

ORDINANCE NO. 20250327-101

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10505 AND 10545 DESSAU ROAD FROM SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT AND TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT TO GENERAL OFFICE (GO) 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) base district and townhouse and condominium residence-conditional overlay (SF-6-CO) combining district to general office (GO) base district on the property described in Zoning Case No. C14-2024-0173, on file at the Planning Department, as follows:

A 5.37 acre tract of land situated in the James D. Rice Survey, Abstract No. 675, in Travis County, Texas, being all of a called 5.54 acre tract of land conveyed by deed recorded in Document No. 1999091439 of the Official Public Records of Travis County, Texas, SAVE AND EXCEPT a 7,054 square foot tract of land conveyed to Travis County by judgment recorded in Volume 11291, Page 674, of the Real Property Records of Travis County, Texas, said 5.37 acre tract of land being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance, and

A 12.21 acre tract of land situated in the James D. Rice Survey, Abstract No. 675, in Travis County, Texas, being all of a called 12.49 acre tract of land conveyed by deed recorded in Document No. 1999159414 of the Official Public Records of Travis County, Texas, SAVE AND EXCEPT a 11,207 square foot tract of land conveyed to Travis County by judgment recorded in Volume 11291, Page 674, of the Real Property Records of Travis County, Texas, said 12.21 acre tract of land being more particularly described by metes and bounds in **Exhibit "B"** incorporated into this ordinance,

(collectively, the "Property"),

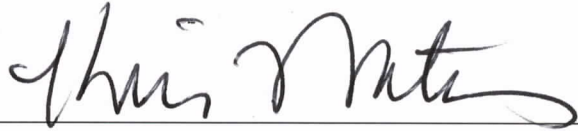
locally known as 10505 and 10545 Dessau Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "C"**.

PART 2. This ordinance takes effect on April 7, 2025.

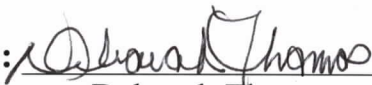
PASSED AND APPROVED

March 27, 2025

§
§
§



Kirk Watson
Mayor

APPROVED: 

Deborah Thomas
Interim City Attorney

ATTEST: 

Myrna Rios
City Clerk

EXHIBIT "A"

5.37 ACRES
JAMES D. RICE SURVEY, A-675
TRAVIS COUNTY, TEXAS

DESCRIPTION OF A 5.37 ACRE TRACT OF LAND SITUATED IN THE JAMES D. RICE SURVEY, ABSTRACT NO. 675, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 5.54 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1999091439, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TX (OPRTCTX), SAVE AND EXCEPT A CALLED 7,054 SQ. FT. TRACT OF LAND DESCRIBED IN VOL. 11291, PG. 674, REAL PROPERTY RECORDS, TRAVIS COUNTY, TX (RPRTCTX); SAID 5.37 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2-inch iron rod found for the occupied northwest corner of said 5.54 acre tract, same point being the northeast corner of said save and except tract, same point also being at the southwest corner of a called 9.818 acre tract of land described in Vol. 13330, Pg. 324, RPRTCTX, same point also being on the east right-of-way (ROW) line of Dessau Road (variable width ROW);

THENCE S 62°00'40" E, with the common line of said 5.54 acre tract and said 9.818 acre tract, passing at a distance of 1,097.63 feet a 1/2-inch iron rod found, and continuing for **a total distance of 1,192.92 feet**, to a calculated point at the approximate centerline of a creek, same point being on the west line of Lot 144, Block E, Pioneer Hill, Sec. 6, a subdivision recorded in Document No. 202000016, OPRTCTX;

THENCE, with the common line of said 5.54 acre tract and said Lot 144, and also along the approximate centerline of said creek, the following five (5) courses and distances:

