

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9701 DESSAU ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO LIMITED INDUSTRIAL SERVICES-CONDITIONAL OVERLAY (LI-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 interim-rural residence (I-RR) district to limited industrial services-conditional overlay (LI-CO) combining district on the property described in Zoning Case No. C14-2019-0115, on file at the Planning and Zoning Department, as follows:

A portion of that certain tract or parcel of land containing 4.9382 acres, more or less, situated in the John Applegate Survey No. 58, Abstract 29, Travis County, Texas, said 4.9382 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 9701 Dessau Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

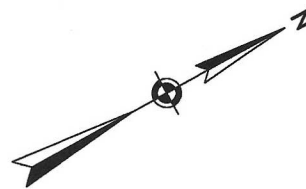
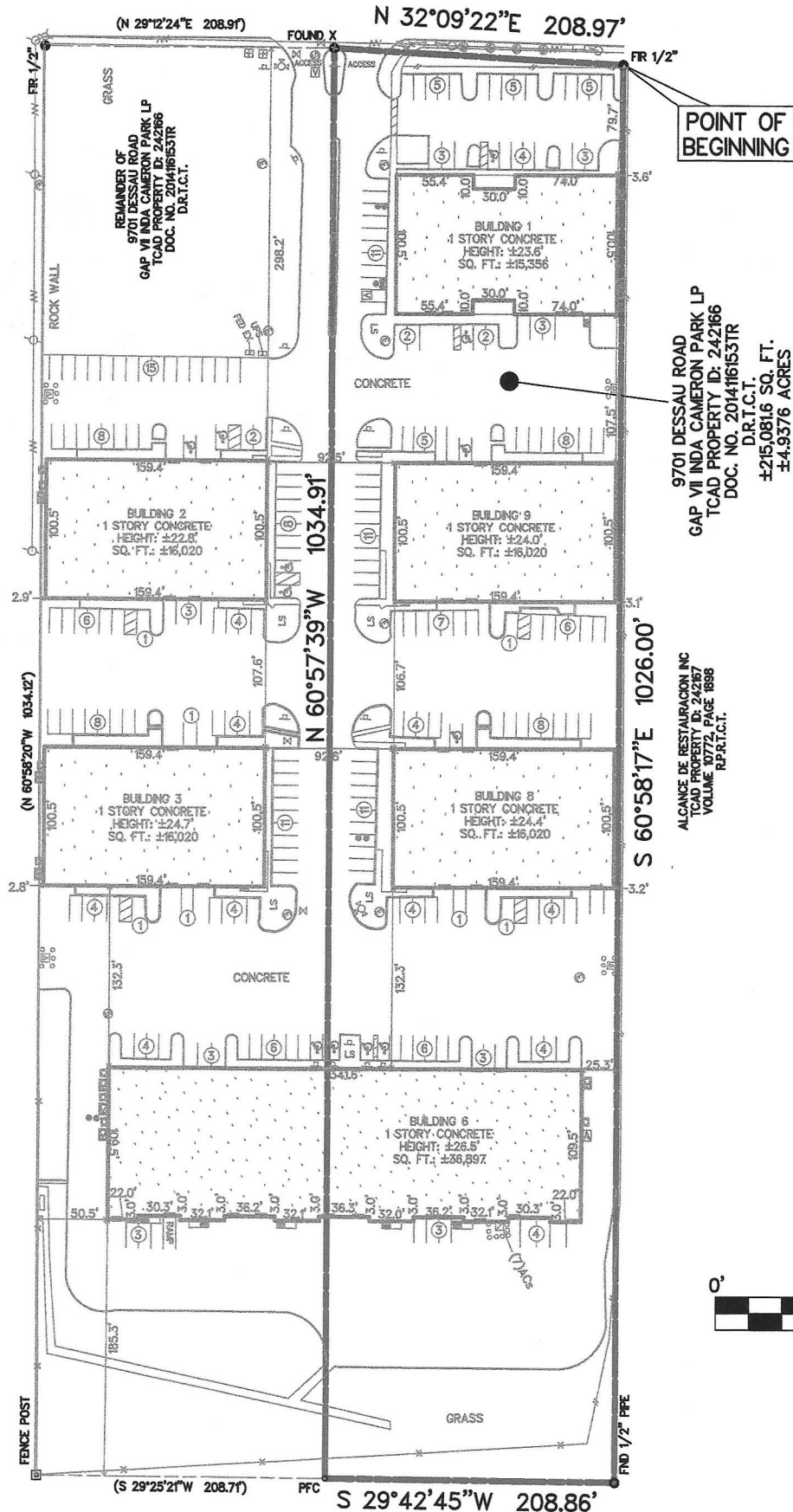
PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. 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 2,000 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 limited industrial services (LI) base district and other applicable requirements of the City Code.

