

**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.

**PART 5.** This ordinance takes effect on November 26, 2018.

**PASSED AND APPROVED**

\_\_\_\_\_  
November 15\_\_\_\_\_, 2018

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Steve Adler  
Mayor

**APPROVED:**

\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

# EXHIBIT A

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 1.942 ACRE TRACT OF LAND SAME BEING THE INTERSECTION OF THE SOUTH LINE OF APPLIGATE DRIVE WITH THE WEST LINE OF DESSAU ROAD AND A POINT ON A CURVE FOR SAID DESSAU ROAD, SAME BEING A POINT OF CURVATURE OF SAID 1.942 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 21°01'58" (CALLED 21°01'37"), THE CHORD OF WHICH BEARS S 19°44'04" 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 56, 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 60°00'33" W CALLED N 60°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" E (CALLED N 29°08'01" E), ALONG THE COMMON DIVIDING LINE OF SAID 1.942 ACRE TRACT OF LAND AND SAID WINDSOR HILLS SECTION SEVEN, A DISTANCE OF 110.05 FEET (CALLED 110.37 FEET) TO SPINDLE SET IN TREE 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 SAMSON 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" E (CALLED S 69°46'17" E), 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 5/8" IRON ROD AT AN INTERIOR ELL CORNER OF SAID 1.942 ACRE TRACT OF LAND;

THENCE, N 23°58'32" E (CALLED N 23°58'59" E), 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 SAMSON 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 DISTANCE OF 151.42 FEET TO A 1/2" IRON ROD & CAP "EXACTA" SET FOR THE MOST NORTHERLY NORTHWEST 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 APPLIGATE 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°40'30" (CALLED 12°40'43"), THE CHORD OF WHICH BEARS S86°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 APPLIGATE DRIVE,

THENCE N 86°43'24" E, ALONG THE COMMON DIVIDING LINE OF SAID 1.942 ACRE TRACT OF LAND AND SAID APPLIGATE DRIVE A DISTANCE OF 118.10 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.942 ACRES OF LAND, MORE OR LESS.

EXACTA



*Paul D. Hester*

**Gracy Title**  
— a Stewart company  
partnerships built on trust

**SURVEY NUMBER:** 1602 0422

REVISION DATE IS: (REV 2 4/12/2014) (REV 3 2/18/2014) (REV 1 3/20/2014)

NOTES:  
 1.) SUBJECT TO APPLICABLE RESTRICTIVE COVENANTS  
 RECORDED IN VOL. 13967, PG. 1274, REAL PROPERTY  
 RECORDS OF TRAVIS COUNTY, TEXAS.  
 2.) LOT IS NOT SUBJECT TO PERPETUAL WATER MAIN  
 BASKET RIGHTS GRANTED TO TRAVIS COUNTY  
 WATER CONTROL AND SANITATION DISTRICT  
 RECORDED IN VOL. 2054, PG. 608, DEED RECORDS OF  
 TRAVIS COUNTY, TEXAS.  
 3.) SUBJECT TO WATER LINE EASEMENT RIGHTS  
 RECORDED IN VOL. 8888, PG. 486 VOL. 8888, PG. 832,  
 12587, PG. 266 VOL. 12765, PG. 683 AND VOL. 12766,  
 PG. 125. SEE PROPERTY RECORDS OF TRAVIS  
 COUNTY, TEXAS.

NOTES:  
FORCE OWNERSHIP NOT DETERMINED  
W.L.E. = WATER USE EASEMENT

C-1  
R = 634.45TDND  
L = 232.51TD 233.06TD  
Δ = 210157TD 210158TD  
S 194517°W, 231.51TD  
S 194404°W, 231.76TD

R=417.1910M  
L=52.321D 52.2910  
A=1240431D 12403010  
S 86°56'14" E 52.151D  
S 86°56'21" E 52.1010

TABLE:

L1	N 29°08'00" E	110.37 (D)
	N 29°23'31" E	7110.05
L2	S 69°46'17" E	127.50 (M)
	S 69°46'17" E	126.79 (M)
	N 23°50'59" E	147.17 (D)
	N 23°58'24" E	147.56 (M)
L4	N 66°43'24" E	118.10 (D)
	N 66°43'24" E	118.10 (M)
L5	75.00 (P)	
	N 29°23'31" E	74.74 (M)



Paul D. Vito

I HEREBY CERTIFY THAT: THIS PLAT REPRESENTS THE REMAINTS OF A SURVEY MADE ON THE GROUND ON THE 4th DAY OF FEBRUARY 2016; ALL EASEMENTS AND RIGHTS-OF-WAY SHOWN ON THE PLAT AND SET FORTH WITHIN THE TITLE COMMITMENT ISSUED BY STEVART TITLE GUARANTY COMPANY, OF MD. 01247-S0842, EFFECTIVE JANUARY 27, 2016, ARE SHOWN OR NOTED HEREON; THERE ARE NO VISIBLE ENCROACHMENTS OR OVERLAPPING OF IMPROVEMENTS EXCEPT AS SHOWN HEREON; THE PROPERTY HAS ACCESS TO A DEDICATED RIGHT-OF-WAY FOR PLAT.

