

**ORDINANCE NO. 20121018-083**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10652 DESSAU ROAD IN THE WINDSOR HILLS NEIGHBORHOOD PLAN AREA FROM SINGLE FAMILY RESIDENCE STANDARD LOT-NEIGHBORHOOD PLAN (SF-2-NP) COMBINING DISTRICT TO TOWNHOUSE & CONDOMINIUM RESIDENCE-NEIGHBORHOOD PLAN (SF-6-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 single family residence standard lot-neighborhood plan (SF-2-NP) combining district to townhouse & condominium residence-neighborhood plan (SF-6-NP) combining district on the property described in Zoning Case No. C14-2012-0064, on file at the Planning and Development Review Department, as follows:


A 1.085 acre tract of land, more or less, out of the James O. Rice Survey No. 31, Abstract no. 675 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 10652 Dessau Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** The Property is subject to Ordinance No. 20110113-061 that established the Windsor Hills neighborhood plan combining district.

**PART 3.** This ordinance takes effect on October 29, 2012.

**PASSED AND APPROVED**

\_\_\_\_\_, 2012 §  
§  
§  
October 18, 2012 §  
  
Lee Leffingwell  
Mayor

**APPROVED:**   
Karen M. Kennard  
City Attorney

**ATTEST:**   
Shirley A. Gentry  
City Clerk

# Exhibit A

Roberto V. Casas  
to  
City of Austin  
(for Temporary Staging Area  
and Materials Storage Site Easement)

Parcel 4614.43 TSAAMSS

BEING 1.085 ACRES OF LAND, MORE OR LESS, OUT OF AND A PART OF THE JAMES O. RICE SURVEY NO. 31, ABS. 675 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF THE 1.291 ACRE TRACT OF LAND CONVEYED TO ROBERTO VILLIDA CASAS BY WARRANTY DEED EXECUTED ON DECEMBER 17, 1998, FILED FOR RECORD ON DECEMBER 28, 1998, RECORDED IN VOLUME 13337, PAGE 4150 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.085 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH:

BEGINNING at a 1/2 inch iron rod found in the westerly right-of-way line of Dessau Road (R.O. W. varies), same being the most southerly and most easterly corner of said Casas tract and a northeasterly corner of the 7.337 acre tract conveyed to Community Partnership for the Homeless by deed recorded in Document 2003053404 of the Official Public Records of Travis County, Texas, for the Point of Beginning and the most southerly and most easterly corner of the herein described tract of land, having Texas State Plane Coordinate (Texas Central Zone, NAD83, HARN (93), US Feet, Surface Adjustment Factor of 1.00008) values of N=10106943.53 and E=3136778.14;

1) THENCE, North 62°00'22" West, a distance of 271.30 feet, leaving the westerly right-of-way line of Dessau Road, with a southwesterly line of said Casas tract and a northeasterly line of said Community Partnership for the Homeless tract, to a calculated point at the most westerly corner of said Casas tract and the most northerly corner of said Community Partnership for the Homeless tract, same being in the southeasterly line of Lot 8, Block C, Collinwood West Section II-A, recorded in Book 86, Page 40C of the Plat Records of Travis County, Texas, for the most westerly corner of the herein described tract of land;

2) THENCE, North 27°56'22" East, a distance of 31.95 feet, with a northwesterly line of said Casas tract and the southeasterly line of said Lot 8, to a calculated point at the most easterly corner of said Lot 8 and the most southerly corner of Lot 9, Block C, Collinwood West Section II-B, recorded in Book 102, Page 342 of the Plat Records of Travis County, Texas, for an angle point hereof;

3) THENCE, North 27°20'10" East, a distance of 73.63 feet, with a northwesterly line of said Casas tract and the southeasterly line of said Lot 9, to a calculated point at the most easterly corner of said Lot 9 and the most southerly corner of Lot 10, Block C of said Collinwood West Section II-B, for an angle point hereof;

4) THENCE, North 27°20'01" East, a distance of 148.72 feet, with a northwesterly line of said Casas tract and the southeasterly line of said Lot 10, to a calculated point for the most northerly corner of the herein described tract of land, from which a 1/2 inch iron rod found at an angle point in the northwesterly line of said Casas tract, same being the most easterly corner of said Lot 10, the most easterly corner of Lot 11, Block C of said Collinwood West Section II-B and a southerly corner of Lot 4C, Amended Plat of Lot 3C and Lot 4C Block "C" Collinwood West Section One Block "C" Amended recorded in Document 200500103 of the Official Public Records of Travis County, Texas bears North 27°20'01" East, a distance of 11.56 feet;

5) THENCE, South 61°38'07" East, a distance of 101.65 feet, leaving a northwesterly line of said Casas tract and the southeasterly line of said Lot 10, and crossing said Casas tract, to a calculated point in a curving westerly right-of-way line of Dessau Road and in a curving easterly line of said Casas tract, from which an iron pipe found at the most northerly corner of said Casas tract and a corner of said Lot 4C bears along a curve to the right of 1014.93 feet radius, an arc distance of 38.16 feet, having an angle of intersection of 02°09'17", (the sub chord of said curve bears North 04°13'06" West, a distance of 38.16 feet);

6) THENCE, with a curving westerly right-of-way line of Dessau Road and a curving easterly line of said Casas tract, along a curve to the left of 1014.93 feet radius, an arc distance of 16.22 feet, having an angle of intersection of 00°54'56", (the sub chord of said curve bears South 05°45'13" East, a distance of 16.22 feet), to a 1/2 inch iron rod found at the endpoint of said curve;

7) THENCE, South 06°12'40" East, a distance of 290.36 feet, with a westerly right-of-way line of Dessau Road and an easterly line of said Casas tract, to the Point of Beginning and containing an area of 1.085 acres of land, more or less.