DESSAU ROAD
(VARIABLE PUBLIC RIGHT-OF-WAY)

- Found Iron Rod (FIR)
- ⊗ "X" Found In Concrete
- Point for Corner (PFC)
- Found Iron Pipe (FIP)
- Fence Post



SCALE 1" = 120'

Date of Survey: 10/02/2019 Project Name:
BGT Job Number: 1949550 Cameron Business Park
CRE Job Number: 19-4506
Drawn By: FO
Checked By: MC

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LEGAL DESCRIPTION

BEING A PORTION OF THAT CERTAIN TRACT OR PARCEL OF LAND CONTAINING 4.9382 ACRES, MORE OR LESS, SITUATED IN THE JOHN APPEGATE SURVEY NO. 58, ABSTRACT NO. 29, TRAVIS COUNTY, TEXAS, SAID TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS SHOWN EXHIBIT "A" ATTACHED HERETO;

BEGINNING AT A FOUND 1/2" IRON ROD ON THE EAST R.O.W. OF DESSAU ROAD AT THE SOUTHWEST CORNER OF A 4.9382 ACRE TRACT CONVEYED TO JOHN D. BYRAM IN VOL. 10772, PG. 1898 OF THE TRAVIS COUNTY, TEXAS REAL PROPERTY RECORDS FOR THE NORTHWEST CORNER OF THIS TRACT;

THENCE S60°58'17"E WITH THE NORTH LINE OF SAID 4.9382 ACRE TRACT, 1026.00 FEET TO A FOUND 1/2" IRON PIPE AT THE NORTHWEST CORNER OF CANION & CANION SUBDIVISION, A SUBDIVISION RECORDED IN BOOK 79, PG. 39 OF THE TRAVIS COUNTY, TEXAS PLAT RECORDS FOR THE NORTHEAST CORNER OF THIS TRACT.

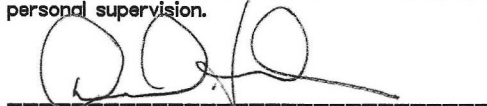
THENCE S29°42'45"W WITH THE WEST LINE OF SAID CANION & CANION SUBDIVISION, 208.86 FEET TO A POINT FOR CORNER AND BEING THE SOUTHEAST CORNER OF THIS TRACT, FROM WHICH A FENCE POST BEARS S29°25'21"W, 208.71 FEET.

THENCE N60°57'39"W WITH THE SOUTH LINE OF SAID 4.9382 ACRES TRACT, 1034.91 FEET TO A FOUND X AT THE SOUTHWEST CORNER OF THIS TRACT, FROM WHICH A FOUND 1/2" IRON ROD BEARS S29°12'24"W, 208.91 FEET.

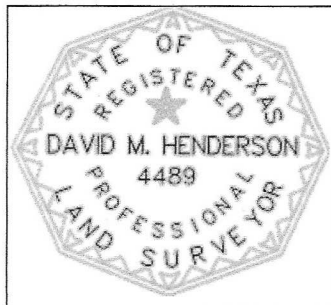
THENCE N32°09'22"E WITH THE EAST R.O.W. OF DESSAU ROAD, 208.97 FEET TO THE POINT OF BEGINNING AND CONTAINING 4.9382 ACRES, MORE OR LESS.

SURVEYORS CERTIFICATION

I David M. Henderson, Registered Professional Land Surveyor in the state of Texas, do hereby certify that I have prepared this description from an actual and accurate on the ground survey of subject land, and the monuments described hereon were found under my personal supervision.



David M. Henderson
R.P.L.S. # 4489
In the State of Texas



Date of Survey:	10/02/2019	Project Name:	Cameron Business Park
BGT Job Number:	1949550		
CRE Job Number:	19-4506		
Drawn By:	FO		
Checked By:	MC		

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