

**ORDINANCE NO. 20161208-041**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 9413 ½ PEARSON RANCH ROAD FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO GENERAL OFFICE-MIXED USE-CONDITIONAL OVERLAY (GO-MU-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 general office-mixed use-conditional overlay (GO-MU-CO) combining district on the property described in Zoning Case No. C14-2016-0107, on file at the Planning and Zoning Department, as follows:

A description of a tract of land containing 14.4364 acres (628,850 square feet) in the James Shelton Survey, Abstract No. 552 in Williamson County, Texas, and being a portion of a called 60.422 acre tract conveyed to England Ranch Ne Limited Partnership in Document #2012078048 of the Official Public Records of Williamson County, Texas (O.P.R.W.C.T.), said 14.4364 acres being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 9413 ½ Pearson Ranch Road in the City of Austin, Williamson 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. 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.

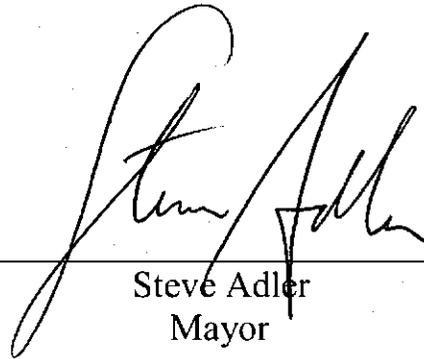
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the general office (GO) district and other applicable requirements of the City Code.

**PART 3.** This ordinance takes effect on December 19, 2016.

**PASSED AND APPROVED**

December 8, 2016

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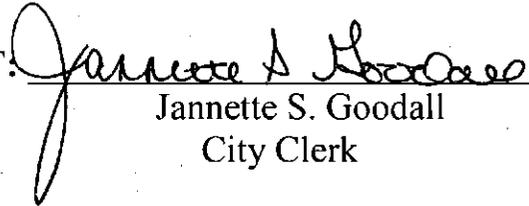
Steve Adler  
Mayor

**APPROVED:**



Anne L. Morgan  
City Attorney

**ATTEST:**



Jannette S. Goodall  
City Clerk



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Austin, TX 78709  
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Legal Description

**BEING A DESCRIPTION OF A TRACT OF LAND CONTAINING 14.4364 ACRES (628,850 SQUARE FEET) IN THE JAMES SHELTON SURVEY, ABSTRACT NO. 552 IN WILLIAMSON COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 60.422 ACRE TRACT CONVEYED TO ENGLAND RANCH NE LIMITED PARTNERSHIP IN DOCUMENT #2012078048 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS (O.P.R.W.C.T.), SAID 14.4364 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:**

**BEGINNING**, at a 1/2-inch iron rod with "Ward-5811" cap set in the east right-of-way line of Pearson Ranch Road (114' right-of-way), and being in the west line of said England Ranch tract, for the southwest corner and **POINT OF BEGINNING** hereof, from which a 1/2-inch iron rod with "Ward-5811" cap set in the east right-of-way line of said Pearson Ranch Road, and being the northwest corner of Lot 3, Block "A", of Pearson Ranch Section One, recorded in Document #2011029172 (O.P.R.W.C.T.), and being the southwest corner of said England Ranch tract bears, **S21°33'07"E**, a distance of 363.30 feet, and 53.20 feet along the arc of a curve to the right, having a radius of 1057.00 feet, and whose chord bears **S20°06'37"E**, a distance of 53.19 feet;

**THENCE**, with the east right-of-way line of said Pearson Ranch Road and the west line of said England Ranch tract, **N21°33'07"W**, a distance of **862.98** feet to a calculated point for a point of curvature hereof, said point being at the beginning of the right-of-way transition from said Pearson Ranch Road to Avery Ranch Boulevard (120' right-of-way), and being a point of curvature in the northwest line of said England Ranch tract;

**THENCE**, with the right-of-way transition from said Pearson Ranch Road to said Avery Ranch Boulevard, and with the curving northwest line of said England Ranch tract, **41.95** feet along the arc of a curve to the right, having a radius of **75.00** feet, and whose chord bears **N05°31'42"W**, a distance of **41.41** feet to a 1/2-inch iron rod with "Ward-5811" cap set for the northwest corner hereof, said point being at an exterior ell-corner in the west line of a called 1.758 acre tract conveyed to Williamson County, Texas, in Document #2016003552 (O.P.R.W.C.T.);