Use of This Survey for Purposes other than Intended, Without Written Verification, will be at the User's Sole Risk and Without Liability to the Surveyor. No Other Warranties, Express or Implied, are Made by the Surveyor. The Surveyor's Liability is Limited to the Amount of the Fee Paid for the Survey. The Surveyor's Liability is Limited to the Amount of the Fee Paid for the Survey. The Surveyor's Liability is Limited to the Amount of the Fee Paid for the Survey.

BY PERFORMING A SEARCH WITH THE LOCAL GOVERNING MUNICIPALITY OR WWW.FEMA.GOV, THE PROPERTY APPEARS TO BE LOCATED IN ZONE X. THIS PROPERTY WAS FOUND IN THE CITY OF AUSTIN. COMMUNITY NUMBER 480624 DATED 01/06/16

NEW! 2013 IT

DATE: 2/6/2016

**SELLER: PAT.SANSOM**

**CERTIFIED TO: MADHU MALANI AND MOHANA SUNDARAM; GRACY  
TITLE; STEWART TITLE GUARANTY COMPANY;  
AFFILIATED BANK**

**This is page 1 of 2 and is not valid without all pages.**

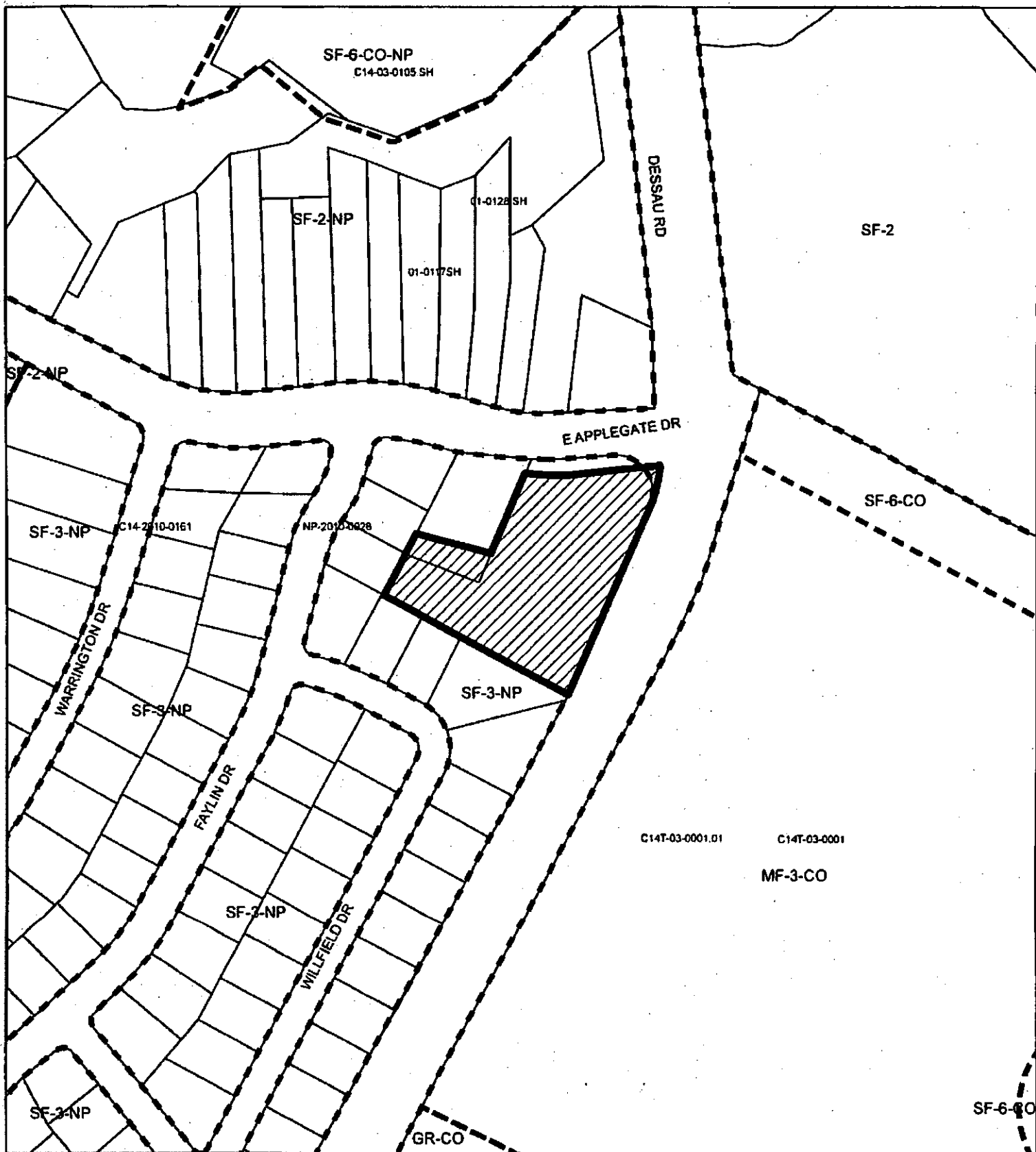
surveystars 

[www.surveylors.com](http://www.surveylors.com)

**EXACTA**  
TEXAS SURVEYORS, INC.

[illegible]





SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

1" = 200'

## Zoning Case

C14-2018-0075

Exhibit B

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.

