ORDINANCE NO. 20211104-048

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 9807 DESSAU ROAD AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-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 community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2021-0104, on file at the Housing and Planning Department, as follows:

3.20 acres of land, being a portion of the John Applegate Survey A-29, Travis County, Texas and being all of that certain tract described in a Special Warranty Deed with Vendor's Lien to Alpha Anchor Investments, LLC, recorded in Document No. 2021006423, Official Public Records of Travis County, Texas, said 3.20 acres of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 9807 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:

The following uses are prohibited uses on the Property:

Alternative financial services	Automotive rentals
Automotive repair services	Automotive sales
Automotive washing (of any type)	Bail bond services
Drop-off recycling collection facility	Exterminating services
Pawn shop services	Service station

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) district and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on November 15, 2021.

PASSED AND APPROVED

November 4, 2021 §
§
§

Steve Adler
Mayor

APPROVED: Anne L. Morgan by NS
Anne L. Morgan
City Attorney

ATTEST:
Jannette S. Goodall
City Clerk

3.20 acres
John Applegate Survey A-29
City of Austin, Travis County, Texas
(Zoning)

DESCRIPTION

DESCRIBING A TRACT OF LAND CONTAINING 3.20 ACRES, BEING A PORTION OF THE JOHN APPLEGATE SURVEY, A-29, TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN TRACT OF LAND DESCRIBED IN A SPECIAL WARRANTY DEED WITH VENDOR'S LIEN TO ALPHA ANCHOR INVESTMENTS, LLC EXECUTED ON JANUARY 11, 2021 AND RECORDED IN DOCUMENT NUMBER 2021006423, OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, SAID 3.20 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a ½" iron rod found at the west corner of said 3.20 acre tract, same being the western most north corner of that certain tract of land described in a deed to Alcance De Restauracion, Inc. as recorded in Document Number 2012215006, Official Public Records of said County and State and in the southeast line of Dessau Road (Variable width Right-of-Way);

THENCE, with the northwest line of said 3.20 acre tract, same being the southeast line of said Dessau Road, the following two courses:

1) N29°43'47"E, 167.10 feet to a calculated point;
2) Along a curve to the left having a radius of 7699.43 feet, an arc length of 41.23 feet, a central angle of 00°18'24" and a chord which bears N29°39'15"E, 41.23 feet to a 5/8" iron rod found at the north corner of said 3.20 acre tract, same being the west corner of Pioneer Hills Apartments, a subdivision recorded in Document Number 201900246, Official Public Records of said County and State;

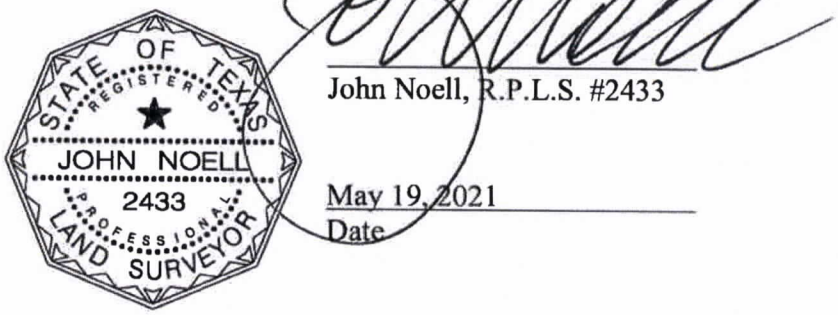
THENCE, with the northeast line of said 3.20 acre tract, same being the southwest line of said Pioneer Hills Apartments, S62°26'59"E, 666.06 feet to a ½" iron rod found at the east corner of said 3.20 acre tract, same being the eastern most north corner of said Alcance De Restauracion, Inc. tract;

THENCE, with the southeast line of said 3.20 acre tract, same being a northwest line of said Alcance De Restauracion, Inc. tract, S28°07'57"W, 208.71 feet to a calculated point at the south corner of said 3.20 acre tract, same being an interior corner of said Alcance De Restauracion, Inc. tract;

THENCE, with the southwest line of said 3.20 acre tract, same being a northeast line of said Alcance De Restauracion, Inc. tract, N62°24'17"W, 671.80 feet to the POINT OF BEGINNING and containing 3.20 acres of land.

