



08/28/08
Item #106

MEMORANDUM

TO: Mayor and City Council Members

FROM: Greg Guernsey, Director
Neighborhood Planning and Zoning Department

DATE: August 27, 2008

SUBJECT: Oak Hill Neighborhood Plan

On August 7, 2008, the City Council continued the public hearings of the Oak Hill Combined Neighborhood Plan (NP-2008-0025), the West Oak Hill Rezoning (C14-2008-0125) and the East Oak Hill Rezoning (C14-2008-0129) to August 21, 2008, and subsequently to August 28, 2008.

During the August 7th hearing, Council requested additional information related to the proposed plan and rezonings. Below are responses to the questions raised by the Council during the August 7th public hearing and presented to Council on August 21, 2008.

Question #1:

Work with community leaders to identify corridors along highways that could potentially mimic strip center development. Also, identify methods to mitigate such development, and gather specific ideas on what land uses should be reflected on the future land use map for those areas.

Response:

Highway 290 West and State Highway 71 are mostly developed with what would be considered strip commercial-type development. Attachment 1 is a map which identifies the existing tracts along the highways that are undeveloped.

A possible option for mitigating such development would be to down-zone properties along the highway that are currently zoned CS, GR, and LR, to NO, LO, and GO; however, this would create legal non-conforming uses. Property owners are less inclined to redevelop property when they could lose existing development rights in the process.

Stakeholder ideas on ideas that should be reflected on the future land use map for those areas are noted on the attached motion sheets.

Question #2:

Analyze the potential build-out of the proposed Oak Hill FLUM according to the maximum zoning base districts allowed within the various land use categories (excluding CH as a base district), and account for development regulations such as impervious cover.

Response:

Assuming that future zoning will reflect the FLUM, an analysis of the build-out of units in terms based on current and potential future zoning will provide an additional 5,000 to 11,000 units in addition to the 20,000 units that exist in this area today. An analysis of commercial square footage provides an additional 4 million square feet.

A separate analysis indicates that the FLUM does not always correlate to zoning, and, moreover, the FLUM almost never means that a property owner will be given the most intensive zoning district. Due to time constraints, a myriad of other factors that affect build-out were also not considered in this analysis. For example, strict impervious cover regulations in this area limit the potential for additional development. An analysis by the Watershed Protection and Development Review Department concluded that the percentage of impervious cover in the area could increase from 17% to 25% of total area. Any additional residential and commercial development would be limited to building in this additional area of impervious cover. Market conditions are another factor that was not considered in this analysis. From 2000 to 2007, while there was no FLUM in place, approximately 2,000 units were built in the area, therefore a significant potential exists for the addition of more units with or without the FLUM. The purpose of the FLUM is not to increase additional units. Instead, the FLUM is a reflection of the neighborhood stakeholders' desire to see these units built in mixed use developments. The analysis reflects this possibility by showing a smaller increase in commercial square footage in lieu of future potential units when compared to current zoning.

Question #3:

Investigate use of the Hill Country Roadway (HCR) Ordinance for highways in the Oak Hill area (Hwy 290 West, SH 71, FM 1826), with special emphasis on controls for signage, height, trees/vegetation, curb cuts, and the preservation of the natural beauty of the environment. Also, evaluate how the hill country roadway ordinance might achieve the goals of the neighborhood plan.

Response:

- The ordinance only applies within the city limits
- Most properties along SH 71, Hwy 290 W, and FM 1826 are already developed. Some of the undeveloped parcels are in the County.
- There are few special sign regulations in the HCR ordinance. Hill Country Roadways are treated like Scenic Arterials for sign purposes. Scenic Arterial sign regulations can be applied in the ETJ without adoption of the complete HCR regulations.

- There are many small parcels that would be affected by the regulations that might have difficulty complying. Site plans on HCRs have to be approved by the Land Use Commission. Adoption of HCR requirements might be a disincentive to redevelopment of these parcels.
- There are existing critical water quality zones along SH 71 and Hwy 290 W that will affect intensity and setbacks without adoption of HCR standards.
- Access to SH 71, Hwy 290 W, and FM 1826 is regulated by TXDOT, whose driveway standards are similar to the HCR.
- Benefits of applying HCR standards in Oak Hill would be limited to a few parcels.

Question #4:

Explore using mitigation fees from redevelopment to purchase open space.

Response:

The Barton Springs Zone Redevelopment Ordinance requires that a redevelopment project must provide enough acres of mitigation land to bring the collective impervious cover down to 20 percent. The developer can either provide mitigation land or pay \$15,000 per acre into the Barton Springs Zone Mitigation Fund. The price of \$15,000 per acre was based on recent purchases by the City of fee simple and conservation easement lands in the more rural areas of the Barton Springs Zone. The high cost of land in Oak Hill is likely prohibitive in achieving the mitigation acreage required by the ordinance.

Question #5

Provide a map that layers the various maps within the plan, such as the parks, transportation recommendations, and the future land use map

Response.

A map with this information was created and will be added to the plan document at Council's request.

Planning Commission Recommendation

The Oak Hill Combined Neighborhood Plan was approved by the Planning Commission on July 8, 2008. Changes recommended by the Planning Commission have been reflected on the Future Land Use Map (FLUM) and the plan document.

Attachments

Below is a description of the information attached as backup for this agenda item

Attachment 1: Map of highway corridors showing developed and undeveloped parcels.

Attachment 2: Future Land Use Map as approved by the Planning Commission.

Attachment 3: Motion Sheets and Maps.

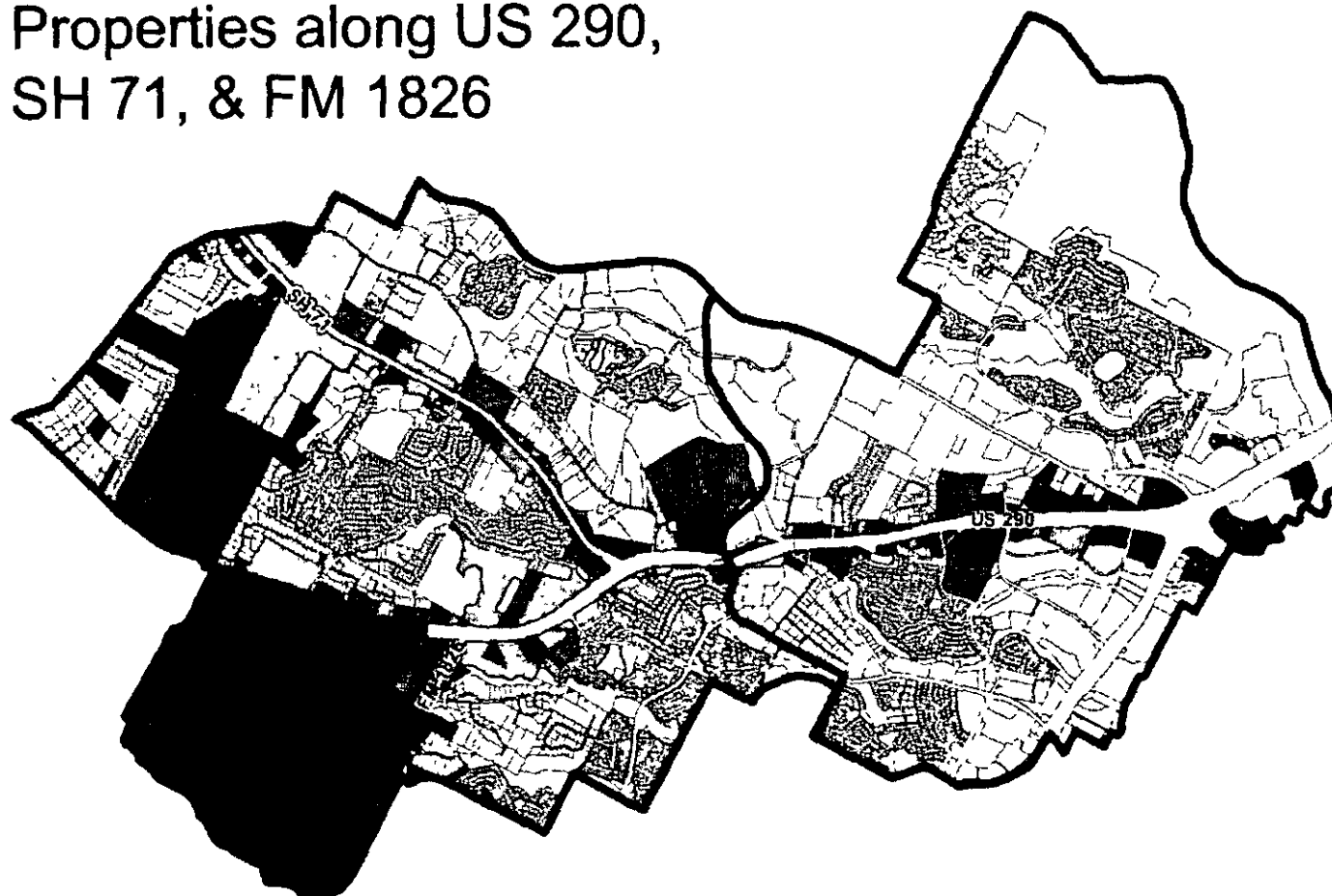
Attachment 4: Citizen Communication.

If you have any additional questions, please do not hesitate to contact me at 974-2387

Greg Guernsey, Director
Neighborhood Planning and Zoning Department

X. Marc A. Ott, *City Manager*
 Sue Edwards, *Assistant City Manager*

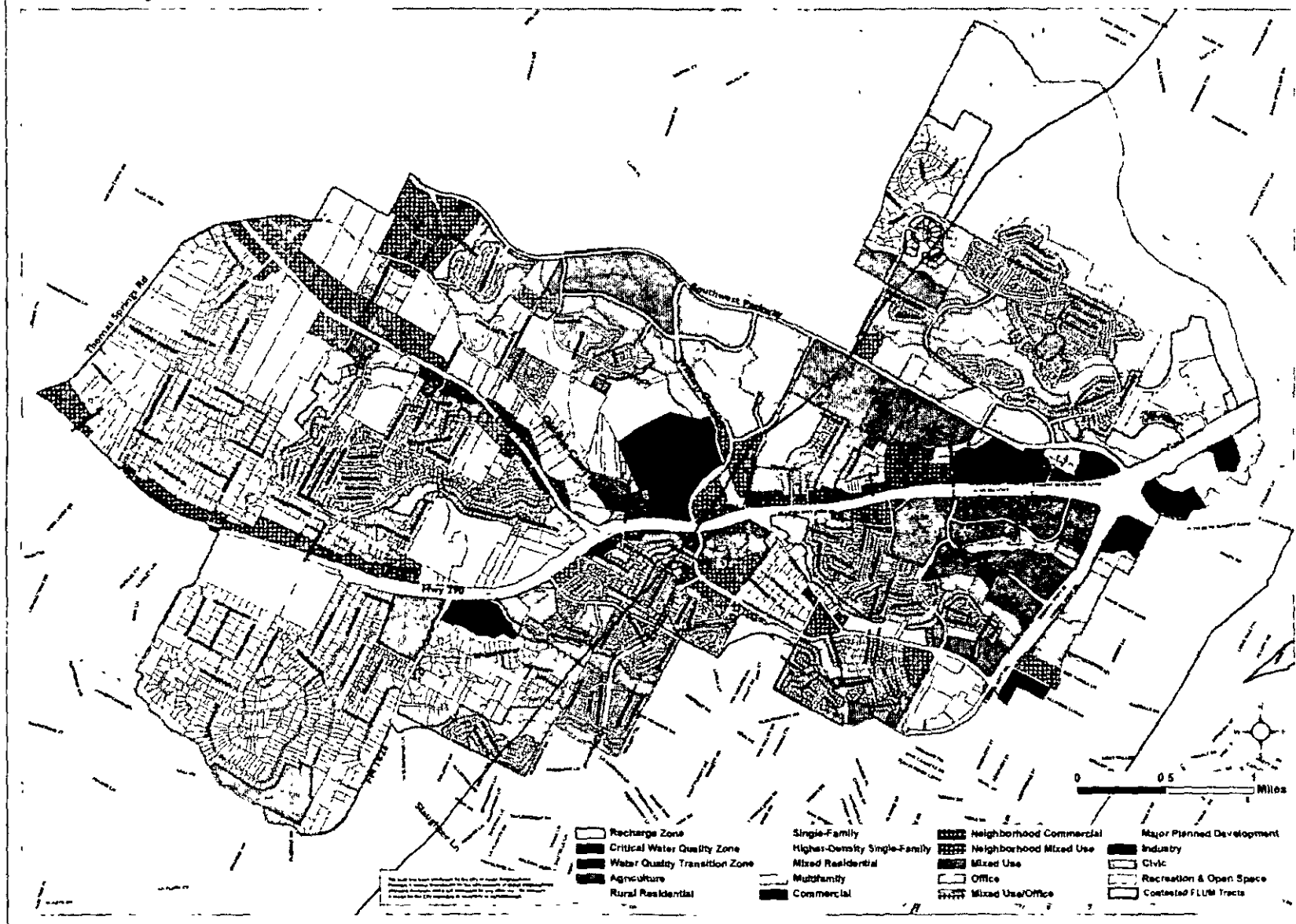
Properties along US 290, SH 71, & FM 1826





Oak Hill Combined Neighborhood Plan Planning Commission Recommendations Future Land Use Map

Planning Commission approved July 8, 2008



Oak Hill Combined Neighborhood Plan
August 28, 2008 - City Council Public Hearing
Motion Sheet for Uncontested Items

ATTACHMENT 3
Item # 106 PH 107 PH 108 PH

Combined West and East Oak Hill Neighborhood Plan						
Motion #	Agenda Item #	Proposed Action	Staff Comments	Planning Commission Recommendation July 8, 2008	Notes	City Council August 28, 2008
1	106 PH	Approve the Oak Hill Combined Neighborhood Plan and the Future Land Use Map with the exception of tracts A - Z, AA - AH, AK, AL, AN, AP, AR, AS on the Future Land Use Map	The land use/zoning designations for the contested tracts will be discussed separately	Approved uncontested Future Land Use Map tracts as staff recommended Approved Oak Hill Combined Neighborhood Plan with two changes 1) Remove ST 1 Brush Country Street Extension from the Appendix 2) Add language pertaining to location of a Transit Oriented Development close to the "Y"	Please refer to Contested FLUM Tracts motion sheet for recommendations on contested FLUM tracts	

Proposed Rezoning - West Oak Hill NPCD						
Motion #	Agenda Item #	Proposed Action	Staff Comments	Planning Commission Recommendation July 8, 2008	Notes	City Council August 28, 2008
2	107 PH	Approve the zonings and rezonings of the tracts as recommended by staff, and neighborhood planning contact team for West Oak Hill planning area with the exception of tracts 5, 7, 12, 12a	Staff, and the neighborhood planning contact team are in agreement with the proposed zoning changes, with the exception of the contested tracts	Approved staff recommendation on uncontested tracts and contested tracts 7 & R	Please refer to Zoning and FLUM / Zoning Contested Tracts motion sheet for tracts 5 and Y, 12a and L, 12	

Proposed Rezoning - East Oak Hill NPCD						
Motion #	Agenda Item #	Proposed Action	Staff Comments	Planning Commission Recommendation July 8, 2008	Notes	City Council August 28, 2008
3	108 PH	Approve the zonings and rezonings of the tracts as recommended by staff, and neighborhood planning contact team for East Oak Hill planning area with the exception of tracts 208a, 209a, 216, 220	Staff and neighborhood planning contact team are in agreement with the proposed zoning changes, with the exception of the contested tracts	Approved staff recommendation on uncontested tracts and contested tracts 208a, 209a, 216, 220	Please refer to Zoning and FLUM / Zoning Contested Tracts motion sheet for recommendations on tracts 208a, 209a, 216 and 220 and W	

