ORDINANCE NO. 20181115-068

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10300 DESSAU ROAD IN THE HERITAGE HILLS/WINDSOR HILLS COMBINED NEIGHBORHOOD PLAN AREA FROM FAMILY RESIDENCE-NEIGHBORHOOD PLAN (SF-3-NP) COMBINING DISTRICT TO **TOWNHOUSE** AND **CONDOMINIUM** RESIDENCE-CONDITIONAL **OVERLAY-NEIGHBORHOOD PLAN** (SF-6-CO-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 family residence-neighborhood plan (SF-3-NP) combining district to townhouse and condominium residence-conditional overlay-neighborhood plan (SF-6-CO-NP) combining district on the property described in Zoning Case No. C14-2018-0075, on file at the Planning and Zoning Department, as follows:

Being 1.942 acres of land, more or less, out of the James O Rice Survey No. 31, Abstract No. 675, in Travis County, Texas, the tract of land being more particularly described by metes and bounds in **Exhibit** "A" incorporated into this ordinance (the "Property"),

locally known as 10300 Dessau Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

Development of the Property is limited to 18 dwelling units.

- **PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium (SF-6) base district and other applicable requirements of the City Code.
- **PART 4.** The Property is subject to Ordinance No. 20110113-061 that established zoning for the Windsor Hills Neighborhood Plan.

PASSED AND APPROV	ÉD					
November 15	, 2018	§ § ————	Ja.	-/ M		
	L. Morgan Attorney	ATTEST		eve Adler Mayor Act A J Jannette S. Go City Clerk		
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JOB NUMBER: 1602 0422

DATE: 2/6/2016

REVISION DATE(S): (REV 2 4/12/2016) (REV.2 2/8/2016) (REV.1 2/6/2016)

EXHIBIT "A"

BEING 1.942 ACRES OF LAND, MORE OR LESS, OUT OF THE JAMES O RICE SURVEY NO 31, ABSTRACT NO 675, IN TRAVIS COUNTY, TEXAS, AND BEING OUT OF A PORTION OF THAT CERTAIN 103.7 ACRE TRACT OF LAND DESCRIBED AS FIRST TRACT TO J V SAMSON IN A DEED AS RECORDED IN VOLUME 769, PAGE 76, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAID 1.942 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT AN X-CUT SET FOR THE NORTHEAST CORNER OF SAID 1.912 ACRE TRACT OF LAND SAME BEING THE INTERSECTION OF THE SOUTH LINE OF APPLEGATE DRIVE WITH THE WEST LINE OF DESSAU ROAD AND A POINT ON A CURVE FOR SAID 1.912 TRACT OF LAND;

THENCE, ALONG SAID CURVE (CONCAVE TO THE SOUTHWEST) HAVING THE FOLLOWING ELEMENTS AN ARC LENGTH OF 233.06 FEET (CALLED 233.91 FEET), A RADIUS OF 634.49 FEET. A DELTA ANGLE OF 24*0158" (CALLED 21*0157"). THE CHORD OF WHICH BEARS S 19*44*U" W (CALLED S 19*43*17" W. A DISTANCE OF 231.76 FEET (CALLED 231.61 FEET) TO AN X-CUT-SET FOR THE POINT OF TANGENCY OF SAID 1.942 ACRES TRACT OF LAND AND SAID DESSAU ROAD;

THENCE S 30°14'01" W (CALLED S 30°14'16" W), ALONG THE COMMON DIVIDING LINE OF SAID 1,942 ACRE TRACT OF LAND AND SAID DESSAU ROAD A DISTANCE OF 160.56 FEET (160.47 FEET) TO A 1/2". IRON ROD & CAP "EXACTA" SET FOR THE SOUTHEAST CORNER OF SAID 1,942 ACRE TRACT OF LAND SAME BEING NORTHEAST CORNER OF THAT CERTAIN LOT 24. BLOCK A, OF WINDSOR HILLS SECTION FOUR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN VOLUME 36, PAGE 94 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND A POINT ON THE WEST RIGHT-OF WAY LINE OF DESSAU ROAD;

THENCE N 66°0033" W CALLED N 66°02'07" W, ALONG THE COMMON DIVIDING LINE OF SAID 1,942 ACRE TRACT OF LAND AND SAID WINDSOR HILLS SECTION FOUR, PASSING A 1/2" IRON ROD FOUND AT 184,30 FEET FOR THE NORTHWEST CORNER OF SAID LOT 24, BLOCK A, A TOTAL DISTANCE OF 329,34 FEET TO A 1/2" IRON ROD FOUND FOR SOUTHWEST CORNER OF SAID 1,942 ACRE TRACT OF LAND, SAME BEING THE NORTHWEST CORNER OF LOT 26, BLOCK A, AND THE NORTHEAST CORNER OF LOT 27, BLOCK A OF SAID WINDSOR HILLS SECTION FOUR, AND THE SOUTHEAST CORNER OF LOT 28, BLOCK A OF WINDSOR HILLS SECTION SEVEN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN VOLUME 63, PAGE 95 OF the PLAT RECORDS OF TRAVIS COUNTY, TEXAS;

