

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.

PART 3. This ordinance takes effect on _____, 2016.

PASSED AND APPROVED

_____, 2016 §
 §
 §

Steve Adler
Mayor

APPROVED: _____ **ATTEST:** _____
Anne L. Morgan Jannette S. Goodall
City Attorney City Clerk

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 tract called 3.09 acres in a deed to C. J. Thomas, et ux, recorded in Volume 3750, Page 1537, Deed Records, Travis 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 tract and the west line of this tract, N 29°54'10" E, said course being the bearing base for this survey, 552.51', to a ½" iron pin found at the southwest corner of a tract called 0.16 acre in a deed 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 ½" 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 ½" 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 ½" 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 arc distance of 251.82', to a ½" 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 tract 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:
Arpentours Professional Surveying
8906 Wall Street, Suite 302
Austin, Texas 78754
(512) 832-1232
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Robert M. Barcomb
R.P.L.S. No 4772

EXHIBIT A

SURVEY PLAT

LEGAL DESCRIPTION, 3.096 ACRES OUT OF THE JAMES WILLIAM SURVEY, NO. 2, ABSTRACT NO. 739, IN TRAVIS COUNTY, TEXAS, THE SAID TRACT DESCRIBED IN A DEED TO DAVID JOHN WHITE AND WIFE, LAUREN GRACE WHITE, TEXAS, AND BEING ADDITIONALLY DESCRIBED IN ACCOMPANYING FIELD NOTES.

ALSO LOCALLY KNOWN AS 3RD PEARCE ROAD, AUSTIN, TEXAS.

CITY OF AUSTIN

BEARING AND DISTANCE
N 29°54'10"E 552.51'

SCALE 1" = 60'



C.W. KRAMER, ET UX
(0.16 AC.)
DOC. NO.
2003002344

C.J. THOMAS, ET UX (3.09 AC.)
V. 3750 / P. 1537
N 56°59'45"W 280.14'

108.35'
S 60°07'50"W
108.35'

3.096 ACRES
JAMES WILLIAM SURVEY NO. 2
ABSTRACT 739

108.35'

108.35'

108.35'

108.35'

108.35'

108.35'

108.35'

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108.35'

108.35'

LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- TELEPHONE WIRE
- ELECTRIC WIRE
- GAS METER
- UTILITY POLE
- AIRIAL UTL. LINES
- OUT ANCHOR
- BARBED WIRE FENCE
- WIRE FENCE
- RECORD INFORMATION

STAKES SET OUT IN THE "LEGEND" ARE NOT TO SCALE AND ARE SHOWN IN THE APPROPRIATE LOCATION TO INDICATE BEST PRACTICE.

PLAT LINES SHOW EXTENT OF THE ADJACENT CENTERLINE OF THE ROAD.

CURVE TABLE

C1	R=433.37'
A=178.94'	C=5 042.90' W 175.77'
R=5 042.90' W 175.77'	
C2	R=548.65'
A=251.87'	C=5 250.42' W 249.62'
R=5 250.42' W 249.62'	

LINE TABLE

L1	S 10°40'30"E 89.05'
(P 10°40'30"E 89.05')	
L2	S 11°40'40"W 116.90'
(P 11°40'40"W 116.90')	

NOTES

THE SURVEY WAS MADE BY THE SURVEYOR FOR THE RECORD WITH ADDITIONAL EVIDENCE POINTS IS RECORDED IN THE RECORDS IN VOL. 2501, DEED RECORD OF TRAVIS COUNTY, TEXAS.

THIS TRACT IS SUBJECT TO A BARBED WIRE FENCE LINE AND EVIDENCE POINTS RECORDED IN VOL. 2179, PL. 104, DEED RECORDS OF TRAVIS COUNTY.

SUBJECT MATTER OF 2003 PLAT FILED JANUARY 28, 2008 EXCLUSIVELY TO DAVID JOHN WHITE AND LAUREN GRACE WHITE, AND THE LEND HOLDERS, AND TO A PARTIAL TITLE COMPANY AND TO LANTOYS TITLE INSURANCE CORPORATION PER CASE NO. 7003 NO. 250887-N (01/04/2008).

THE UNDERSIGNED HEREBY SWEARS THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE ORIGINAL OF THE PROPERTY LEGALLY DESCRIBED HEREIN THAT THERE ARE NO APPARENT SURVEYING DISCREPANCIES OR DISCREPANCIES OF ANY KIND, AND THAT THE PUBLIC INTERESTS OF THE PEOPLE OF THE STATE OF TEXAS ARE NOT AFFECTED BY THIS PLAT. I AM NOT A PARTY TO THIS PLAT AND I HAVE NO INTEREST IN THE PROPERTY DESCRIBED HEREIN. I HAVE NOT BEEN A PARTY TO ANY OTHER PLAT OR SURVEY OF THE PROPERTY DESCRIBED HEREIN. I HAVE NOT BEEN A PARTY TO ANY OTHER PLAT OR SURVEY OF THE PROPERTY DESCRIBED HEREIN. I HAVE NOT BEEN A PARTY TO ANY OTHER PLAT OR SURVEY OF THE PROPERTY DESCRIBED HEREIN.



ROBERT M. BURDICK, R.L.S. No. 4772



