

**ORDINANCE NO. 20230914-119**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13208 AND 13300 1/2 DESSAU ROAD FROM TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT AND LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT TO MULTIFAMILY RESIDENCE MODERATE-HIGH DENSITY (MF-4) 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 townhouse and condominium residence-conditional overlay (SF-6-CO) combining district and limited office-conditional overlay (LO-CO) combining district to multifamily residence moderate-high density (MF-4) district on the property described in Zoning Case No. C14-2023-0073, on file at the Planning Department, as follows:

Tract One: 8.667 acres in the Memucan Hunt Survey No. 88, Abstract No. 397, being a portion of a tract described in a deed recorded in Volume 3108, Page 961 of the Official Public Records of Travis County, Texas,, save and except a 0.057 acre tract described in a deed recorded in Document No. 2020234266 of the Official Public Records of Travis County, Texas, said 8.667 acres being more particularly described by metes and bounds in **Exhibit “A”** incorporated into this ordinance;

and

Tract Two: 5.947 acres in the Memucan Hunt Survey No. 88, Abstract No. 397, being a portion of a 6.9415 acre tract described in a deed recorded in Document No. 2001117933 of the Official Public records of Travis County, Texas, said 5.94 acres being more particularly described by metes and bounds in **Exhibit “B”** incorporated into this ordinance,

(collectively, the “Property”)

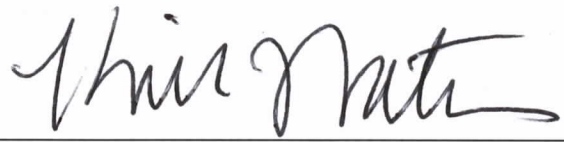
locally known as 13208 and 13300 1/2 Dessau Road in the City of Austin, Travis County, Texas, and generally identified in the map attached as **Exhibit “C”**.

**PART 2.** This ordinance takes effect on September 25, 2023.

**PASSED AND APPROVED**

\_\_\_\_\_  
September 14, 2023

§  
§  
§



Kirk Watson  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Myrna Rios  
City Clerk

## EXHIBIT "A"

# EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.com

TBPELS Firm No. 10194487

### 8.667 ACRES TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 8.667 ACRES (APPROXIMATELY 377,544 SQ. FT.) IN THE MEMUCAN HUNT SURVEY NO. 88, ABS. NO. 397, BEING A PORTION OF AN 8 5/7 ACRE TRACT DESCRIBED IN VOLUME 3108, PAGE 961 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT A 0.057 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2020234266 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 8.667 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the northwest right-of-way line of Dessau Road (120' public right-of-way width) as shown on Tom Bombadil Subdivision II, a subdivision of record in Volume 87, Page 92D of the Plat Records of Travis County, Texas, and described in Volume 11035, Page 2689 of the Real Property Records of Travis County, Texas and Agreed Judgment entered 3/19/1993, under Cause No. 1847, Probate Court No. 1, Travis County, Texas, being in the southwest line of the said 8 5/7 acre tract, being also the easternmost corner of Lot 5, of said Tom Bombadil Subdivision II, from which a 1/2" rebar found at the intersection of the northwest right-of-way line of Dessau Road and the northeast right-of-way line of Dessau Ridge Lane (70' public right-of-way width) as shown on said Tom Bombadil Subdivision II, being in the southeast line of said Lot 5, bears South 27°47'53" West, a distance of 244.77 feet;

**THENCE** with the southwest line of the said 8 5/7 acre tract and the northeast line of Lots 3, 4 and 5, of said Tom Bombadil Subdivision II, the following two (2) courses and distances:

1. North 62°25'09" West, a distance of 459.68 feet to a 1/2" rebar in concrete found;
2. North 62°38'43" West, a distance of 1014.85 feet to a 1/2" rebar found for the westernmost corner of the said 8 5/7 acre tract, being the northernmost corner of said Lot 3, being also in the southeast line of Lot 35, Block B, Replat of Harris Ridge Phase 2, Section 1, a subdivision of record in Document No. 200500143 of the Official Public Records of Travis County, Texas;

