

ORDINANCE NO. 20051201-Z001

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT THE NORTHEAST CORNER OF ROSS ROAD AND PEARCE LANE AND CHANGING THE ZONING MAP FROM INTERIM SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-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-single family residence standard lot (I-SF-2) district to neighborhood commercial-conditional overlay (LR-CO) combining district on the property described in Zoning Case No. C14-05-0141, on file at the Neighborhood Planning and Zoning Department, as follows:

A 4.00 acre tract of land, more or less, out of the Jose Antonio Navarro Survey, Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as the property located at Ross Road at Pearce Lane, in the City of Austin, Travis County, Texas, and 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:

1. A residential treatment use is a prohibited use of the Property.
2. 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 3,200 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 neighborhood commercial (LR) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on December 12, 2005.

PASSED AND APPROVED

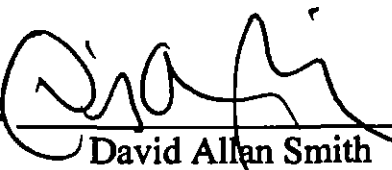
December 1, 2005

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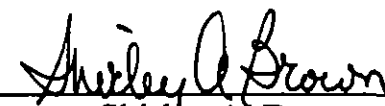
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Brown
City Clerk

C14-05-0141

EXHIBIT A
FIELD NOTES

BEING ALL OF THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE JOSE ANTONIO NAVARRO SURVEY, ABSTRACT NO. 18, SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN 20.94 ACRE TRACT OF LAND CONVEYED BY WARRANTY DEED TO PETER JACOBSON AND LINDSLEY BRATTEN IN VOLUME 13281, PAGE 2915 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT BEING 4.00 ACRES OF LAND MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at an iron pipe found at the southwest corner of said Jacobson and Bratten tract, being also the northwest intersection of Pearce Lane, an existing 90-foot wide right-of-way dedicated to the public, being also the southeast intersection of Ross Road, an existing 100-foot wide right-of-way dedicated to the public, for the southwest corner and the **POINT OF BEGINNING** of the herein described 4.00 acre tract of land,


THENCE, with the west line of said Jacobson and Bratten tract, being also the east right-of-way line of said Ross Road, N29°55'56"E, a distance of 308.32 feet to an iron rod set, for the northwest corner of the herein described tract,

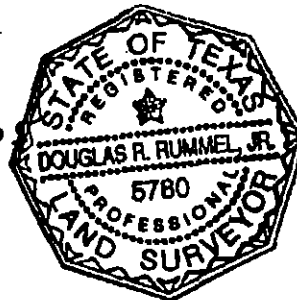
THENCE, crossing said Jacobson and Bratten tract, S59°53'52"E, a distance of 565.14 feet to an iron rod set in the west line of Lot 20, Block "C" of Meadow At Berdoll Phase One Section 1, a subdivision recorded in Document No. 200200288 of the Official Public Records of Travis County, Texas, for the northeast corner of the herein described tract,

THENCE, with the east line of said Jacobson and Bratten tract, and the west line of said Lot 20, Block "C" of Meadow At Berdoll Phase One Section 1, S29°55'56"W, a distance of 308.32 feet to an iron rod set, for the southeast corner of the herein described tract,

THENCE, with the south line of said Jacobson and Bratten tract, and the north right-of-way line of said Pearce Lane, N59°53'53"W, a distance of 565.14 feet to the **POINT OF BEGINNING** and containing 4.00 Acres of Land.

Prepared by:

 6/24/05
Douglas R. Rummel ~ R.P.L.S. No. 5780
Carlson, Brigrance & Doering, Inc.
3401 Slaughter Lane West
Austin, TX 78748 (512) 280-5160



BEARING BASIS IS FROM RECORDED PETER JACOBSON AND LINDSLEY BRATTEN TRACT.
T.C.A.D. PARCEL NO. 03-3043-0120
AUSTIN GRID NO. Q-14
J:\LANDPROJECT\4072-026\FN-BNDY.DWG

SKETCH TO ACCOMPANY FIELD NOTES

JOSE ANTONIO NAVARRO ABSTRACT NO. 18

S59°53'52"E 565.14'

LINDSLEY BRATTEN
PAGE 2915
ACRES)

PETER JACOBSON AND
VOL. 13281
(20.94

4.00 ACRES

S29°55'56"W 308.32'

N59°53'53"W 565.14'

PEARCE LANE (90' R.O.W.)

ROSS ROAD (100' R.O.W.)

N29°55'56"E 308.32'

POINT OF BEGINNING

ADDITIONAL R.O.W.
HEREBY DEDICATED

12

11

10

9

8

7

6

5

4

3

2

1

SECTION 1

DOC. NO. 200200288

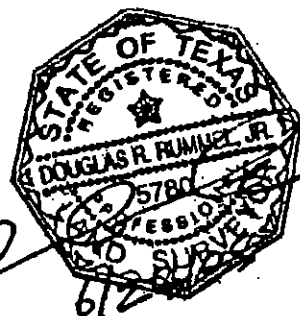
MEADOW AT BERROLL PHASE ONE

LOT 20

SCALE: 1" = 100'

