ORDINANCE NO.

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3906 PEARCE ROAD FROM DEVELOPMENT RESERVE (DR) DISTRICT TO SINGLE-FAMILY RESIDENCE LARGE LOT-CONDITIONAL OVERLAY (SF-1-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 development reserve (DR) district to single-family residence large lot-conditional overlay (SF-1-CO) combining district on the property described in Zoning Case No. C14-2016-0102, on file at the Planning and Zoning Department, as follows:

3.096 acres out of the James Spillman Survey No. 2, Abstract No. 739, in Travis County, Texas, the same tract described in a deed to David John White and wife, Lauren Grace Shaw, recorded in Document No. 2000050645, Official Public Records, Travis County, Texas, as shown on accompanying survey plat and being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 3906 Pearce 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. The following uses are conditional uses for the Property:

Bed and breakfast (group 1)

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single-family residence large lot (SF-1) district and other applicable requirements of the City Code.

Draft 11/4/2016

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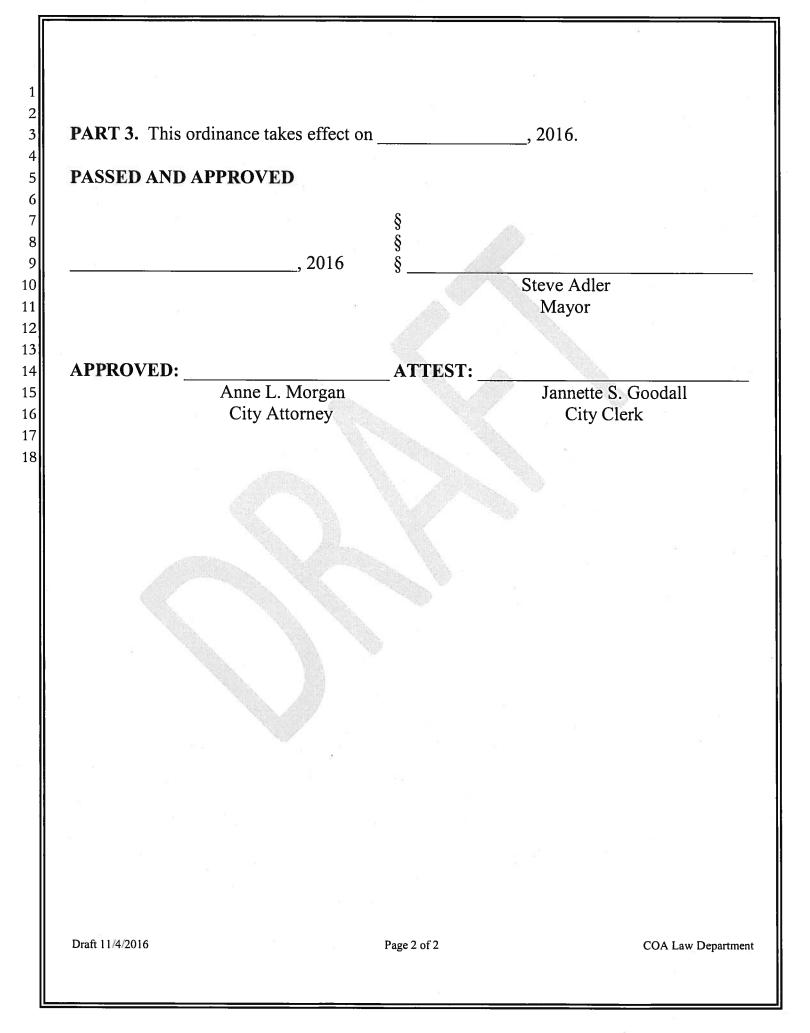


EXHIBIT "A"

FIELD NOTES

Being 3.096 acres out of the James Spillman Survey No. 2, Abstract No. 739, in Travis County, Texas, the same tract described in a deed to David John White and wife, Lauren Grace Shaw, recorded in Document No. 2000050645, Official Public Records, Travis County, Texas, as shown on accompanying survey plat and being more particularly described as follows:

BEGINNING at a 1" iron pipe found at the northwest corner of a traot called 3.09 acres in a deed to C. J. Thomas, et ux, recorded in Volume 3750; Page 1537, Deed Records, Travia County, Texas, in the east line of a tract owned by the City of Austin, for the southwest corner of this tract.

THENCE, with the east line of said City of Austin truct and the west line of this tract, N 29°54'10" B, said course being the bearing base for this survey, S52.51', to a K" iron pin found at the southwest corner of a tract called 0 16 acre in a decid to C. W. Kramer. et ux. recorded in Document No. 2003002344, Official Public Records, Travis County, Texas, for the northwest corner of this tract.

THENCE, with the south line of said Kramer tract and the north line of this tract, S 60°07'50" E, 108.36', to a 1/2" iron pin found in the west line of Pearce Road (60' R.O.W.) for the northeast corner of this tract.