**THENCE** with the northwest line of the said 8 5/7 acre tract and the southeast line of Lots 35-38, Block B, of said Replat of Harris Ridge Phase 2, Section 1, the following four (4) courses and distances:



1. North 28°13'59" East, a distance of 41.98 feet to a 1/2" rebar with "CS LTD" cap found for the easternmost corner of said Lot 35, being the southernmost corner of said Lot 36;
2. North 28°13'59" East, a distance of 65.34 feet to a 1/2" rebar with "CS LTD" cap found for the easternmost corner of said Lot 36, being the southernmost corner of said Lot 37;
3. North 28°13'59" East, a distance of 69.49 feet to a 1/2" rebar found for the easternmost corner of said Lot 37, being the southernmost corner of said Lot 38;
4. North 28°13'59" East, a distance of 76.80 feet to a large, pointed stone found for the northernmost corner of the said 8 5/7 acre tract, being the easternmost corner of said Lot 38, being also in the southwest line of Lot 1, Block A, Howard Lane Subdivision, a subdivision of record in Document No. 201200052 of the Official Public Records of Travis County, Texas, from which a 1/2" rebar with "CS LTD" cap found for the common eastern corner of said Lot 38 and said Lot 39, being in the southwest line of said Lot 1, bears North 29°51'03" West, a distance of 0.80 feet;

**THENCE** with the northeast line of the said 8 5/7 acre tract and the southwest line of said Lot 1, the following two (2) courses and distances:

1. South 29°51'03" East, a distance of 0.49 feet to a 1/2" rebar found;
2. South 63°10'53" East, a distance of 702.58 feet to an 8" cedar fence post found for the southernmost corner of said Lot 1, being the westernmost corner of a 0.9334 acre tract described in Document No. 2001116860 of the Official Public Records of Travis County, Texas;

**THENCE** South 61°48'02" East, with the northeast line of the said 8 5/7 acre tract and the southwest line of the said 0.9334 acre tract, a distance of 255.66 feet to a 2.5" metal fence post found for the southernmost corner of the said 0.9334 acre tract, being the westernmost corner of a 1.37 acre tract described in Volume 5857, Page 778 of the Deed Records of Travis County, Texas;

**THENCE** South 62°11'47" East, with the northeast line of the said 8 5/7 acre tract and the southwest line of the said 1.37 acre tract, a distance of 260.76 feet to a 1/2" rebar found for the southernmost corner of the said 1.37 acre tract, being an angle point in the southwest line of a 6.9415 acre tract described in Document No. 2001117933 of the Official Public Records of Travis County, Texas;

**THENCE** South 62°03'05" East, with the northeast line of the said 8 5/7 acre tract and the southwest line of the said 6.9415 acre tract, a distance of 253.42 feet to a 1/2" rebar found in the northwest right-of-way line of Dessau Road, being the southernmost corner of the said 6.9415 acre tract, from which a 1/2" rebar found in the northwest right-of-way

line of Dessau Road, being the easternmost corner of the said 6.9415 acre tract, bears North 27°47'29" East, a distance of 522.69 feet;

**THENCE** South 27°49'56" West, with the northwest right-of-way line of Dessau Road and crossing the said 8 5/7 acre tract, a distance of 253.27 feet to the **POINT OF BEGINNING**, containing 8.667 acres of land, more or less.

**SAVE AND EXCEPT** 0.057 ACRES (APPROXIMATELY 2,500 SQ. FT.) IN THE MEMUCAN HUNT SURVEY NO. 88, ABS. NO. 397, BEING ALL OF A 0.057 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2020234266 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 0.057 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with "Busby" cap found for the easternmost corner of the said 0.057 acre tract, from which a 1/2" rebar found in the northwest right-of-way line of Dessau Road, being in the northeast line of the said 8 5/7 acre tract, being also the southernmost corner of the said 6.9415 acre tract, bears South 84°45'41" East, a distance of 27.00 feet,

**THENCE** crossing the said 8 5/7 acre tract and with the perimeter of the said 0.057 acre tract, the following four (4) courses and distances:

