

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9701 DESSAU ROAD FROM COMMUNITY COMMERCIAL (GR) 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 community commercial (GR) district to limited industrial services (LI) district on the property described in Zoning Case No. C14-2020-0045, on file at the Planning and Zoning Department, as follows:

A 0.959 acre tract of land out of the John Applegate Survey No. 58 in Travis County, Texas, said 0.959 acre 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.** This ordinance takes effect on \_\_\_\_\_, 2020.

**PASSED AND APPROVED**

\_\_\_\_\_, 2020      §  
   §  
   § \_\_\_\_\_

Steve Adler  
Mayor

**APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

Anne L. Morgan  
City Attorney

Jannette S. Goodall  
City Clerk

# SKETCH AND DESCRIPTION

NOT A BOUNDARY SURVEY  
SEE SHEET 2 OF 2 FOR SKETCH

TRACT 1. From Interim "AA" Residence, First Height and Area District to "GR" General Retail, First Height and Area District.

All of that certain parcel or tract of land out of the John Applegate Survey No. 58 in the City of Austin, Travis County, Texas, and being a portion of that certain tract of land as conveyed to J.H. Brightwell by Deed recorded in volume 4429, Page 1848 of the Deed Records of Travis County, Texas, said tract of land being more particularly described by metes and bounds as follows:

BEGINNING, at a point in the east r.o.w. line of Dessau Road at the southwest corner of that certain tract of land as conveyed to the Austin Apple School by Deed recorded in Volume 7527, Page 2189 of the Deed Records of Travis County, Texas, for the northwest corner and PLACE OF BEGINNING hereof;

THENCE, with the south line of the said Austin Apple School Tract and the north line of the herein described tract, the following courses:

S 60° 32' E for a distance of 8.23 feet to a point for an angle point;

S 60° 59' E for a distance of 191.77 feet to a point for the northeast corner hereof;

THENCE, with the east line of the herein described tract, S 29° 31' W for a distance of 208.93 feet to a point in the north line of that certain tract of land as conveyed to L. Ellet by Deed recorded in Volume 4745, Page 1234 of the Deed Records of Travis County, Texas, for the southeast corner hereof;

THENCE, with the north line of the said Ellet Tract and the south line of the herein described tract, the following courses:

N 60° 59' W for a distance of 190.64 feet to a point for an angle point;

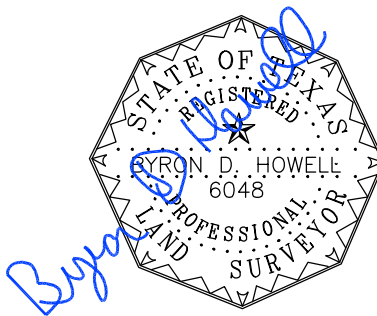
N 60° 39' W for a distance of 9.36 feet to a point in the east r.o.w. line of Dessau Road, same being the northwest corner of the said Ellet Tract, for the southwest corner hereof;

THENCE, along the east line of Dessau Road and with the West line of the herein described tract, N 29° 31'E for a distance of 208.93 feet to the PLACE OF BEGINNING and containing 0.959 acre of land, more or less;

## NOTES:

1. BEARINGS SHOWN HEREON ARE BASED ON THE EAST RIGHT OF WAY LINE OF DESSAU ROAD, TRAVIS COUNTY, TEXAS TO BEAR N29° 31' 00"E, AS SHOWN HEREON.
2. THIS SKETCH REPRESENTED HEREON CONFORMS TO THE MINIMUM TECHNICAL STANDARDS FOR SURVEYING OF THE TEXAS SOCIETY OF PROFESSIONAL SURVEYORS
3. THE SURVEY WAS DONE WITHOUT THE BENEFIT OF TITLE REPORT AND THE SURVEY WAS NOT SURVEYED ON THE GROUND.
4. CITY OF AUSTIN TEXAS, ORDINANCE NO. 840209-D, DATED FEBRUARY 9, 1984 USED IN PREPARATION OF THIS SKETCH AND DESCRIPTION.
5. COPYRIGHT 2020 BY BOCK & CLARK, CORP. AN NV5 COMPANY. THIS PRODUCT STYLE AND FORMAT IS PROTECTED BY COPYRIGHT AND ALL RIGHTS ARE RESERVED. THE USE OF THIS STYLE AND FORMAT IS STRICTLY PROHIBITED WITHOUT THE WRITTEN CONSENT AND PERMISSION OF BOCK & CLARK, CORP.
6. SURVEY PERFORMED BY: BOCK AND CLARK CORPORATION, AN NV5 COMPANY,  
501 THOMSON PARK DRIVE, CRANBERRY TOWNSHIP, PA 16066  
PHONE: (800) 787-8394 FAX: (724) 934-0062
7. THIS SURVEY IS CERTIFIED TO DATE OF FIELD SURVEY, NOT DATE OF SIGNATURE.  
NOT VALID UNLESS SIGNED, DATED AND STAMPED WITH SURVEYOR'S SEAL.