Combined West and East Oak Hill Neighborhood Plan: Contested Items						
Motion #	Agenda Item #	Proposed Action	Staff Comments	City Council August 28, 2008		
4	106 PH, 107 PH, 108 PH	Continue public hearing to another date to hear public comments and approve the contested tracts related to the Future Land Use Map and rezonings	The contested FLUM tracts and zoning tracts will be presented and discussed at another public hearing			

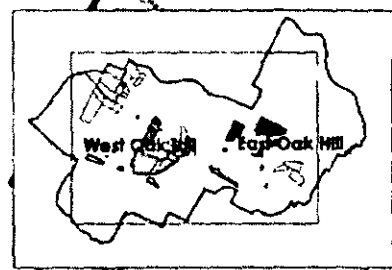
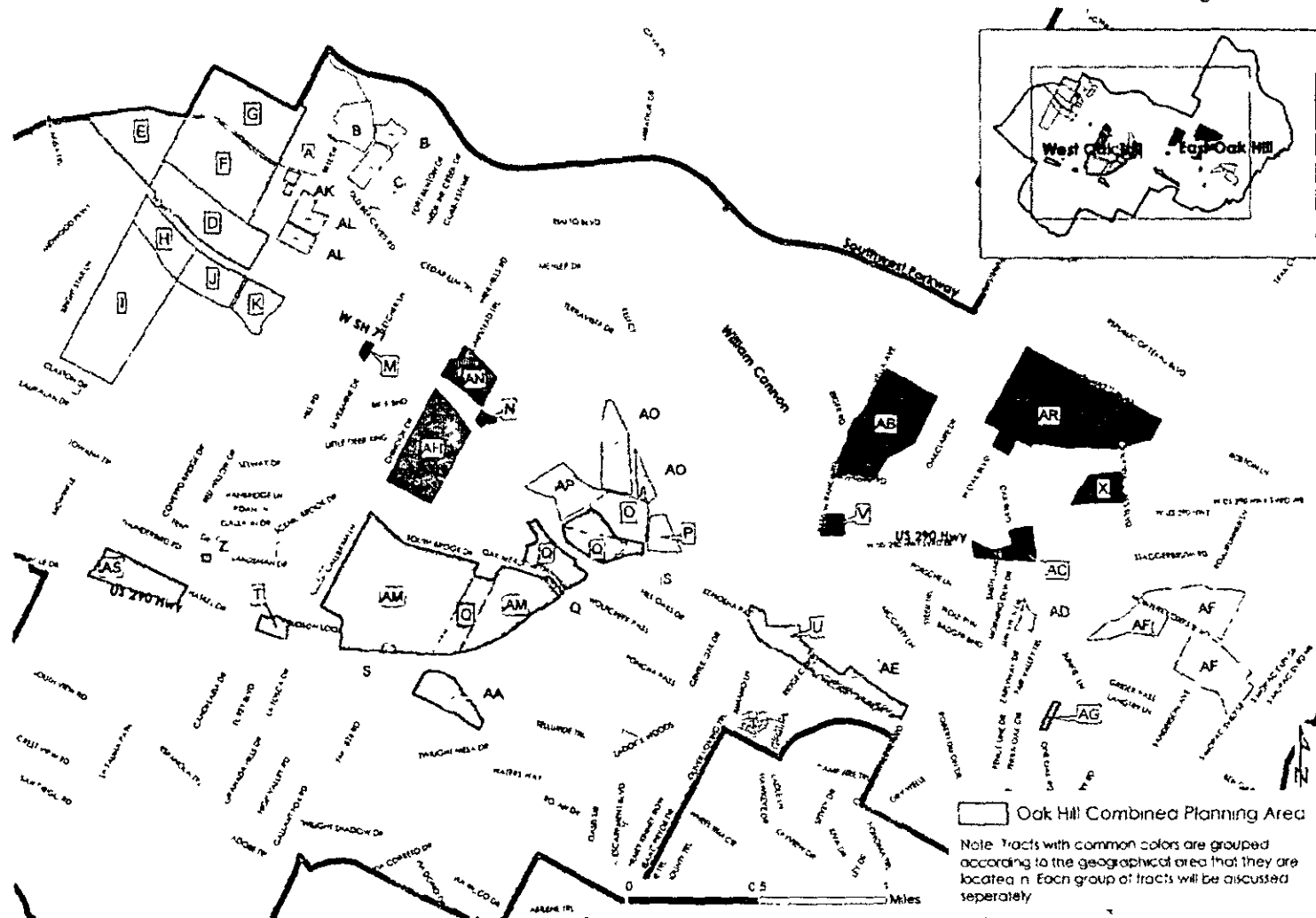
~~106 PH~~ #106



Oak Hill Combined Neighborhood Plan Contested Future Land Use Map Tracts

ATTACHMENT #3

Item # 106 PH
NP-2008-0025
August 28, 2008



Oak Hill Combined Neighborhood Plan
 Contested FLUM Tracts
 August 28, 2008 City Council Public Hearing

Item # 106 PM
 NP 2008-0025

Tract Letter & Address	Current Zoning & Existing Use	Planning Commission Recommendation July 8, 2008	Staff Recommendation	Planning Contact Team Recommendation	Property Owner / Other Interests Recommendation	Votes Required
West and East Oak Hill - Contested Future Land Use Map Tracts						
E 9100, 9115, 9120, 9200, 9220, 9300 W STATE HWY 71, STATE HWY 71 W (LOT 1 BLK A OLD BEE CAVE SUBD (1-D-1)) Lot 8, Blk A Old Bee Cave Sub (1 D 1)	Agriculture GR LOT 1 BLK A OLD BEE CAVE SUBD - County Owned Property	Office Mixed Use Land Use	Neighborhood Mixed Use Land Use The subject tract is fronting State Highway 71 and Thomas Springs Road with GR (community commercial district) zoning. Staff recommendation is for Neighborhood Mixed Use to allow for a mix of neighborhood friendly retail and offices that would serve the low intensity residential uses along Thomas Springs Road. This is less intense land use than what the existing zoning allows for.	Office Mixed Use Land Use	(Not known)	4 for 1st reading 5 for all three readings
D 8958 W Highway 71, ABS 2292 SUR 36 (1-D-1) WARD J ABS 2264 SUR 63 (VAR SURS MCCLURE H, ABS 2292 SUR 36 WARD J ABS 2264 SUR 63 (VAR SURS MCCLURE H (1 D-1))	Agriculture AG	Neighborhood Mixed Use Land Use	Neighborhood Mixed Use Land Use The subject tracts take frontage on State Highway 71. The existing zoning on adjacent tracts is GR (Community Commercial District) and LR (Neighborhood Commercial District). Staff recommendation is Neighborhood Mixed Use to allow for neighborhood serving retail and commercial uses because these tracts are also within the Contributing Zone of the Edwards Aquifer.	Large Lot Rural Single Family Land Use	Property Owner Recommendation (Mark Harry) Mixed Residential Land Use Save Oak Hill Group Recommendation Single Family Land Use	4 for 1st reading 5 for all three readings
F 8778, 8958 STATE HWY 71 W OLD BEE CAVES RD (ABS 2292 SUR 36 (1-D-1) WARD J ABS 2264 SUR 63 (VAR SURS MCCLURE H)	Agriculture AG	Large Lot Rural Single Family Land Use	Large Lot Rural Single Family Land Use This tract takes access from Old Bee Caves Road and does not front State Highway 71. Large Lot Rural Single Family land use supports the community's desire for large-lot residential in appropriate areas. This area is appropriate for large lots because it is one of the few undeveloped areas where large-lot development could be accommodated. Additionally, the subject tract is closer to the environmentally sensitive Balcones Canyonlands Conservation land.	Large Lot Rural Single Family Land Use	Property Owner Recommendation (Mark Harry) Mixed Residential Land Use	4 for 1st reading 5 for all three readings
G 8776, 8956, 9002 STATE HWY 71 W OLD BEE CAVES RD (ABS 2292 SUR 36 (1-D-1) WARD J ABS 2264 SUR 63 (VAR SURS MCCLURE H)	Agriculture AG 9002 Old Bee Caves Mobile Homes	Large Lot Rural Single Family Land Use	Large Lot Rural Single Family Land Use Large lot rural single family land use supports the community's desire for large-lot residential in appropriate areas. Because this tract is adjacent to the environmentally sensitive Balcones Canyonlands Conservation land staff is recommending a lower intensity residential use.	Large Lot Rural Single Family Land Use	Property Owner Recommendation (Mark Harry) Mixed Residential Land Use	4 for 1st reading 5 for all three readings

Note: Tracts with common colors are grouped according to the geographical area that they are located in. Each group of tracts will be discussed separately.

Oak Hill Combined Neighborhood Plan
 Contested FLUM Tracts
 August 28, 2008 City Council Public Hearing

Item # 106 PH
 NP-2008-0025

Tract Letter & Address	Current Zoning & Existing Use	Planning Commission Recommendation July 8, 2008	Staff Recommendation	Planning Contact Team Recommendation	Property Owner / Other Interests Recommendation	Votes Required
A 8818 Travis Hills Drive	Multi Family MF-1-CO Mountain View Apartments	Neighborhood Mixed Use Land Use	<i>Neighborhood Mixed Use Land Use</i> There are existing Apartment buildings on this tract and Natural Gardner plant nursery adjacent to the tract. Community members have expressed a desire for mixed use type development along Old Bee Caves Road, however, Old Bee Caves Road is a two lane divided roadway with no curbs or sidewalks and is not designed to accommodate for that type of development. The subject tracts have direct access to Southwest Parkway and if they were to redevelop there would be a greater possibility to cluster residential and commercial buildings and provide for open space because of the fairly large size of the tracts.	(Not Known)	Save Oak Hill Group Recommendation Mixed Residential Land Use	4 for 1st reading 5 for all three readings
B 5504 5507 5604 5702 Travis Cook Road 5601 5601B Sunset Ridge 8724 Travis Hills Drive ABS 86 SUR 75 BELL A F ABS 448 SUR 74 JOHNSON R M ACR 2 0 ABS 448 SUR 74 JOHNSON R M ACR 97 ABS 448 SUR 74 JOHNSON R M ACR 62 LOT C TRAVIS HILLS	RR Hudson Miramonte Luxury Rentals Single Family residences and Vacant properties	Neighborhood Mixed Use Land Use	<i>Neighborhood Mixed Use Land Use</i> During the land use meetings for this area, stakeholders expressed a desire for mixed use type development along Old Bee Caves Road because of the existing mix of uses present on many of the properties. Old Bee Caves Road is a two lane divided roadway with no curbs or sidewalks. These subject tracts have direct access to Southwest Parkway unlike tracts along Old Bee Caves Road. Therefore, staff recommendation is for Neighborhood Mixed Use to allow for low intensity retail that would be supported by the Travis Cook single family neighborhood and other single family and multi family residences along Old Bee Caves Road.	(Not Known)	Save Oak Hill Group Recommendation Large Lot Rural Residential Land Use	4 for 1st reading 5 for all three readings
C 5500 5510 Sunset Ridge Road 5611 5701 5707 5801 5811 Travis Cook Road LOT 5 OAK VALLEY	SF-3 on 5500 5510 Sunset Ridge Rd 5611 5701 Travis Cook Rd RR on 5611 5701 5707 5801 5811 Travis Cook Rd Child Development Center, Single Family residences	Neighborhood Mixed Use Land Use	<i>Neighborhood Mixed Use Land Use</i> During the land use meetings for this area, stakeholders expressed a desire for mixed use type development along Old Bee Caves Road because of the existing mix of uses present on many of the properties. Old Bee Caves Road is a two lane divided roadway with no curbs or sidewalks. These subject tracts have direct access to Southwest Parkway unlike tracts along Old Bee Caves Road. Therefore, staff recommendation is for Neighborhood Mixed Use to allow for low intensity retail that would be supported by the Travis Cook single family neighborhood and other single family and multi family residences along Old Bee Caves Road.	(Not Known)	Save Oak Hill Group Recommendation Single Family Land Use	4 for 1st reading 5 for all three readings

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Tract Letter & Address	Current Zoning & Existing Use	Planning Commission Recommendation July 8, 2008	Staff Recommendation	Planning Contact Team Recommendation	Property Owner / Other Interests Recommendation	Votes Required
AK 6000 Mountain Shadows, 8720, 8721, 8723 8724 Mountain Crest Drive	RR Single Family residences	Mixed Residential Land Use	<i>Mixed Residential Land Use</i> These properties have limited access to Southwest Parkway and are located across from existing Multi Family apartment buildings and limited warehouse/office facility. There are existing single family residences on the properties. Therefore, staff recommendation is Mixed Residential that would allow for single family and large lot single family residences to exist on the properties and in the future if these properties were to be land-assembled with adjacent tracts then it would allow for mix of different housing types and clustering	(Not Known)	Save Oak Hill Group Recommendation Single Family Land Use	4 for 1st reading 5 for all three readings
AL 8703 Mountain Crest Drive, 8701 8705, 8709 8800 Sky Mountain Drive, BLK P MOUNTAIN SHADOWS	<i>Commercial, Single Family</i> RR Austin Concrete Solutions (Construction Business), Architecture Storefront services Single Family residences	Mixed Residential Land Use	<i>Mixed Residential Land Use</i> During the land use meetings for this area, stakeholders expressed a desire for mixed use type development along Old Bee Caves Road because of the existing mix of uses present on many of the properties. However, Old Bee Caves Road is a two lane divided roadway with no curbs or sidewalks. There is a mix of commercial, retail and single family uses on these properties. These properties are also fairly large in area, therefore if they were to redevelop with a mix of different housing types (large lot single family condos, etc) there would be a greater possibility of clustering the development and provide open space	(Not known)	Save Oak Hill Group Recommendation Rural Residential Land Use	4 for 1st reading 5 for all three readings

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NP-2008-0025

Tract Letter & Address	Current Zoning & Existing Use	Planning Commission Recommendation July 8, 2008	Staff Recommendation	Planning Contact Team Recommendation	Property Owner / Other Interests Recommendation	Votes Required
H Front portion of properties fronting State Highway 71 8901, 8955 STATE HWY 71 W	RR Undeveloped	Large Lot Rural Single Family Land Use	Large Lot Rural Single Family Land Use There is a Critical Water Quality Transition Zone and Water Quality Transition Zone on the front of the property. There are existing large lot single family residences adjacent to the subject tracts and through out the planning process stakeholders expressed a desire to maintain the rural large lot single family character in this area. Therefore staff recommendation of large lot rural single family land use will complement the large lot single family residences and other low intensity land uses adjacent to these tracts.	Single Family Land Use	Property Owner Recommendation 8901 State Highway 71 (Promisland Church) Large Lot Rural Single Family Land Use	4 for 1st reading 5 for all three readings
I Rear portion of properties 8901, 8955 W STATE HWY 71	RR Undeveloped	Single Family Land Use	Large Lot Rural Single Family Land Use There are existing large lot single family residences adjacent to the subject tract, therefore staff recommends large lot single family land use that would be compatible with the adjacent tracts and allow for residential development that supports the community's desire to maintain the rural character of Oak Hill.	Large Lot Rural Single Family Land Use	Property Owner Recommendation 8901 State Highway 71 (Promisland Church) Single Family Land Use	4 for 1st reading 5 for all three readings
J 8801, 8835 STATE HWY 71 W, STATE HWY 71 W (ABS 569 SUR 94 MCCLURE H ACR 32 476 (1-D-1))	RR	Office Mixed Use Land Use	Large Lot Rural Single Family Land Use There are Critical Water Quality Transition Zone and Water Quality Transition Zone on the property, therefore staff recommends large lot rural single family land use designation. This will complement the low intensity land uses adjacent to the subject tract.	Office Mixed Use Land Use	(Not known)	4 for 1st reading 5 for all three readings
K 6800, 6704, 6720, 6800 COVERED BRIDGE DR 6707, 6719, 6733 W STATE HWY 71	GR Property owner has filed a site plan for commercial development.	Mixed Use Land Use	Neighborhood Mixed Use Land Use The back side of the subject tract is within the Critical Water Quality Zone (CWQZ) and the tract fronts State Highway 71. There are single family neighborhoods to the south of the tract and staff recommendation is for neighborhood mixed use because it is a less intense land use designation that would be appropriate given the location of the tract in the CWQZ.	Mixed Use Land Use	Property Owner Recommendation (Bibi Schultz) Mixed Use Land Use	4 for 1st reading 5 for all three readings