THENCE N 29°23'31" ETCALLED N 29°08'00" E), ALONG THE COMMON DIVIDING LINE OF SAID 1,942 ACRE TRACT OF LAND AND SAID WINDSOR HILLS SECTION SEVEN, A DISTANCE OF 1,005 FEET (CALLED 110.37 FEET) TO SPINDLE SET IN THEE FOR THE MOST SOUTHERLY NORTHWEST CORNER OF SAID 1,942 ACRES TRACT OF LAND, SAME BEING THE SOUTHWEST CORNER OF THAT CERTAIN 0,077 ACRE TRACT (TRACT 2) OF LAND DESCRIBED TO OLA AND TRAVIS SANSOM AS RECORDED IN VOLUME 8699, PAGE 469, OF THE TRAVIS COUNTY DEED RECORDS, SAME BEING A POINT THE EAST LINE OF LOT 29, BLOCK A OF SAID WINDSOR HILLS SECTION SEVEN;

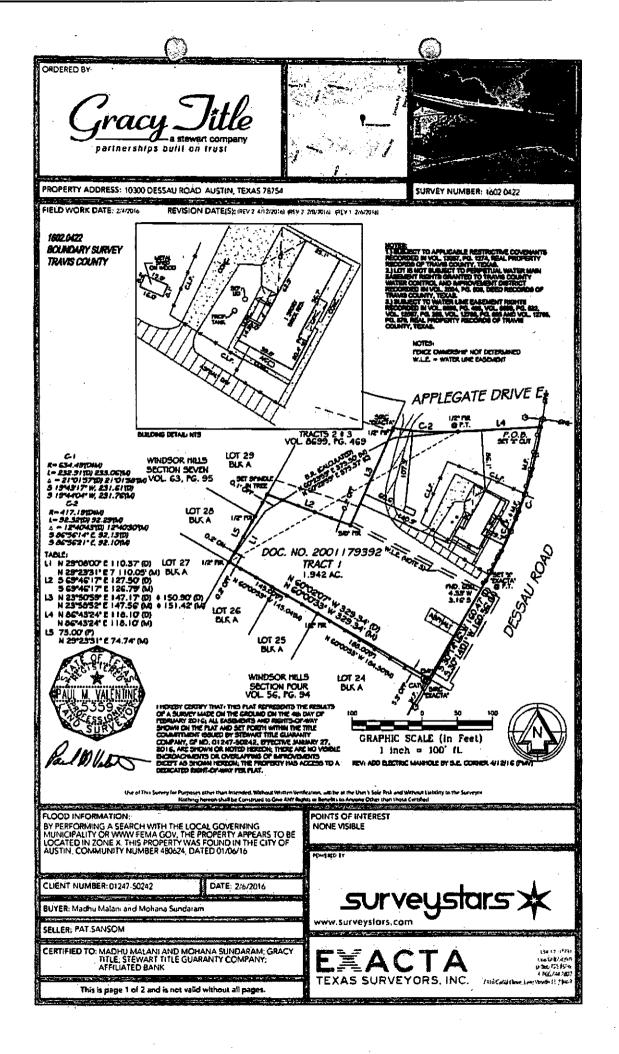
THENCE S 69°46'17" É (CALLED S 69°46'17" É), ALONG THE COMMON DIVIDING LINE OF SAID 0.077 ACRE TRACT (TRACT 2) OF LAND AND SAID 1.942 ACRE TRACT OF LAND A DISTANCE OF 126,79 FEET (CALLED 127,50 FEET) TO A FOUND 5%" IRON ROD AT AN INTERIOR ELL CORNER OF SAID 1.942 ACRE TRACT OF LAND;

THENCE, N 23758/32" 6 (CALLED N 23750/59" 6), ALONG THE COMMON DIVIDING LINE OF SAID 0.077 ACRE TRACT OF LAND AND SAID 1.942 ACRE TRACT OF LAND PASSING THE NORTHEAST CORNER OF SAID 0.77 ACRE TRACT OF LAND AT DISTANCE OF 29.62". SAME BEING THE SOUTHEAST CORNER OF THAT CERTAIN 0.322 ACRE TRACT (TRACT 3) OF LAND DESCRIBED TO OLA AND TRAVIS SANSOM AS RECORDED IN VOLUME 8699, PAGE 469, OF THE TRAVIS COUNTY DEED RECORDS, PASSING A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 0.322 ACRE TRACT (TRACT 3) OF LAND A DISTANCE OF 147.56 FEET (CALLED 147.15 FEET), A TOTAL DISTANC OF 151.42 FEET TO A 1/2" IRON ROD & CAP "EXACTA" SET FOR THE MOST NORTHERLY NORTHERLY NORTHEEST CORNER OF SAID 1.942 ACRE TRACT OF LAND, SAME BEING A POINT OF CURVATURE OF A CURVE TO THE LEFT ON THE SOUTH LINE OF SAID APPLEGATE DRIVE.

