

**ORDINANCE NO. 20161110-060**

**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)

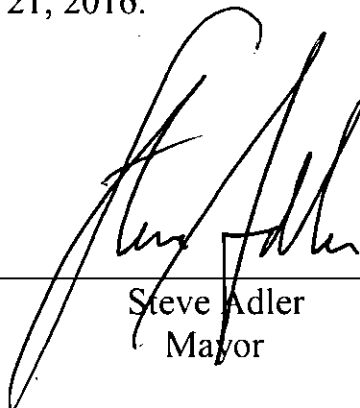
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the single-family residence large lot (SF-1) district and other applicable requirements of the City Code.

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

**PASSED AND APPROVED**

November 10, 2016

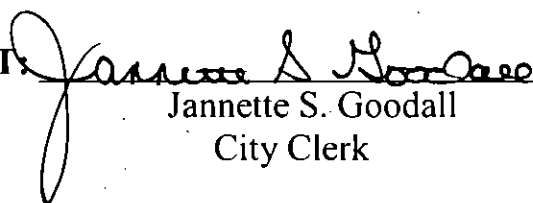
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\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

## EXHIBIT "A"

### FIELD NOTES

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 1/2" 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 1/4" 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 1/2" 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 1/4" iron pin set at the end of said curve, from said point, a 1/2" 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 1/4" 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 1/4" 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.

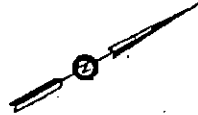
Prepared from a survey made on the ground August 7, 2003, by:  
Arpentours Professional Surveying  
8906 Wall Street, Suite 302  
Austin, Texas 78754  
(512) 832-1232  
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Robert M. Barcomb  
R.P.L.S. No 4772

## EXHIBIT A

# SURVEY PLAT

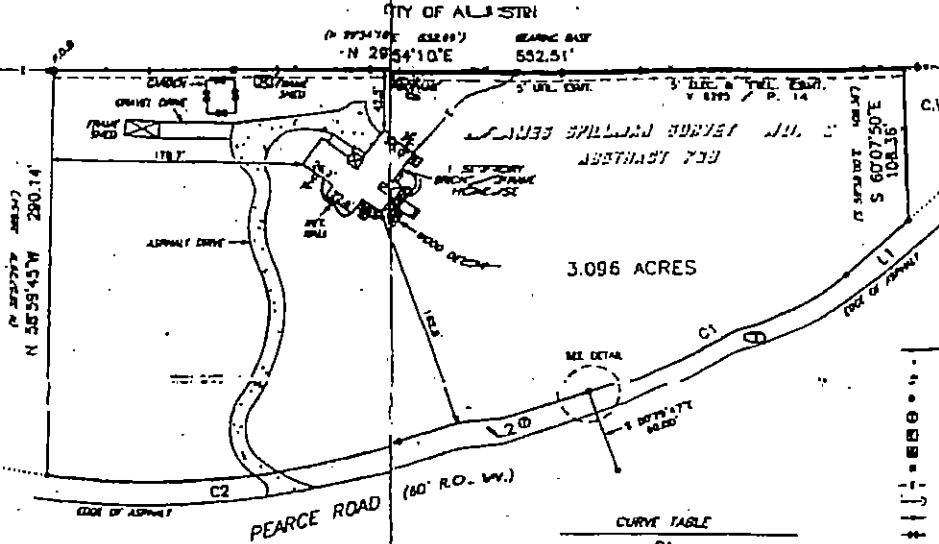
LEGAL DESCRIPTION: 3.096 ACRES OUT OF THE JAMES SPILLMAN SURVEY NO. 2, ABSTRACT NO. 739, IN TRAVIS COUNTY, TEXAS.  
THE SAME TRACT DESCRIBED IN A DEED TO DAVID JOHN WHITE AND WIFE, LAUREN GRACE SHAW, RECORDED IN DOCUMENT NO. 7000030843, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING ADDITIONALLY DESCRIBED IN ACCOMPANYING FIELD NOTES.  
ALSO LOCALLY KNOWN AS 2801 PEARCE ROAD, AUSTIN, TEXAS.