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Tract Letter & Address	Current Zoning & Existing Use	Planning Commission Recommendation July 8, 2008	Staff Recommendation	Planning Contact Team Recommendation	Property Owner / Other Interests Recommendation	Votes Required
M 8306 STATE HWY 71 W; STATE HWY 71 W (929 ACR OF LOT 1 BLK A VALLEY VIEW ACRES REVISED); STATE HWY 71 W (929 ACR OF LOT 1 BLK A VALLEY VIEW ACRES REVISED) Agent: Cathy Conway (Stanberry & Associates)	Office LR 8305 Highway 71 RR 929 ACR OF Lot 1 Blk A VALLEY VIEW ACRES REVISED Undeveloped	Neighborhood Commercial Land Use	Neighborhood Commercial Land Use The subject tract is located completely within the Critical Water Quality Transition Zone limiting its possibility for full development of the site. Staff recommendation is to allow for lower intensity, neighborhood scale commercial uses that would serve nearby single family neighborhoods.	Neighborhood Commercial Land Use	Property Owner Recommendation Commercial Land Use	4 for 1st reading 5 for all three readings
AH 7818 W State Hwy 71, ABS 114 SUR 91 BOND A J ACR 7 872, ABS 114 SUR 91 BOND A J ACR 2 17 (14D-1), ABS 114 SUR 91 BOND A J ACR 23.56 (14D-1)	RR, SF 2 LO, CS Undeveloped	Office Mixed Use on 500 feet from SH Hwy 71 and Single Family on the remainder of the tract	Office Mixed Use Land Use The subject tract fronts State Highway 71. The front of the tract is within the Critical Water Quality Transition Zone and Water Quality Transition Zone. Staff recommendation is for Office Mixed Use to allow for a mix of office and residential units on land that is outside of the Water Quality Transition Zone.	(Not known)	Adjacent Property Owners Recommendation Single Family Land Use	4 for 1st reading 5 for all three readings
N 7760 STATE HWY 71 W Agent: Alice Glasco	Office GR Y @ 71 PROFESSIONAL BUILDING	Neighborhood Commercial Land Use	Neighborhood Commercial Land Use The subject tract is completely within the Critical Water Quality Transition Zone but along State Highway 71, therefore staff recommends lower intensity, neighborhood friendly commercial uses that serve the residential areas nearby.	Neighborhood Commercial Land Use	Property Owner Recommendation (Steffen Waltz) Commercial Land Use	4 for 1st reading 5 for all three readings
AN 7715 Old Bee Caves Road, LOT A SAILORS SUBD 1; ABS 114 SUR 91 BOND A J ACR 12.17	RR GR on portion of 7715 Old Bee Caves Road property Single Family residences and largely undeveloped	Mixed Residential Land Use	Mixed Residential Land Use The subject tract is located along Old Bee Caves Road with GR (community commercial district) property adjacent and CS (general commercial services district) property behind the tract. However, a significant portion of the tract is within the Critical Water Quality Zone and Water Quality Transition Zone. Mixed Residential land use is recommended to allow for low intensity large lot single family residences to exist on the property or a mix of different housing types instead of high intensity commercial uses.	(Not Known)	Save Oak Hill Group Recommendation Large Lot Rural Residential Land Use	4 for 1st reading 5 for all three readings

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Tract Letter & Address	Current Zoning & Existing Use	Planning Commission Recommendation July 8, 2008	Staff Recommendation	Planning Committee Recommendation	Property Owner / Other Interests Recommendation	Votes Required
AP 7101 7105 7201 Old Bee Caves Road	Single Family RR Single Family residences	Mixed Residential Land Use	<i>Mixed Residential Land Use</i> The subject tract is located along Old Bee Caves Road with GR (community commercial district) and CS (general commercial services district) properties adjacent to the tract. However, the tract is within the Critical Water Quality Zone and Water Quality Transition Zone. Mixed Residential land use is recommended to allow for low intensity large lot single family residences to exist on the property or a mix of different housing types.	(Not Known)	Save Oak Hill Group Recommendation Large Lot Rural Residential Land Use	4 for 1st reading 5 for all three readings
O 8901 OLD BEE CAVES RD	CS Single Family Lee Manor Canine (Dog Training facility) and largely undeveloped	Mixed Use Land Use	<i>Mixed Residential Land Use</i> This property is located near the low water crossing on Old Bee Caves Road and a significant portion of the property is within the Critical Water Quality Transition Zone. Currently Old Bee Caves Road is a narrow two-lane roadway. There are existing large lot single family residences, multi-family buildings and mobile home subdivisions along the roadway. Given the limited capacity of Old Bee Caves Road, Staff recommends lower intensity mix of residential uses rather than high intensity commercial uses.	Mixed Use Land Use	Property Owner Recommendation (Graydon Galt) Mixed Use Land Use	4 for 1st reading 5 for all three readings
AO 6902 6904, 6912, 7100, 7102 Old Bee Caves Road ABS 28 SUR 93 ANDERSON T ACR 13 885 LOT 1B - RESUB OF LOT 1 MAGNESS ROBINSON SUBD	Commercial Single Family RR Keystone Construction Alamo Body & Paint Single Family residences Dougherty Fireworks	Mixed Residential Land Use	<i>Mixed Residential Land Use</i> The subject tracts are located near the low water crossing on Old Bee Caves Road with CS (general commercial services district) property between the two tracts. During the land use meetings for this area, stakeholders expressed a desire for mixed use type development along Old Bee Caves Road because of the existing mix of uses present on many of the properties. Currently, Old Bee Caves Road is a narrow two-lane roadway and it may not be able to accommodate for high intensity commercial uses. There are existing large lot single family residences, multi-family buildings and mobile home subdivisions along the roadway as well. Given the limited capacity of Old Bee Caves Road, Staff recommends lower intensity mix of residential uses rather than high intensity commercial uses.	(Not Known)	Save Oak Hill Group Recommendation Single Family Land Use	4 for 1st reading 5 for all three readings
P 6804 OLD BEE CAVES RD	I-RR Undeveloped	Mixed Use Land Use	<i>Neighborhood Mixed Use Land Use</i> LR-CO The subject tract is adjacent to Freescale and closer to US Highway 290 however, this property is located near the low water crossing on Old Bee Caves Road and a significant portion of the property is within the Critical Water Quality Transition Zone. Community expressed a desire for mix of uses along Old Bee Caves Road, given the limited capacity of the roadway, staff recommends lower intensity Neighborhood Mixed Use because of the property's close proximity to St Highway 71 and to allow for a mix of residential, retail and restaurants that would serve the residential areas along Old Bee Caves Road.	Mixed Use	(Not known)	4 for 1st reading 5 for all three readings

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Tract Letter & Address	Current Zoning & Existing Use	Planning Commission Recommendation July 8, 2008	Staff Recommendation	Planning Contact Team Recommendation	Property Owner / Other Interests Recommendation	Votes Required
<p>Q</p> <p>the "Y" HEB Tract Agent: Danner & Golden- 7010 7012 State Highway 71 W</p> <p>Oak Hill Plaza Agent: Richard Crank 7101 State Highway 71 W</p> <p>7226 State Highway 71 W 7100 7748 US Highway 290 W, 7001, 7103 Oak Meadow Drive ABS 788 SUR 62 WILLIAMS J ACR 9 014</p>	<p>GR 7010 7012, State Highway 71 W (HEB Tract, McDonalds) 7101 St Highway 71 (Oak Hill Plaza)</p> <p>LR 7001 US Hwy 290 W (Don's BBQ) 7225 St Highway 71 (Scenic Brook Meadows Plaza) 7103 Oak Meadow (Jackson Office Buildings)</p> <p>GR-CO 7100 US Highway 290 (Albertson & Tract)</p> <p>GO-CO 7748 Hwy 290 Abs 788 Sur 62 Williams J ACR 9 014 (Austin Community College)</p>	Major Planned Development	<p>Mixed Use Land Use</p> <p>The subject tracts are located at the intersection of US Highway 290 and State Highway 71 (the "Y"). Through out the planning process, stakeholders expressed their desire to see this area redevelop as a mixed use town center including a mix of commercial, retail and residential uses. Staff recommendation is Mixed Use to allow for a live, work, play type gathering place for the Oak Hill community.</p>	Mixed Use Land Use	<p>Planning Contact Team/Oak Hill Business and Professional Association/Oak Hill Association of Neighborhoods Task Force Recommendation Major Planned Development</p>	<p>4 for 1st reading</p> <p>5 for all three readings</p>
<p>Am</p> <p>West Park PUD Agent: Dove Gullat ABS 788 SUR 62 WILLIAMS J ACR 54 753, ABS 786 SUR 62 WILLIAMS J ACR 58 722, ABS 788 SUR 62 WILLIAMS J ACR 5 37</p> <p>7230, 7338, 7800, 7924 7936, 8016 US Highway 290; ABS 788 SUR 62 WILLIAMS J ACR 8 298, W 3 41 AC OF TRT A SCHMIDT DORA SUBD</p>	<p>PUD ABS 788 SUR 62 WILLIAMS J ACR 54 753 ABS 788 SUR 62 WILLIAMS J ACR 58 722, ABS 788 SUR 62 WILLIAMS J ACR 5 37</p> <p>SF-8 7226 Hwy 290 W 3 41 AC OF TRT A SCHMIDT DORA SUBD,</p> <p>GR CO 7800 7936, 7924 8016 Hwy 290</p> <p>LR 7230 US Highway 290</p>	Major Planned Development	<p>Mixed Use Land Use</p> <p>The subject tracts are located at the intersection of US Highway 290 and State Highway 71 (the "Y"). Through out the planning process, stakeholders expressed their desire to see this area redevelop as a mixed use town center including a mix of commercial, retail and residential uses. Staff recommendation is Mixed Use to allow for a live, work, play type gathering place for the Oak Hill community. These tracts are located at the convergence of two major highways and Mixed Residential land use would only allow for predominantly residential uses on these tracts. One of the goals established by the community stakeholders is to allow for commercial and mix of uses on existing commercial corridors. These tracts are located at a high intensity commercial node in the planning area and Mixed Residential land use would not be compatible with the existing surrounding commercial uses.</p>	Mixed Residential Land Use	<p>Property Owners Recommendation Request to withdraw tracts from the plan</p> <p>Planning Contact Team/Oak Hill Business and Professional Association/Oak Hill Association of Neighborhoods Task Force Recommendation Major Planned Development</p>	<p>4 for 1st reading</p> <p>5 for all three readings</p>
<p>S</p> <p>Speedy Stop Food Store 7912 US Highway 290 6858, 6864 6912 US Highway 290</p>	<p>Commercial Undeveloped</p> <p>RR 7912 US Highway 290 (Speedy Stop Food Store and Gas Station), 6858 US Highway 290</p> <p>GR 6912 St Highway 71, ABS 28 SUR 93 ANDERSON T ACR 8 54 (PRORATE 1/1/07 TO 3/5/07)</p> <p>LSF-2 6864 US Highway 290</p>	Major Planned Development	<p>Mixed Use Land Use</p> <p>The subject tracts are located along US Highway 290 and State Highway 71 (the "Y"). Through out the planning process, stakeholders expressed their desire to see this area redevelop as a mixed use town center, including a mix of commercial, retail and residential uses. Staff recommendation is Mixed Use to allow for a live, work, play type gathering place for the Oak Hill community on these tracts. One of the goals established by the community stakeholders is to allow for commercial and mix of uses on existing commercial corridors. Mixed Residential land use would not be compatible with the existing surrounding commercial uses along Highway 290 and Highway 71.</p>	Mixed Residential Land Use	<p>Planning Contact Team/Oak Hill Business and Professional Association/Oak Hill Association of Neighborhoods Task Force Recommendation Major Planned Development</p>	<p>4 for 1st reading</p> <p>5 for all three readings</p>

Note: Tracts with common colors are grouped according to the geographical area that they are located in. Each group of tracts will be discussed separately.

Oak Hill Combined Neighborhood Plan
Contested FLUM Tracts
August 28, 2008 City Council Public Hearing

Item # 106 PH
NP-2008-0025

Tract Letter & Address	Current Zoning & Existing Use	Planning Commission Recommendation July 8, 2008	Staff Recommendation	Planning Contact Team Recommendation	Property Owner / Other Interests Recommendation	Votes Required
AA 7813 7815 US HWY 290 W (16 acres) Agent: Brown & McCarroll (Nikelle Meade, Travis Phillips)	LD and MF-3-CO Church and largely undeveloped	Commercial Land Use	Commercial and Multifamily Land Use Staff recommendation is commercial for the portion of the property that is closest to FM 1826 and fronting US Highway 290. The existing zoning on rest of the tract is MF 3-CO (Multifamily Residence Medium Density District) therefore staff recommendation is multi-family for the MF 3-CO portion of the tract.	(Not known)	Property Owner Recommendation (Oak Hill United Methodist Church) Commercial Land Use	4 for 1st reading 5 for all three readings
T 8186 US Highway 290 W ABS 454 SUR 848 JOHANNESSEN J P ACR 3 170	RR Single Family residence and largely undeveloped land	Neighborhood Mixed Use Land Use	Neighborhood Mixed Use Land Use The subject tract is fronting State Highway 71 and has GO (general office district) property adjacent to the tract. One of the goals in the land use chapter states to allow for a mix of uses along existing commercial corridors in the planning area. Due to its location along State Highway 71 and adjacency to high intensity uses, staff recommends neighborhood mixed use that allows for low intensity mix of uses.	(Not Known)	Save Oak Hill Group Recommendation Single Family Land Use	4 for 1st reading 5 for all three readings
Z Agent: Jim Wolff 8600 Thunderbird Road	CS Single Family residence	Single Family Land Use	Single Family Land Use The subject tracts are located along Thunderbird Road which is a residential street. There are existing single family residences surrounding the subject tracts. During the planning process, community stakeholders expressed a desire to allow for commercial development on existing commercial corridors and maintain the single family characteristic of established neighborhoods. Due to its location in an established single family neighborhood and along a residential street, staff is recommending single family land use that would be compatible with adjacent single family uses. The single family recommendation is also consistent with the single family recommendations along Thunderbird Road.	(Not Known)	Property Owner Recommendation (Charles Redding) Mixed Use Land Use	4 for 1st reading 5 for all three readings
AB ABS 538 SUR 619 MASTON P ACR 30.98, ABS 538 SUR 619 MASTON P ACR 6 803	DR, LR Undeveloped	Neighborhood Mixed Use Land Use	Neighborhood Mixed Use Land Use This property is located along State Highway 71 with LO (limited office district) property adjacent to the tract. The existing zoning on a portion of the tract is LR (neighborhood commercial). Therefore, staff recommends neighborhood mixed use to allow for low intensity mix office, retail, residential uses along State Highway 71. Neighborhood mixed use land use recommendation is also consistent with the land use recommendations along Highway 71 adjacent to the subject tracts.	Office Mixed Use Land Use	(Not known)	4 for 1st reading 5 for all three readings

