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.
PART 4. This ordinance takes effect on _______________, 2021.

PASSED AND APPROVED

§ § §

______________, 2021

__________________________________________________________________________

Steve Adler
Mayor

APPROVED: ___________________________ ATTEST: ___________________________

Anne L. Morgan
City Attorney

Jannette S. Goodall
City Clerk
FIELD NOTES

FOR


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 northermost northwest corner of said 3.15-acre tract for the northermost 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 northermost 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
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

[Signature]

[Stamp]