

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13700 DESSAU ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT-CONDITIONAL OVERLAY (SF-2-CO) COMBINING DISTRICT, COMMUNITY COMMERCIAL-MIXED USE (GR-MU) COMBINING DISTRICT, AND COMMUNITY COMMERCIAL (GR) DISTRICT TO MULTI-FAMILY RESIDENCE MEDIUM DENSITY (MF-3) 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-conditional overlay (SF-2-CO) combining district, community commercial-mixed use (GR-MU) combining district, and community commercial (GR) district to multi-family residence medium density (MF-3) district on the property described in Zoning Case No. C14-2007-0103, on file at the Neighborhood Zoning and Planning Department, as follows:

A 43.283 acre tract of land, more or less, out of the Alexander Walters Survey No. 67, Abstract No. 791, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as 13700 Dessau Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit “B”.

**PART 2.** This ordinance takes effect on \_\_\_\_\_, 2007.

**PASSED AND APPROVED**

§§

2007

Will Wynn  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

**David Allan Smith**  
City Attorney

Shirley A. Gentry  
City Clerk

# METCALFE & SANDERS, INC./LAND SURVEYORS

4800 SOUTH CONGRESS  
AUSTIN, TEXAS 78745  
(512) 442-5363

SURVEYS & RECORDS SINCE 1904

EXHIBIT "A."

MF-3 Zoning

Alexander Walters Survey No. 67, Abstract No. 791  
City of Austin, Travis County, Texas

## LEGAL DESCRIPTION

LEGAL DESCRIPTION OF 43.283 ACRES OF LAND, A PORTION OF THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAID 43.283 ACRES OF LAND BEING A PORTION OF THE FOLLOWING TRACTS: A PORTION OF THAT 16.000 ACRE TRACT, A PORTION OF THE SAID ALEXANDER WALTERS SURVEY NO. 67, IN TRAVIS COUNTY, TEXAS, AS DESCRIBED IN WARRANTY DEEDS FROM JANET LONG FISH TO JOHN COLBERT FISH CONVEYING UNDIVIDED ONE-HALF INTERESTS IN VOLUME 10842, PAGE 401; AND VOLUME 10904, PAGE 181, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; A PORTION OF THAT 15.000 ACRE TRACT, A PORTION OF THE SAID ALEXANDER WALTERS SURVEY NO. 67, IN TRAVIS COUNTY, TEXAS, AS DESCRIBED IN WARRANTY DEEDS FROM JANET LONG FISH TO JOHN COLBERT FISH AND HIS WIFE, DANA H. FISH CONVEYING UNDIVIDED ONE-THIRD INTERESTS IN VOLUME 11591, PAGE 128; VOLUME 11608, PAGE 565; AND VOLUME 11855, PAGE 92, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND A PORTION OF THAT 122.63 ACRE TRACT, MORE OR LESS, A PORTION OF THE SAID ALEXANDER WALTERS SURVEY NO. 67 AND A PORTION OF THE SAMUEL CUSHING SURVEY NO. 70, ABSTRACT NO. 164, IN TRAVIS COUNTY, TEXAS, AS DESCRIBED IN A WARRANTY DEED FROM JANET LONG FISH TO JOHN COLBERT FISH AND HIS WIFE, DANA H. FISH IN VOLUME 11903, PAGE 280, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 43.283 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for reference at a Texas Department of Transportation brass disk found in concrete (Type II monument) at the intersection of the curving west line of Dessau Road and

the north line of Fish Lane, said brass disk found in concrete being also the most northerly southwest corner of that 3.783 acre tract, a portion of the Alexander Walters Survey No. 67, Abstract No. 791 and a portion of the Samuel Cushing Survey No. 70, Abstract No. 164, in Travis County, Texas, designated as Parcel 14, Part II, and described in Cause No. 2217, Proceedings in Eminent Domain in the Probate Court No. One of Travis County, Texas, styled Travis County, Texas v. John C. Fish and Dana H. Fish, of record in Volume 13327, Page 522, Real Property Records of Travis County, Texas and in a south line of that 122.63 acre tract, more or less, a portion of the said Alexander Walters Survey No. 67 and a portion of the said Samuel Cushing Survey No. 70, in Travis County, Texas, as described in a Warranty Deed from Janet Long Fish to John Colbert Fish and wife, Dana H. Fish in Volume 11903, Page 280, Real Property Records of Travis County, Texas;

