ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0056
2505 & 2507 Bluebonnet Lane

P.C. DATE: September 10, 2013

ADDRESS: 2505 & 2507 Bluebonnet Lane

AREA: 1.051 acres (45782 sq. ft.)

OWNER: 2505 Bluebonnet, LLC (Scott Turner)

APPLICANT: Thrower Design (Ron Thrower)

ZONING FROM: SF-3; Family Residence

ZONING REQUEST TO: MF-2; Multifamily Residence Low Density

NEIGHBORHOOD PLAN AREA: South Lamar
(South Lamar Combined Neighborhood Plan Area)

SUMMARY STAFF RECOMMENDATION

To grant Multifamily Residence Low Density (MF-2) zoning with conditions. These conditions include:

- The property shall be limited to a maximum of 18 units;

PLANNING COMMISSION RECOMMENDATION:

September 10, 2013 — To grant staff recommendation of MF-2 with the condition recommended by staff, and two additional conditions relating to limited height and limited rooftop access in certain areas of property as read into the record and with a reference to illustrations.* (Consent Motion by S. Oliver; Second by J. Stevens) 7-0 (Absent: A. Hernandez and J. Nortey)

* Illustrations demarking these areas (see Exhibit I) were provided to Commissioners. The areas so depicted have been incorporated as field notes with an accompanying sketch within the zoning ordinance.

DEPARTMENT COMMENTS:

This rezoning tract is part of the triangle formed by South Lamar Boulevard, Bluebonnet Lane, and Del Curto Road (see Exhibits A). The subject tract is comprised of two parcels, both of which contain an existing single-family house; the existing homes are thought to date from the early to mid-1940s. Property to the east and southeast are primarily single-family residential with an occasional duplex. Properties to the northeast, northwest, and southwest are recently developed multifamily residential and established retail.

The request for MF-2 rezoning is driven by the applicant's stated desire to redevelop the property. Specifically, the applicant wishes to develop a condo-style project with 18 units in 3 buildings, which may vary in height between 2 and 3 stories.

Correspondence from stakeholders regarding the proposed rezoning have been attached (see Exhibit C).

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-3	Single-family residential
Northeast	CS-V; LO; MF-3; SF-3	Automotive Sales; Multifamily residential; Duplex and Single-family residential
Southeast	SF-3;	Single-family residential; Del Curto; Single-family residential
Southwest	MF-2	Bluebonnet; SoLa City Homes (Condo & Townhouse Residential)
Northwest	LO-MU-CO; LO-CO; LR-CO; GR-CO	SoLa City Homes (Condo & Townhouse Residential); General Retail Sales; Food Trailers

AREA STUDY: No
WATERSHED: West Bouldin Creek
CAPITOL VIEW CORRIDOR: No
TIA: Not Required
DESIRED DEVELOPMENT ZONE: Yes
HILL COUNTRY ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

South Central Coalition	498
Austin Neighborhoods Council	511
Austin Independent School District	742
South Lamar Neighborhood Association	926
Homeless Neighborhood Organization	1037
Bike Austin	1075
Perry Grid 614	1107
Austin Parks Foundation	1113
Super Duper Neighborhood Objectors and Appealers Organization	1200
Austin Monorail Project	1224
Sierra Club, Austin Regional Group	1228
The Real Estate Council of Austin, Inc.	1236
Austin Heritage Tree Foundation	1340
SEL Texas	1363
Beyond2ndNature	1409
Wildflower Church	1423
Preservation Austin	1424

SCHOOLS:
Austin Independent School District
Zilker Elementary School O. Henry Middle School Austin High School

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic Count
Bluebonnet Lane	64'	28'	Collector	1,425 (year 2002)

With the exception of the subject tract and the adjacent single-family property on the corner of Bluebonnet and Del Curto, there are sidewalks on both sides of Bluebonnet Lane. There is no bus service on either Bluebonnet or Del Curto, but South Lamar Boulevard, about 450 feet away (midpoint of tract to Lamar ROW), is well-served with bus routes. Similarly, although there are no existing bicycle facilities on either Bluebonnet or Del Curto, and none are planned, Lamar is currently designated as Bike Route #43 with a marked shared bike lane, and future wide curb facility per the adopted 2009 Bicycle Plan.