1. South 27°54'38" West, a distance of 50.00 feet to a 1/2" rebar with "Busby" cap found for the southernmost corner of the said 0.057 acre tract;
2. North 62°29'27" West, a distance of 50.00 feet to a 1/2" rebar with "Busby" cap found for the westernmost corner of the said 0.057 acre tract ;
3. North 27°54'38" East, a distance of 50.00 feet to a 1/2" rebar with "Busby" cap found for the northernmost corner of the said 0.057 acre tract, from which a 1/2" rebar found in the northeast line of the said 8 5/7 acre tract, being the southernmost corner of the said 1.37 acre tract, being also an angle point in the southwest line of the said 6.9415 acre tract, bears North 58°35'22" West, a distance of 178.84 feet;
4. South 62°29'27" East, a distance of 50.00 feet to the **POINT OF BEGINNING**, containing 0.057 acres of land, more or less;

Surveyed on the ground on March 27, 2023

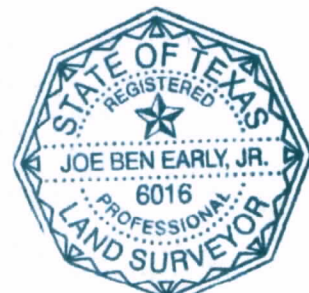
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1147-004-13208

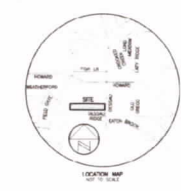
Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016

Date

8/4/23







| LINE TABLE |             |           | RECORD               |
|------------|-------------|-----------|----------------------|
| LINE       | DESCRIPT    | DIS-TANCE |                      |
| 1.1        | 62 7.4 18 W | 50.00     |                      |
| 1.2        | 60 2.2 27 W | 50.00     |                      |
| 1.3        | 60 7.4 18 W | 50.00     |                      |
| 1.4        | 58 2.2 27 W | 50.00     |                      |
| 1.5        | 56 4.4 11 E | 37.00     |                      |
| 1.10       | 60 7.4 18 W | 50.00     |                      |
| 1.11       | 60 7.4 18 W | 50.00     | 200 40 40 W. 500 500 |

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## EXHIBIT "B"

# EARLY LAND SURVEYING, LLC

P.O. Box 92588, Austin, TX 78709

512-202-8631

earlysurveying.com

TBPELS Firm No. 10194487

### 5.947 ACRES

### TRAVIS COUNTY, TEXAS

A DESCRIPTION OF 5.947 ACRES (APPROXIMATELY 259,043 SQ. FT.) IN THE MEMUCAN HUNT SURVEY NO. 88, ABS. NO. 397 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF A 6.9415 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2001117933 AND CORRECTED BY AFFIDAVIT IN DOCUMENT NO. 2014088080, BOTH OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID 5.947 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar with "Bury & Partners" cap found in the northwest right-of-way line of Dessau Road (120' public right-of-way width) as shown on Howard Lane Subdivision, a subdivision of record in Document No. 201200052 of the Official Public Records of Travis County, Texas, and as described in Volume 11035, Page 2689 of the Real Property Records of Travis County, Texas and Agreed Judgment entered 3/19/1993, under Cause No. 1847, Probate Court No. 1, Travis County, Texas, being in the northeast line of the said 6.9415 acre tract, being also the southernmost corner of Lot 1, Block A, of said Howard Lane Subdivision;

**THENCE** with the northwest right-of-way line of Dessau Road and the southeast line of the said 6.9415 acre tract, the following two (2) courses and distances:

1. South 62°12'11" East, a distance of 10.18 feet to a 1/2" rebar found for the easternmost corner of the said 6.9415 acre tract;
2. South 27°47'29" West, a distance of 522.69 feet to a 1/2" rebar found for the southernmost corner of the said 6.9415 acre tract, being in the northeast line of an 8 5/7 acre tract described in Volume 3108, Page 961 of the Deed Records of Travis County, Texas;