I hereby declare that this survey was made on the ground, under my supervision, and that it substantially complies with the current Texas Society of Professional Surveyors standards.

Eduardo O. Mendez  
Eduardo O. Mendez  
Registered Professional Land Surveyor 5010

7/26/11  
Date



MWM DesignGroup  
305 East Huntland Drive, Suite 200  
Austin, Texas, 78752 (512) 453-0767

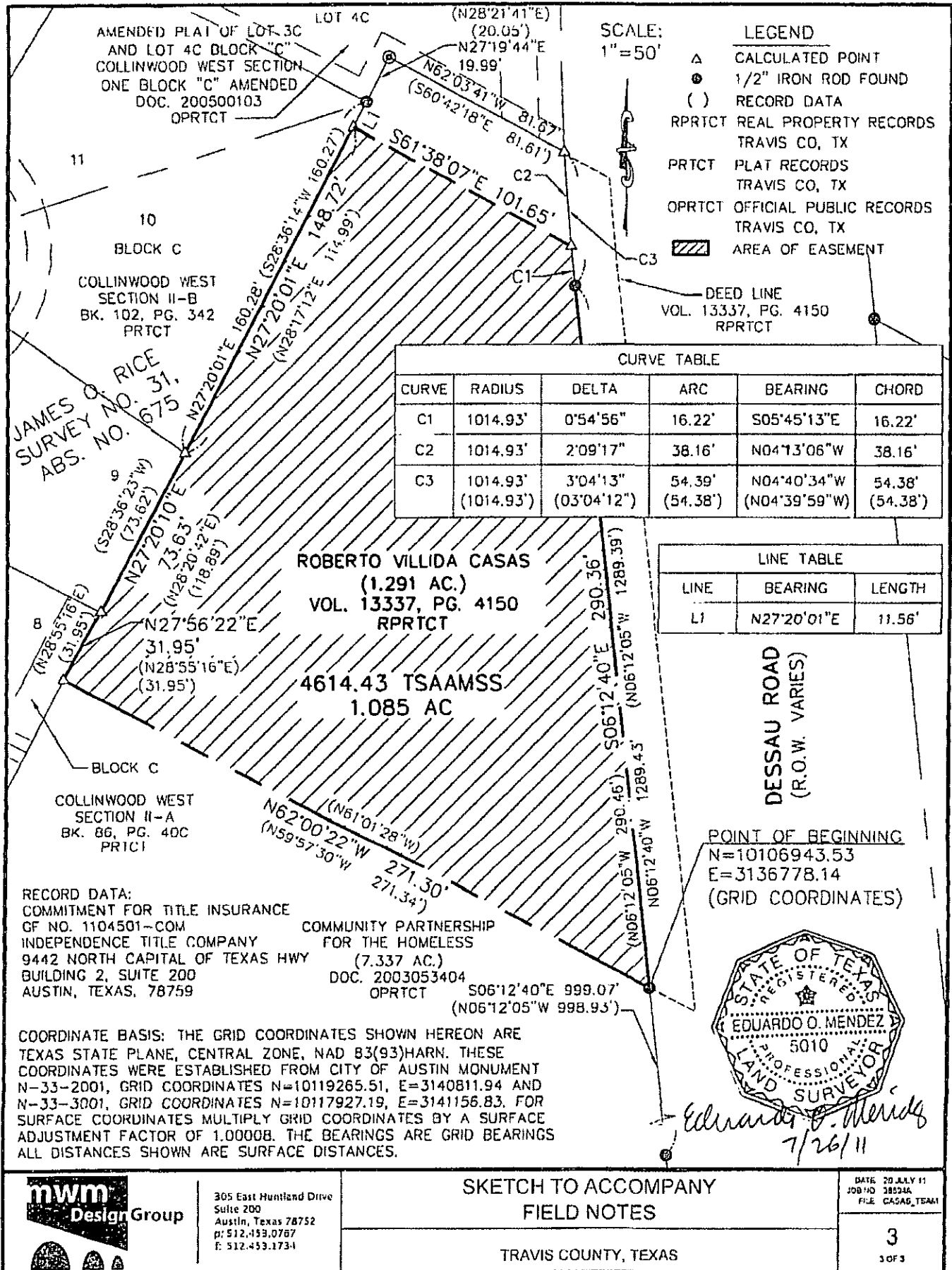
Bearing Basis: The coordinates shown herein are Texas State Plane, Central Zone, NAD 83 (93)Harn. For surface coordinates, multiply grid coordinates by a surface adjustment factor of 1.00008. The project control points are a 60d Nail in the median of Dessau Road approximately 355 feet north of the Centerline of Walnut Creek and approximately 63 feet east of and at right angles to the east property line of Dessau Road, grid coordinates N=10106834.94, E=3136846.76 and a 60d nail near the most southerly corner of the 55.557 acre tract recorded in Document 2004236627 of the Official Public Records of Travis County, Texas, approximately 26 feet east of and at right angles to the existing east fence line and approximately 100 feet north of and along said fence from its south endpoint, grid coordinates N=10106916.38, E=3139424.81. These grid coordinates were established from City of Austin Monument N-33-2001, grid coordinates N=10119265.51, E=3140811.94 and City of Austin Monument N-33-3001, grid coordinates N=10117927.19 and E=3141156.83, All distances shown herein are surface distances.