S 14°15'40" W, a distance of 39.02 feet, to a calculated point,

S 30°10'20" E, a distance of 99.39 feet, to a calculated point,

S 18°21'40" W, a distance of 67.47 feet, to a calculated point,

S 76°19'40" W, a distance of 130.58 feet, to a 1/2-inch iron rod found, and

N 23°51'45" W, a distance of 116.30 feet, to a 1/2-inch iron rod found for the southeast corner of said 5.54 acre tract, same point being the northeast corner of a called 12.49 acre tract of land described in Document No. 1999159414, OPRTCTX, from which a 60d nail found on the common line of said 12.49 acre tract and said Lot 144 bears S 11°59'54" W, a distance of 88.72 feet;

THENCE, with the common line of said 5.54 acre tract and said 12.49 acre tract, and continuing along the centerline of said creek, the following nine (9) courses and distances:

N 16°58'12" W, a distance of 144.91 feet, to a calculated point,

N 46°28'21" W, a distance of 63.97 feet, to a calculated point,

S 66°21'08" W, a distance of 199.33 feet, to a calculated point,

N 43°40'04" W, a distance of 197.43 feet, to a calculated point,

N 58°34'00" W, a distance of 136.98 feet, to a calculated point,

S 59°28'56" W, a distance of 230.04 feet, to a calculated point,

S 83°54'33" W, a distance of 68.09 feet, to a calculated point,

N 09°49'53" W, a distance of 52.03 feet, to a calculated point, and

N 59°05'09" W, a distance of 64.55 feet, to a nail found for the occupied southwest corner of said 5.54 acre tract, same point being at the southeast corner of said save and except tract, same point also being on the east ROW line of Dessau Road, from which a 60d nail found for the occupied southwest corner of said 12.49 acre tract bears S 06°21'03" E, a distance of 600.31 feet;

THENCE N 06°21'03" W, with the occupied west line of said 5.54 acre tract, same line being the east line of said save and except tract, same line also being the east ROW line of Dessau Road, a distance of 397.22 feet, to the POINT OF BEGINNING, and containing 5.37 acres of land, more or less.

Bearing Basis: Grid North, Texas Coordinate System, NAD 83 (2011), Central Zone.

Units = US Survey Feet

Surveyed By:

