

**ORDINANCE NO. 20230608-090**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10701 DESSAU ROAD FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY-CONDITIONAL OVERLAY (MF-4-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 single-family residence standard lot (SF-2) district to multifamily residence moderate-high density-conditional overlay (MF-4-CO) combining district on the property described in Zoning Case No. C14-2022-0133, on file at the Planning Department, as follows:

Being 11.909 acres of land out of the JAMES O. RICE SURVEY No. 31, Abstract No. 675 in Travis County, Texas, being a portion of a called 16.82 acre tract of land described in Document No. 2012120444, Deed Records of Travis County, Texas, said 11.909 acres of land being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance (the “Property”),

locally known as 10701 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) Development of the Property is limited to 330 dwelling units.
- (B) An ornamental fence may not be constructed on the north, east, or south property lines. A fence constructed on the north, east, or south property lines may not be less than six feet in height.

**PART 3.** Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for multifamily residence moderate-high density (MF-4) base district and other applicable requirements of the City Code.

**PART 4.** This ordinance takes effect on June 19, 2023.

**PASSED AND APPROVED**

\_\_\_\_\_, June 8 \_\_\_\_\_, 2023

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Kirk Watson  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Myrna Rios  
City Clerk

**EARLY LAND SURVEYING, LLC**

**P.O. Box 92588, Austin, TX 78709**

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**TBPELS Firm No. 10194487**

**11.909 ACRES  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 11.909 ACRES (APPROXIMATELY 518,774 SQ. FT.) IN THE J. O. RICE SURVEY NO. 31, ABSTRACT NO. 675 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 16.82 ACRE TRACT CONVEYED TO FRANCES D. MERTZ AND NANCY H. T. MERTZ, TRUSTEES OF THE GOLDEN EMBER TRUST DATED JULY 5, 2012, IN A GENERAL WARRANTY DEED EXECUTED JULY 5, 2012, RECORDED IN DOCUMENT NO. 2012120444 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND DESCRIBED IN VOLUME 2981, PAGE 499 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 11.909 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with "SNS" cap found in the southeast right-of-way line of Dessau Road (right-of-way width varies) described in Volume 11219, Page 638 of the Real Property Records of Travis County, Texas, and as shown on Cameron Ridge Phase Two, a subdivision of record in Volume 75, Page 33 of the Plat Records of Travis County, Texas, being in the northeast line of the said 16.82 acre tract, for the westernmost corner of Tract B of said Cameron Ridge Phase Two;

**THENCE** with the perimeter of the said 16.82 acre tract and said Tract B, and Block F, Woodcliff Amended, a subdivision of record in Volume 76, Page 262 of the Plat Records of Travis County, Texas, the following eight (8) courses and distances:

1. South 62°13'27" East, a distance of 726.10 feet to a 1/2" rebar found for the southernmost corner of Lot 10 of said Block F, being the westernmost corner of Lot 11 of said Block F;
2. South 38°02'02" East, a distance of 155.24 feet to a 5/8" rebar found for the southernmost corner of Lot 12 of said Block F, being the northwest corner of Lot 13 of said Block F, being also the northernmost corner of Lot 15 of said Block F;
3. South 50°56'48" West, a distance of 140.17 feet to a 60d nail found in a 4" cedar post for the westernmost corner of said Lot 15, being the northernmost corner of Lot 16 of said Block F;
4. South 01°50'37" East, a distance of 162.23 feet to a 1/2" iron pipe found for the southernmost corner of said Lot 16, being the westernmost corner of Lot 17 of said Block F;



5. South 39°46'54" East, a distance of 158.87 feet to a 60d nail found in a 4" cedar post for the southernmost corner of said Lot 17, being the westernmost corner of Lot 19 of said Block F, being also the northernmost corner of Lot 20 of said Block F;
6. South 76°18'48" West, a distance of 91.62 feet to a 1/2" rebar with "Early Boundary" cap set for an angle point in said Lot 20;
7. South 27°59'34" West, a distance of 160.74 feet to a 1/2" rebar with an illegible cap found for the westernmost corner of Lot 21 of said Block F, being the northernmost corner of Lot 22 of said Block F;
8. South 54°38'38" West, a distance of 28.03 feet to a 1/2" rebar found for the easternmost corner of a 3.397 acre tract described in Volume 4660, Page 872 of the Deed Records of Travis County, Texas, from which a 1/2" iron pipe found for an angle point in the southeast line of the said 16.82 acre tract, being in the northwest line of said Lot 22, being also in the southeast line of the said 3.397 acre tract, bears South 54°38'38" West, a distance of 27.81 feet;

**THENCE** North 62°07'54" West, crossing the said 16.82 acre tract with the northeast line of the said 3.397 acre tract, a distance of 591.09 feet to a 1/2" rebar found for the southernmost corner of a 1.052 acre tract described in Volume 12865, Page 1727 of the Real Property Records of Travis County, Texas;

**THENCE** continuing across the said 16.82 acre tract and with the perimeter of the said 1.052 acre tract, the following two (2) courses and distances:

1. North 28°11'04" East, a distance of 167.55 feet to a 1/2" rebar found;
2. North 68°12'09" West, a distance of 326.92 feet to a cotton spindle found in the southeast right-of-way line of Dessau Road for the northernmost corner of the said 1.052 acre tract, from which a 5/8" rebar found in the southeast right-of-way line of Dessau Road, being in the northwest line of the said 1.052 acre tract, bears with a curve to the left having a radius of 1372.39 feet, a delta angle of 0°26'07", an arc length of 10.43 feet, and a chord which bears South 13°21'49" West, a distance of 10.43 feet;

**THENCE** with the southeast right-of-way line of Dessau Road and continuing across the said 16.82 acre tract, the following two (2) courses and distances;

1. With a curve to the right, having a radius of 1372.39 feet, a delta angle of 13°57'54", an arc length of 334.50 feet, and a chord which bears North 20°33'50" East, a distance of 333.67 feet to a 1/2" rebar with "Early Boundary" cap set;
2. North 27°32'38" East, a distance of 175.08 feet to the **POINT OF BEGINNING**, containing 11.909 acres of land, more or less.

Based on a survey made on the ground on August 9, 2022

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1083-008-BASE



8/9/2022

Eric J. Dannheim      Date  
Registered Professional Land Surveyor  
State of Texas No. 6075





**Created: 9/22/2022**