

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10017 ½ DESSAU ROAD FROM COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT AND LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MEDIUM DENSITY-CONDITIONAL OVERLAY (MF-3-CO) 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 community commercial-conditional overlay (GR-CO) combining district and limited industrial services-conditional overlay (LI-CO) combining district to multifamily residence medium density-conditional overlay (MF-3-CO) combining district on the property described in Zoning Case No. C14-2020-0122, on file at the Housing and Planning Department, as follows:

A 3.488 acre tract of land, situated in the James O. Rice Survey, Section 31, Abstract No. 675, in the City of Austin, Travis County, Texas, said 3.488 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 10017 ½ 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:

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 17,670 trips per day.

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the multifamily residence medium density (MF-3) district and other applicable requirements of the City Code.

1 **PART 4.** This ordinance takes effect on _____, 2021.

2
3 **PASSED AND APPROVED**

4
5 §
6 §
7 _____, 2021 § _____
8 Steve Adler
9 Mayor

10
11
12 **APPROVED:** _____ **ATTEST:** _____
13 Anne L. Morgan Jannette S. Goodall
14 City Attorney City Clerk
15



FIELD NOTES

FOR

A 3.488 ACRE TRACT OF LAND, SITUATED IN THE JAMES O. RICE SURVEY, SECTION NO. 31. ABSTRACT NO. 675, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF THE REMNANT PORTION OF A CALLED 3.15 ACRE TRACT (TRACT 1) CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2006037363 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY TEXAS AND BEING THE REMNANT PORTION OF A CALLED 11.11 ACRE TRACT (TRACT 1) CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2007176862 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. SAID 3.488 ACRE TRACT BEING MORE FULLY DESCRIBED AS FOLLOWS, WITH BEARINGS BASED ON THE NORTH AMERICAN DATUM OF 1983 (NA 2011) EPOCH 2010.00, FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE:

BEGINNING at an iron rod with illegible cap found on a point in the east right-of-way line of Dessau Road, a variable width right-of-way, said point being the southwest terminus of Arborside Drive, a 50 foot right-of-way recorded in Pioneer Hill, Section 1, a subdivision according to the plat recorded in Document No. 201400147 of the Official Public Records of Travis County, Texas, same being the westernmost northwest corner of said 3.15-acre tract for the westernmost northwest corner and **POINT OF BEGINNING** hereof;

THENCE N 71°36'13" E, departing the west right-of-way line of said Dessau Road, with the southeast right-of-way line of said Arborside Drive, same being the northwest boundary line of said 3.15-acre tract, a distance of **35.64 feet** to a calculated point in the south right-of-way line of said Arborside Drive, same being the northernmost northwest corner of said 3.15-acre tract for the northernmost northwest corner hereof;

THENCE S 62°55'36" E, with the south right-of-way line of said Arborside Drive, same being the north boundary line of said 3.15-acre tract, a distance of **275.46 feet** to a calculated point on the south right-of-way line of said Arborside Drive, said point being the southwest ell corner of said Pioneer Hill, Section 1, for the northernmost northeast corner hereof;

THENCE S 26°12'20" W, departing the south right-of-way line of said Arborside Drive, with the east boundary line of the Remnant Portion of said 3.15 are tract, same being a west boundary line of said Pioneer Hill, Section 1, a distance of **143.02 feet** to a calculated point for the northeast ell corner of the Remnant Portion of said 3.15-acre tract, same being a southwest corner of said Pioneer Hill, Section 1 for the northeast ell corner hereof;

Exhibit A

TBPE Firm Registration #470 | TBPLS Firm Registration #10028801

Austin | San Antonio | Houston | Fort Worth | Dallas

Transportation | Water Resources | Land Development | Surveying | Environmental

10801 N MoPac Expy., Bldg. 3, Suite 200, Austin, TX 78759 512.454.8711 www.Pape-Dawson.com

THENCE S 62°55'36" E, with, in part, the north boundary line of the Remnant Portion of said 3.15-acre tract and in part the north boundary line of the Remnant Portion of said 11.11-acre tract, same being the south boundary line of said Pioneer Hill, Section 1, a distance of **157.84 feet** to a calculated point for a point of tangent curvature hereof,