WRR

3/2/25

William R. Herring

Date

Registered Professional Land Surveyor – No. 6355

Hays County, Texas



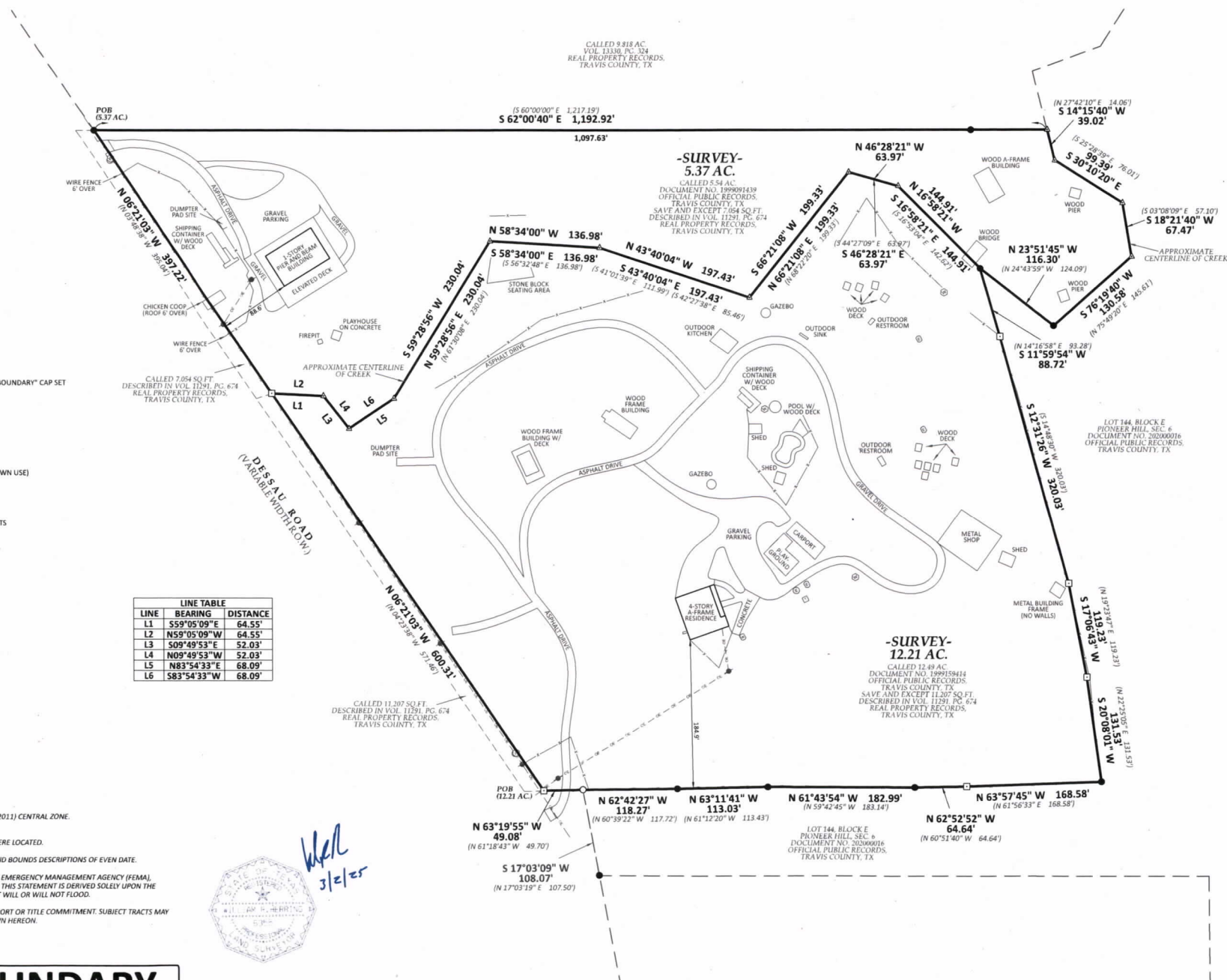
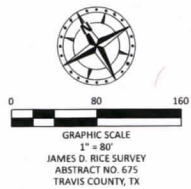
Contor, LLC

P.O. Box 1225

Dripping Springs, Texas

(512) 808-0102

TBPELS Firm No. 10194424



| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
| L1 | S59°05'09"E | 64.55' |
| L2 | N59°05'09"W | 64.55' |
| L3 | S09°49'53"E | 52.03' |
| L4 | N09°49'53"W | 52.03' |
| L5 | N83°54'33"E | 68.09' |
| L6 | S83°54'33"W | 68.09' |

SURVEYOR'S NOTES:

1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) CENTRAL ZONE. UNITS = US SURVEY FEET.
2. ONLY VISIBLE IMPROVEMENTS AND VISIBLE EVIDENCE OF UTILITIES WERE LOCATED.
3. THIS SURVEY EXHIBIT WAS PREPARED IN CONJUNCTION WITH METES AND BOUNDS DESCRIPTIONS OF EVEN DATE.
4. SUBJECT TRACTS LIE WITHIN ZONE "X", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FEMA MAP NO. 48453C0460G, DATED JANUARY 6, 2016. THIS STATEMENT IS DERIVED SOLELY UPON THE ABOVE LISTED FEMA MAP AND IS NOT A GUARANTEE THE SUBJECT TRACT WILL OR WILL NOT FLOOD.
5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. SUBJECT TRACTS MAY BE AFFECTED BY EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON.
6. TRACT ACREAGE LIST -
12.22 AC. TRACT - 10505 DESSAU ROAD
5.37 AC. TRACT - 10545 DESSAU ROAD



CONTOR
MAPPING THE LAND OF OPPORTUNITY
 CONTOR, LLC
 TBP&S FIRM NO. 10194424
 P.O. BOX 1225
 DRIPPING SPRINGS, TX 78620
 (512) 808-0102
 EMAIL: TEAM@CONTORUSA.COM
CONTORUSA.COM