THENCE, ALONG SAID CURVE (CONCAVE TO THE NORTHWEST) HAVING THE FOLLOWING ELEMENTS AN ARC LENGTH OF 92.29 FEET (CALLED 92.32 FEET), A RADIUS OF 417,19 FEET, A DELTA ANGLE OF 12*4030" (CALLED 12*4043"). THE CHORD OF WHICH BEARSS86*56'21" E (CALLED 86*56'14" E, A DISTANCE OF 92.10 FEET (CALLED 92.13 FEET) TO A 1/2" IRON ROD FOUND FOR A POINT OF TANGENCY FOR SAID 1.942 ACRE TRACT OF LAND AND SAID APPLIEGATE DRIVE.

THENCE N 86/43/24" E, ALONG THE COMMON DIVIDING LINE OF SAID 1,942 ACRE TRACT OF LAND AND SAID APPLEGATE DRIVE A DISTANCE OF THE 10 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,942 ACRES OF LAND, MORE OR LESS.







REPORT OF SURVEY

1602 0427

This is page 2 of 2 and is not valid without all pages.

LEGAL DESCRIPTION: SEE EXHIBIT "A"

JOB SPECIFIC SURVEYOR NOTES:

THE BEARING REFERENCE OF NORTH 60 DEGREES 23 MINUTES 57 SECONDS EAST IS BASED ON THE CALCULATED LINE FROM THE SOUTHWEST CORNER OF TRACT 1 TO THE POINT OF TANGENCY ON APPLEGATE DRIVE BEING THE NORTHERLY BOUNDARY OF TRACT 1, AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2001179392. OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

GENERAL SURVEYOR NOTES:

- 1. Firm Branch #10193731 is physically located at 7416 Canal Drive in Lake Worth, Ft, 33467.

 2. The Legal description used to perform this survey was supplied by others. This survey does not determine or imply ownership.

and are the training of participants. We

- Due to varying construction standards, house dimensions are approximate
- 4. This survey is exclusively for the use of the parties to whom it is certified, it is not transferable to additional institutions or subsequent owners.
- 5. This property subject to any and all recorded and unrecorded easements. Surveyor has made no investigation or Independent search for easements of record, encumbrances, restrictive covenants or ownership title evidence.
- 6. If there is a septic tank, well or drain field on this survey, the location of such item
- 7, Any additions or deletions of this 2 page survey document are strictly prohibited. Use of this survey beyond the purpose of the transfer of title without written authorization of the signing surveyor is prohibited.

 6 Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.lema.gov.
- rensions are in feet and decimals thereof.
- 10. All pins marked as set are 5/8" or 1/2" diameter, 18" fron rebar, with "EXACTA" cap.
- 11. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.

 12. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logos or
- eferences to third party firms are for informational purposes only.
- 13. Points of interest (POFs) are selected above-ground improvements which may be in contact with boundary, building setbacks or extenent lines, as defined by the parameters of this survey. There may be additional POIs which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
- 14. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded withty easements.

 15. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

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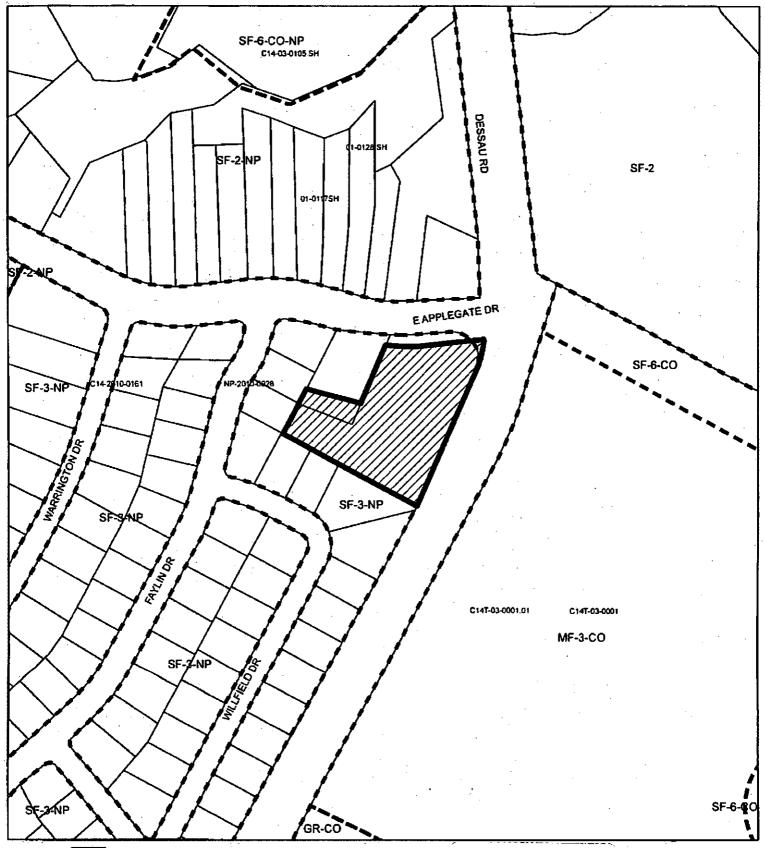
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EXACTA
TEXAS SURVEYORS. INC.





SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

Zoning Case

C14-2018-0075

Exhibit B

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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.