CASE HISTORIES:

NUMBER	REQUEST	LAND USE COMMISSION	CITY COUNCIL
East of Bluebonnet Lane			
2203 S Lamar C14-2010-0122	CS to CS-1	Recommended; 08/10/2010	Approved; 09/23/2010 (CO limits use)
2315 & 2323 S Lamar, 2421 Bluebonnet C14-2008-0070	SF-3 and CS to GR & GR-V	Recommended LO-CO, GR-CO, GR-V-CO w/Conditions	LO-CO, GR-CO, GR-V-CO; Approved 11/20/2008 (CO limits uses, access, and vtd to less than 2000)
2208-2210 and 2212-2300 Del Curto C14-63-62	"A" Residence 1st H&A to "O" 1st H&A and "B" Residence 1st H&A	Recommended Tract 1, Conditioned Tract 2 (per CC minutes)	Approved; 06/20/1963
East of Bluebonnet Lane			
2403 S Lamar C14-02-0189	SF-3 to GR-CO	Recommended GR-CO w conditions	Approved; 07/17/2003 (CO limits uses and vtd to less than 715)
2409 S Lamar at Bluebonnet (Walhgreens) C14-03-0068	SF-3 to GR	Recommended LR-CO w/conditions; 06/10/2003	Denied; 07/17/2003
C14-04-0060	CS & SF-3 to LR & LO	Recommended LR-CO and LO-CO; 06/15/04	Approved; 09/30/2004 (CO limits access; RC limits to NTA requirements)
2426-2434 Bluebonnet & 2500-2512 Del Curto C14-72-035	"A" Residence to "BB" Residence		Approved; 11/09/1972
2529 S Lamar C14-05-0033	SF-3 to LO-MU	Recommended LO-MU-CO; 07/05/2005	Approved; 12/15/2005 (CO limits vtd, access, residential/nonresidential mix, and max units)

In addition, representatives of the South Lamar Neighborhood Planning Area added vertical mixed use building during the opt-in process in 2008 (see Case # C14-2008-0019 and amendments). This process granted VMU, or V, zoning designation to approximately 60 acres on more than a dozen tracts abutting the east side of South Lamar Boulevard, from

Oltorf Street to Ben White Boulevard. Some amendments were to correct that ordinance (e.g., 20080618-080 involving 3001-3005 South Lamar Boulevard).

CITY COUNCIL DATE: Scheduled for October 17, 2013
ORDINANCE READINGS: 1st 2nd 3rd
ORDINANCE NUMBER:
CASE MANAGER: Lee Heckman **PHONE:** 512-974-7604
e-mail address: lee.heckman@austintexas.gov

STAFF RECOMMENDATION **C14-2013-0056**

To grant Multifamily Residence Low Density (MF-2) zoning with conditions. These conditions include:

- The property shall be limited to a maximum of 18 units;

BACKGROUND

The existing family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more.

A duplex use that is designated as an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics. Given the size of this tract, (45782 square feet) and well-over 200 feet of frontage on Bluebonnet, it's clear that it could be redeveloped with additional single-family or duplex residences.

The requested multifamily residence low density (MF-2) district is the designation for a multifamily use with a maximum density of up to 23 units per acre, depending on unit size. An MF-2 district designation may be applied to a use in a multifamily residential area located near single family neighborhoods or in an area for which low density multifamily use is desired.

BASIS FOR RECOMMENDATION

Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities; and

Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.

Staff recommends granting MF-2-CO combining district zoning, in which the maximum number of units is limited. Staff thinks the zoning principles noted above are related, and individually and collectively look at how a proposed rezoning fits within its context, as that context exists today and how that context might change over time.

As noted above, this tract is located in a 5.84-acre island surrounded by South Lamar Boulevard, Bluebonnet Lane, and Del Curto Road. Bluebonnet Lane between South Lamar Boulevard and Del Curto is currently a mix of land uses; there is a commercial node at its intersection with Lamar, there is multifamily across the street from the subject tract, and only one other property on this section of Bluebonnet that remains single-family residential (abutting the subject tract to the southeast). On the Del Curto side, retail also exists at the Lamar intersection, and there is an existing multifamily tract (abutting the subject tract to the northeast). The majority of Del Curto properties, however, as with those on the opposite (east) side of Del Curto, are single-family or duplex residential.