THENCE, with the west line of Pearce Road and the east line of this tract, the following four (4) courses:

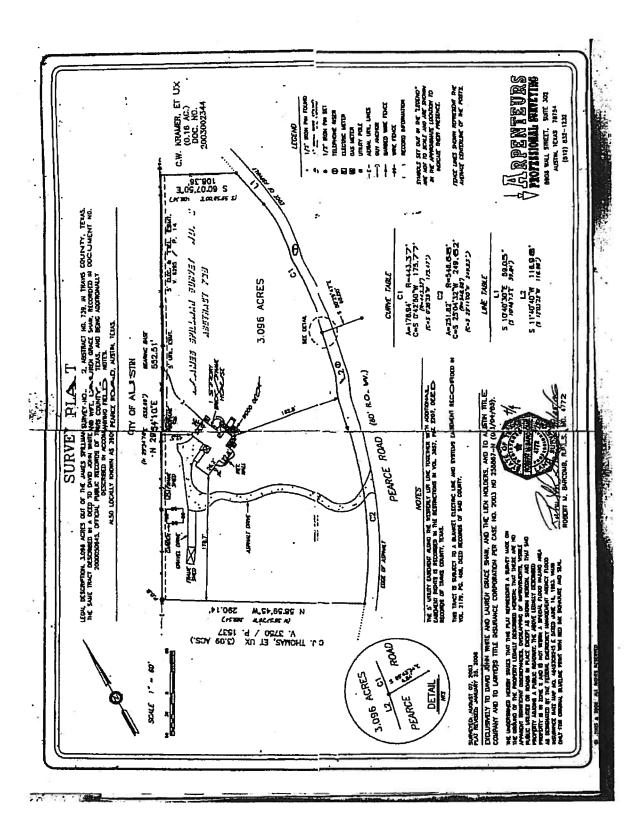
- 1.) S 10°40'30" E, 59.05', to a '/' iron pin found at the beginning of a curve;
 - 2.) with said curve having a radius of 443.37', a chord which bears S 00°42'50" W, 175.77', an arc distance of 176.94', to a ½" iron pin set at the end of said curve, from said point, a ½" iron pin found in the east right-of-way line of Pearce Road bears, S 80°29'47" E, 60.00';
 - 3.) S 11°40'40" W, 116.98', to a 1/2" iron pin found at the beginning of a curve;
 - 4.) with said curve having a radius of 548.68', a chord which bears S 25°04'32" W, 249.62', an are distance of 251.82', to a %" iron pin found at the northeast corner of said Thomas tract, for the southeast corner of this tract.

THENCE, with the north line of said Thomas much and the south line of this tract, N 58°59'45" W, 290.14', to the PLACE OF BEGINNING and containing 3.096 acres of land, more or less.

Prepared from a survey made on the ground August 7, 2003, by: Arpenteurs Professional Surveying 8906 Wall Street, Suite 302 Austin, Texas 78754 (512) 832-1232 © 2003 All Rights Reserved

> Robert M. Barcomb R.P.L.S. No 4772

> > EXHIBIT A

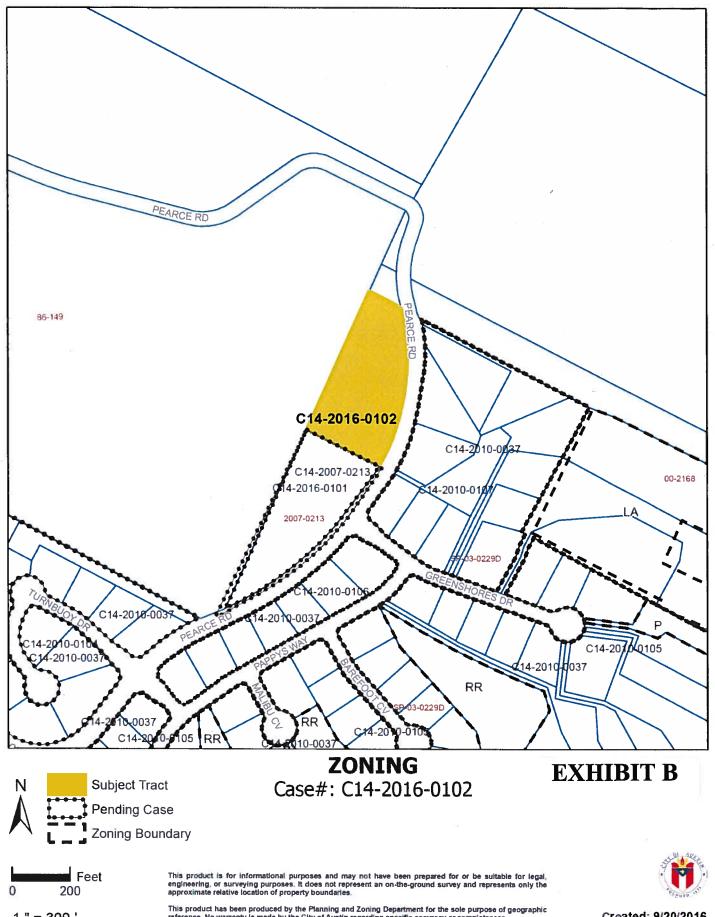


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1 " = 300 '

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Created: 9/20/2016