

**ORDINANCE NO. 20140612-099**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 12401 DESSAU ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-MIXED USE (GR-MU) 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 interim-rural residence (I-RR) District to community commercial-mixed use (GR-MU) combining district on the property described in Zoning Case No. C14-2013-0134, on file at the Planning and Development Review Department, as follows:

6.28 acre tract of land, more or less, out of the Samuel Cushing Survey, A-164 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 12401 Dessau Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on June 23, 2014.

**PASSED AND APPROVED**

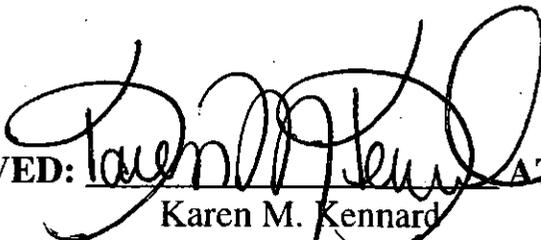
\_\_\_\_\_, June 12, 2014

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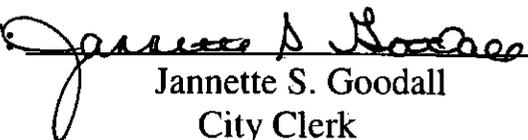
Lee Leffingwell  
Mayor

**APPROVED:**



Karen M. Kennard  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk

DESCRIPTION

DESCRIBING 6.28 ACRES OF LAND SITUATED IN THE SAMUEL CUSHING SURVEY, A-164, TRAVIS COUNTY, TEXAS, SAME BEING ALL OF LOT 1, PAUL JOSEPH SUBDIVISION, A SUBDIVISION RECORDED IN DOCUMENT 200600059, OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 6.28 ACRES OF LAND ALSO BEING A PORTION OF THAT CERTAIN 21.27 ACRE TRACT OF LAND DESCRIBED IN SPECIAL WARRANTY DEEDS TO DESSAU 21, LTD, EXECUTED ON JUNE 19, 1997 AND RECORDED IN VOLUME 12965, PAGE 184 AND VOLUME 12965, PAGE 186, BOTH OF THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY, SAID 6.28 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½" iron rod found at the west corner of said Lot 1, same being the north corner of Lot 1-A, Resubdivision of Lot 1 Kruger Subdivision, a subdivision recorded in Book 43 Page 46, Plat Records of said County and in the southeast right-of-way line of Dessau Road (R.O.W. varies);

THENCE, with the northwest line of said Lot 1, same being the southeast line of said Dessau Road, the following four courses:

- 1) N24°25'29"E, 198.35 feet to a ½" iron rod found;
- 2) N25°23'53"E, 78.62 feet to a concrete monument found;
- 3) N21°54'39"E, 87.24 feet to a ½" iron rod found;
- 4) N23°59'18"E, 170.52 feet to a ½" iron rod found at the north corner of said Lot 1, same being a west corner of Lot 2 of said Paul Joseph Subdivision;

THENCE, with the northeast line of said Lot 1, same being a southwest line of said Lot 2, S62°35'48"E, 528.78 feet to a ½" iron rod found at the east corner of said Lot 1, same being an interior corner of said Lot 2;

THENCE, with the southeast line of said Lot 1, same being a northwest line of said Lot 2, S27°28'54"W, 534.87 feet to a ½" iron rod found at the south corner of said Lot 1, same being a west corner of said Lot 2 and in the northeast line of Lot 3, Resubdivision of a portion of Lot 2 Kruger Subdivision, a subdivision recorded in Book 102 Page 333-334, Plat Records of said County;

THENCE, with the southwest line of said Lot 1, same being the northeast line of said Lot 3, N62°29'36"W, 278.66 feet to a ½" iron rod found at a north corner of said Lot 3, same being the east corner of said Lot 1-A;