3.20 acres
John Applegate Survey A-29
City of Austin, Travis County, Texas
(Zoning)

Prepared by:
Dunaway
5707 Southwest Parkway
Building 2, Suite 250
Austin, Texas 78735
(512) 306-8252
TBPLS 10065900

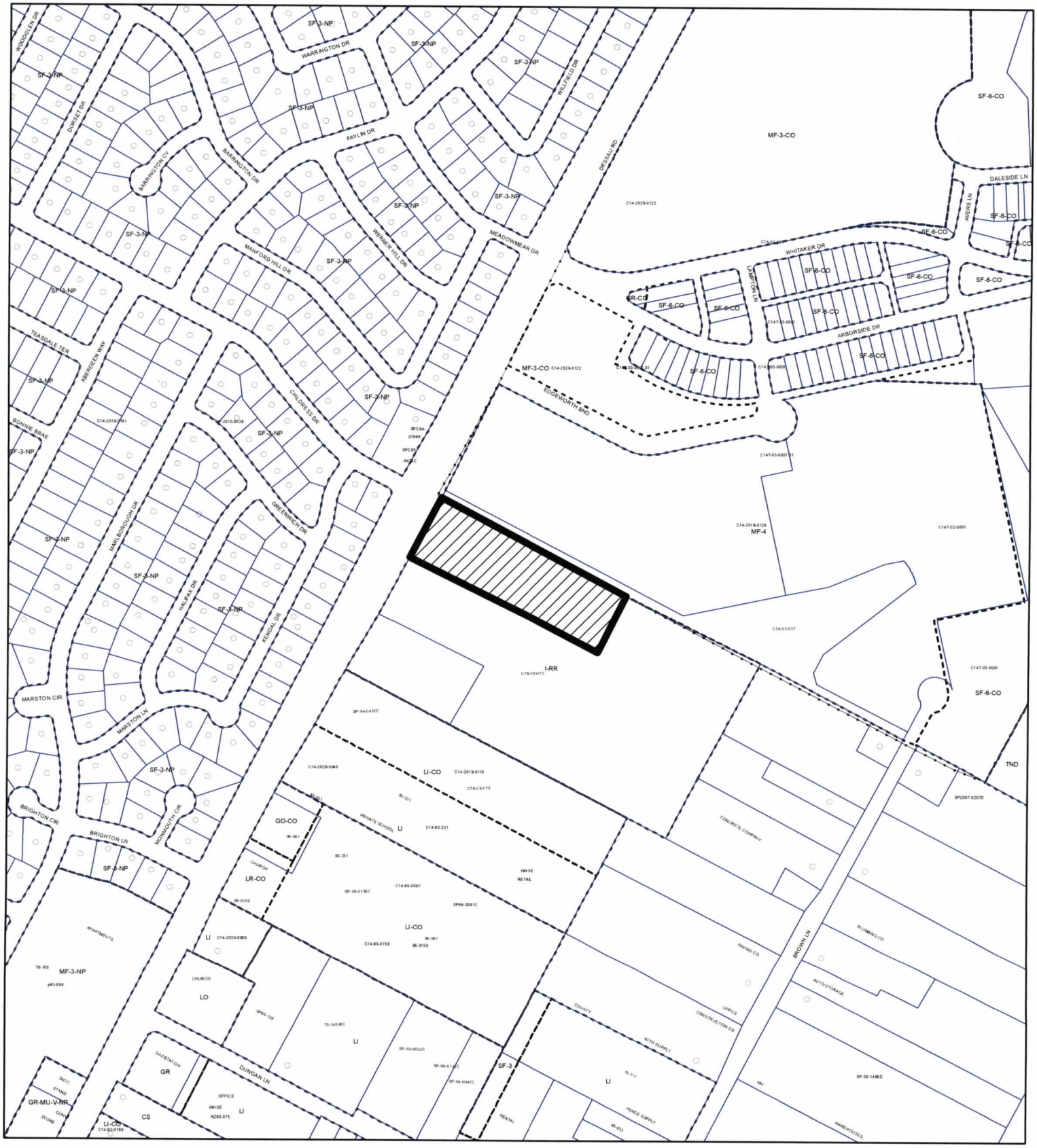


John Noell, R.P.L.S. #2433

May 19, 2021
Date

Basis of Bearings: Bearings shown hereon are based on the Texas State Plane Coordinate System, NAD 83 (1986 Adjustment), Texas Central Zone (4203). All bearings, distances and acreages shown hereon relate to this datum and grid coordinate system.

References: TCAD: 02 3823 0105.
Austin Grid: MM-30.



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

ZONING CASE#: C14-2021-0104

Exhibit B

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

CITY OF AUSTIN · FOUNDED 1839 ·

Created: 6/21/2021