THENCE along the arc of a curve to the left, with the north boundary line of the Remnant Portion of said 11.11-acre tract, same being the south boundary line of said Pioneer Hill, Section 1, said curve having a **radius of 502.50 feet**, a **central angle of 37°16'32"**, a **chord bearing and distance of S 81°33'52" E, 321.18 feet**, for an **arc length of 326.92 feet** to a calculated point of non-tangency at the southwest terminus of Lampton Lane, a 50 foot right-of-way recorded in said Pioneer Hill, Section 1, said point being the northwest terminus of Edgeworth Bend, a 64 foot right-of-way recorded in Pioneer Hill Apartments, a subdivision according to the plat recorded in Document No. 201900246 of the Official Public Records of Williamson County, Texas, same being the easternmost northeast corner of the Remnant Portion of said 11.11-acre tract for the easternmost northeast corner hereof;

THENCE S 12°16'53" E, departing the south boundary line of said Pioneer Hill, Section 1 and the south terminus of said Lampton Lane, with the west right-of-way line of said Edgeworth Bend, same being the east boundary line of the Remnant Portion of said 11.11-acre tract, a distance of **13.24 feet** to a calculated point for a point of tangent curvature, for the easternmost southeast corner hereof,

THENCE continuing with the northwest right-of-way line of said Edgeworth Bend, same being the southwest boundary line of the Remnant Portion of said 11.11-acre tract and with the south boundary line of the Remnant Portion of said 3.15-acre tract the following four (4) courses and distances:

1. along the arc of a curve to the right, having a **radius of 29.00 feet**, a **central angle of 90°17'24"**, a **chord bearing and distance of S 32°51'49" W, 41.12 feet**, for an **arc length of 45.70 feet** to calculated point of tangency hereof,
2. **S 78°00'31" W**, a distance of **294.92 feet** to a calculated point of curvature hereof,
3. along the arc of a curve to the right, having a **radius of 149.00 feet**, a **central angle of 38°53'46"**, a **chord bearing and distance of N 82°32'36" W, 99.22 feet**, for an **arc length of 101.15 feet** to a calculated point of tangency hereof,
4. **N 63°05'43" W**, a distance of **418.93 feet** to a calculated point in the north right-of-way line of Edgeworth Bend, said point being the southernmost southwest corner of the Remnant Portion of said 3.15-acre tract for the southernmost southwest corner hereof,

THENCE N 18°28'51" W, with the northeast right-of-way line of said Edgeworth Bend, same being the southwest boundary line of the Remnant Portion of said 3.15-acre tract, a distance of **32.70 feet** to a calculated point in the east right-of-way line of said Dessau Road, said point the westernmost northwest corner of the Remnant Portion of said 3.15-acre tract for the westernmost northwest corner hereof;

THENCE N 26°08'01" E, departing the north right-of-way line of said Edgeworth Bend, with the east right-of-way line of said Dessau Road, same being the west boundary line of said 3.15-acre tract, a distance of **263.63 feet** to the **POINT OF BEGINNING** and containing 3.488 acres in the City of Austin, Travis County, Texas. Said tract being described in accordance with a survey prepared under Job No. 51060-30 by Pape-Dawson Engineers, Inc.

PREPARED BY: Pape-Dawson Engineers, Inc.

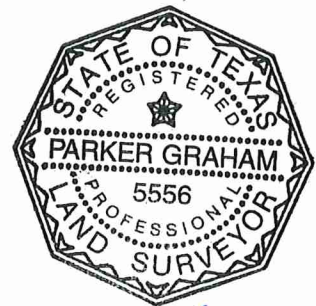
DATE: August 5, 2020

JOB No.: 51060-30

DOC.ID.: H:\Survey\CIVIL\51060-30-001\Exhibits\Word\FN51060-30_3.488Ac_ZoningExhibit.docx

TBPE Firm Registration #470

TBPLS Firm Registration #100288-01



08/06/2020

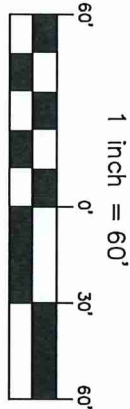
EXHIBIT OF

A 3.488 ACRE TRACT OF LAND, SITUATED IN THE JAMES O. RICE SURVEY, SECTION NO. 31, ABSTRACT NO. 675, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF THE REMNANT PORTION OF A CALLED 3.15 ACRE TRACT (TRACT 1) CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2006037363 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THE REMNANT PORTION OF A CALLED 11.11 ACRE TRACT (TRACT 1) CONVEYED TO CONTINENTAL HOMES OF TEXAS, L.P., RECORDED IN DOCUMENT NO. 2007176862 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

ARBORSIDE DRIVE
(50' RIGHT OF WAY)
S62°55'36"E 275.46'

PIONEER HILL, SECTION 1
DOC. NO. 201400147 (O.P.R.)