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NP 2008-0025

Tract Letter & Address	Current Zoning & Existing Use	Planning Commission Recommendation July 8, 2008	Staff Recommendation	Planning Contest Team Recommendation	Property Owner / Other Interests Recommendation	Votes Required
<p>U</p> <p>5914, 6000, 6114, 6200 6210 WILLIAM CANNON DR W</p>	<p>Commercial Office</p> <p>GR</p> <p>6210 6200 William Cannon Dr Jack in the Box and Walgreens</p> <p>LR (office)</p> <p>6114 6000 William Cannon Dr</p> <p>LO</p> <p>5914 William Cannon Dr Day Care</p>	<p>Neighborhood Mixed Use Land Use</p>	<p>Neighborhood Mixed Use Land Use</p> <p>At the convergence of a major intersection of Escarpment and William Cannon these properties are located within the Recharge Zone of the Edwards Aquifer. Staff feels that lower intensity neighborhood mixed use designation will allow for neighborhood level retail and office development that would serve the large lot single family residences adjacent to the tract.</p>	<p>Mixed Use Land Use</p>	<p>(Not known)</p>	<p>4 for 1st reading</p> <p>5 for all three readings</p>
<p>AE</p> <p>Beckett Estates Agent Ron Thrower 6810 Beckett, 5503, 5505 5511, 5601, 5609 5615 5703 Reynolds Road, 6807 Ridge Oaks Road</p>	<p>RR</p> <p>Single Family</p>	<p>Large Lot Rural Single Family Land Use</p>	<p>Large Lot Rural Single Family Land Use</p> <p>The subject tracts do not have access to William Cannon Drive they take access on Reynolds which is a residential street. They are located on the south side of Reynolds. There are existing large lot rural single family houses on the north side of Reynolds street. Staff recommendation is large lot rural single family to help maintain the rural character of the single family neighborhood and to match the existing land use to the north of Reynolds.</p>	<p>(Not known)</p>	<p>Property Owners Recommendation (Judith Grimes and Others) Neighborhood Mixed Use Land Use</p> <p>Adjacent Property Owners Recommendation Large Lot Rural Single Family Land Use</p>	<p>4 for 1st reading</p> <p>5 for all three readings</p>
<p>AG</p> <p>4808 William Cannon Drive Agent Jeff Howard</p> <p>Note: There is a zoning case on file for this property (C14-2008-0115) agenda item 62</p>	<p>SF-2</p> <p>Single Family residence</p>	<p>Single Family Land Use</p>	<p>Single Family Land Use</p> <p>This property is completely within the Critical Water Quality Zone and Water Quality Transition Zone with residential uses adjacent and behind the tract. Staff recommends single family land use to be consistent with the existing surrounding single family land uses.</p>	<p>(Not Known)</p>	<p>Property Owner Recommendation (Schaeffer Jane C & B) Neighborhood Mixed Use Land Use</p>	<p>4 for 1st reading</p> <p>5 for all three readings</p>

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Tract Letter & Address	Current Zoning & Existing Use	Planning Commission Recommendation July 8, 2008	Staff Recommendation	Planning Contact Team Recommendation	Property Owner / Other Interests Recommendation	Votes Required
AD 6102 Hill Forest Drive Agent: Mickey Bentley - 6110 Hill Forest Drive	SF-6 & SF-3 6102 Hill Forest Drive Hill Forest Condominiums 6110 Hill Forest Drive Undeveloped	Single Family Land Use	High Density Single Family Land Use Staff recommendation on 6102 Hill Forest Drive and adjacent property 6110 Hill Forest Drive is for High Density Single Family because there are existing duplexes surrounding the subject tract and unlike other large lot single family neighborhoods in Oak Hill this neighborhood has smaller lot sizes. Also the existing zoning on 6102 Hill Forest Drive is SF-6	(Not known)	6110 Hill Forest Drive Property Owner Recommendation (Frank Bomer) Multifamily Land Use West creek Neighborhood Association Recommendation Single Family Land Use	4 for 1st reading 5 for all three readings
AF 4600 4701 Monterey Oaks Blvd S 6100 Mopac Expressway	Multi Family MF-2 Apt's At Monterey Oaks Sedona Springs Apartments, Monterey Mesa	Mixed Use Land Use	Mixed Use Land Use These tracts are located along Monterey Oaks Boulevard and have direct access to Mopac Expressway and US Highway 290. During the planning process community stakeholders expressed a desire to locate mix of uses where existing infrastructure exists and along commercial corridors. Monterey Oaks Boulevard is one of the few areas that could become a pedestrian-friendly mixed use corridor in the planning area. Therefore staff recommends mixed use land use due to its location and fairly large size of the tracts	(Not Known)	Save Oak Hill Group Recommendation Multi Family Land Use	4 for 1st reading 5 for all three readings

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Oak Hill Combined Neighborhood Plan
 Contested FLUM Tracts
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 NP 2008-0023

Tract Letter & Address	Current Zoning & Existing Use	Planning Commission Recommendation July 8, 2008	Staff Recommendation	Planning Contact Team Recommendation	Property Owner / Other Interested Recommendation	Votes Required
Against Robert Klamm 6300, 6302, 6304, 6306 US Hwy 290 W	CS-CO 6302 Hwy 290 Plant Nursery 6300 Hwy 290 Log Cabin GR H 6266 Hwy 290 (Austin Pizza Garden) GR-CO 6254 Hwy 290	Neighborhood Commercial Land Use	Neighborhood Commercial Land Use The subject tract is located completely within the Critical Water Quality Zone and within the Recharge Zone of Edwards Aquifer. Staff recommendation is for lower intensity Neighborhood Commercial because of the tract's location within the Critical Water Quality Zone and frontage on US Highway 290. Neighborhood commercial land use would allow for low intensity commercial uses on the tract given its location along the highway and within the Critical Water Quality Zone.	Mixed Use Land Use	Property Owner Recommendation Mixed Use Land Use	4 for 1st reading 5 for all three readings
For 6500, 6502, 6504, 6506, 6508, 6510, 6512, 6514, 6516, 6518, 6520, 6522, 6524, 6526, 6528, 6530, 6532, 6534, 6536, 6538, 6540, 6542, 6544, 6546, 6548, 6550, 6552, 6554, 6556, 6558, 6560, 6562, 6564, 6566, 6568, 6570, 6572, 6574, 6576, 6578, 6580, 6582, 6584, 6586, 6588, 6590, 6592, 6594, 6596, 6598, 6600, 6602, 6604, 6606, 6608, 6610, 6612, 6614, 6616, 6618, 6620, 6622, 6624, 6626, 6628, 6630, 6632, 6634, 6636, 6638, 6640, 6642, 6644, 6646, 6648, 6650, 6652, 6654, 6656, 6658, 6660, 6662, 6664, 6666, 6668, 6670, 6672, 6674, 6676, 6678, 6680, 6682, 6684, 6686, 6688, 6690, 6692, 6694, 6696, 6698, 6700, 6702, 6704, 6706, 6708, 6710, 6712, 6714, 6716, 6718, 6720, 6722, 6724, 6726, 6728, 6730, 6732, 6734, 6736, 6738, 6740, 6742, 6744, 6746, 6748, 6750, 6752, 6754, 6756, 6758, 6760, 6762, 6764, 6766, 6768, 6770, 6772, 6774, 6776, 6778, 6780, 6782, 6784, 6786, 6788, 6790, 6792, 6794, 6796, 6798, 6800, 6802, 6804, 6806, 6808, 6810, 6812, 6814, 6816, 6818, 6820, 6822, 6824, 6826, 6828, 6830, 6832, 6834, 6836, 6838, 6840, 6842, 6844, 6846, 6848, 6850, 6852, 6854, 6856, 6858, 6860, 6862, 6864, 6866, 6868, 6870, 6872, 6874, 6876, 6878, 6880, 6882, 6884, 6886, 6888, 6890, 6892, 6894, 6896, 6898, 6900, 6902, 6904, 6906, 6908, 6910, 6912, 6914, 6916, 6918, 6920, 6922, 6924, 6926, 6928, 6930, 6932, 6934, 6936, 6938, 6940, 6942, 6944, 6946, 6948, 6950, 6952, 6954, 6956, 6958, 6960, 6962, 6964, 6966, 6968, 6970, 6972, 6974, 6976, 6978, 6980, 6982, 6984, 6986, 6988, 6990, 6992, 6994, 6996, 6998, 7000, 7002, 7004, 7006, 7008, 7010, 7012, 7014, 7016, 7018, 7020, 7022, 7024, 7026, 7028, 7030, 7032, 7034, 7036, 7038, 7040, 7042, 7044, 7046, 7048, 7050, 7052, 7054, 7056, 7058, 7060, 7062, 7064, 7066, 7068, 7070, 7072, 7074, 7076, 7078, 7080, 7082, 7084, 7086, 7088, 7090, 7092, 7094, 7096, 7098, 7100, 7102, 7104, 7106, 7108, 7110, 7112, 7114, 7116, 7118, 7120, 7122, 7124, 7126, 7128, 7130, 7132, 7134, 7136, 7138, 7140, 7142, 7144, 7146, 7148, 7150, 7152, 7154, 7156, 7158, 7160, 7162, 7164, 7166, 7168, 7170, 7172, 7174, 7176, 7178, 7180, 7182, 7184, 7186, 7188, 7190, 7192, 7194, 7196, 7198, 7200, 7202, 7204, 7206, 7208, 7210, 7212, 7214, 7216, 7218, 7220, 7222, 7224, 7226, 7228, 7230, 7232, 7234, 7236, 7238, 7240, 7242, 7244, 7246, 7248, 7250, 7252, 7254, 7256, 7258, 7260, 7262, 7264, 7266, 7268, 7270, 7272, 7274, 7276, 7278, 7280, 7282, 7284, 7286, 7288, 7290, 7292, 7294, 7296, 7298, 7300, 7302, 7304, 7306, 7308, 7310, 7312, 7314, 7316, 7318, 7320, 7322, 7324, 7326, 7328, 7330, 7332, 7334, 7336, 7338, 7340, 7342, 7344, 7346, 7348, 7350, 7352, 7354, 7356, 7358, 7360, 7362, 7364, 7366, 7368, 7370, 7372, 7374, 7376, 7378, 7380, 7382, 7384, 7386, 7388, 7390, 7392, 7394, 7396, 7398, 7400, 7402, 7404, 7406, 7408, 7410, 7412, 7414, 7416, 7418, 7420, 7422, 7424, 7426, 7428, 7430, 7432, 7434, 7436, 7438, 7440, 7442, 7444, 7446, 7448, 7450, 7452, 7454, 7456, 7458, 7460, 7462, 7464, 7466, 7468, 7470, 7472, 7474, 7476, 7478, 7480, 7482, 7484, 7486, 7488, 7490, 7492, 7494, 7496, 7498, 7500, 7502, 7504, 7506, 7508, 7510, 7512, 7514, 7516, 7518, 7520, 7522, 7524, 7526, 7528, 7530, 7532, 7534, 7536, 7538, 7540, 7542, 7544, 7546, 7548, 7550, 7552, 7554, 7556, 7558, 7560, 7562, 7564, 7566, 7568, 7570, 7572, 7574, 7576, 7578, 7580, 7582, 7584, 7586, 7588, 7590, 7592, 7594, 7596, 7598, 7600, 7602, 7604, 7606, 7608, 7610, 7612, 7614, 7616, 7618, 7620, 7622, 7624, 7626, 7628, 7630, 7632, 7634, 7636, 7638, 7640, 7642, 7644, 7646, 7648, 7650, 7652, 7654, 7656, 7658, 7660, 7662, 7664, 7666, 7668, 7670, 7672, 7674, 7676, 7678, 7680, 7682, 7684, 7686, 7688, 7690, 7692, 7694, 7696, 7698, 7700, 7702, 7704, 7706, 7708, 7710, 7712, 7714, 7716, 7718, 7720, 7722, 7724, 7726, 7728, 7730, 7732, 7734, 7736, 7738, 7740, 7742, 7744, 7746, 7748, 7750, 7752, 7754, 7756, 7758, 7760, 7762, 7764, 7766, 7768, 7770, 7772, 7774, 7776, 7778, 7780, 7782, 7784, 7786, 7788, 7790, 7792, 7794, 7796, 7798, 7800, 7802, 7804, 7806, 7808, 7810, 7812, 7814, 7816, 7818, 7820, 7822, 7824, 7826, 7828, 7830, 7832, 7834, 7836, 7838, 7840, 7842, 7844, 7846, 7848, 7850, 7852, 7854, 7856, 7858, 7860, 7862, 7864, 7866, 7868, 7870, 7872, 7874, 7876, 7878, 7880, 7882, 7884, 7886, 7888, 7890, 7892, 7894, 7896, 7898, 7900, 7902, 7904, 7906, 7908, 7910, 7912, 7914, 7916, 7918, 7920, 7922, 7924, 7926, 7928, 7930, 7932, 7934, 7936, 7938, 7940, 7942, 7944, 7946, 7948, 7950, 7952, 7954, 7956, 7958, 7960, 7962, 7964, 7966, 7968, 7970, 7972, 7974, 7976, 7978, 7980, 7982, 7984, 7986, 7988, 7990, 7992, 7994, 7996, 7998, 8000, 8002, 8004, 8006, 8008, 8010, 8012, 8014, 8016, 8018, 8020, 8022, 8024, 8026, 8028, 8030, 8032, 8034, 8036, 8038, 8040, 8042, 8044, 8046, 8048, 8050, 8052, 8054, 8056, 8058, 8060, 8062, 8064, 8066, 8068, 8070, 8072, 8074, 8076, 8078, 8080, 8082, 8084, 8086, 8088, 8090, 8092, 8094, 8096, 8098, 8100, 8102, 8104, 8106, 8108, 8110, 8112, 8114, 8116, 8118, 8120, 8122, 8124, 8126, 8128, 8130, 8132, 8134, 8136, 8138, 8140, 8142, 8144, 8146, 8148, 8150, 8152, 8154, 8156, 8158, 8160, 8162, 8164, 8166, 8168, 8170, 8172, 8174, 8176, 8178, 8180, 8182, 8184, 8186, 8188, 8190, 8192, 8194, 8196, 8198, 8200, 8202, 8204, 8206, 8208, 8210, 8212, 8214, 8216, 8218, 8220, 8222, 8224, 8226, 8228, 8230, 8232, 8234, 8236, 8238, 8240, 8242, 8244, 8246, 8248, 8250, 8252, 8254, 8256, 8258, 8260, 8262, 8264, 8266, 8268, 8270, 8272, 8274, 8276, 8278, 8280, 8282, 8284, 8286, 8288, 8290, 8292, 8294, 8296, 8298, 8300, 8302, 8304, 8306, 8308, 8310, 8312, 8314, 8316, 8318, 8320, 8322, 8324, 8326, 8328, 8330, 8332, 8334, 8336, 8338, 8340, 8342, 8344, 8346, 8348, 8350, 8352, 8354, 8356, 8358, 8360, 8362, 8364, 8366, 8368, 8370, 8372, 8374, 8376, 8378, 8380, 8382, 8384, 8386, 8388, 8390, 8392, 8394, 8396, 8398, 8400, 8402, 8404, 8406, 8408, 8410, 8412, 8414, 8416, 8418, 8420, 8422, 8424, 8426, 8428, 8430, 8432, 8434, 8436, 8438, 8440, 8442, 8444, 8446, 8448, 8450, 8452, 8454, 8456, 8458, 8460, 8462, 8464, 8466, 8468, 8470, 8472, 8474, 8476, 8478, 8480, 8482, 8484, 8486, 8488, 8490, 8492, 8494, 8496, 8498, 8500, 8502, 8504, 8506, 8508, 8510, 8512, 8514, 8516, 8518, 8520, 8522, 8524, 8526, 8528, 8530, 8532, 8534, 8536, 8538, 8540, 8542, 8544, 8546, 8548, 8550, 8552, 8554, 8556, 8558, 8560, 8562, 8564, 8566, 8568, 8570, 8572, 8574, 8576, 8578, 8580, 8582, 8584, 8586, 8588, 8590, 8592, 8594, 8596, 8598, 8600, 8602, 8604, 8606, 8608, 8610, 8612, 8614, 8616, 8618, 8620, 8622, 8624, 8626, 8628, 8630, 8632, 8634, 8636, 8638, 8640, 8642, 8644, 8646, 8648, 8650, 8652, 8654, 8656, 8658, 8660, 8662, 8664, 8666, 8668, 8670, 8672, 8674, 8676, 8678, 8680, 8682, 8684, 8686, 8688, 8690, 8692, 8694, 8696, 8698, 8700, 8702, 8704, 8706, 8708, 8710, 8712, 8714, 8716, 8718, 8720, 8722, 8724, 8726, 8728, 8730, 8732, 8734, 8736, 8738, 8740, 8742, 8744, 8746, 8748, 8750, 8752, 8754, 8756, 8758, 8760, 8762, 8764, 8766, 8768, 8770, 8772, 8774, 8776, 8778, 8780, 8782, 8784, 8786, 8788, 8790, 8792, 8794, 8796, 8798, 8800, 8802, 8804, 8806, 8808, 8810, 8812, 8814, 8816, 8818, 8820, 8822, 8824, 8826, 8828, 8830, 8832, 8834, 8836, 8838, 8840, 8842, 8844, 8846, 8848, 8850, 8852, 8854, 8856, 8858, 8860, 8862, 8864, 8866, 8868, 8870, 8872, 8874, 8876, 8878, 8880, 8882, 8884, 8886, 8888, 8890, 8892, 8894, 8896, 8898, 8900, 8902, 8904, 8906, 8908, 8910, 8912, 8914, 8916, 8918, 8920, 8922, 8924, 8926, 8928, 8930, 8932, 8934, 8936, 8938, 8940, 8942, 8944, 8946, 8948, 8950, 8952, 8954, 8956, 8958, 8960, 8962, 8964, 8966, 8968, 8970, 8972, 8974, 8976, 8978, 8980, 8982, 8984, 8986, 8988, 8990, 8992, 8994, 8996, 8998, 9000, 9002, 9004, 9006, 9008, 9010, 9012, 9014, 9016, 9018, 9020, 9022, 9024, 9026, 9028, 9030, 9032, 9034, 9036, 9038, 9040, 9042, 9044, 9046, 9048, 9050, 9052, 9054, 9056, 9058, 9060, 9062, 9064, 9066, 9068, 9070, 9072, 9074, 9076, 9078, 9080, 9082, 9084, 9086, 9088, 9090, 9092, 9094, 9096, 9098, 9100, 9102, 9104, 9106, 9108, 9110, 9112, 9114, 9116, 9118, 9120, 9122, 9124, 9126, 9128, 9130, 9132, 9134, 9136, 9138, 9140, 9142, 9144, 9146, 9148, 9150, 9152, 9154, 9156, 9158, 9160, 9162, 9164, 9166, 9168, 9170, 9172, 9174, 9176, 9178, 9180, 9182, 9184, 9186, 9188, 9190, 9192, 9194, 9196, 9198, 9200, 9202, 9204, 9206, 9208, 9210, 9212, 9214, 9216, 9218, 9220, 9222, 9224, 9226, 9228, 9230, 9232, 9234, 9236, 9238, 9240, 9242, 9244, 9246, 9248, 9250, 9252, 9254, 9256, 9258, 9260, 9262, 9264, 9266, 9268, 9270, 9272, 9274, 9276, 9278, 9280, 9282, 9284, 9286, 9288, 9290, 9292, 9294, 9296, 9298, 9300, 9302, 9304, 9306, 9308, 9310, 9312, 9314, 9316, 9318, 9320, 9322, 9324, 9326, 9328, 9330, 9332, 9334, 9336, 9338, 9340, 9342, 9344, 9346, 9348, 9350, 9352, 9354, 9356, 9358, 9360, 9362, 9364, 9366, 9368, 9370, 9372, 9374, 9376, 9378, 9380, 9382, 9384, 9386, 9388, 9390, 9392, 9394, 9396, 9398, 9400, 9402, 9404, 9406, 9408, 9410, 9412, 9414, 9416, 9418, 9420, 9422, 9424, 9426, 9428, 9430, 9432, 9434, 9436, 9438, 9440, 9442, 9444, 9446, 9448, 9450, 9452, 9454, 9456, 9458, 9460, 9462, 9464, 9466, 9468, 9470, 9472, 9474, 9476, 9478, 9480, 9482, 9484, 9486, 9488, 9490, 9492, 9494, 9496, 9498, 9500, 9502, 9504, 9506, 9508, 9510, 9512, 9514, 9516, 9518, 9520, 9522, 9524, 9526, 9528, 9530, 9532, 9534, 9536, 9538, 9540, 9542, 9544, 9546, 9548, 9550, 9552, 9554, 9556, 9558, 9560, 9562, 9564, 9566, 9568, 9570, 9572, 9574, 9576, 9578, 9580, 9582, 9584, 9586, 9588, 9590, 9592, 9594, 9596, 9598, 9600, 9602, 9604, 9606, 9608, 9610, 9612, 9614, 9616, 9618, 9620, 9622, 9624, 9626, 9628, 9630, 9632, 9634, 9636, 9638, 9640, 9642, 9644, 9646, 9648, 9650, 9652, 9654, 9656, 9658, 9660, 9662, 9664, 9666, 9668, 9670, 9672, 9674, 9676, 9678, 9680, 9682, 9684, 9686, 9688, 9690, 9692, 9694, 9696, 9698, 9700, 9702, 9704, 9706, 9708, 9710, 9712, 9714, 9716, 9718, 9720, 9722, 9724, 9726, 9728, 9730, 9732, 9734, 9736, 9738, 9740, 9742, 9744, 9746, 9748, 9750, 9752, 9754, 9756, 9758, 9760, 9762, 9764, 9766, 9768, 9770, 9772, 9774, 9776, 9778, 9780, 9782, 9784, 9786, 9788, 9790, 9792, 9794, 9796, 9798, 9800, 9802, 9804, 9806, 9808, 9810, 9812, 9814, 9816, 9818, 9820, 9822, 9824, 9826, 9828, 9830, 9832, 9834, 9836, 9838, 9840, 9842, 9844, 9846, 9848, 9850, 9852, 9854, 9856, 9858, 9860, 9862, 9864, 9866, 9868, 9870, 9872, 9874, 9876, 9878, 9880, 9882, 9884, 9886, 9888, 9890, 9892, 9894, 9896, 9898, 9900, 9902, 9904, 9906, 9908, 9910, 9912, 9914, 9916, 9918, 9920, 9922, 9924, 9926, 9928, 9930, 9932, 9934, 9936, 9938, 9940, 9942, 9944, 9946, 9948, 9950, 9952, 9954, 9956, 9958, 9960, 9962, 9964, 9966, 9968, 9970, 9972, 9974, 9976, 9978, 9980, 9982, 9984, 9986, 9988, 9990, 9992, 9994, 9996, 9998, 10000	Commercial, Office CS-CO 5440, 5524, 5500, 5510 Hwy 290 Warehouse, Burke-Evans Hot Tubs, Auto Parts, Affordable Portables CS 5508 Hwy 290 Office	Neighborhood Commercial Land Use	Neighborhood Commercial Land Use GR CO These tracts are within the Recharge Zone of Edwards Aquifer and therefore are proposed for a lower intensity neighborhood serving commercial land use. Neighborhood commercial land use would allow for low intensity commercial and retail uses to exist on the site given its location within the Recharge Zone. The recommendation is also consistent with the land use recommendation along the north side of Highway 290 between Patton Ranch and Industrial Oaks.	Mixed Use Land Use	(Not known)	4 for 1st reading 5 for all three readings
For 6000, 6002, 6004, 6006, 6008, 6010, 6012, 6014, 6016, 6018, 6020, 6022, 6024, 6026, 6028, 6030, 6032, 6034, 6036, 6038, 6040, 6042, 6044, 6046, 6048, 6050, 6052, 6054, 6056, 6058, 6060, 6062, 6064, 6066, 6068, 6070, 6072, 6074, 6076, 6078, 6080, 6082, 6084, 6086, 6088, 6090, 6092, 6094, 6096, 6098, 6100, 6102, 6104, 6106, 6108, 6110, 6112, 6114, 6116, 6118, 6120, 6122, 6124, 6126, 6128, 6130, 6132, 6134, 6136, 6138, 6140, 6142, 6144, 6146, 6148, 6150, 6152, 6154, 6156, 6158, 6160, 6162, 6164, 6166, 6168, 6170, 6172, 6174, 6176, 6178, 6180, 6182, 6184, 6186, 6188, 6190, 6192, 6194, 6196, 6198, 6200, 6202, 6204, 6206, 6208, 6210, 6212, 6214, 6216, 6218, 6220, 6222, 6224, 6226, 6228, 6230, 6232, 6234, 6236, 6238, 6240, 6242, 6244, 6246, 6248, 6250, 6252, 6254, 6256, 6258, 6260, 6262, 6264, 6266, 6268, 6270, 6272, 6274, 6276, 6278, 6280, 6282, 6284, 6286, 6288, 6290, 6292, 6294, 6296, 6298, 6300, 6302, 6304, 6306, 6308, 6310, 6312, 6314, 6316, 6318, 6320, 6322, 6324, 6326, 6328, 6330, 6332, 6334, 6336, 6338, 6340, 6342, 6344, 6346, 6348, 6350, 6352, 6354, 6356, 6358, 6360, 6362, 6364, 6366, 6368, 6370, 6372, 6374,						