Because of the existing mix of uses on this island, and because of the configuration of the subject tract, this single-family tract is adjacent to 5 single-family residences on one side, but multifamily, retail, and office-zoned property on others, and sits directly across the street from multifamily.

Staff thinks multifamily uses are appropriate at this location as a transition along Bluebonnet, serving as a transition zone between the commercial node at Lamar and the single-family along Del Curto to the south. Given that the property abuts existing multifamily on two sides and commercial on another, staff thinks compatibility is provided. Additionally, there are single-family residences abutting the property; this means the property, if developed under a multifamily zoning district, will be subject to compatibility standards that govern height and setbacks, and further the goals of compatibility between existing and future land uses. Should any of the properties on Del Curto wish to redevelop in the future, the subject tract, if developed as multifamily, would be an appropriate neighbor, whether those properties were redeveloped as single-family or multifamily residential.

Granting of the zoning should not in any way set an undesirable precedent for other properties in the neighborhood or within other areas of the city; and

Zoning should allow for a reasonable use of the property.

It is obvious that South Lamar Boulevard, and properties along side streets such as Bluebonnet and Del Curto are being redeveloped as residential projects at a level of density higher than the standard SF-3 zoning district would allow. All along South Lamar Boulevard are examples of mixed-use development under construction; across the street from this subject tract is the recently completed SoLa City Homes, a condominium project. Condos or resubdivided tracts with duplexes can be found under development elsewhere along neighborhood side streets.

Given the island location of this property, and the fact it is abutting 2-story multifamily on one side and across the street from a 3-story condominium developed under MF-2 zoning, staff does not think this sets an undesirable precedent for the neighborhood. It mirrors what is already there. At the same time, single-family exists, for now, along the Del Curto side of the island adjacent to the subject tract; development of this tract under a multifamily zoning district will require compliance with compatibility standards, thus mitigating any potential undesirable impacts. This low density multifamily zoning, along with compatibility requirements, could result in a smaller-scale infill project that is appropriate for this setting and similar settings throughout Austin.

Moreover, the applicant has proposed, and representatives of the neighborhood association have agreed, to limit the number of units to 18; staff supports this unit cap. While this is a concession when compared with the number of units that would be allowed by the district (i.e., 23 units per acre), staff thinks this reflects a sensitivity to the adjacent single-family residences on Del Curto, while still allowing the owner a reasonable use of the property.

Zoning should be consistent with an adopted study, the Future Land Use Map (FLUM) or an adopted neighborhood plan; and

The rezoning should be consistent with the policies adopted by the City Council or Planning Commission/Zoning and Platting Commission.

The South Lamar Combined Neighborhood Plan effort has been suspended. As such, there is no neighborhood plan or future land use map to consult in drafting the staff recommendation. However, as discussed below, the Comprehensive Plan would seem to support additional residential development at this location, next to an Activity Corridor.

SITE CHARACTERISTICS, EXISTING CONDITIONS, & REVIEW COMMENTS

The subject tract consists of two parcels, each of which contains a single-family home dating from the 1940s. The tract is essentially flat, without any significant environmental features. It does have abundant trees, but it is unknown if any of these trees are protected.

PDR Comprehensive Planning Review

Tuesday, May 21, 2013 (KF)

This zoning case is located on the north side Bluebonnet Lane, and contains two single family houses. This case is not located within the boundaries of a neighborhood planning area with an approved plan. Surrounding land uses includes a multi-family unit to the north, a vacant lot to the west, single family houses to the west, and a multi-family unit to the south. The properties are located 350 ft. south of S. Lamar Blvd. The proposed land use is a multi-family unit.

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan identifies this section of Bluebonnet Lane as being located adjacent to S. Lamar Blvd., which is identified as an **Activity Corridor.** Activity corridors are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, **apartments**, public buildings, houses of worship, mixed-use buildings, and offices.

The following Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses promoting a variety of housing types, developing complete communities and protecting environmentally sensitive lands:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P10.** Direct housing and employment growth to activity centers and corridors, and preserving and integrating existing affordable housing where possible.
- **H P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- **N P1.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on the property being: (1) located adjacent to an Activity Corridor; (2) surrounded by residential uses, including multi-family; and (3) the Growth Concept Map and the IACP policies referenced above that supports a variety of housing types throughout Austin, staff believes that the proposed residential use is consistent with the Imagine Austin Comprehensive Plan as long as environmental ordinances are considered and enforced.