P.O.B.
FD. I.R. (ILLEGIBLE)



JAMES O. RICE SURVEY
SECTION NO. 31
ABSTRACT NO. 675

3.488 ACRES

THE REMNANT PORTION OF A
CALLED 3.15 ACRE TRACT
(TRACT 1)

OWNER: CONTINENTAL HOMES OF TEXAS L.P.
DOC. NO. 2006037363 (O.P.R.)

DESSAU ROAD
(VARIABLE WIDTH RIGHT OF WAY)

N26°08'01"E 263.63'

LINE TABLE		
LINE	BEARING	LENGTH
L1	N71°36'13"E	35.64'
L3	N18°28'51"W	32.70'

THE REMNANT PORTION OF A
CALLED 11.11 ACRE TRACT
(TRACT 1)

OWNER: CONTINENTAL HOMES OF TEXAS L.P.
DOC. NO. 2007176862 (O.P.R.)

S26°12'20"W 143.02'

S62°55'36"E 157.84'

PIONEER HILL, SECTION 1
DOC. NO. 201400147
(O.P.R.)

MATCHLINE - SEE SHEET 2 OF 2

NOTES:
1. THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NAD2011) EPOCH 2010.00. ADJOINERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

LEGEND:
O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
FD. FOUND
I.R. IRON ROD
(PD) PAPE-DAWSON CAP
(RJ) SURVEYING CAP
FOUND IRON ROD (AS NOTED)

PAPE-DAWSON ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPAC EXP, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TYPE FIRM REGISTRATION #470 | TPLUS FIRM REGISTRATION #10028001

N63°05'43"W 418.93'
EDGEWORTH BEND
(64' RIGHT OF WAY)

PIONEER HILL APARTMENTS
DOC. NO. 201900246 (O.P.R.)

AUGUST 6, 2020



08/06/2020

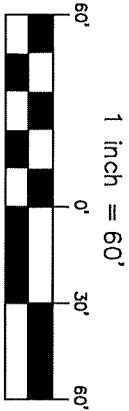
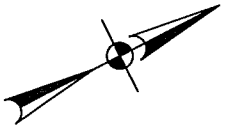