Oak Hill Combined Neighborhood Plan
 Contested FLUM Tracts
 August 28, 2008 City Council Public Hearing

Item # 106 PH
 NP 2008-0023

Tract Letter & Address	Current Zoning & Existing Use	Planning Commission Recommendation July 8, 2008	Staff Recommendation	Planning Contact Team Recommendation	Property Owner / Other Interests Recommendation	Votes Required
	DR Undeveloped	Multi Family Land Use	<i>Multi Family Land Use</i> The subject tract fronts Patton Ranch Road and Vega Avenue both of which are collector streets. Due to its large size, staff and planning contact team recommendation is Multi Family land use for the tract to allow clustering of apartment units that would create green space for the community.	Multi Family Land Use	Adjacent Property Owner Recommendation (Horacio Gasquet) Single Family Land Use	4 for 1st reading 5 for all three readings
	Office LO-CO LO-MU-CO GO-CO, GO-MU-CO	Mixed Use Land Use	<i>Mixed Use Land Use</i> These tracts front Southwest Parkway and are fairly large in size. During the planning process single family neighborhoods north of Southwest Parkway expressed a desire for a mix of commercial, office, retail areas that are readily accessible by the residents of those neighborhoods. Due to its location and fairly large size staff recommends mixed use land use that would allow for clustering of commercial, retail, residential uses while providing open space for the community.	(Not known)	Save Oak Hill Group Recommendation Office Land Use	4 for 1st reading 5 for all three readings

Note: Tracts with common colors are grouped according to the geographical area that they are located in. Each group of tracts will be discussed separately.

August 21, 2008

VIA ELECTRONIC MAIL

Ms. Maureen Meredith
Neighborhood Planning & Zoning
City of Austin
505 Barton Springs
Austin, Texas 78704

Re: Support for the SF-1 zoning classification, as recommended by the Planning Commission, for tracts of real property located at 8901 S.H. 71 West and 7219 Mowinkle Drive, Austin, Travis County, Texas

Dear Ms. Meredith:

We represent PromiseLand Church West (1301 Capital of Texas Hwy, Suite A-308, Austin, Texas 78746) (the "Owner"), owner of an approximately 53.28-acre tract located at 8901 S.H. 71 West (TCAD Tax Parcel ID No. 01014803010000) and an approximately 14.94-acre tract located at 7219 Mowinkle Drive (TCAD Tax Parcel ID No. 04045001190000) (the "Property").

This letter constitutes Owner's support for the SF-1 zoning recommendation and the Single Family/Rural Residential FLUM recommendation for the Property made by the Planning Commission on July 8, 2008 pursuant to Zoning Case No. C14-2008-0125 - West Oak Hill Neighborhood Planning Area Rezoning. We also believe this recommendation is consistent with that made by representatives of the OHAN neighborhood association planning group.

It is the intent of the Owner of the Property to develop this tract with a church and a parsonage, and related uses. A religious use is permitted in either SF-1 or RR zoning, and as such, is consistent with the recommended zoning and FLUM.

Please let me know if we may provide you with any additional information

Sincerely,


John Philip Donisi

D&G
SW

cc: Mr Buddy Patten (via mail)
11921 North Mopac Expressway
Suite 110
Austin, TX 78759

106 PH

Meredith, Maureen

From: Ruth [REDACTED]
Sent: Tuesday, August 19, 2008 2:49 PM
To: Meredith, Maureen
Subject: Zoning of Waters Property

Ms. Meredith,

On Thursday, August 21, 2008 the City Council will be addressing agenda item 70 concerning the re-zoning of the Waters property in Oak Hill.

A crucial zoning point is the SF6 spot zoning. The city recommendation is of SF1. I am concerned about increased traffic, safety and set back concerns to be addressed in the platting and site plan. The SF6 does not allow input from its neighbors. The development of this site directly affects the area around this acreage.

There is also a flag lot being used by the Waters and one other family. This is only 40 feet wide and lies between four other homes and two subdivisions. The flag lot should not be allowed to be developed into a road. If the Waters are not willing to sell this flag lot to neighboring homes, it should be plated as a green belt.

This SF6 development will also present a safety issue for The Estates of Shadowridge. We have approximately 60 children living in the neighborhood. This does not include children who are visiting and playing at these homes. There is only one entrance/exit to our neighborhood. The neighborhood was not designed to be a collector street.

I also have environmental concerns. The Waters' property is in the Barton Springs Recharge zone. Dense development of the Waters' tract will directly affect the residents who are downhill from the Waters. It could possibly cause additional water runoff and flooding of these properties. Homeowners whose land abuts the Waters property are already dealing with high water in their back yards when we have heavy rains.

Additionally, I am concerned about the Oak Hill Planning Contact Team. Mrs. Waters was a member and proposed her own zoning to the other members of this group. Other property owners were not given the same opportunity. The OHPCT did not ask for public input and we did not always receive advance notice of their meetings. The same group recommended SF1 for the other lots in the neighborhood.

Part of the Planning Commission decision was based on Mrs. Waters being a long-term landowner. She moved onto her property in 1995. Our subdivision was plated in 1988 and roads were cut built in 1996. Therefore, we are in similar positions. The development of The Estates of Shadowridge was not a surprise to Ms. Waters. She bought her property knowing that she would be surrounded by single family housing on a minimum of 1/2 acre lots.

The zoning of SF1 will be in compliance with other homes in the area and increase, not decrease our property values. The SF1 will also maintain the tax base in our neighborhood for future city planning.

I am confident that you will reconsider SF1 zoning in the Waters zoning request. The reason we have zoning is to protect the majority of the homeowners.

