-22

# SKETCH TO ACCOMPANY LEGAL DESCRIPTION



SCALE 1"=150'

CITY OF AUSTIN  
VOLUME 482, PAGE 173  
(FIRST TRACT - 280.5 AC)

20' WIDE PARKLAND USE AGREEMENT  
WASTEWATER LINE FOR SUBTERRANEAN TUNNEL  
DOC. NO. 2004203263

P.O.B.  
N=10,069,397.56  
E=3,106,063.57  
GRID

APPROXIMATE LOCATION OF OLD - AUSTIN SEE GAYE ROAD

ZONING BOUNDARY  
0.307 ACRE  
(13,360 SQ. FT.)

HENRY P. HILL SURVEY NO. 21  
ABSTRACT NO. 14

BARTON SPRINGS  
POOL

S33°04'08"W  
(REF. TIE)

CITY OF AUSTIN  
VOLUME 302, PAGE 360  
(TRACT 2 - 5.20 AC)

CITY OF AUSTIN  
VOLUME 302, PAGE 360  
(TRACT 1 - 37.31 AC)

CITY OF AUSTIN  
VOLUME 1602, PAGE 153  
(29.05 AC)

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DEPARTMENT OF PUBLIC WORKS  
QUALITY MANAGEMENT DIVISION  
505 BARTON SPRINGS ROAD, SUITE 760  
PHONE (512) 974-7177  
FAX (512) 974-7291



## LEGEND

- 1/2" REBAR w/CAP STAMPED "COA PUBLIC WORKS" SET
- ⊗ CROSS SET IN TOP OF CONCRETE WALL
- IRON STAKE FOUND
- ▲ MAG NAIL WITH WASHER STAMPED "MCGRAY & MCGRAY" FOUND
- ( ) RECORD INFORMATION

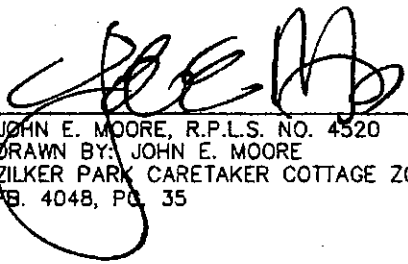
## LINE TABLE

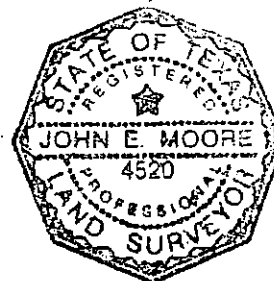
NO.	BEARING	DISTANCE
L1	N83°38'52"E	121.55'
L2	S10°25'50"E	104.96'
L3	S81°15'43"W	127.25'
L4	N07°19'39"W	110.01'

### BEARING BASIS NOTE:

THE BEARING BASIS OF THIS DESCRIPTION IS THE TEXAS STATE PLANE COORDINATE SYSTEM OF 1983, CENTRAL ZONE (GRID). THE GRID COORDINATES FOR THE CONTROLLING MONUMENTS SET FOR THIS PROJECT WERE ESTABLISHED BASED ON MULTIPLE VRS GPS OCCUPATIONS. CONTROL POINT #1 IS A 1/2" REBAR WITH CAP STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,069,554.31, E=3,106,157.03. CONTROL POINT #2 IS 1/2" REBAR WITH CAP STAMPED "COA PUBLIC WORKS" HAVING GRID COORDINATE VALUES OF N=10,069,586.78, E=3,105,589.55. THE DISTANCES SHOWN ARE SURFACE VALUES. THE COMBINED SCALE FACTOR IS 0.999944971.

THIS SKETCH WAS PREPARED FROM A SURVEY MADE ON THE GROUND ON MARCH 9, 2017.