EXHIBIT OF

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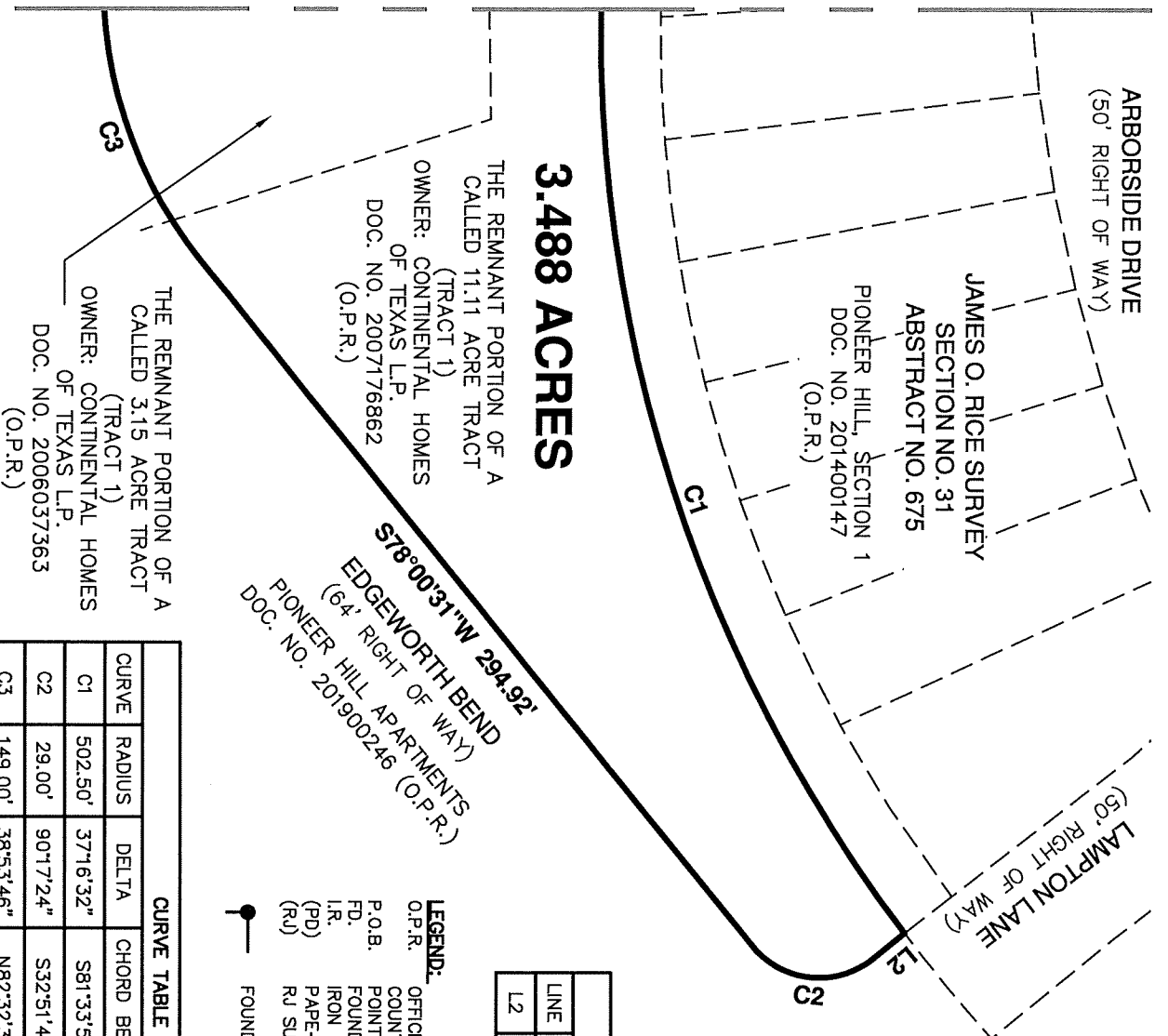
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3. ADJOINERS SHOWN FOR INFORMATIONAL PURPOSES ONLY.

PAPE-DAWSON
ENGINEERS

AUSTIN | SAN ANTONIO | HOUSTON | FORT WORTH | DALLAS
10801 N MOPEC EXPY, BLDG 3, STE 200 | AUSTIN, TX 78759 | 512.454.8711
TAPE FIRM REGISTRATION #470 | TPPLS FIRM REGISTRATION #10028001

MATCHLINE - SEE SHEET 2 OF 2



3.488 ACRES

THE REMNANT PORTION OF A CALLED 11.11 ACRE TRACT (TRACT 1)
OWNER: CONTINENTAL HOMES OF TEXAS L.P.
DOC. NO. 2007176862 (O.P.R.)

THE REMNANT PORTION OF A CALLED 3.15 ACRE TRACT (TRACT 1)
OWNER: CONTINENTAL HOMES OF TEXAS L.P.
DOC. NO. 2006037363 (O.P.R.)

S78°00'31"W 294.92'
EDGEWORTH BEND
(64' RIGHT OF WAY)
PIONEER HILL APARTMENTS
DOC. NO. 201900246 (O.P.R.)

LINE TABLE		
LINE	BEARING	LENGTH
L2	S12°16'53"E	13.24'

LEGEND:

O.P.R. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.O.B. POINT OF BEGINNING
F.D. FOUND
I.R. IRON ROD
(PD) PAPE-DAWSON CAP
(RD) SURVEYING CAP

FOUND IRON ROD (AS NOTED)

CURVE TABLE

CURVE	RADIUS	DELTA	CHORD BEARING	CHORD	LENGTH
C1	502.50'	37°16'32"	S81°33'52"E	321.18'	326.92'
C2	29.00'	90°17'24"	S32°51'49"W	41.12'	45.70'
C3	149.00'	38°53'46"	N82°32'36"W	99.22'	101.15'

AUGUST 6, 2020

JOB No.:

SHEET 2 OF 2
51060-.30