**THENCE** North 62°03'05" West, with the southwest line of the said 6.9415 acre tract and the northeast line of the said 8 5/7 acre tract, a distance of 253.42 feet to a 1/2" rebar found for the southernmost corner of a 1.37 acre tract described in Volume 5857, Page 778 of the Deed Records of Travis County, Texas, from which a 2.5" metal fence post found in the northeast line of the said 8 5/7 acre tract, being the westernmost corner of the said 1.37 acre tract, being also the southernmost corner of a 0.9334 acre tract described in Document No. 2001116860 of the Official Public Records of Travis County, Texas, bears North 62°11'47" West, a distance of 260.76 feet;

**THENCE** with the common line of the said 6.9415 acre tract and the said 1.37 acre tract, the following two (2) courses and distances:

1. North 11°13'13" East, a distance of 257.72 feet to a 1/2" rebar found for the easternmost corner of the said 1.37 acre tract;
2. North 70°19'38" West, a distance of 251.34 feet to a 2.5" metal fence post found for the northernmost corner of the said 1.37 acre tract, being the easternmost corner of the said 0.9334 acre tract;

**THENCE** North 81°52'25" West, with the south line of the said 6.9415 acre tract and the north line of the said 0.9334 acre tract, a distance of 69.68 feet to a 1/2" rebar with "Early Boundary" cap set, from which a 1/2" rebar found for the westernmost corner of the said 6.9415 acre tract, being the northernmost corner of the said 0.9334 acre tract, being also in the southeast line of said Lot 1, bears North 81°52'25" West, a distance of 136.78 feet;

**THENCE** North 24°31'15" East, crossing the said 6.9415 acre tract, a distance of 339.02 feet to a 1/2" rebar with "Early Boundary" cap set in the northeast line of the said 6.9415 acre tract, being in the southwest line of said Lot 1, from which a 1/2" rebar found for the northernmost corner of the said 6.9415 acre tract, being an angle point in the southwest line of said Lot 1, bears North 62°07'09" West, a distance of 110.83 feet;

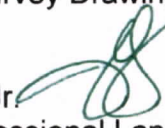
**THENCE** with the northeast line of the said 6.9415 acre tract and the southwest line of said Lot 1, the following three (3) courses and distances:

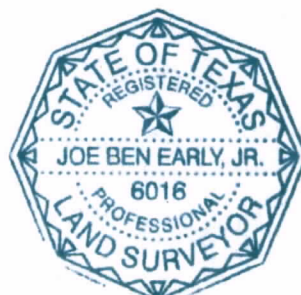
1. South 62°07'09" East, a distance of 38.90 feet to a 1/2" rebar found;
2. South 44°28'39" East, a distance of 14.57 feet to a 1/2" rebar found;
3. South 62°12'11" East, a distance of 597.73 feet to the **POINT OF BEGINNING**, containing 5.947 acres of land, more or less.

Surveyed on the ground on March 27, 2023

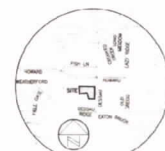
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, utilizing the SmartNet North America Network.

Attachments: Survey Drawing No. 1147-004-13300

Joe Ben Early, Jr.  Date 4/5/23  
Registered Professional Land Surveyor  
State of Texas No. 6016