PDR Environmental Review

May 30, 2013 (MM)

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

4. According to flood plain maps there is no flood plain within the project area.

5. Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

6. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

PDR Site Plan Review

May 24, 2013 (CBH)

SITE PLAN REVIEW OF ZONING CASES

SP 1. The site is subject to Subchapter E Commercial Design Standards. Additional comments will be generated at site plan review.

SP 2. The site is subject to compatibility standards. Along the east property line, the following standards apply:

a. No structure may be built within 25 feet of the property line.
b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
d. No parking or driveways are allowed within 25 feet of the property line.
e. A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

SP 3. Additional design regulations will be enforced at the time a site plan is submitted.

PDR Transportation Review

June 4, 2013 (CG)

TR1. No additional right-of-way is needed at this time.

TR2. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

TR3. There are no existing sidewalks along Bluebonnet Lane.

TR4. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities exist along the adjoining streets as follows: Shared Lane on Bluebonnet serving Route 25.

TR5. The Capital Metro Lamar/Bluebonnet bus stop is located 0.1 miles from the site at the intersection of Lamar Boulevard and Bluebonnet Lane and serves routes 331, 338, 103, 484, and 3.

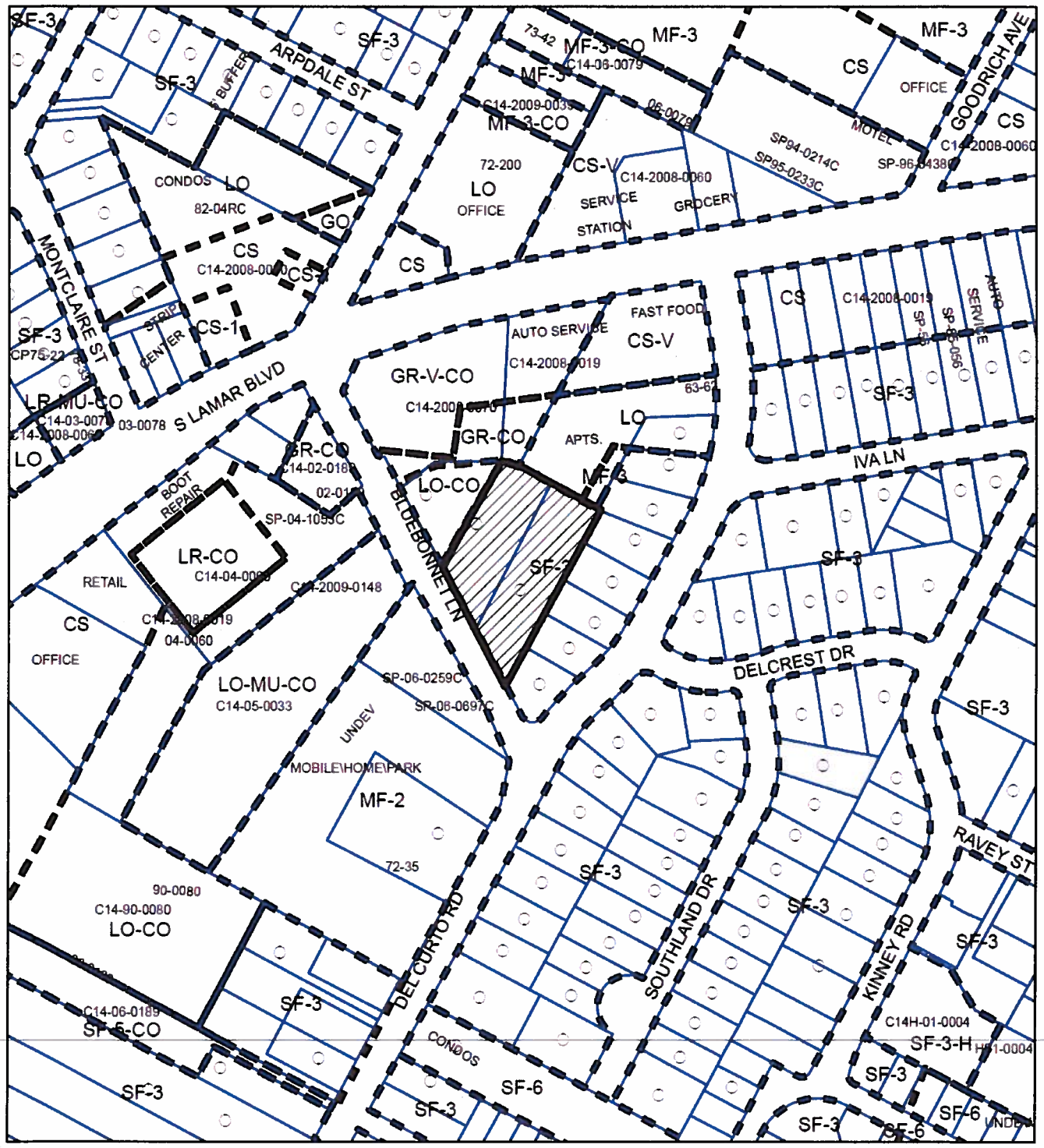
TR6. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Bluebonnet Lane	64'	28'.	Collector	1,425 (year 2002)