**THENCE**, leaving the right-of-way transition from said Pearson Ranch Road to said Avery Ranch Boulevard, and the curving northwest line of said England Ranch tract, over and across said England Ranch tract, with the south line of said Williamson County tract, the following three (3) courses and distances:

- 1) **N68°15'59"E**, a distance of **449.50** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an exterior ell-corner hereof,
- 2) **S21°44'01"E**, a distance of **163.50** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an interior ell-corner hereof, and
- 3) **N68°15'59"E**, a distance of **342.85** feet to a 1/2-inch iron rod with "Ward-5811" cap set for the northeast corner hereof, said point being at the southeast corner of said Williamson County tract;

**THENCE**, leaving the south line of said Williamson County tract, continuing over and across said England Ranch tract, **S41°35'28"E**, a distance of **59.42** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof, said point being at a corner in the west line of a drainage easement dedicated in Document #2011025957 (O.P.R.W.C.T.);

**THENCE**, continuing over and across said England Ranch tract, with the west line of said drainage easement, the following twenty (20) courses and distances:

- 1) **S06°02'06"W**, a distance of **34.09** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 2) **S10°26'34"E**, a distance of **103.56** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 3) **S12°23'38"E**, a distance of **103.84** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 4) **S10°18'04"E**, a distance of **102.60** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 5) **S26°53'54"E**, a distance of **31.42** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 6) **S18°50'49"E**, a distance of **36.82** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 7) **S82°20'13"W**, a distance of **21.81** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 8) **S63°00'55"W**, a distance of **23.28** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 9) **S52°14'16"W**, a distance of **20.05** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 10) **S65°26'36"W**, a distance of **15.06** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 11) **S33°14'40"W**, a distance of **13.34** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 12) **S23°06'56"W**, a distance of **14.19** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 13) **S18°20'43"W**, a distance of **88.40** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 14) **S09°28'01"W**, a distance of **15.51** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 15) **S04°00'22"E**, a distance of **70.42** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 16) **S12°10'50"E**, a distance of **14.80** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 17) **S06°17'52"E**, a distance of **113.48** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 18) **S01°11'09"E**, a distance of **35.45** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 19) **S23°40'52"W**, a distance of **27.65** feet to a 1/2-inch iron rod with "Ward-5811" cap set for an angle point hereof,
- 20) **S25°31'06"W**, a distance of **114.43** feet to a 1/2-inch iron rod with "Ward-5811" cap set for the southeast corner hereof;

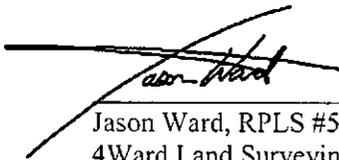
**THENCE**, leaving the west line of said drainage easement, continuing over and across said England Ranch tract, the following four (4) courses and distances:

- 1) **N67°29'04"W**, a distance of **53.22** feet to a 1/2-inch iron rod with "Ward-5811" cap set for a point of curvature hereof,

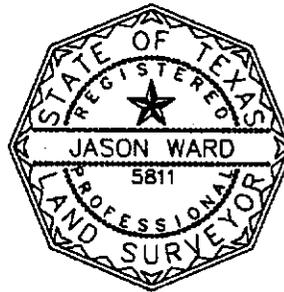
- 2) **208.61** Feet along the arc of a curve to the left, having a radius of **275.00** feet, and whose chord bears **N89°12'56"W**, a distance of **203.64** feet to a 1/2-inch iron rod with "Ward-5811" cap set for a point of tangency hereof,
- 3) **S69°03'10"W**, a distance of **168.76** feet to a 1/2-inch iron rod with "Ward-5811" cap set for a point of curvature hereof, and
- 4) **39.01** Feet along the arc of a curve to the right, having a radius of **25.00** feet, and whose chord bears **N66°14'59"W**, a distance of **35.17** feet to the **POINT OF BEGINNING** and containing 14.4364 Acres (628,850 Square Feet) of land, more or less.