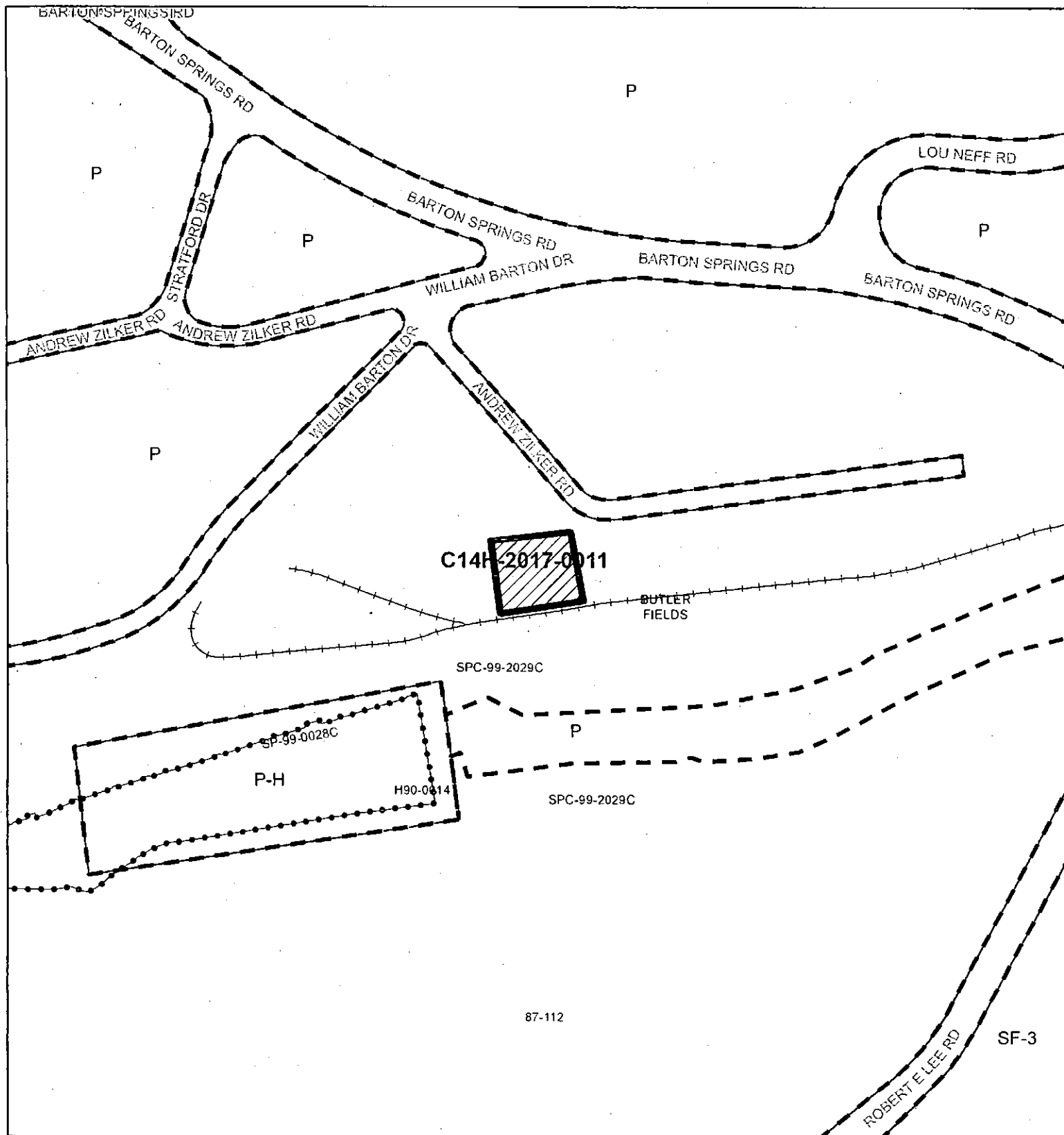
 3-16-2017  
JOHN E. MOORE, R.P.L.S. NO. 4520 DATE  
DRAWN BY: JOHN E. MOORE  
ZILKER PARK CARETAKER COTTAGE ZONING DESCRIPTION.DWG  
PB. 4048, PG. 35



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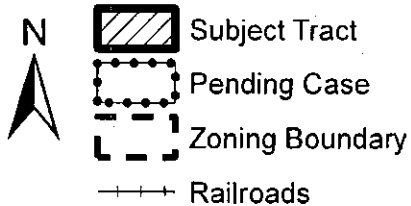




## ZONING

Case#: C14H-2017-0011

## EXHIBIT B



0 200 Feet

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



Created: 3/20/2017