BYRON D. HOWELL  
REGISTRATION NO. 6048  
IN THE STATE OF TEXAS  
EXPIRATION DATE: 12-31-2020  
FIRM REGISTRATION NUMBER 10116902  
DATE OF SURVEY: MARCH 30, 2020  
DATE OF LAST REVISION:  
PROJECT NO. 52020 9701 DESSAU ROAD SD



SHEET 1 OF 2

Exhibit A



**National Coordinators**  
**1-(800)-SURVEYS (787-8397)**

Bock & Clark Corporation, an NV5 Company  
3550 W. Market Street, Suite 200, Akron, Ohio 44333

[maywehelpyou@bockandclark.com](mailto:maywehelpyou@bockandclark.com)

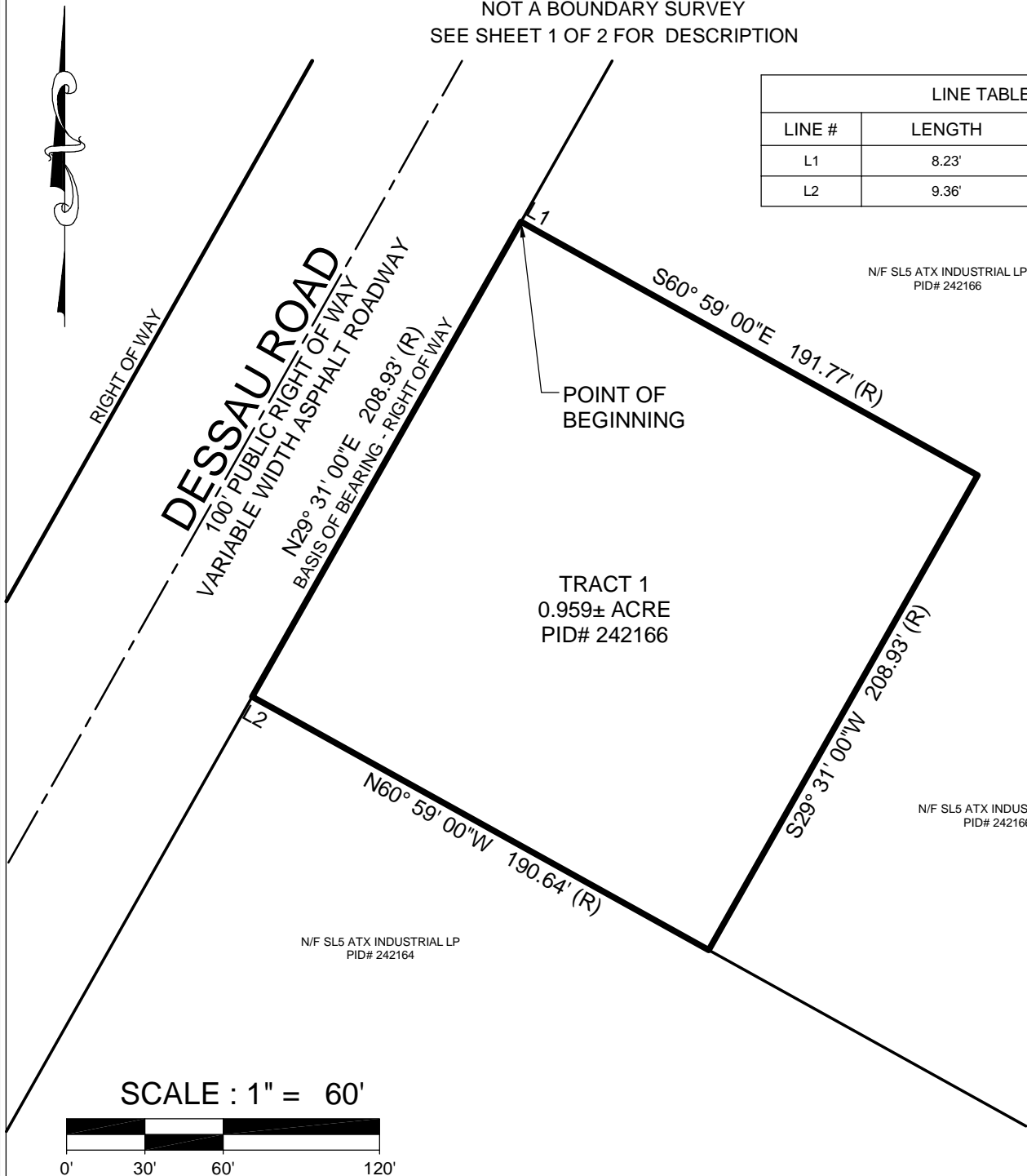
[www.bockandclark.com](http://www.bockandclark.com)

**SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT**

# SKETCH AND DESCRIPTION

NOT A BOUNDARY SURVEY  
SEE SHEET 1 OF 2 FOR DESCRIPTION

LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	8.23'	S60° 32' 00"E
L2	9.36'	N60° 39' 00"W



SHEET 2 OF 2



## SKETCH & DESCRIPTION

PREPARED FOR

**9701 DESSAU ROAD**

DATE OF SURVEY: MARCH 30, 2020

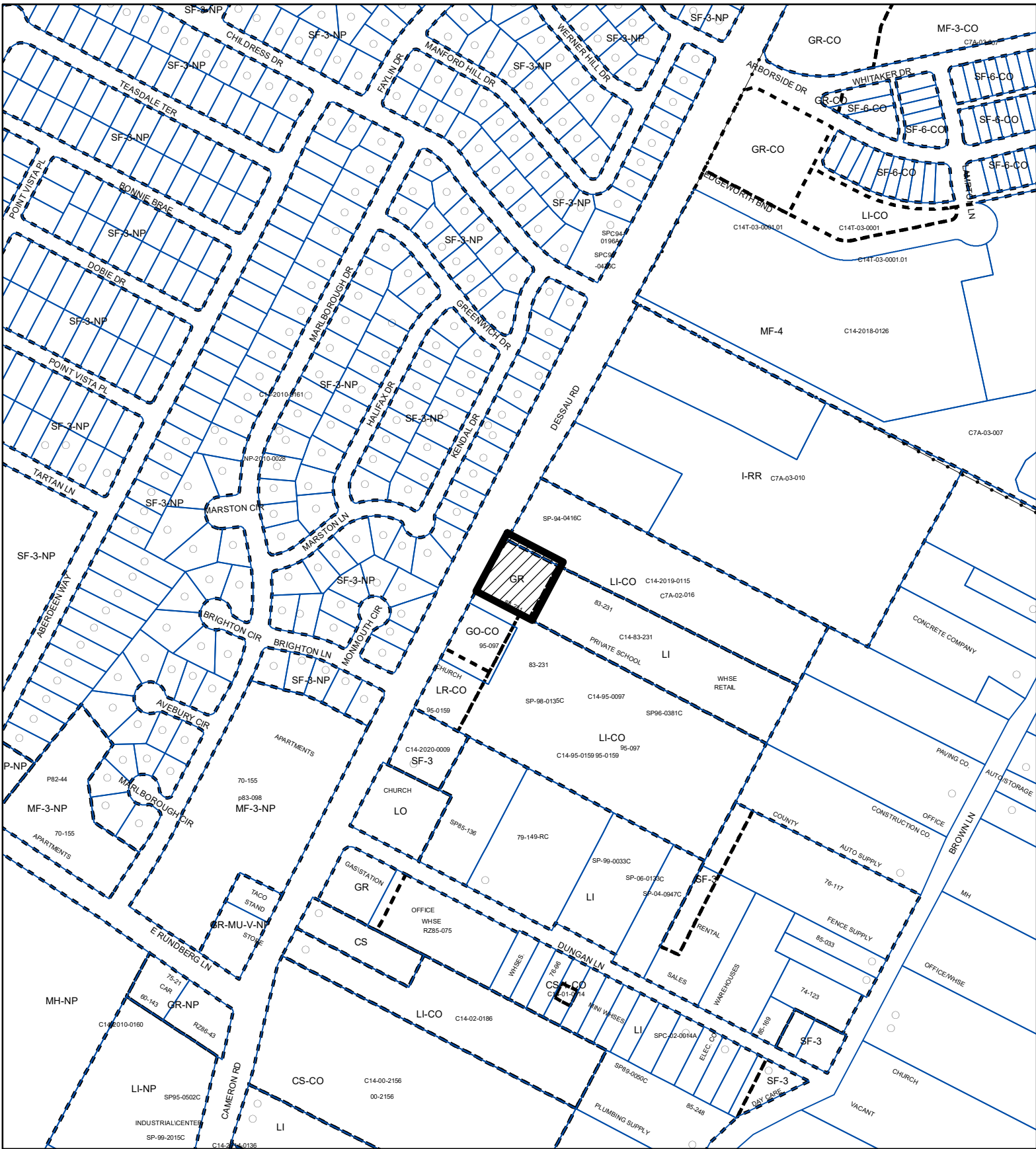
PROJECT NUMBER. 52020 9701 DESSAU ROAD SD




**1-(800)-SURVEYS (787-8397)**

TRANSACTION SERVICES

[www.bockandclark.com](http://www.bockandclark.com) [maywehelpyou@bockandclark.com](mailto:maywehelpyou@bockandclark.com) [www.NV5.com](http://www.NV5.com)

**SURVEY • ZONING • ENVIRONMENTAL • ASSESSMENT**



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2020-0045  
Exhibit B

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. 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.



Created: 4/2/2020