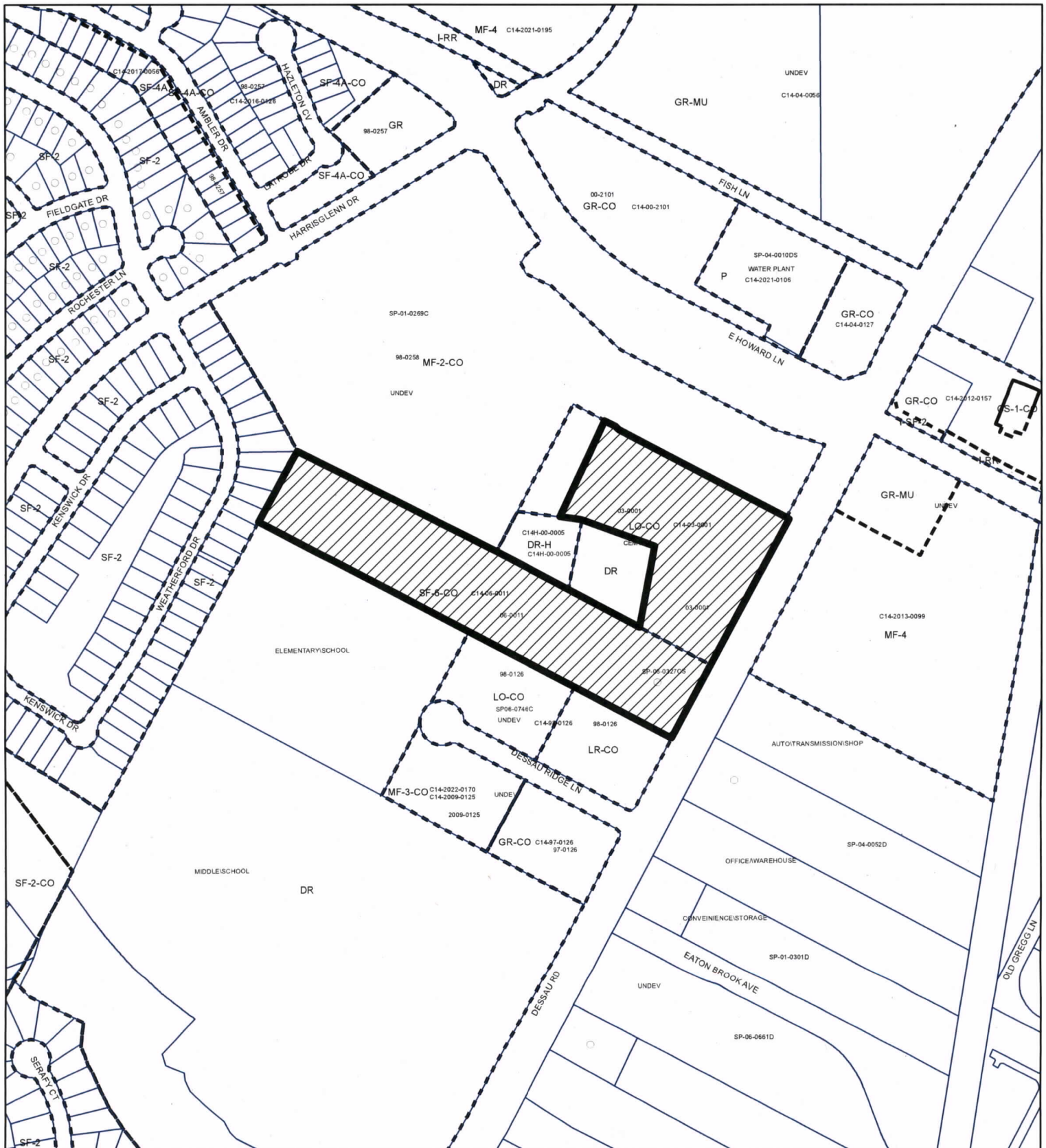


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SCALE 1" = 50'  
GRAPHIC SCALE

- [illegible]

| LINE | BEARING         | DISTANCE | REMARKS                    |
|------|-----------------|----------|----------------------------|
| 1-1  | S 89° 29' 30" W | 50.00    |                            |
| 1-2  | N 62° 29' 27" E | 50.00    |                            |
| 1-3  | N 23° 54' 38" E | 84.00    |                            |
| 1-4  | S 67° 29' 27" E | 50.00    |                            |
| 1-5  | S 89° 45' 41" E | 27.00    |                            |
| 1-10 | S 2° 47' 29" W  | 522.88   | (Close end with 100' Road) |
| 1-11 | S 67° 19' 51" E | 15.80    |                            |



SUBJECT TRACT



PENDING CASE

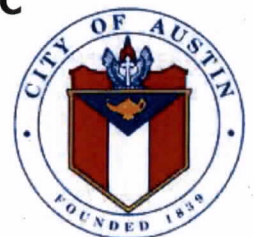


ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2023-0073

## EXHIBIT "C"



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 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

Created: 6/7/2023