

ORDINANCE NO. 20161110-059

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 3900 PEARCE ROAD FROM RURAL RESIDENCE (RR) 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 rural residence (RR) district to single-family residence large lot-conditional overlay (SF-1-CO) combining district on the property described in Zoning Case No. C14-2016-0101, on file at the Planning and Zoning Department, as follows:

3.132 acres of land, more or less, out of the James Spillman Survey No. 2, Travis County, Texas, called 3.09 acres in a deed to Charles J. Thomas & Dixie Thomas, as recorded in Volume 3750, Page 1537, Travis County Real Property Records, said 3.132 acres being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 3900 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)

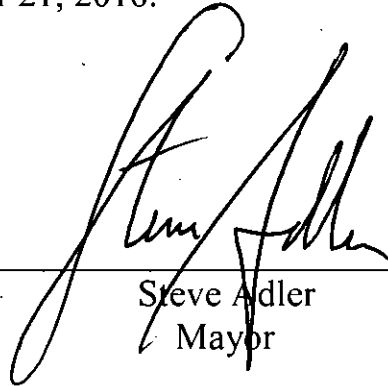
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single-family residence large lot (SF-1) district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on November 21, 2016.

PASSED AND APPROVED

____ November 10 _____, 2016

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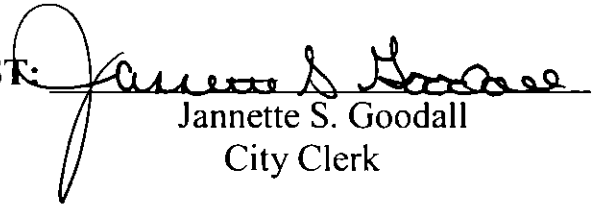
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

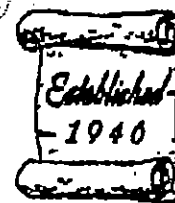
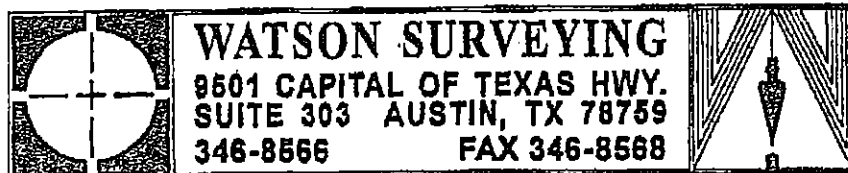


Exhibit A

FIELD NOTES FOR 3.132 ACRES OF LAND, MORE OR LESS, OUT OF THE JAMES SPILLMAN SURVEY NO. 2, TRAVIS COUNTY, TEXAS, CALLED 3.09 ACRES IN A DEED TO CHARLES J. THOMAS & DIXIE THOMAS, AS RECORDED IN VOLUME 3750, PAGE 1537, TRAVIS COUNTY REAL PROPERTY RECORDS, SAID 3.132 ACRES BEING DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a $\frac{1}{2}$ " steel pipe found at the northwest corner of said 3.09 acre tract, also the southwest corner of a 3.095 acre tract conveyed to David White and Lauren Shaw by deed recorded in Document No. 2000050845, Travis County Official Public Records, for the northwest corner hereof;

THENCE S58°58'E 290.11 feet along the north line of said 3.09 acre tract and south line of said 3.095 acre tract to a $\frac{1}{2}$ " steel pin found in the northwest ROW line of Pearce Road for the northeast corner hereof (passing a $\frac{1}{2}$ " steel pipe found on line at 133.32 feet);

THENCE with said northwest ROW line of Pearce Road the following 4 courses:

- 1) S38°21'W 149.42 feet to a $\frac{1}{2}$ " steel pipe found at the start of a curve,
- 2) along said curve to the right, with chord of S46°42'16"W 283.45 feet and radius of 977.04 feet to the base of a bent steel pin found at a point of compound curve,
- 3) along a new curve to the right, with chord of S59°56'47"W 179.18 feet and radius of 1019.40 feet to a $\frac{1}{2}$ " steel pin with orange cap set at end of curve;
- 4) S65°05'W 164.80 feet to a $\frac{1}{2}$ " steel pin with orange cap set at the east corner of a 47.990 acre tract recorded in Document No. 2000122017, Travis County Official Public Records, for the most southern corner hereof;

THENCE N59°57'W 8.48 feet along the north line of said 47.990 acres and south line of said 3.09 acres to a $\frac{1}{2}$ " steel pin found at the southwest corner of said 3.09 acres and the southeast corner of a 493.75 acre tract conveyed to City of Austin by deed recorded in Volume 639, Page 477, Travis County Deed Records, for the southwest corner hereof;

THENCE N30°18'23"E 714.75 feet along the east line of said City of Austin tract to the POINT OF BEGINNING, containing 3.132 acres of land, more or less.

Bearing basis is north line of said 3.09 acre tract (S58°58'E)

Surveyed 19 June 2008 by:

Stuart Watson
Stuart Watson, RPLS 4650