Austin Water Utility Review

May 21, 2013 (NK)

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 200 '

ZONING

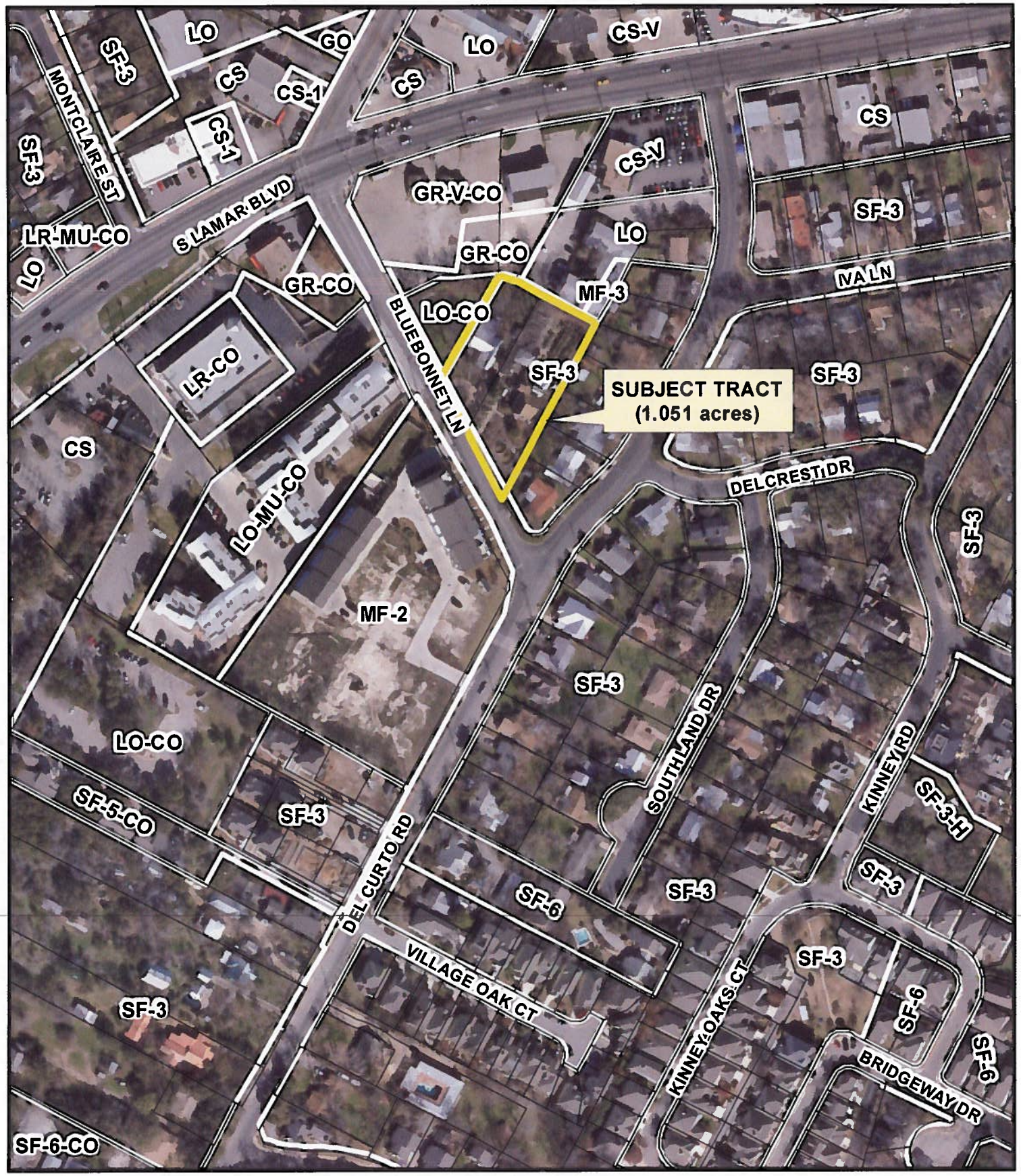
ZONING CASE#: C14-2013-0056

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

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit A

C14-2013-0056 / 2505 & 2507 Bluebonnet Rezoning



Aerial Data: 2012-01

Exhibit A - 1
Aerial & Zoning

0 100 200 400 600 Feet

1 inch = 200 feet

N

C14-2013-0056 / 2505 & 2507 Bluebonnet Rezoning

Aerial Data: 2012-01

Exhibit A - 2
Aerial & Zoning

0 25 50 100 150 Feet

1 inch = 50 feet

N

PUBLIC HEARING INFORMATION

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During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning. R 9/5/13

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2013-0056
Contact: Lee Heckman, 512-974-7604
Public Hearing: Sep 10, 2013, Planning Commission
Sep 26, 2013, City Council

Kenneth R. O'Neal
Your Name (please print)

☐ I am in favor
☒ I object

2400 Southland Dr. Austin 78704
Your address(es) affected by this application

Kenneth R. O'Neal 9/2/13
Signature *Date*

Daytime Telephone: 512-944-4918

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

Exhibit C - 1

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Case Number: C14-2013-0056
Contact: Lee Heckman, 512-974-7604
Public Hearing: Sep 10, 2013, Planning Commission
Sep 26, 2013, City Council

Camilla Sanders
Your Name (please print)

☐ I am in favor
☑ I object

2503 Southland Dr.
Your address(es) affected by this application

Camilla Sanders — 9-3-13
Signature — *Date*

Daytime Telephone: _____

Comments: We have to many apts. + traffic now. Your map is old. There is no Trailer park where you are showing its full of apt.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