FN # 1240  
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PAGE 2 OF 2

ZONING  
6.28 ACRES  
PAUL JOSEPH SUBDIVISION  
TRAVIS COUNTY, TEXAS

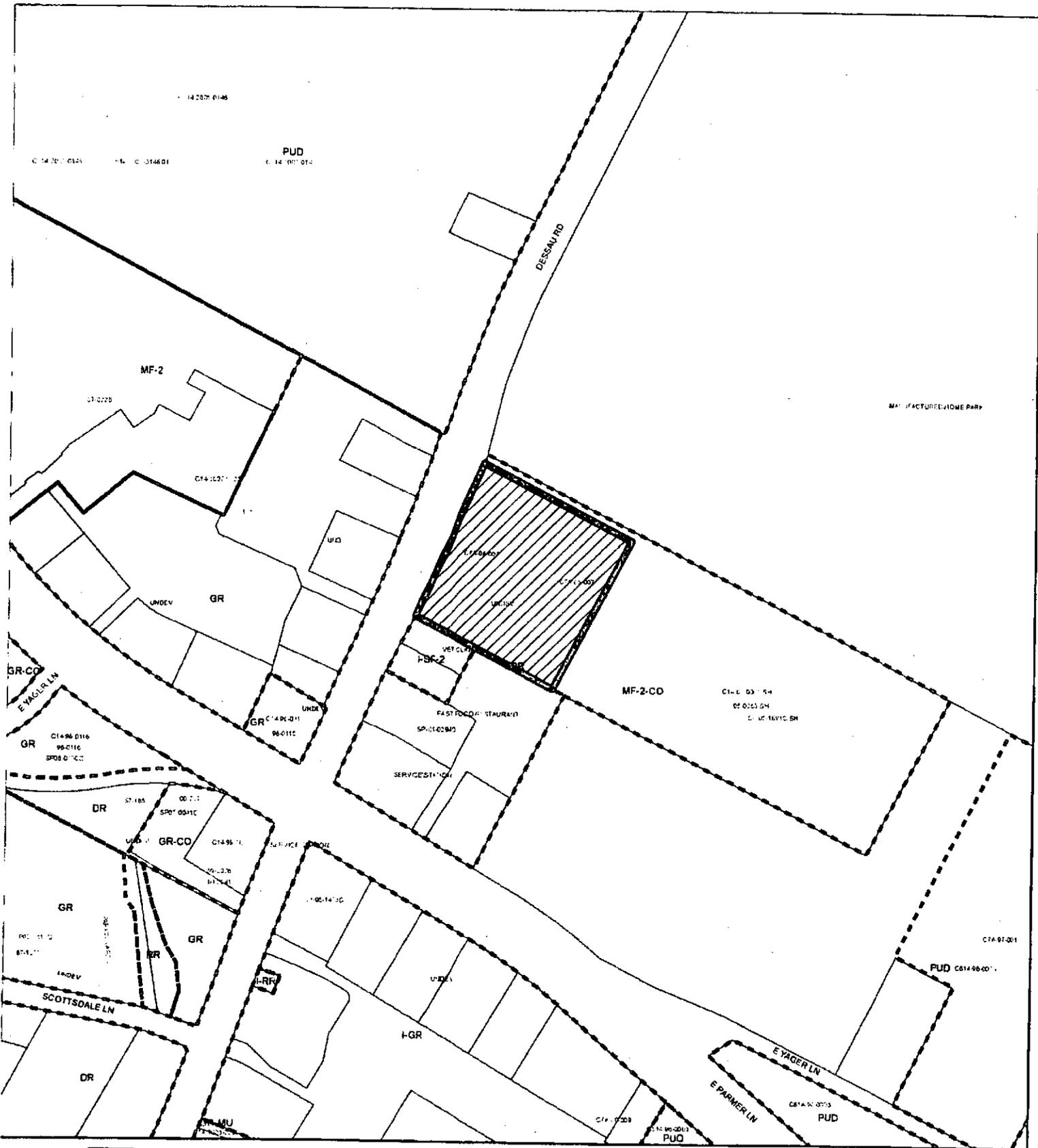
THENCE, with the southwest line of said Lot 1, same being the northeast line of said Lot 1-A, N62°25'19"W, 217.82 feet to the POINT OF BEGINNING and containing 6.28 acres of land.

Field Notes Prepared by:  
URBAN DESIGN GROUP  
3660 Stoneridge Road, # E101  
Austin, Texas 78746  
(512) 347-0040



*John Noell*  
John Noell, R.P.L.S. #2433  
10.4.13  
Date

Bearing Basis: Texas State Plane Coordinate System, NAD 83, Texas Central Zone



**ZONING**

**ZONING CASE#: C14-2013-0134**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

Exhibit B



1" = 400'

This product is for informational purposes and may not have been prepared by an engineering or surveying professional. 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.