Thence with the north line of Fish Lane and a south line of the said Fish 122.63 acre tract, more or less, N 62°07'10" W 243.59 feet to a 1/2" iron pipe found;

Thence with the north line of Fish Lane and a south line of the said Fish 122.63 acre tract, more or less, N 62°15'35" W 1731.91 feet to a 1/2" steel pin found at the southwest corner of the said Fish 122.63 acre tract, more or less, and the southeast corner of that 67.93 acre tract, a portion of the said Alexander Walters Survey No. 67, in Travis County, Texas, as described in an Executor's Deed from Ruth May Mullenex, Independent Executrix of the Estate of Etta B. Smith, deceased to Ruth May Mullenex, Carolyn Barron, James Barron Mullenex and Edward Joe Mullenex in Volume 13082, Page 108, Real Property Records of Travis County, Texas;

Thence with the west line of the said Fish 122.63 acre tract, more or less, and the east line of the said Mullenex 67.93 acre tract, N 27°36'40" E 219.21 feet to a calculated point for the POINT OF BEGINNING and most westerly southwest corner of the herein described tract;

(1) THENCE with the west line of the said Fish 122.63 acre tract, more or less, and the east line of the said Mullenex 67.93 acre tract, N 27°36'40" E 1847.12 feet to a calculated point for the most northerly northwest corner of the herein described tract;

THENCE crossing the said Fish 122.63 acre tract, more or less, the said Fish 15.000 acre tract and the said Fish 16.000 acre tract, courses numbered 2 through 11 inclusive as follows:

(2) S 36°14'31" E 555.08 feet to a calculated point;

(3) S 27°07'36" W 382.88 feet to a calculated point for an interior corner of the herein described tract;

(4) S 63°00'00" E 413.41 feet to a calculated point for an interior corner of the herein described tract;

(5) N 27°24'03" E 358.56 feet to a calculated point for a northwest corner of the herein described tract;

(6) S 66°05'30" E 299.82 feet to a calculated point;

(7) S 36°38'15" E 431.53 feet to a calculated point;

(8) S 9°02'39" E 426.22 feet to a calculated point for the most easterly southeast corner of the herein described tract;

(9) N 69°22'48" W 285.31 feet to a calculated point for an interior corner of the herein described tract;

(10) S 6°38'24" W 238.20 feet to a calculated point in the curving north line of proposed Harrisglenn Drive;

(11) S 16°22'46" W 40.00 feet to a calculated point in the curving centerline of proposed Harrisglenn Drive, for the most southerly southeast corner of the herein described tract;

THENCE crossing the said Fish 122.63 acre tract, more or less, and the said Fish 15.000 acre tract with the centerline of proposed Harrisglenn Drive, courses numbered 12 through 14 inclusive as follows:

(12) with a curve to the left an arc distance of 139.67 feet, said curve having a radius of 500.00 feet, a central angle of 16°00'18" and a chord of which bears N 81°37'23" W 139.22 feet to a calculated point at point of tangency;

(13) N 89°37'32" W 200.07 feet to a calculated point at point of curve;

(14) with a curve to the left an arc distance of 516.02 feet, said curve having a radius of 1000.00 feet, a central angle of 29°33'56" and a chord of which bears S 75°35'30" W 510.31 feet to a calculated point for the most easterly southwest corner of the herein described tract;

THENCE crossing the said Fish 122.63 acre tract, more or less, courses numbered 15 through 17 inclusive as follows:

(15) N 33°12'36" W 340.62 feet to a calculated point for an interior corner of the herein described tract;

(16) S 57°37'26" W 186.12 feet to a calculated point;

(17) N 89°37'32" W 659.99 feet to the POINT OF BEGINNING of the herein described tract, containing 43.283 acres of land.

Metes and Bounds Description Prepared July 18, 2007  
From A Survey Completed January 14, 2004.



METCALFE & SANDERS, INC.  
Land Surveyors

By:

A handwritten signature in black ink, appearing to read "George L. Sanders", written over a horizontal line.