Exhibit C - 2

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Case Number: C14-2013-0056
Contact: Lee Heckman, 512-974-7604
Public Hearing: Sep 10, 2013, Planning Commission
Sep 26, 2013, City Council

N. MANNING WOLFE
Your Name (please print)

☐ I am in favor
☑ I object

2525 S. LAMAR #209
Your address(es) affected by this application

Signature 9/4/13 *Date*

Daytime Telephone: 512-658-8686

Comments: The traffic & improvements adding to increased traffic make this objectionable. Also, the houses are already buffered into the adjoining Bluebornet neighborhood.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2013-0056
Contact: Lee Heckman, 512-974-7604
Public Hearing: Sep 10, 2013, Planning Commission
Sep 26, 2013, City Council

W. Robin Matthews
Your Name (please print)

☐ I am in favor
☒ I object

2506 Southland Dr.
Your address(es) affected by this application

Robin Matthews — 9-1-13
Signature — *Date*

Daytime Telephone: 512-444-6083

Comments: This zoning change will result in a dramatic safety hazard to students going to Zilker Elem. school. It will increase traffic on the neighborhood streets of Del Curto, Del Crest, Ava Lane, and Kinney Rd. as they become "cut through" streets. The very odd intersection of Lamar & Blue Bonnet Lane will become more dangerous, especially to bikers. Must limit number of apartments to ½ of maximum density of 23.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

Exhibit C - 4

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During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

R 9/26

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2013-0056
Contact: Lee Heckman, 512-974-7604
Public Hearing: Sep 10, 2013, Planning Commission
Sep 26, 2013, City Council

[redacted]
Your Name (please print)