Thank you for listening to my concerns. I know that you will give them an honest and open-minded review.

Ruth Felger
The Estates of Shadowridge

8/25/2008

Ray N. Donley and Aileen M. Hooks
8015 Dark Valley Cove
Austin, TX 78737
(512) 301-3231 - Home
(512) 657-6583 - Cell

August 19, 2008

VIA FACSIMILE TO 974-3212
and EMAIL TO lee.leffingwell@ci.austin.tx.us
Austin City Councilmember Lee Leffingwell

VIA FACSIMILE TO 974-1884
and EMAIL TO brewster.mccracken@ci.austin.tx.us
Austin City Councilmember Brewster McCracken

VIA FACSIMILE TO 974-1888
and EMAIL TO randi.shade@ci.austin.tx.us
Austin City Councilmember Randi Shade

VIA FACSIMILE TO 974-1886
and EMAIL TO laura.morrison@ci.austin.tx.us
Austin City Councilmember Laura Morrison

VIA FACSIMILE TO 974-1890
and EMAIL TO sheryl.cole@ci.austin.tx.us
Austin City Councilmember Sheryl Cole

In Re: Oak Hill Combined Neighborhood Plan, West Oak Hill Contested Tracts: 6800
Waters Way

Dear Councilmembers:

My wife, Aileen Hooks, and I own 8015 Dark Valley Cove, TCAD#510978. Ron and Jackie Waters, who own the above-referenced property, are our neighbors. It is our understanding that the City Council will meet this Thursday, August 21 regarding proposed zoning for the above-referenced property, as well as our property. I have already sent you a letter regarding the proposed zoning for our property.

Council Member

RE: Council Agenda Items 86 & 87, Tract L (The Waters Tract)

Council Member,

We have a private access easement through our property (6733 Hot Springs Drive) dating back about 60 years. Although the two households it serves (Waters and Donley/Hooks) are no longer land-locked and now have public right-of-way access through other parts of their properties, we have not sued to have them vacate the private easement because of the legal expense involved.

The private easement is written to support only the two households. Mrs. Waters told us that a condo development she wants to build on her property would have one owner (the HOA), and therefore would count as one household and would be eligible to send its traffic through the private easement on our land. Her attorney, Jeff Howard, conservatively estimates that a 30-unit condo development would mean an additional 300 or more daily car trips. We do not want this traffic going through our property for the following reasons:

- 1) the noise and pollution of 300 additional cars passing parallel to our backyard fence and 10 feet from our master bedroom;
- 2) the risk to our children's and our safety if someone crashes through our fence or into our house or yard;
- 3) our exposure to personal liability if someone has a wreck on our property;
- 4) our exposure to repair expenses if the increased traffic damages the concrete driveway.

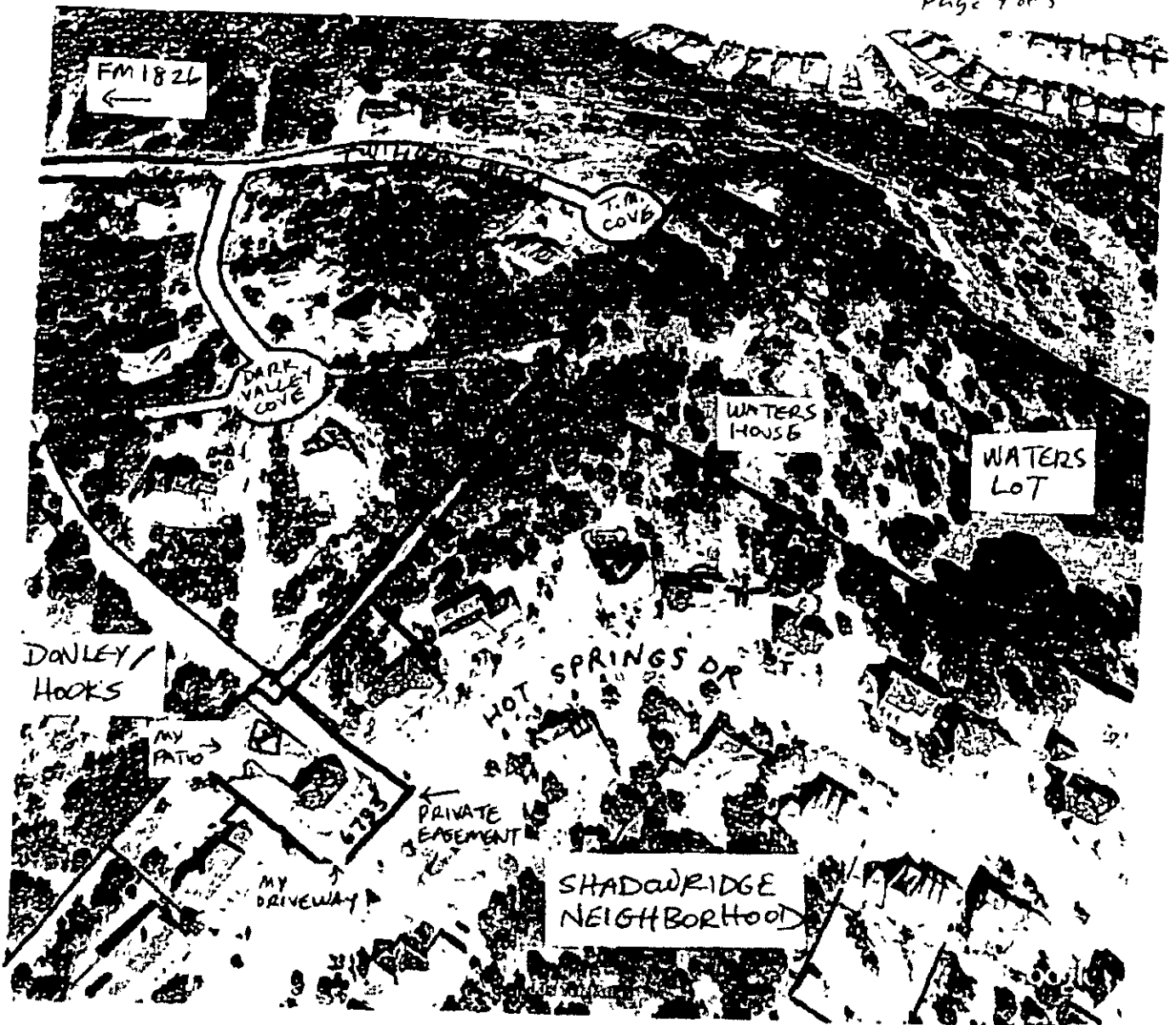
We request that the Waters be given a conditional overlay to their zoning that will prohibit access from a development through our easement.

Thank you for your consideration.

Martin and Lynn Leifker
6733 Hot Springs Drive
Austin, TX 78749

P.S. Please see the attached visual aids showing our home and the Waters tract.

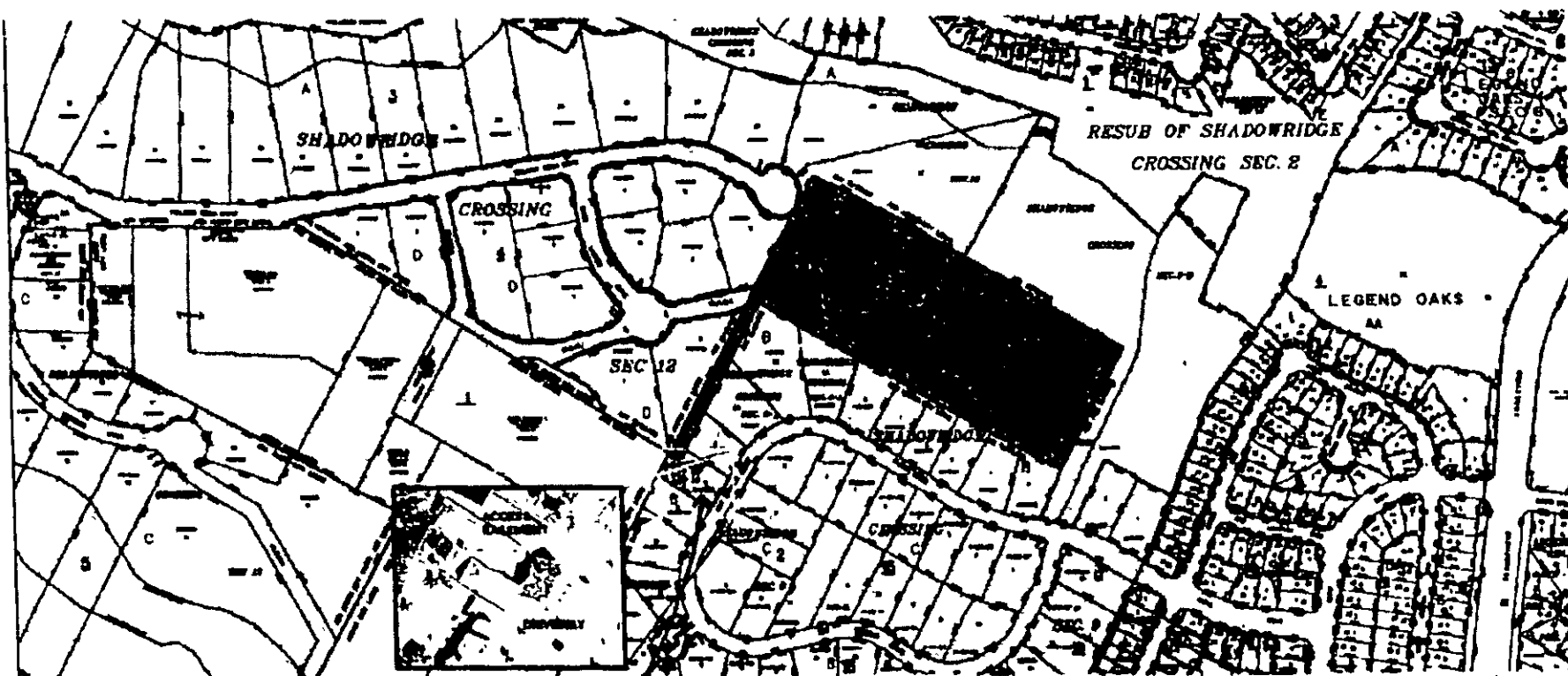




Long 2a
Pg 545

FM 1826

William
Cannon



MY HOUSE

Escarpment
Blvd

Meredith, Maureen

From: John McCulloch & Lynne Fahlquist [REDACTED]
Sent: Thursday, August 21, 2008 8 22 AM
To: Meredith, Maureen, Connect, Austin City Connection
Cc: Oak Hill NPCT, Perkins, Rick, Lynne & John
Subject: Comment to City Council about the Oak Hill Combined Neighborhood Plan

Dear City Council Members and Maureen Meredith,

Although the City of Austin Neighborhood Planning and Zoning Department solicited and collected information during the Oak Hill Combined Neighborhood Planning Area process about desires for civic uses such as community centers, schools, parks, and open space during the Oak Hill Neighborhood Planning process, I am told that the City cannot recommend such uses on specific parcels of land in the Oak Hill Combined Neighborhood Planning Area Future Land Use Map (OHCNPA FLUM).

This information is captured in the text of the plan, but is not depicted in the resulting zoning map and FLUM. Since the zoning map and FLUM are important and visual representations of the neighborhood planning process outcome, then I suggest that a written disclaimer be added to the OHCNPA FLUM and zoning map that states something like:

"Although public spaces such as parks, open space, schools, and community centers are very much desired and underrepresented in the OHCNP area, these public uses cannot be depicted on this map because of private property rights concerns. Such public spaces become identified as land is developed or redeveloped."

I hope that you will take this suggestion under consideration as you deliberate the specifics of the Oak Hill Combined Neighborhood Plan

Thank you,
Lynne Fahlquist
Oak Hill Combined Neighborhood Planning Area Resident (and neighborhood planning participant)

CLARK, THOMAS & WINTERS
A PROFESSIONAL CORPORATION


TELEPHONE (512) 472-8800

POST OFFICE BOX 1148
AUSTIN TEXAS 78707

FAX (512) 474-1129

300 WEST 6TH STREET, 15TH FLOOR
AUSTIN TEXAS 78701

August 7, 2008

Kevin M. Flahive
(512) 495-8849


VIA HAND DELIVERY & E-MAIL

Ms. Maureen Meredith
Principal Planner
Neighborhood Planning and Zoning Department
City of Austin,
505 Barton Springs Road, 5th Floor
Austin, TX 78704

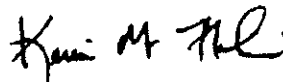
RE: Notice of Withdrawal of Tracts from the Oak Hill Combined Neighborhood Plan

Dear Ms. Meredith,

I am writing to you on behalf of our clients, Buffalo Equities, Ltd., owner of the five tracts of land described in the attached Exhibit A, S-J AT THE Y, J.V., owner of the tract of land described in the attached Exhibit B, and OAK HILL AT THE Y, J.V., owner of the tract of land described in the attached Exhibit C, to provide you with written notice of the withdrawal of these seven tracts of land from the Oak Hill Combined Neighborhood Plan currently pending before the City of Austin City Council (NP-2008-0025). A location map of these tracts is attached as Exhibit D, for your reference

Should you have any questions regarding this notice or the tracts of land referenced herein, please do not hesitate to contact me.

Sincerely,



Kevin M. Flahive

CC (via e-mail):

Mayor Will Wynn
Mayor Pro Tem Brewster McCracken
Council Member Lee Leffingwell
Council Member Mike Martinez
Council Member Sheryl Cole
Council Member Randi Shade
Council Member Laura Morrison
Mr. Jerry Rusthoven

West Park PUD and Additional Tracts to be Added Pursuant to CD-2008-0007

1. 119.814 Acre Tract metes and bounds attached
2. 6 Acre Tract – metes and bounds attached
3. Lot One (1), Block "A", PSI Retail, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 97, Page(s) 153-154 of the Plat Records of Travis County, Texas.
4. Lot One (1), Haskell Subdivision Section Two, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 85, Page 28A of the Plat Records of Travis County, Texas.
5. Lot Two (2), Haskell Subdivision Section Two, a subdivision in Travis County, Texas, according to the map or plat thereof, recorded in Volume 85, Page 28A of the Plat Records of Travis County, Texas.