George L. Sanders  
Texas Registered Professional  
Land Surveyor No. 1838

FB 892, P 1-16 & DC

Ref: Plan 7789C

Plan 7789B

Plan 7789A

Plan 7789

Job No. 07184.01

REFERENCES:

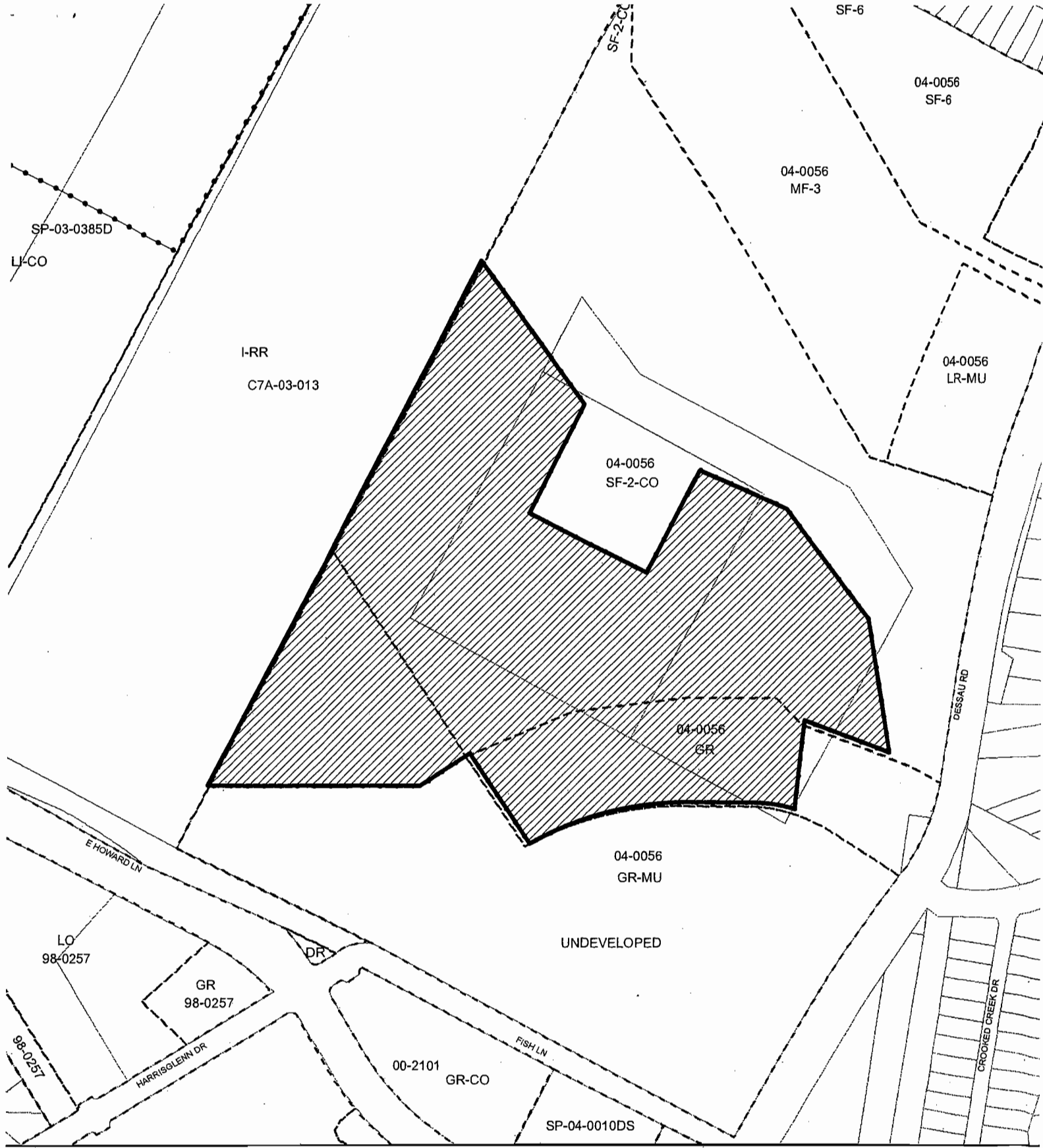
TCAD PLAT MAP # 02-5931

PROPERTY ID NUMBER'S

263725, 263730 & 263732





AUSTIN GRID P-34

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ZONING

Exhibit B

-  N
-  Subject Tract
-  Zoning Boundary
-  Pending Cases

**ZONING CASE#:** C14-2007-0103  
**ADDRESS:** 13700 1/2 DESSAU RD  
**SUBJECT AREA:** 43.28 ACRES  
**GRID:** P34  
**MANAGER:** S. SIRWAITIS



1" = 400' OPERATOR: SM

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.