BOUNDARY SURVEY

10505 & 10545 DESSAU ROAD
AUSTIN, TX

| |
|------------------------------------|
| PAGE 1 OF 1 |
| PROJECT NAME: FOSTER VILLAGE 18 AC |
| CLIENT: FOSTER VILLAGE |
| JOB NUMBER: 2500124 |
| SURVEY DATE: MARCH 2, 2025 |
| SURVEYOR: WH |
| TECHNICIAN: WH.ES |

EXHIBIT "B"

12.21 ACRES
JAMES D. RICE SURVEY, A-675
TRAVIS COUNTY, TEXAS

DESCRIPTION OF A 12.21 ACRE TRACT OF LAND SITUATED IN THE JAMES D. RICE SURVEY, ABSTRACT NO. 675, TRAVIS COUNTY, TEXAS, BEING ALL OF A CALLED 12.49 ACRE TRACT OF LAND DESCRIBED IN DOCUMENT NO. 1999159414, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TX (OPRTCTX), SAVE AND EXCEPT A CALLED 11,207 SQ. FT. TRACT OF LAND DESCRIBED IN VOL. 11291, PG. 674, REAL PROPERTY RECORDS, TRAVIS COUNTY, TX (RPRTCTX); SAID 12.21 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 60d nail found for the occupied southwest corner of said 12.49 acre tract, same point being the southeast corner of said save and except tract, same point also being on the east right-of-way (ROW) line of Dessau Road (variable width ROW);

THENCE N 06°21'03" W, with the occupied west line of said 12.49 acre tract, same line being the east line of said save and except tract, same line also being the east ROW line of Dessau Road, **a distance of 600.31 feet**, to a nail found for the occupied northwest corner of said 12.49 acre tract, same point being at the occupied southwest corner of a called 5.54 acre tract of land described in Document No. 1999091439, OPRTCTX, same point also being at the approximate centerline of a creek, from which a 1/2-inch iron rod found for the occupied northwest corner of said 5.54 acre tract bears N 06°21'03" W, a distance of 397.22 feet;

THENCE, with the common line of said 5.54 acre tract and said 12.49 acre tract, and along the approximate centerline of said creek, the following nine (9) courses and distances:

S 59°05'09" E, a distance of 64.55 feet, to a calculated point,

S 09°49'53" E, a distance of 52.03 feet, to a calculated point,

N 83°54'33" E, a distance of 68.09 feet, to a calculated point,

N 59°28'56" E, a distance of 230.04 feet, to a calculated point,

S 58°34'00" E, a distance of 136.98 feet, to a calculated point,

S 43°40'04" E, a distance of 197.43 feet, to a calculated point,

N 66°21'08" E, a distance of 199.33 feet, to a calculated point,

S 46°28'21" E, a distance of 63.97 feet, to a calculated point, and

S 16°58'12" E, a distance of 144.91 feet, to a 1/2-inch iron rod found for the northeast corner of said 12.49 acre tract, same point being on the west line of Lot 144, Block E, Pioneer Hill, Sec. 6, a subdivision recorded in Document No. 202000016, OPRTCTX;

THENCE, with the common line of said 12.49 acre tract and said Lot 144, and leaving said creek, the following nine (9) courses and distances:

S 11°59'54" W, a distance of 88.72 feet, to a 60d nail found,

S 12°31'26" W, a distance of 320.03 feet, to a 60d nail found,

S 17°06'43" W, a distance of 119.23 feet, to a 60d nail found,

S 20°08'01" W, a distance of 131.53 feet, to a 1/2-inch iron rod found,

N 63°57'45" W, a distance of 168.58 feet, to a 60d nail found,

N 62°52'52" W, a distance of 64.64 feet, to a 1/2-inch iron rod found,

N 61°43'54" W, a distance of 182.99 feet, to a 1/2-inch iron rod found,

N 63°11'41" W, a distance of 113.03 feet, to a 1/2-inch iron rod found, and

N 62°42'27" W, a distance of 118.27 feet, to a 1/2-inch iron rod with "Contor Boundary" cap set for a southwesterly corner of the tract described herein, same point being on the east ROW line of Dessau Road, from which a 1/2-inch iron rod found on the east ROW line of Dessau Road bears S 17°03'09" W, a distance of 108.07 feet;