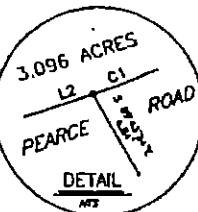
SCALE 1" = 80'



C.J. THOMAS, ET UX (3.09 ACS.)  
V. 3750 / P. 1537  
(R 3750/279) (AB 3750)  
N 58°55'45"W 290.14'



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



- LEGEND**
- 1/2" IRON PIN FOUND
  - 1/2" IRON PIN SET
  - 1/2" IRON PIN SET
  - TELEPHONE WIRE
  - ELECTRIC METER
  - GAS METER
  - UTILITY POLE
  - AERIAL UTILITY LINES
  - OUT FANCHON
  - BARRIED WIRE FENCE
  - WIRE FENCE
  - RECORD INFORMATION

SYMBOLS SET OUT IN THE LEGEND ARE NOT TO SCALE AND ARE SHOWN IN THE APPROPRIATE LOCATION TO INDICATE THEIR PRESENCE.

FENCE LINES SHOWN REPRESENT THE AVERAGE CENTERLINE OF THE FENCE.

## CURVE TABLE

C1	A=178.94'	R=443.37'
C2	C=5 0'42'50"W 175.77'	(R=443.37')
	C=5 0'30'35"W 173.17'	
C3	A=251.82'	R=548.625'
C4	C=5 25'04'32"W 249.652'	(R=548.625')
	C=5 25'11'00"W 249.652'	

## LINE TABLE

L1	S 10°40'30"E 59.05'	(R 10°40'30"E 59.05')
L2	S 11°40'40"W 116.925'	(R 11°40'40"W 116.925')

## NOTES

THE 5' UTILITY EASEMENTS ALONG THE WESTERN LOT LINE TOGETHER WITH ADDITIONAL EASEMENTS SHOWN IS RECORDED IN THE RESTRICTIONS IN VOL. 3837, P. 1207, DEED RECORDS OF TRAVIS COUNTY, TEXAS.

THIS TRACT IS SUBJECT TO A BLANKET ELECTRIC LINE AND SYSTEM EASEMENT RECORDED IN VOL. 3179, PG. 408, DEED RECORDS OF BAY COUNTY.

SURVEYED AUGUST 07, 2003  
PLAT REVERSED JANUARY 13, 2008

EXCLUSIVELY TO DAVID JOHN WHITE AND LAUREN GRACE SHAW, AND THE LIEN HOLDERS, AND TO AUSTIN TITLE COMPANY AND TO LAWYERS TITLE INSURANCE CORPORATION PER CASE NO. 2003 NO 258867-N (01/04/03).

THE UNDERSIGNED HEREBY STATES THAT THIS PLAT REPRESENTS A SURVEY MADE ON THE GROUNDS OF THE PROPERTY LEGALLY DESCRIBED HEREON THAT THERE ARE NO APPARENT SIGNIFICANT DISCREPANCIES, OVERLAPPING OF IMPROVEMENTS, VISIBLE PUBLIC UTILITIES OR ROADS IN PLACE EXCEPT AS SHOWN HEREON, AND THAT SAID PROPERTY ADJACENT TO A PUBLIC ROADWAY, THE ABOVE LEGALLY DESCRIBED PROPERTY IS IN ZONE 1 AND IS NOT WITHIN A SPECIAL FLOOD HAZARD AREA AS DESIGNATED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NO. 1405000043 & DATED JUNE 18, 1993. THIS PLAT IS FOR ORIGINAL BLUELINE PRINT WITH RED INK SIGNATURE AND SEAL.

ROBERT W. BARCOMB, R.P.L.S., NO. 4772

**ARPENTEURS**  
PROFESSIONAL SURVEYING  
8808 WALL STREET, SUITE 302  
AUSTIN, TEXAS 78754  
(512) 832-1232