**EXHIBIT
"A"**



STATE OF TEXAS

COUNTY OF TRAVIS

PAGE 1 OF 4

FIELDNOTE DESCRIPTION for 119.814 acres of land situated in the Jesse Williams Survey No. 62 in Travis County, Texas, and being all those certain tracts of land called to contain 114.465 acres of land and 5.37 acres of land described in a deed dated November 2, 1993 to Parents / Haskin-West Park Ltd., of record in Volume 12055, Page 1257, Real Property Records of said county. Said 119.814 acres of land surveyed by URBAN DESIGN GROUP on August 7, 1996 and is more particularly described by acres and bounds as follows:

BEGINNING at a 1/2 inch iron rod found (record deed calls for a steel pin) in the Northern line of U. S. Highway 290 West, a variable width right of way, at the Southeast corner of Lot A, Haskin Subdivision, dated April 5, 1976, of record in Book 74, Page 40, Plat records of said county, same being a Southwest corner of said 114.465 acre tract of land and of Lot 179 of West Park, Section One, a subdivision dated April 6, 1994, of record in Book 98, Page 50, Plat Records of said county, same being a Southwest corner of this tract of land;

THENCE with the common line between said Lot A of the Haskin Subdivision and said Lot 177 of said West Park Subdivision and being a Westerly line of this tract of land, North 28 deg. 35' 02" East for a distance of 109.82 feet (record deed calls for North 28 deg. 34' East a distance of 109.82 feet) to a 1/2 inch iron rod found (record deed calls for a steel pin) at the Northwest corner of said Lot A of the Haskin Subdivision, same being a corner of said Lot 177 of the West Park Subdivision, said 114.465 acre tract and this tract of land;

THENCE with the Northeasterly line of said Lot A of the Haskin Subdivision, same being the Northeasterly line of Lot 1 and Lot 2 of the Haskin Subdivision, a subdivision dated October 22, 1958, of record in Book 83, Page 234, Plat Records of said county, the remaining portion of that certain tract of land called to contain 116.95 acres and described in a deed dated May 13, 1956, to Amanda Hudson, et al, of record in Volume 1696, Page 77, Deed Records of said county, that certain tract of land called to contain 2.87 acres and described in a deed dated July 19, 1957, to Elly A. Hudson and wife, Barbara Hudson, of record in Volume 1828, Page 550, Deed Records of said county, that certain tract of land called to contain 1.89 acres and described in a deed dated October 2, 1987, to Carolyn Sue Jackson, of record in Volume 11071, Page 516, Deed Records of said county, same being the Southwesterly line of said 114.465 acre tract and this tract of land and in part the Southwesterly line of Lots 177, 151, 150 and 149 of said West Park Subdivision, the following three courses:

1. North 60 deg. 22' 47" West at 250.00 feet passing the Southwesterly corner of Lot 149 of said West Park Subdivision and continuing for a total distance of 669.43 feet (record call is North 60 deg. 25' West a distance of 668.45 feet) to a 1/2 inch iron pipe found (record deed calls for a steel pipe) for an angle point;
2. continuing along or near an old barbed wire fence, North 59 deg. 38' 22" West for a distance of 551.83 feet (record call is North 59 deg. 41' West a distance of 551.83 feet) to a 3/4 inch iron pipe found (record deed calls for a steel pipe) at an angle point;

119.814 Acres
August 7, 1996
Page 2 of 4

3. continuing along or near an old barbed wire fence, North 59 deg. 32' 09" West for a distance of 546.35 feet (record call is North 59 deg. 35' West a distance of 546.67 feet) to a 1/2 inch iron pipe found (record call is steel pipe) at the most Southerly corner of Lot 21 of Block S of Windmill Run, Section Four A, a subdivision dated April 4, 1983, of record in Book 83, Pages 97 A-C, Plat Records of said county and being in the Easterly line of Lot 20, Block S of said Windmill Run, same being the most Westerly corner of said 114.465 acre tract and this tract of land;

THENCE with the Southeastery line of said Windmill Run, Section Four A, same being a Northwestery line of said 114.465 acre tract, in part said West Park, Section One and this tract of land the following five courses:

1. along or near the remains of an old barbed wire fence, North 28 deg. 20' 07" East for a distance of 233.68 feet (record call is North 28 deg. 17' East a distance of 233.64 feet) to a 1/2 inch iron pipe found (record call is steel pipe) at an angle point;
2. along or near the remains of an old barbed wire fence, North 29 deg. 12' 49" East for a distance of 76.16 feet (record call is North 28 deg. 50' East a distance of 77.96 feet) to a 1/2 inch iron pipe found (record call is steel pin) at an angle point;
3. along or near the remains of an old barbed wire fence, North 28 deg. 18' 31" East for a distance of 553.61 feet (record call is North 28 deg. 17' East a distance of 552.31 feet) to a 1/2 inch iron pipe found (record call is steel pipe) at an angle point;
4. in part along or near a wood fence, North 29 deg. 00' 28" East for a distance of 572.34 feet (record call is North 28 deg. 56' East a distance of 572.22 feet) to a 1/2 inch iron pipe found (record call is steel pipe) at an angle point;
5. in part along or near a wood fence, North 30 deg. 16' 05" East for a distance of 785.54 feet (record call is North 30 deg. 14' East a distance of 785.41 feet) to a 3/4 inch iron pipe found (record call is steel pipe) in the Southwestery line of Lot 13, Block A, of Scenic Brook West, Section Two, Phase Two, a subdivision dated June 23, 1971, of record in Book 54, Page 97, Plat Records of said county, same being the most Northerly corner of said 114.465 acre tract, Lot 179 of said West Park Subdivision, and this tract of land;

THENCE with the Southwestery line of Block A of said Scenic Brook West, same being a Northeastery line of said 114.465 acre tract, said Lot 179 and this tract of land and being in part along or near existing chain link, wood and wire fences and remains of an old barbed wire fence the following three courses:

1. South 45 deg. 01' 25" East for a distance of 994.37 feet (deed call is South 45 deg. 05' East a distance of 994.40 feet) to a 1/2 inch iron rod found (deed call is steel pin) at an angle point in Lot 3 of said Block A, Scenic Brook West, same being an angle point in said 114.465 acre tract, said Lot 179 and this tract of land;
2. South 73 deg. 59' 09" East 1418.58 feet (deed call is South 74 deg. 00' East 1419.44' East a distance of 1419.44 feet) to a 1/2 inch iron pipe found (deed call is steel pipe) at an angle point;

119.814 Acres
August 7, 1996
Page 3 of 4

3 South 74 deg. 30' 17" East for a distance of 168.88 feet (deed call is South 74 deg. 32' East a distance of 168.66 feet) to a 1/2 inch iron pipe found (deed call is steel pipe) in a Northwesterly line of Block B of said Scenic Brook West Subdivision and being the most Easterly corner of said 114.465 acre tract, said Lot 179 of West Park Subdivision and this tract of land,

THENCE with a Northwesterly and Southwesterly line of said Block B of said Scenic Brook West Subdivision, same being a Southeasterly and Northeasterly line of said 114.465 acre tract, said Lot 179 of said West Park Subdivision and this tract of land and being along or near the remnants of an old barbed wire fence and in part along a wood fence the following two courses:

1. South 27 deg. 57' 29" West for a distance of 271.65 feet (deed call is South 27 deg. 59' West a distance of 271.65 feet) to a 1/2 inch iron pipe found (deed call is steel pipe) at the most Westerly corner of Lot 1 of said Block B of said Scenic Brook West Subdivision, same being a corner of said 114.465 acre tract, said Lot 179 of said West Park Subdivision and this tract of land;
2. South 78 deg. 56' 54" East for a distance of 7.29 feet (deed call is South 71 deg. 57' East a distance of 7.29 feet) to a 3/4 inch iron pipe found (deed call is steel pipe) at the most Northerly corner of Lot 1 of Angerman Subdivision, a subdivision dated April 26, 1979, of record in Book 77, Page 391-392, Plat Records of said county and being corner of said 114.465 acre tract, said Lot 179 of said West Park Subdivision and this tract of land,

THENCE with the Northwesterly line of said Lot 1 of said Angerman Subdivision the following three courses:

1. with a Southeasterly line of said 114.465 acre tract of land and said Lot 179 of said West Park Subdivision, South 29 deg. 44' 36" West for a distance of 410.73 feet (deed call is South 29 deg. 43' West a distance of 410.63 feet) to a 1/2 inch iron rod found (deed call is steel pin) at the most Easterly corner of said 5.37 acre tract of land and being a Southerly corner of said Lot 179 of said West Park Subdivision and said 114.465 acre tract and an angle point in this tract of land;
2. with the Southeasterly line of said 5.37 acre tract and this tract of land, South 29 deg. 43' 45" West for a distance of 197.25 feet (deed call is South 29 deg. 43' 00" West a distance of 197.47 feet) to a 1/2 inch iron rod found (deed does not call for monumentation) at an angle point;
3. continuing with the Southeasterly line of said 5.37 acre tract and this tract of land, South 29 deg. 38' 19" West for a distance of 808.29 feet (deed call is 29 deg. 37' 00" West a distance of 808.42 feet) to a 1/2 inch iron rod found (deed does not call for monumentation) at the most Southerly corner of said 5.37 acre tract of land and being a Southerly corner of this tract of land;

THENCE with the Southwesterly line of said 5.37 acre tract and this tract of land and crossing that certain tract of land called to contain 8.000 acres of land and described in a deed to Bank of the Hills of record in Volume 10710, Page 1416, Deed Records of said county the following two courses:

119.814 Acres
August 7, 1996
Page 4 of 4

1. North 63 deg. 02' 11" West for a distance of 156.83 feet (deed call is North 63 deg. 02' 11" West a distance of 157.17 feet) to a 1/2 inch iron rod found (deed does not call for monumentation) at an angle point;

2. North 45 deg. 27' 07" West for a distance of 77.63 feet (deed call is North 45 deg. 27' 07" West a distance of 77.63 feet) to a 1/2 inch iron rod found (deed does not call for monumentation) in the Northwestery line of said 8.000 acre tract, same being a Southeastery line of said 114.465 acre tract and said West Park Subdivision and being the most Westerly corner of said 5.37 acre tract and a corner of this tract of land,

THENCE with the Northwestery line of said 8.000 acre tract, same being a Southeastery line of said 114.465 acre tract and said West Park Subdivision and this tract of land, South 29 deg. 37' 00" West (Bearing Basis for this survey per Vol. 12055, Page 1257) for a distance of 563.00 feet to a 1/2 inch iron rod found in the above described right of way line of U.S. highway 290 West;

THENCE with the said right of way line, North 84 deg. 01' 25" West for a distance of 543.78 feet to the POINT OF BEGINNING and containing 119.814 acres of land within these notes and bounds. Note - There is a map of survey this date made to accompany this description.

Surveyed by:

R.P. Shelley
R. P. Shelley, Texas Reg. Professional Land Surveyor No. 4540
URBAN DESIGN GROUP 4111 South Main Ave. San Antonio, Texas 78204

AUG. 7, 1996

Date Aug. 7, 1996
(379) 726-7271



Surveyor's Note
I hereby certify that I am a duly qualified and licensed Surveyor in the State of Texas and that I am the author of the foregoing survey and map of the same.

AUG 14 1996



COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED

96 AUG 14 PM 4:10

DANA C. GUYOR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

RECORDERS MEMORANDUM: All of the recordings in this instrument are found to be in accordance with the best photographic reproduction, known of the original, unless otherwise noted. All documents, additional documents, and maps are found to be in accordance with the original and are recorded.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

12750 1046

RECORDED
INDEXED
AUG 14 1996
TRAVIS COUNTY, TEXAS



Land Surveyors, Inc.

8000 Anderson Square Road

Suite 330

Austin, Texas 78737

Office 512.374.8722

Fax 512.659.4732

METES AND BOUNDS DESCRIPTION

BEING 6.0081 ACRES OF LAND, SURVEYED BY BASELINE LAND SURVEYORS, INC., OUT OF THE JESSE WILLIAMS SURVEY NO. 62, IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME 6.1348 ACRE TRACT OF LAND CONVEYED TO KERRY S. YOM BY DEED OF RECORD IN VOLUME 12571, PAGE 2533 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS AND RECORDED IN VOLUME 12587, PAGE 399 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT A 0.127 ACRE PORTION OF A 0.134 ACRE TRACT OF LAND CONVEYED TO THE STATE OF TEXAS BY INSTRUMENT OF RECORD IN DOCUMENT NO. 2001036942 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THEREIN KNOWN AS PARCEL NO. 24, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" iron rebar set with plastic cap which reads "BASELINE INC." in the west line of said 6.1348 acre tract, the north line of said 0.1348 acre tract, and being the reputed right-of-way line of Hudson Loop, and the south right-of-way line of U.S. Hwy. 290 West (variable R.O.W.), from which a 1/2" iron rebar found for the southwest corner of the 6.1348 acre tract in the south line of the 0.1348 acre tract being, South 07°20'31" West, a distance of 41.53 feet, and from said point of beginning a Type II Concrete Monument found being, North 38°01'14" West, along the north line of the 0.1348 acre tract a distance of 14.36 feet,

THENCE along the west line of the 6.1348 acre tract and the reputed right-of-way line of Hudson Loop the following two courses:

- 1 North 07°20'31" East, a distance of 373.36 feet (record) - North 07°46'25" East, a distance of 415.00 feet) to a 1/2" iron rebar set with plastic cap which reads "BASELINE INC." for an angle point in the west line of the 6.1348 acre tract and the reputed right-of-way line of Hudson Loop,
- 2 North 80°50'20" West, a distance of 10.00 feet (record) - North 80°26'46" West, a distance of 10.00 feet) to a 1/2" iron rebar set with plastic cap which reads "BASELINE INC." for the southeast corner of a 1.89 acre tract of land conveyed to Carolyn Sue Jackson by deed of record as Volume 11071, Page 548 of the Real Property Records of Travis County, Texas, and being an angle point in the west line of the 6.1348 acre tract,

THENCE North 07°50'37" East (record) - North 08°16'11" East, along the east line of said 1.89 acre tract and continuing with the west line of the 6.1348 acre tract a distance of 231.43 feet (record - 231.43 feet) to a 1/2" iron rebar found for the northwest corner of the 6.1348 acre tract, the northeast corner of the 1.89 acre tract, and being on the south line of a 119.814 acre tract of land conveyed to Bu Balo Equine, Ltd. by deed of record in Volume 12750, Page 1059 of the Real Property Records of Travis County, Texas,

THENCE along the north line of the 6.1348 acre tract and the south line of said 119.814 acre tract the following three (3) courses:

- 1 South 60°44'06" East, a distance of 33.97 feet (record) - South 60°24'00" East, a distance of 33.99 feet) to a 1/2" iron pipe found for an angle point in the north line of the 6.1348 acre tract and the south line of the 119.814 acre tract,
- 2 South 59°41'17" East, a distance of 159.99 feet (record) - South 59°13'48" East, a distance of 159.62 feet) to a 1/2" iron rebar found for an angle point in the north line of the 6.1348 acre tract and the south line of the 119.814 acre tract,
- 3 South 59°40'40" East, a distance of 392.26 feet (record) - South 59°13'46" East, a distance of 392.22 feet) to a 1/2" iron pipe found for the northeast corner of the 6.1348 acre tract, the northwest corner of Lot 1, Harriet Subdivision, Section Two, a subdivision of record in the Book 25, Page 28A of the Plat Records of Travis County, Texas, from which a 1/2" iron rebar found for the northeast corner of Lot 2, of said Harriet Subdivision, Section Two, and

the northwest corner of Haskel Subdivision, a subdivision of record in Book 74, Page 40 of the Plat Records of Travis County, Texas, bears South $60^{\circ}25'02''$ East, a distance of 396.88 feet (record - South $59^{\circ}55'00''$ East, a distance of 396.04 feet).

THENCE South $06^{\circ}49'30''$ West (record - South $07^{\circ}14'47''$ West), with the west line of the 6.1348 acre tract and the west line of said Lot 1, Haskel Subdivision, Section Two, a distance of 369.20 feet (record - 369.06 feet) to a 1/2" iron rebar found for the southeast corner of the 6.1348 acre tract, the southwest corner of Lot 1, Haskel Subdivision, Section Two, and being in the north-right-of-way line of U.S. Hwy 290 West, from which a 1/2" iron rebar found for the southeast corner of said Lot 2, Haskel Subdivision, Section Two, and the southwest corner of said Haskel Subdivision, bears South $84^{\circ}04'10''$ East, a distance of 304.42 feet (record - South $83^{\circ}38'00''$ East, a distance of 303.62 feet).

THENCE North $83^{\circ}59'36''$ West (record - North $83^{\circ}34'21''$ West), along the south line of the 6.1344 acre tract and the north right-of-way line of U.S. Hwy 290 West a distance of 283.02 feet (record - 283.02 feet) to a Type II Concrete Monument found 175.00 feet left of and at right angles to Engineer's Centerline Station 298+17.94 for the northeast corner of the 0.133 acre tract of land, and being an angle point in the south line of the 6.1348 acre tract and the north right-of-way line of U.S. Hwy 290 West.