LEGEND

- IRON ROD SET
- IRON PIPE FOUND



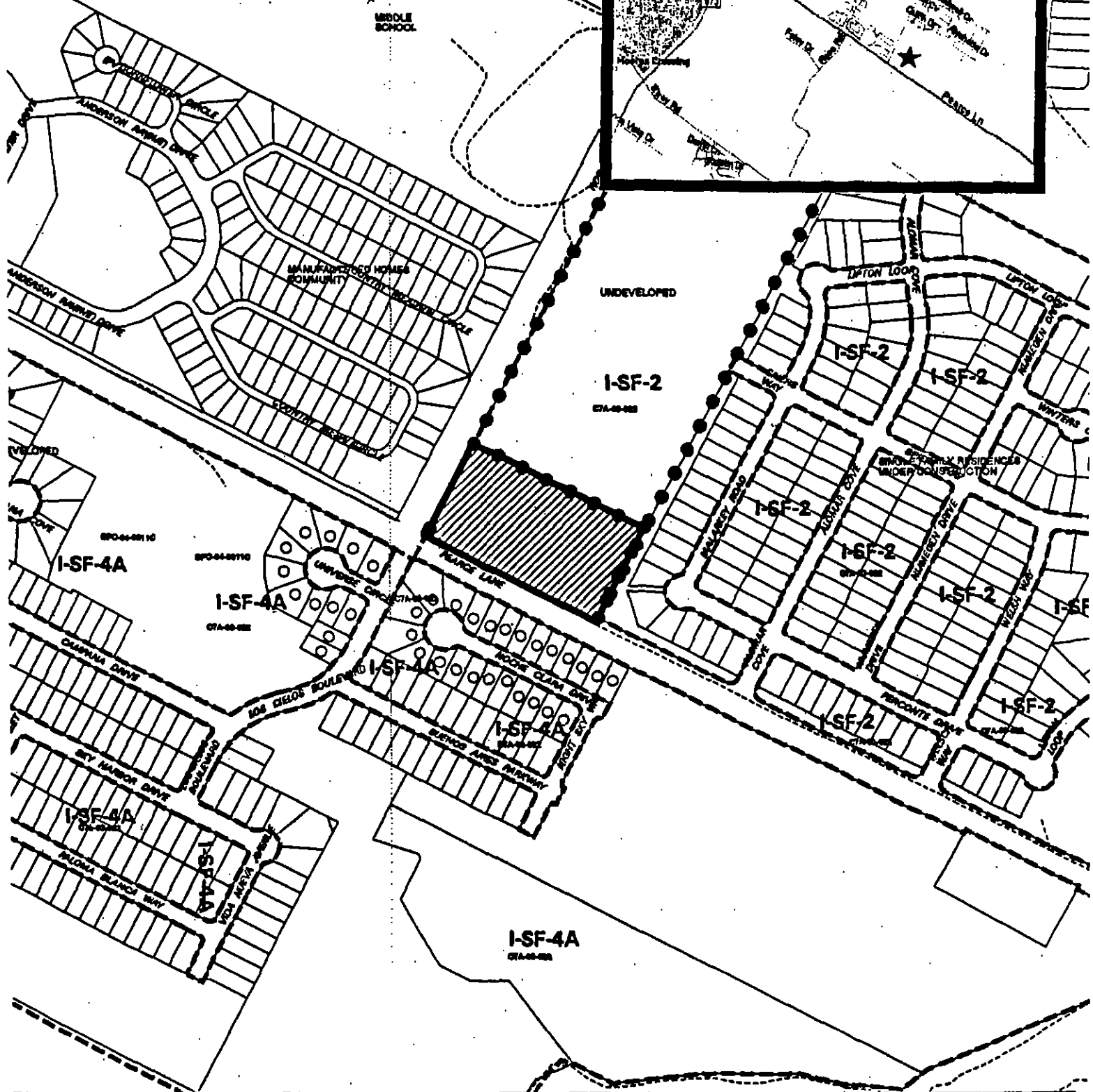
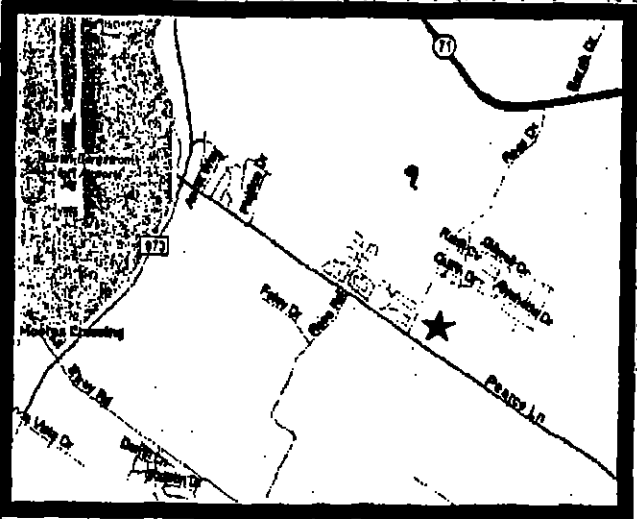
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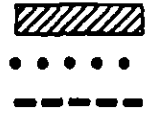
Carlson, Brigance & Doering, Inc.

Civil Engineering • Surveying
3401 Slaughter Lane West • Austin, Texas 78748
Phone No. (512) 280-5160 • Fax No. (512) 280-5165

COUNTY



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: W. WALSH



CASE #: C14-05-0141
ADDRESS: ROSS RD AT PEARCE LN
SUBJECT AREA (acres): 4

ZONING EXHIBIT B

DATE: 05-08
INTLS: SM

CITY GRID
REFERENCE
NUMBER
Q14

= 400'