TCAD No.: 0243260807  
City Grid No.: M30

FIELD NOTES REVIEWED

By: [Signature] Date: 7/26/11

Engineering Division Section  
Department of Public Works  
and Transportation



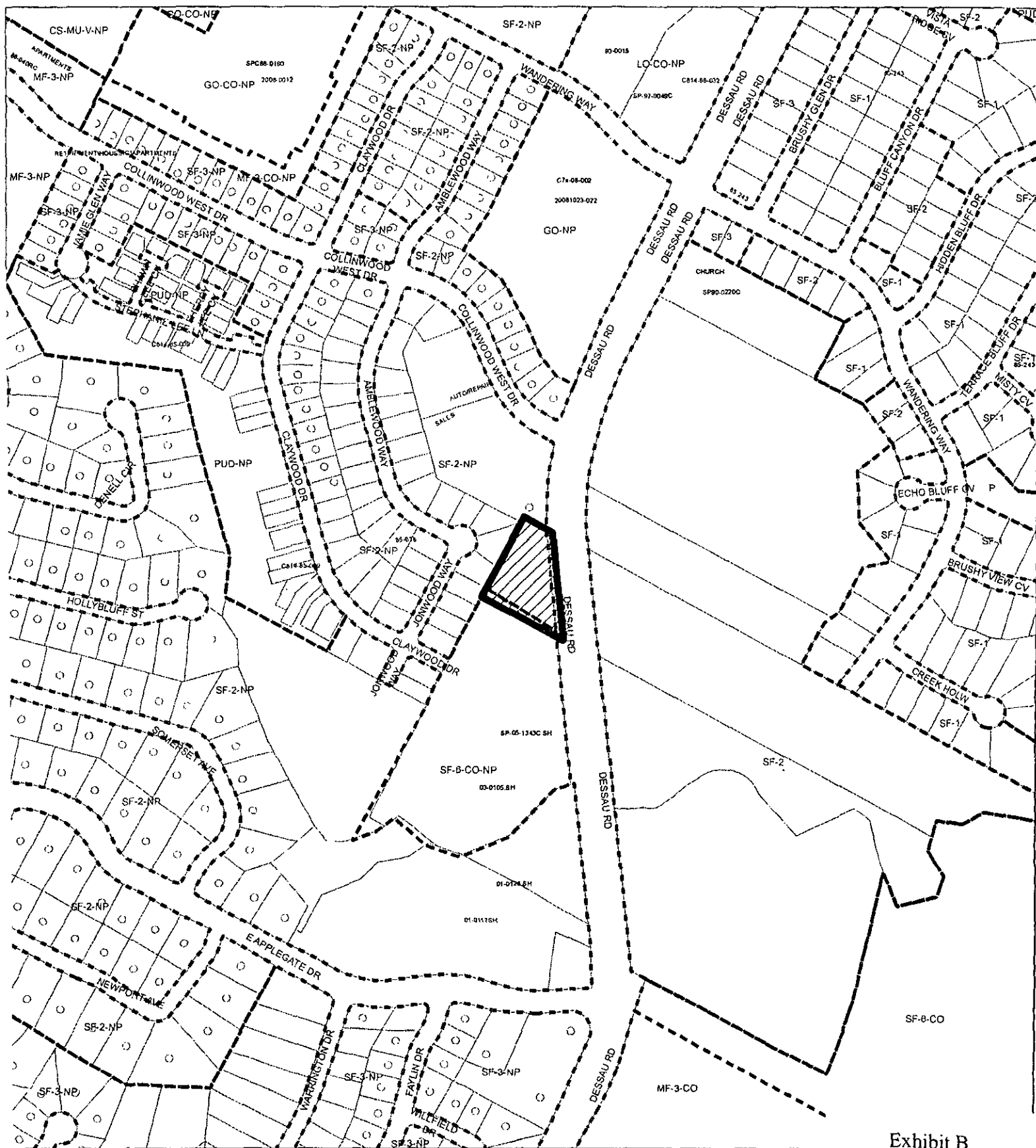





Exhibit B



" = 400'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2012-0064

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

