

**ORDINANCE NO. 20080424-079**

**AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 12400 PEARCE LANE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO MOBILE HOME RESIDENCE-CONDITIONAL OVERLAY (MH-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 mobile home residence-conditional overlay (MH-CO) combining district on the property described in Zoning Case No. C14-2007-0271, on file at the Neighborhood Planning and Zoning Department, as follows:

A 68.87 acre tract of land, more or less, out of the Jose Antonio Navarro Grant, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 12400 Pearce Lane, in the City of Austin, Travis County, Texas, and 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 site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the mobile home residence (MH) base district, and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on May 5, 2008.

**PASSED AND APPROVED**

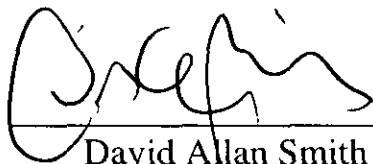
\_\_\_\_\_, April 24 \_\_\_\_\_, 2008

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§  
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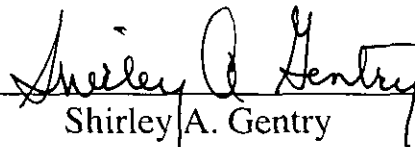
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk

EXHIBIT "A"

Paseo Capital Advisors  
(Annexation)  
(12400 Pearce Lane)

FIELD NOTES

FIELD NOTES FOR 68.897 ACRES OF LAND OUT OF THE JOSE ANTONIO NAVARRO GRANT, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1, BLOCK A, DEERWOOD, A SUBDIVISION AS RECORDED IN BOOK 100, PAGES 120-123 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 68.897-ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½" iron rod set with cap stamped TERRA FIRMA at the intersection of north right-of-way line of Pearce Lane and the west right-of-way line of Ross Road, said iron rod set also being the southeast corner of the above described Lot 1, for the POINT OF BEGINNING of the herein described tract;

THENCE, with the north right-of-way line of Pearce Lane, N62°44'49"W a distance of 1703.99 feet to a point on the existing City Limits Line of The City of Austin for an outside corner of this tract;

THENCE, with an east and north lines of the existing Austin City Limits, the following two (2) courses:

- 1) N27°40'48"E a distance of 486.41 feet to a point for an inside corner of this tract;  
and
- 2) N62°48'40"W a distance of 1876.51 feet to a point on the west line of said Lot 1 for the most westerly southwest corner of this tract;

THENCE, with the west, north and east lines of said Lot 1, the following six (6) courses:

- 1) N27°40'18"E a distance of 127.51 feet to a ½" iron pipe found a point at an outside corner of this tract;
- 2) S62°51'18"E a distance of 609.85 feet to a ½" iron rod found a point for an inside corner of this tract;

3) N27°15'15"E a distance of 998.08 feet to a ½" iron rod found for the most northerly northwest corner of this tract;

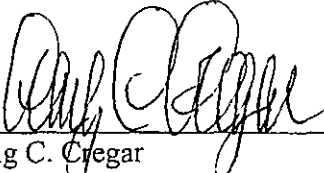
4) S62°41'22"E a distance of 1160.00 feet to a ½" iron rod set with cap stamped TERRA FIRMA for an outside corner of this tract;

5) S27°15'15"W a distance of 686.86 feet to a ½" iron rod set with cap stamped TERRA FIRMA for an inside corner of this tract; and

6) S62°51'23"E a distance of 1803.30 feet to a ½" iron rod set with cap stamped TERRA FIRMA on the west right-of-way line of Ross Road for the most easterly northeast corner of this tract,

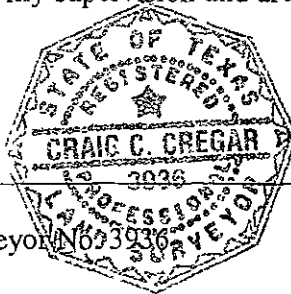
THENCE, with the west right-of-way line of Ross Road, S27°04'34"W a distance of 926.54 feet to the POINT OF BEGINNING, and containing 68.897 acres of land, more or less.

I HEREBY CERTIFY that these notes were made by Terra Firma from a survey made on the ground on July 10, 2007 under my supervision and are true and correct to the best of my knowledge.



Craig C. Cregar

Registered Professional Land Surveyor



11/12/07  
Date

Client:	Paseo Capital Advisors
Date:	November 5, 2007
WO No.:	0A466-001-00/004
F.B.:	585
File:	J:\PROJECTS\0A466\001\A466-001.CRD
Austin Grid:	P-14 & Q-14
TCAD No.:	3-3141-04-07

# LEGEND

- 1/2" IRON ROD SET W/ CAP STAMPED "TERRA FIRMA"
- 1/2" IRON ROD FOUND
- ⊙ 1 1/4" IRON PIPE FOUND
- ( ) RECORD INFORMATION
- ▲ CALCULATION POINT