THENCE with the north line of the 0.133 acre tract and contiguous with the south line of the 6.1348 acre tract and the north right-of-way line of U.S. Hwy 290 West the following three (3) courses:

1. North $84^{\circ}08'04''$ West, a distance of 223.39 feet (record - North $85^{\circ}42'33''$ West, a distance of 224.59 feet) to a Type II Concrete Monument found 175.00 feet left of and at right angles to Engineer's Centerline Station 298+93.36 for a point of curvature.
2. Along a horizontal curve to the right, having a radius of 5554.58 feet (record - 5554.58 feet), a delta angle of $00^{\circ}14'18''$ (record - $00^{\circ}14'14''$), an arc length of 23.11 feet (record - 23.08 feet), and a chord which bears North $83^{\circ}58'01''$ West, a distance of 23.11 feet (record - North $85^{\circ}35'11''$ West, a distance of 23.08 feet) to a Type II Concrete Monument found for a point of tangency.
3. North $34^{\circ}01'14''$ West, a distance of 6.62 feet to the POINT OF BEGINNING.

This parcel contains 6.0081 acres of land, more or less, out of the Jesse Williams Survey No. 62, in Travis County, Texas.

Description prepared from an on-the-ground survey made during January, 2003.

Bearing Basis: South line of a 119.814 acre tract of land conveyed to Buffalo Equities, Ltd. by deed of record in Volume 12750, Page 1039 of the Real Property Records of Travis County, Texas and being North $84^{\circ}01'25''$ West.

J. Scott Lawwell Date
Registered Professional Land Surveyor
State of Texas No. 5583

Attachments: Survey Drawing - Baseline\Projects\Westpark\DWG\Yoon Title.dwg
File: Baseline\Projects\Westpark\F-Notes\Yoon Title.doc

S-J at the Y, J.V.

1. 21.067 Acre Tract – metes and bounds attached

**EXHIBIT
"B"**

FIELD NOTES for
917,698 SQUARE FEET OR 21.067 ACRES

917,698 SQUARE FEET OR 21.067 ACRES OF LAND OUT OF THE JESSE WILLIAMS SURVEY NO. 62, TRAVIS COUNTY, TEXAS AND BEING THE SAME TRACT AS DESCRIBED IN CONVEYANCE TO HI-PLAINS SAVING AND LOAN ASSOCIATION OF DEAF SMITH COUNTY, TEXAS IN VOLUME 10052, PAGE 276 OF THE TRAVIS COUNTY, TEXAS, DEED RECORDS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a ½ inch iron pin found in the north R.O.W. line of U.S. Highway 290 West, a 140 foot right-of-way, at the Southeast corner of that certain (9.13 Acre) tract of land conveyed to Austin Community College by deed recorded in Volume 11339, Page 1766, Real Property Records of Travis County, Texas, same being at the Southwest corner of said Hi-Plains Saving and Loan Association tract, for the Southwest corner and PLACE OF BEGINNING hereof;

THENCE along the east line of said (9.13 Acre) tract, and the west line of said Hi-Plains tract, N 30 deg. 24' 24" E for a distance of 1390.09 feet to a ½" iron pin found at a west corner of that certain (8.54 Acre) tract of land conveyed to Richard W. Schmidt by deed recorded in Volume 10994 Page 286, Real Property Records of Travis County, Texas, same being at the Northwest corner of said Hi-Plains tract, for the Northwest corner hereof;

THENCE along the south line of the same Schmidt tract and the north line of the said Hi-Plains tract, the following two (2) courses:

S 71 deg. 03' 44" E a distance of 374.08 feet to a 1" pipe found;

S 71 deg. 02' 15" E a distance of 724.97 feet to a capped iron pin found at the most Northerly corner of that certain (0.363 Acre) tract of land conveyed to C. L. Boles by deed recorded in Volume 11000, Page 1576, Real Property Records of Travis County, Texas, for the most Easterly corner hereof;

THENCE along the north line of the said Boles tract, the following five (5) courses:

S 64 deg. 37' 18" W a distance of 79.19 feet to a 1/2" capped iron pin set w/ cap marked RDS4094;

S 60 deg. 23' 44" W a distance of 103.66 feet to a 1/2" capped iron pin set w/ cap marked RDS4094;

S 52 deg. 20' 15" W a distance of 71.76 feet to a 1/2" capped iron pin set w/ cap marked RDS4094.

S 49 deg. 36' 22" W a distance of 102.90 feet to a 1/2" capped iron pin set w/ cap marked RDS4094.

FIELD NOTES for
917,698 SQUARE FEET OR 21.067 ACRE
Page 2 of 2


S 41 deg. 34' 25" W a distance of 104.99 feet to a 1" pipe found in the north R.O.W. line of U.S. Highway 290, at the most Westerly corner of the said Boles tract, for an angle point hereof,

THENCE along the north R.O.W. line of U.S. Highway 290, S 56 deg. 55' 08" W a distance of 254.64 feet to a Concrete monument found at a point of curve to the right, for an angle point hereof,

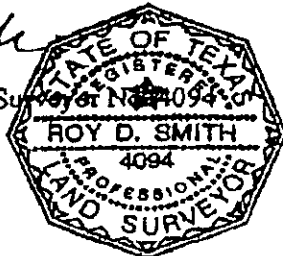
THENCE along said curve to the right, the radius of which is 2794.79 feet, the arc distance is 1250.02 feet, and the chord of which bears S 69 deg. 46' 03" W a distance of 1239.63 feet to the PLACE OF BEGINNING, containing 917,698 SQUARE FEET OR 21.067 ACRE of land.

SURVEYED: April 7, 1999

ROY D SMITH SURVEYORS, P.C


ROY D. SMITH
Reg Professional Land Surveyor
1214 West 5th Street
Austin, Texas 78703

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Oak Hill at the Y, J.V.

1. 17.822 Acre Tract - metes and bounds attached

**EXHIBIT
"C"**

FIELD NOTES
FOR

776,316 SQUARE FEET OR 17.822 ACRES

776,316 SQUARE FEET OR 17.822 ACRES OF LAND OUT OF THE JESSE WILLIAMS SURVEY NO. 62, IN TRAVIS COUNTY, TEXAS, INCLUDING ALL OF THE DORA SCHMIDT SUBDIVISION RECORDED IN VOLUME 48, PAGE 62 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING THAT CERTAIN TRACT DESCRIBED AS (17.83 ACRES) IN TRUSTEES DEED TO RICHARD W. SCHMIDT, ROY C. SCHMIDT, WALTER S. SCHMIDT AND SCHMIDT CONSTRUCTION COMPANY, OF RECORD IN VOLUME 10994 PAGE 286 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron pin found in the south line of Lot 7, Block N, Scenic Brook West Section Two Phase Two, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 54 Page 97, Plat Records of Travis County, Texas, same being at the Northeast corner of Lot 4, Block N, Scenic Brook West Section Two, Phase Two, same being at the Northwest corner of Tract A, Dora Schmidt Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 48 Page 62, Plat Records of Travis County, Texas, for the Northwest corner and PLACE OF BEGINNING hereof;

THENCE along the south line of Lots 7, 8, and 9, respectively, of said Block N, and the north line of said Tract A, Dora Schmidt Subdivision, S 73 deg. 30' 46" E a distance of 374.39 feet to a 3/4 iron pin found at an angle point in the south line of Lot 2, Scenic Brook West Commercial 1-B, according to the map or plat thereof recorded in Volume 84 Page 162, for an angle point hereof;

THENCE along the south line of Scenic Brook West Commercial 1-B, and the north line of said Dora Schmidt Subdivision, S 69 deg. 49' 01" E a distance of 451.03 feet to a 1/2 inch capped iron pin set w/ cap marked RDS4094, at an angle point in the south line of Lot 8, Scenic Brook West Commercial 1-B, for an angle point hereof;

THENCE continuing along the south line of Scenic Brook West Commercial 1-B, and the north line of said Dora Schmidt Subdivision S 39 deg. 42' 36" E for a distance of 534.86 feet to

FIELD NOTES TO
776,316 SQUARE FEET OR 17.822 ACRE
Page 2 of 3

a capped iron pin found in the southwest line of Lot 1, Scenic Brook West Commercial 1-A, according to the map or plat thereof recorded in Volume 70 Page 360, Plat Records of Travis County, Texas, same being at the most Northerly corner of that certain (0.279 Acre) tract of land to be acquired by the State of Texas for R.O.W. purposes, for an angle point hereof;

THENCE continuing along the southwest line of Lot 1, Scenic Brook West Commercial 1-A, S 39 deg. 36' 35" E a distance of 27.08 feet to a 1" iron pipe found in the existing northwest R.O.W. line of U.S. Highway 290 West, at the most Easterly corner of said Dora Schmidt Subdivision for the most Easterly corner hereof;

THENCE with the existing northwest R.O.W. line of U.S. Hwy. 290 West, the following four (4) courses:

S 50 deg. 34' 24" W a distance of 54.24 feet to a concrete monument found;

S 56 deg. 11' 16" W a distance of 240.01 feet to a 1" iron pipe found;

S 66 deg. 26' 36" W a distance of 149.54 feet to a 1" iron pipe found;

S 64 deg. 16' 56" W a distance of 23.42 feet to a capped iron pin found at the Southeast corner of the said (17.83 Acre) tract, for the Southeast corner hereof;

THENCE leaving U.S. Highway 290, N 71 deg. 49' 03" W at a distance of 2.86 feet pass a capped iron pin found at the northwest corner of the proposed State of Texas (0.279 Acre) tract, same being in the northeast line of a tract described in conveyance to Hi-Plains Saving and Loan Association of record in Volume 10052 Page 276 of the Real Property Records of Travis County, Texas, and continuing along the same course a total distance of 725.30 feet to an iron pipe found;

THENCE continuing along the common dividing line of said (17.83 Acre) Schmidt tract, and said Hi-Plains Savings and Loan tract, N 71 deg. 49' 07" W a distance of 374.08 feet to a 1/2 inch iron in found in the east line of that certain (9.13 Acre) tract of land conveyed to Austin Community College by deed recorded in Volume 11339 Page 1766 of the Real Property Records of Travis County, Texas, same being at the most Northerly corner of the said Hi-Plains Savings and Loan tract, same being at the Southwest corner of the said (17.83 Acre) Schmidt tract, for the most Southerly Southwest corner hereof;

THENCE along the east line of said (9.13 Acre) tract, and a west

FIELD NOTES TO
776,316 SQUARE FEET OR 17.822 ACRES
Page 3 of 3

line of said (17.83 Acre) Schmidt tract, N 29 deg. 50' distance of 312.22 feet to a 5/8 inch iron pin found line of said Dora Schmidt Subdivision, at the Northeast corner of said (9.13 Acre) tract, for a corner hereof;

THENCE along the north line of said (9.13 Acre) tract, line of said Dora Schmidt Subdivision, N 71 deg. 42' distance of 81.10 feet to a 5/8 inch iron pin found at corner of Lot 1, Block N, Scenic Brook West Section Two same being at the Southwest corner of said Dora Schmidt for a corner hereof;

THENCE along the east line of Lots 1, 2, 3, and 4, respectively said Block N, and the west line of said Dora Schmidt Subdivision, S 37 deg. 26' 59" E a distance of 368.84 feet to the PLACE BEGINNING, containing 776,316 SQUARE FEET OR 17.822 ACRES

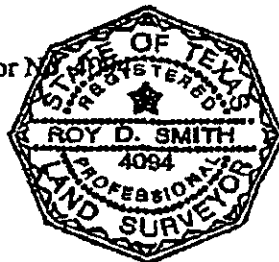
SURVEYED: February 21, 2000
REVISED: April 7, 2000

ROY D. SMITH SURVEYORS, P.C.

Roy D. Smith
ROY D. SMITH

Reg. Professional Land Surveyor No. 4094
1214 West 5th Street
Austin, Texas 78703

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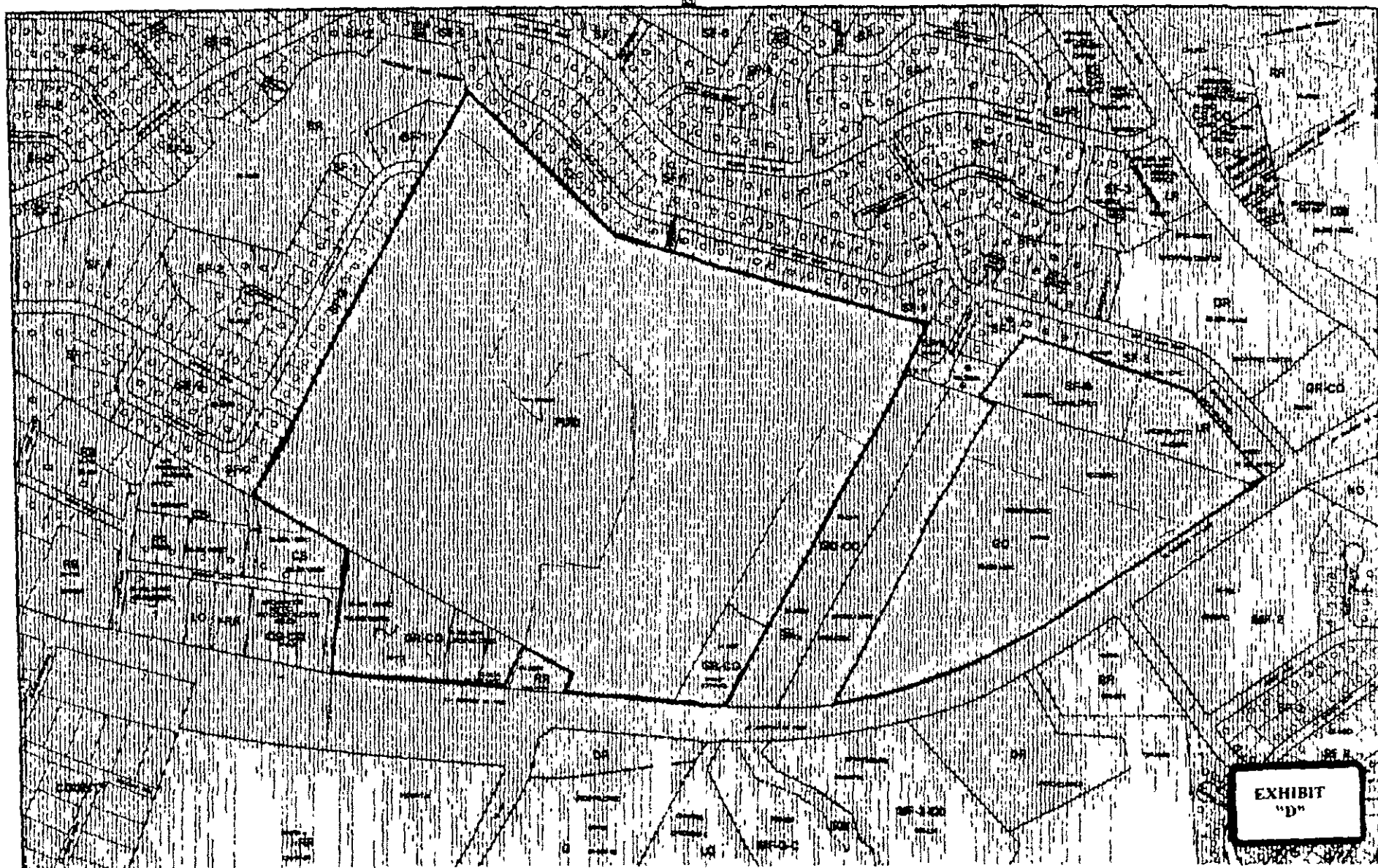


EXHIBIT
"D"