THENCE N 63°19'55" W, with the common line of said 12.49 acre tract and the east ROW line of Dessau Road, **a distance of 49.08 feet**, to the **POINT OF BEGINNING**, and containing **12.21 acres** of land, more or less.

Bearing Basis: Grid North, Texas Coordinate System, NAD 83 (2011), Central Zone.

Units = US Survey Feet

Surveyed By:

William R. Herring

Date

Registered Professional Land Surveyor – No. 6355
Hays County, Texas

Contor, LLC

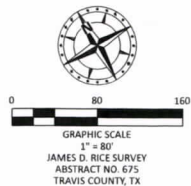
P.O. Box 1225

Dripping Springs, Texas

(512) 808-0102

TBPELS Firm No. 10194424





- LEGEND**
- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD W/ "CONTOR BOUNDARY" CAP SET
 - 60D NAIL FOUND
 - △ CALCULATED POINT
 - ◆ POWER POLE
 - ⊙ WATER METER
 - ⊙ WATER VALVE
 - ⊙ WATER WELL
 - ⊙ ELECTRIC MANHOLE
 - ⊙ ELECTRIC METER
 - ⊙ STEEL FRAME TOWER (UNKNOWN USE)
 - POB POINT OF BEGINNING
 - ROW RIGHT-OF-WAY
 - OVERHEAD UTILITY LINE
 - WIRE FENCE
 - SAVE AND EXCEPT TRACT LIMITS
 - ADJOINER TRACT BOUNDARY
 - SUBJECT TRACT BOUNDARY