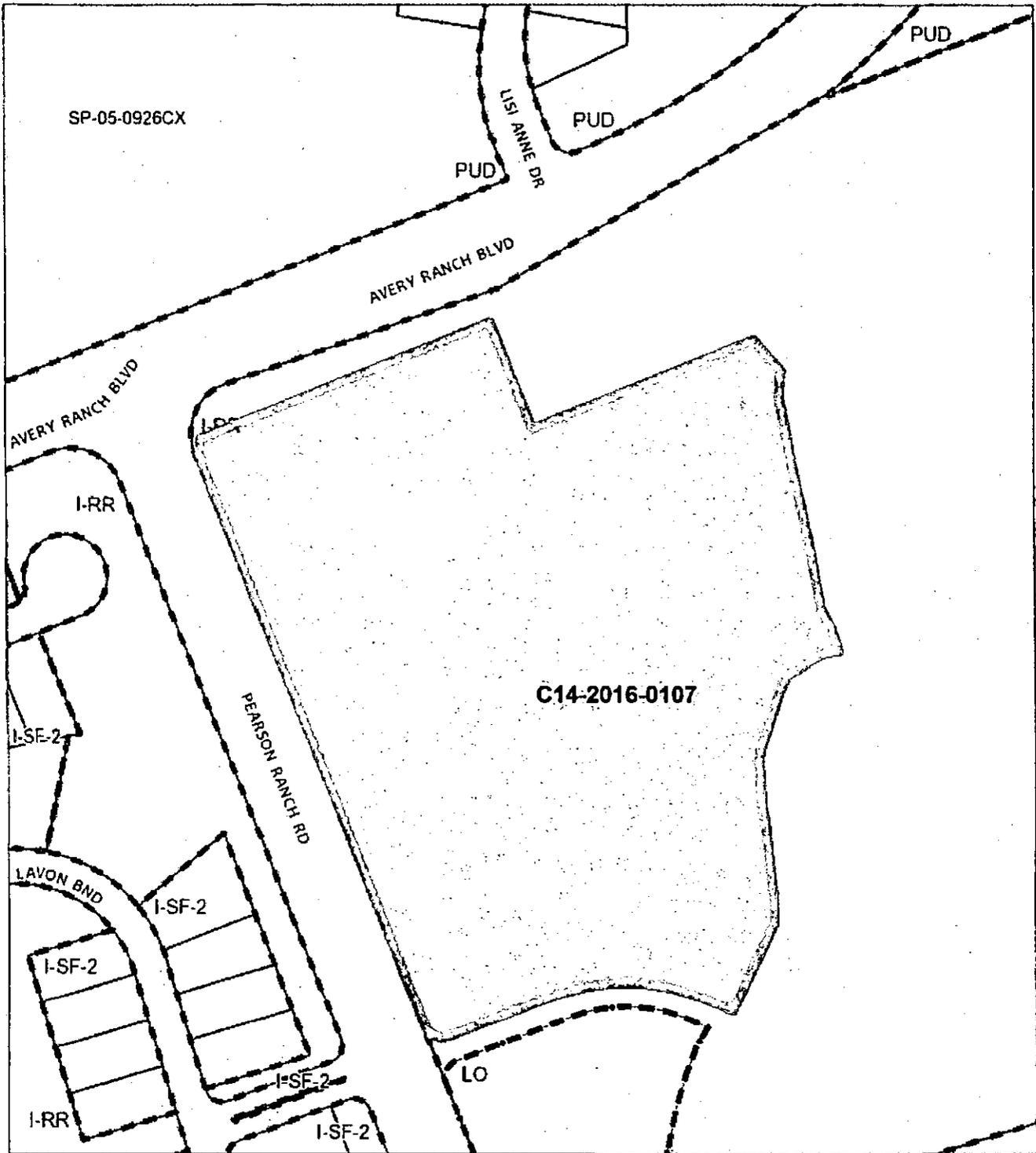
**Notes:**

All bearings are based on the Texas State Plane Coordinate System, Grid North, Central Zone (4203); all distances were adjusted to surface using a combined scale factor of 1.000123021035. Reference drawing: 00278\_Wilco Drainage esmt\_exhibit.dwg.

  
Jason Ward, RPLS #5811  
4Ward Land Surveying, LLC

1/5/17



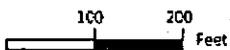


## EXHIBIT B

### ZONING

ZONING CASE#: C14-2016-0107

-  Subject Tract
-  Pending Case
-  Zoning Boundary
-  Railroads



1" = 200'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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