PHL BERDOLL KELLY BERDOLL, SKELLEY WARE BERDOLL  
AND DAVE BERDOLL  
(51.814 AC.)  
VOL. 11658, PG. 121

IVY BERDOLL FAMILY FARMS, INC.  
(172.135 AC.)  
VOL. 10845, PG. 237

805 Lee Cinema Parkway, Suite 231 Austin, Texas 78746 512/528-8373 Fax 512/445-2286

# terra firma

## LAND SURVEYING

DEL VALLE I.S.D.  
(23.730 AC.)  
DOC. NO. 2001062687

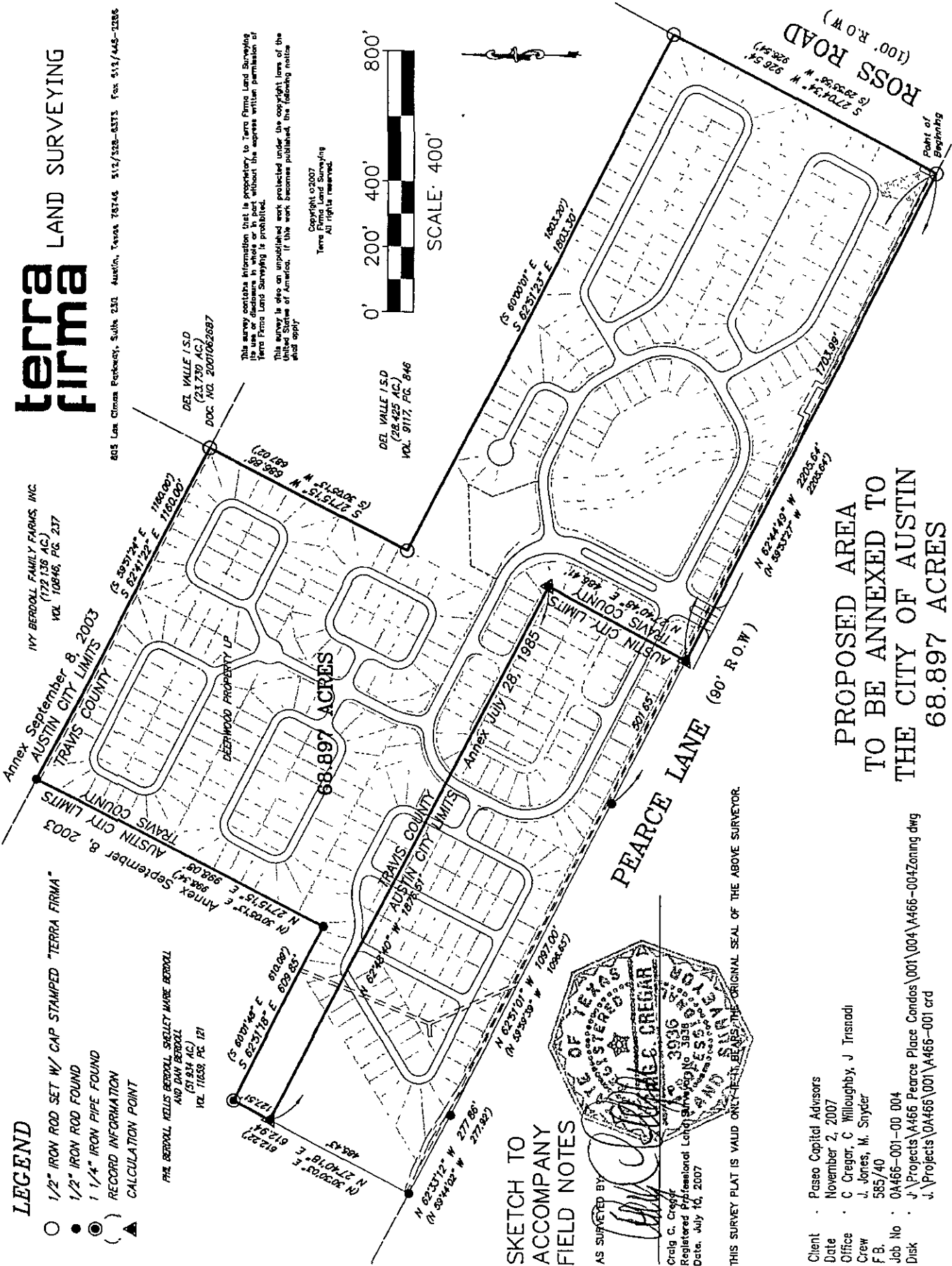
DEL VALLE I.S.D.  
(28.425 AC.)  
VOL. 9117, PG. 846

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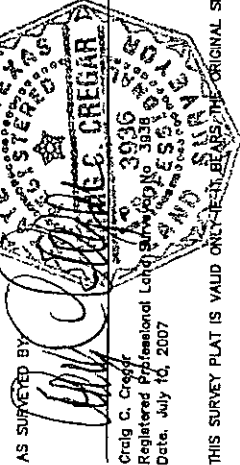
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Terra Firma Land Surveying is prohibited.  
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shall apply:



SCALE: 400'