| LINE TABLE | | |
|------------|-------------|----------|
| LINE | BEARING | DISTANCE |
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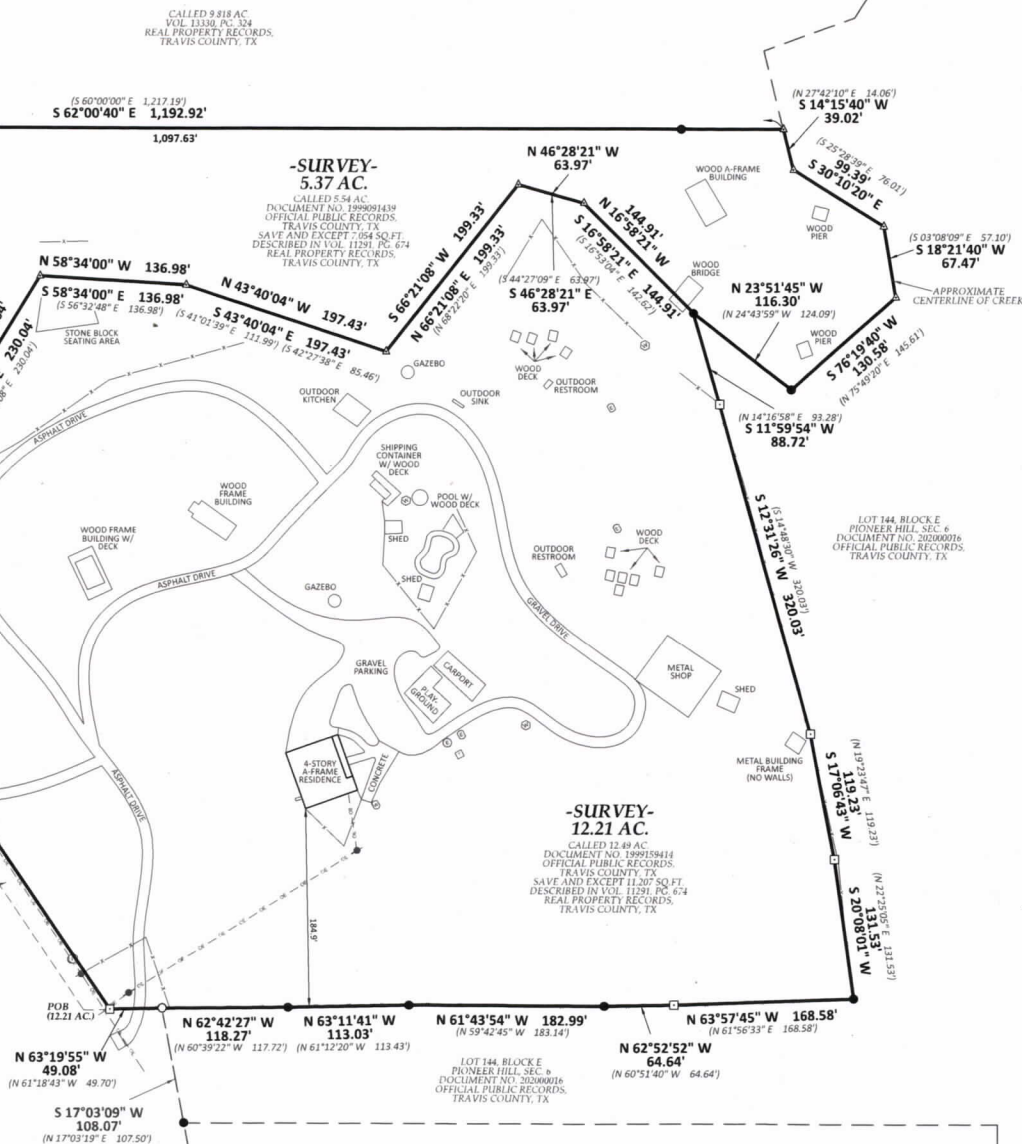
- SURVEYOR'S NOTES:**
1. BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM, NAD83 (2011) CENTRAL ZONE. UNITS = US SURVEY FEET.
 2. ONLY VISIBLE IMPROVEMENTS AND VISIBLE EVIDENCE OF UTILITIES WERE LOCATED.
 3. THIS SURVEY EXHIBIT WAS PREPARED IN CONJUNCTION WITH METES AND BOUNDS DESCRIPTIONS OF EVEN DATE.
 4. SUBJECT TRACTS LIE WITHIN ZONE "7", AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ACCORDING TO FEMA MAP NO. 4843CD460K, DATED JANUARY 6, 2016. THIS STATEMENT IS DERIVED SOLELY UPON THE ABOVE LISTED FEMA MAP AND IS NOT A GUARANTEE THE SUBJECT TRACT WILL OR WILL NOT FLOOD.
 5. THIS SURVEY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT OR TITLE COMMITMENT. SUBJECT TRACTS MAY BE AFFECTED BY EASEMENTS OR OTHER MATTERS OF RECORD NOT SHOWN HEREON.
 6. TRACT ACREAGE LIST:
12.21 AC. TRACT - 10505 DESSAU ROAD
5.37 AC. TRACT - 10545 DESSAU ROAD

