ORDINANCE NO. 20200326-080

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9511 DESSAU ROAD FROM FAMILY RESIDENCE (SF-3) DISTRICT TO LIMITED INDUSTRIAL SERVICES (LI) 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 (SF-3) district to limited industrial services (LI) district on the property described in Zoning Case No. C14-2020-0009, on file at the Planning and Zoning Department, as follows:

A 0.817 acre out of the John Applegait Survey Abstract No. 29, in Travis County, Texas, said 0.817 acre of land being more particularly described by metes and bounds in Exhibit “A” incorporated into this ordinance (the “Property”),

locally known as 9511 Dessau 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 6, 2020.

PASSED AND APPROVED

March 26, 2020

Steve Adler
Mayor

APPROVED:

Anne L. Morgan
City Attorney

ATTEST:

Jannette S. Goodall
City Clerk
ABRAM DASHNER, RPLS, LLC
TEXAS REGISTERED PROFESSIONAL LAND SURVEYOR 5901
TBPLS FIRM NO. 10194420

rplsq001@gmail.com  512-905-4369

0.817 ACRE  FILE NO. 2020.16
JOHN APPLEGAIT SURVEY ABS. 29  PROJECT: 042-03
AUSTIN, TX  DATE: 03/05/2020

DESCRIPTION

0.817 ACRE OUT OF THE JOHN APPLEGAIT SURVEY ABSTRACT NO. 29, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT CERTAIN TRACT CONVEYED TO KELLY SOVEREIGN STROOPE, BY DEED OF RECORD IN DOCUMENT NO. 2005216941, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.817 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2-inch iron rod found in the east right-of-way line of Dessau Road (r.o.w. varies), being the southwest corner of Lot 2, Park 96, a subdivision of record in Volume 102, Page 56, of the Plat Records of Travis County, Texas, for the northwesterly corner of said Stroope tract and hereof;

THENCE, S62°41'18"E, leaving said east right-of-way line, along the south line of said Lot 2, a distance of 199.61 feet to a 1/2-inch iron rod found at the northeast corner of said Stroope tract, being the northwest corner of Lot 2, Austin First Church of the Nazarene Phase Two, a subdivision of record in Volume 85, Page 1358, of said Plat Records, for the northeasterly corner of said Stroope tract and hereof;

THENCE, S28°57'04"W, leaving the south line of said Park 96, along the west line of said Lot 2, Austin First Church of the Nazarene Phase Two, being the east line of said Stroope tract, a distance of 178.86 feet to a 1/2-inch iron rod found in the north line of Lot 1, of said Austin First Church of the Nazarene Phase Two, for the southeasterly corner of said Stroope tract and hereof;

THENCE, N63°36'18"W, along the north line of said Lot 1, being the south line of said Stroope tract, a distance of 195.30 feet to a 1/2-inch iron rod found in said east right-of-way line of Dessau Road, for the southwesterly corner of said Stroope tract and hereof;

EXHIBIT "A"
THENCE, N27°33'24"E, along said east right-of-way line, being the west line of said Stroope tract, a
distance of 181.91 feet to the POINT OF BEGINNING, and containing 0.817 acre (35,604 square feet) of
land, more or less.

BEARING BASIS: TEXAS COORDINATE SYSTEM, NAD 83(2011), CENTRAL ZONE, UTILIZING THE LEICA
SMARTNET CONTINUALLY OPERATING REFERENCE NETWORK.

I HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BASED UPON A FIELD SURVEY
PERFORMED UNDER MY SUPERVISION DURING THE MONTH OF NOVEMBER, 2019, AND IS TRUE AND
CORRECT TO THE BEST OF MY ABILITIES.

ABRAM C. DASHNER
TEXAS RPLS 5901
TBPLS FIRM NO. 10194420