SKETCH TO  
ACCOMPANY  
FIELD NOTES

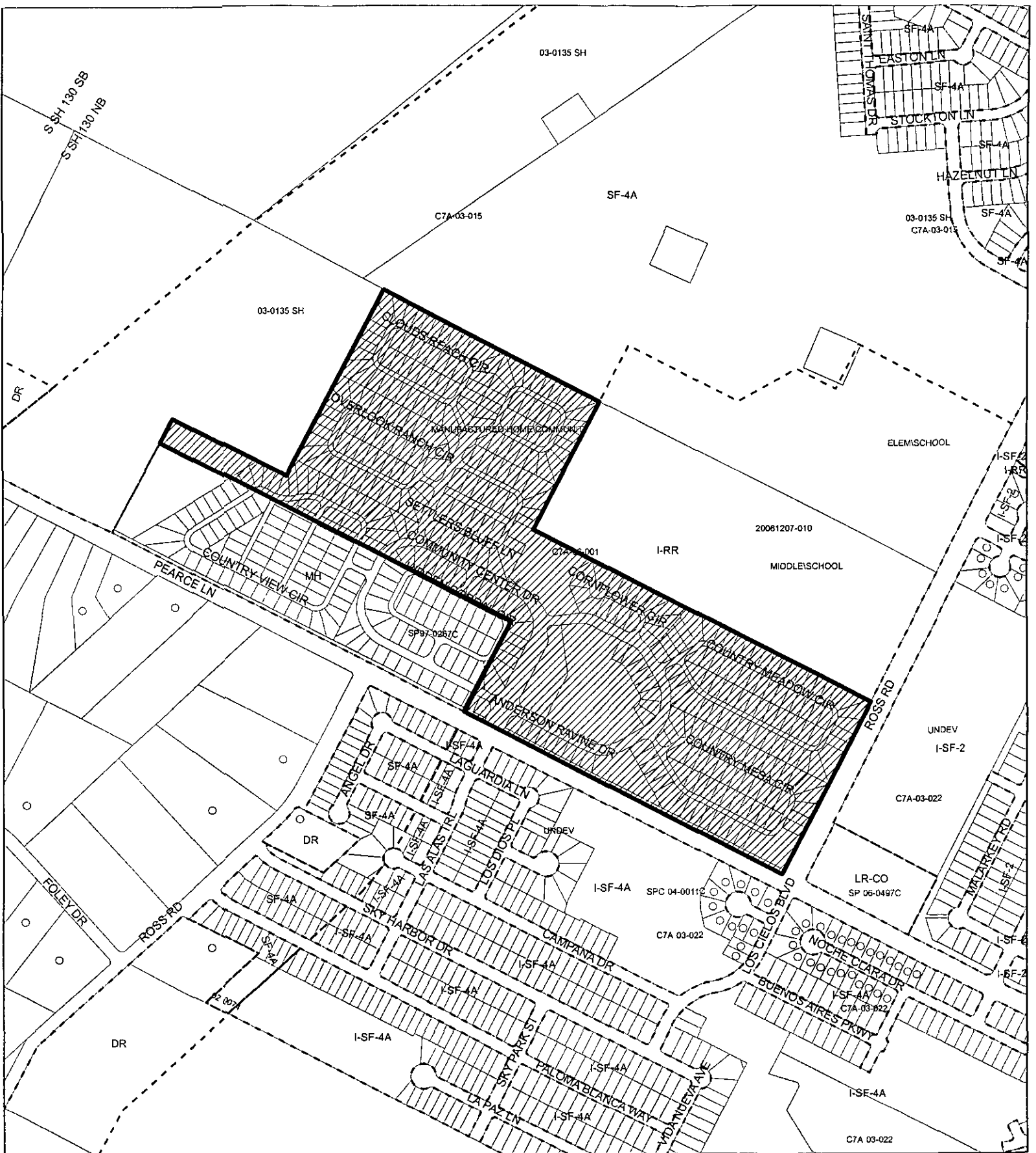


AS SURVEYED BY  
Craig C. Cregar  
Registered Professional Land Surveyor No. 3936  
Date: July 10, 2007

THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE ORIGINAL SEAL OF THE ABOVE SURVEYOR.




PROPOSED AREA  
TO BE ANNEXED TO  
THE CITY OF AUSTIN  
68.897 ACRES

- Client · Passco Capital Advisors  
Date · November 2, 2007  
Office · C. Cregar, C. Willoughby, J. Trisnadi  
Crew · J. Jones, M. Snyder  
F.B. · 585/40  
Job No · 04466-001-00 004  
Disk · J:\Projects\04466\001\A466-004Zoning.dwg  
J:\Projects\04466\001\A466-001.crd



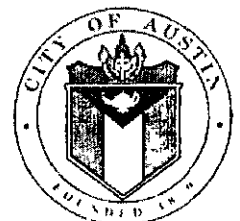
### ZONING EXHIBIT B



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

ZONING CASE# C14-2007-0271  
 ADDRESS 12400 PEARCE LANE  
 SUBJECT AREA 68.897 ACRES  
 GRID P14 Q14  
 MANAGER W. RHOADES

OPERATOR S. MEEKS



1" = 600'

This map has been produced by G I S Services for the sole purpose of geographic reference  
 No warranty is made by the City of Austin regarding specific accuracy or completeness