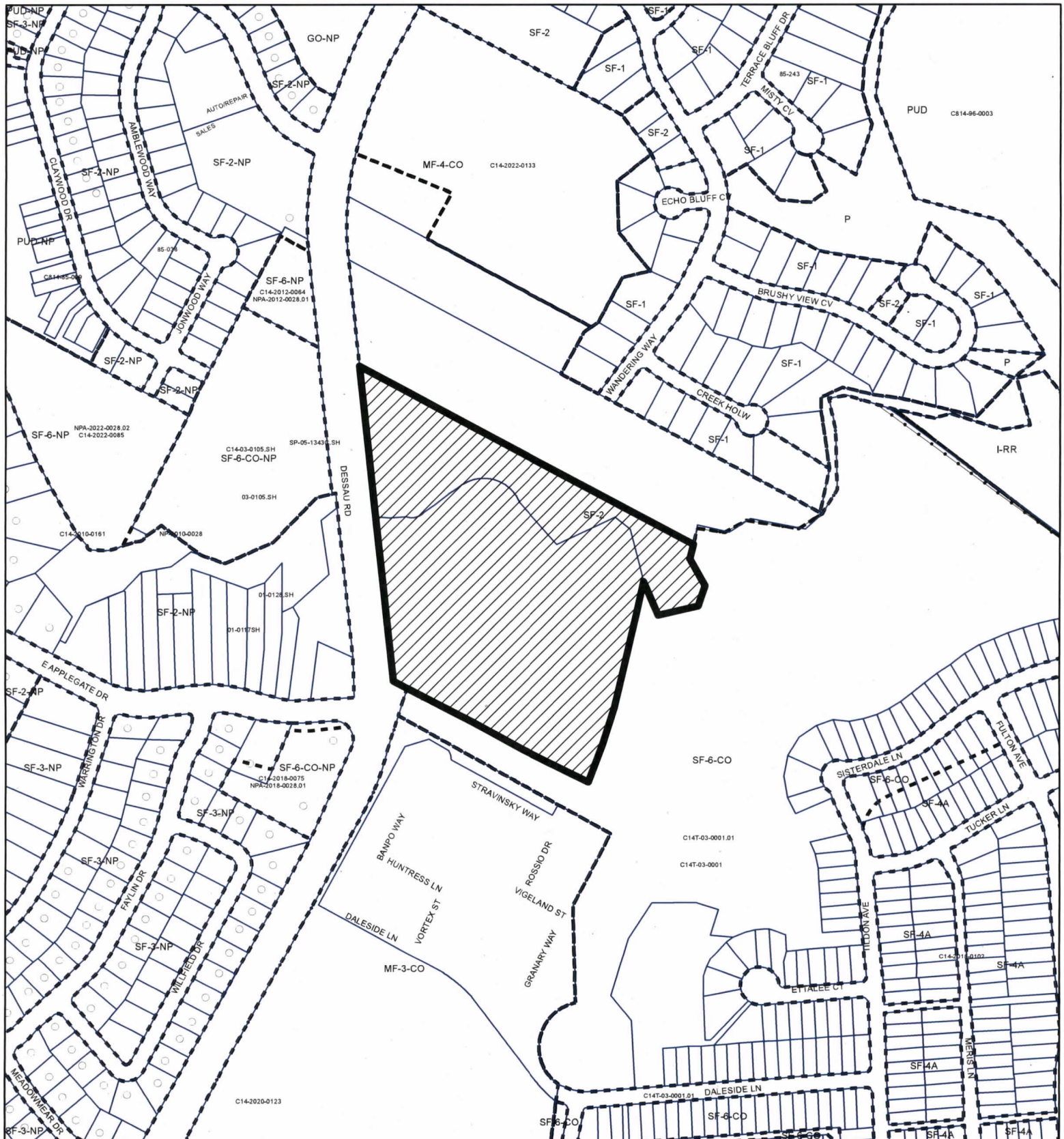


CONTOR
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DRIPPING SPRINGS, TX 78620
(512) 808-0102
EMAIL: TEAM@CONTORUSA.COM
CONTORUSA.COM

BOUNDARY SURVEY
10505 & 10545 DESSAU ROAD
AUSTIN, TX

| |
|-------------------------------------|
| PAGE 1 OF 1 |
| PROJECT NAME: FOSTER VILLAGE 18 AC. |
| CLIENT: FOSTER VILLAGE |
| JOB NUMBER: 2500124 |
| SURVEY DATE: MARCH 2, 2025 |
| SURVEYOR: WH |
| TECHNICIAN: WHLES |





SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2024-0173

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



Created: 11/26/2024