☐ I am in favor
☒ I object

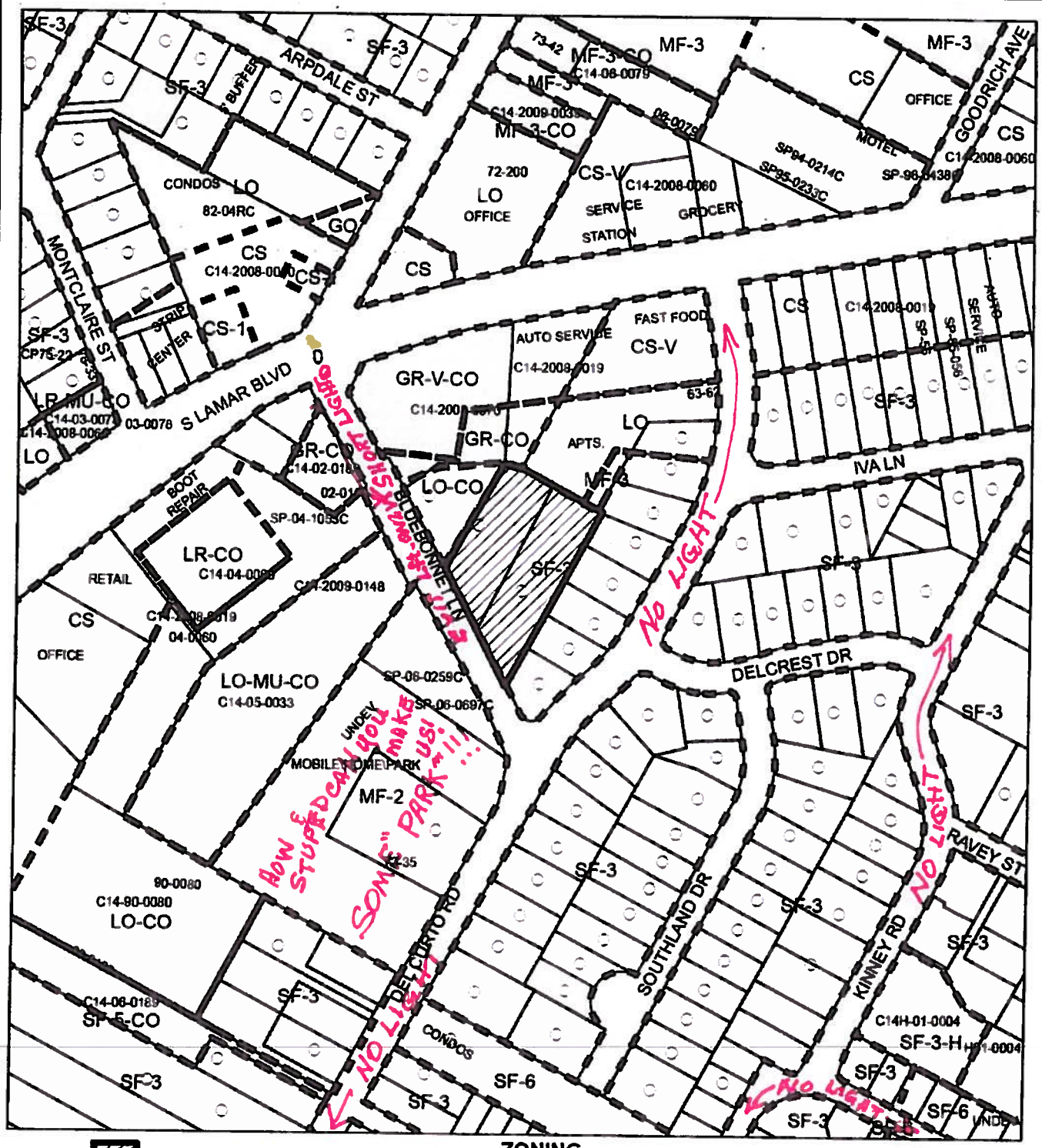
[redacted]
Your address(es) affected by this application

One of your salary (TAX) payers
Signature *Date*

Daytime Telephone: 512-444-1376

Comments: You rich people staying in your high ivory towers have no idea what you are creating for the REAL working people in this area.
You are allowing a REAL impossible situation to be developed for us.
BUT this is what you want in order to drive us out in order to build more of your apartments so more pilfering, theft and Robbery, maybe done. These forms do no good as you do as you please no matter how we feel & we doubt any of you have even driven down South Lamar in years

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 200 '

ZONING

ZONING CASE#: C14-2013-0056

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

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

CITY OF AUSTIN

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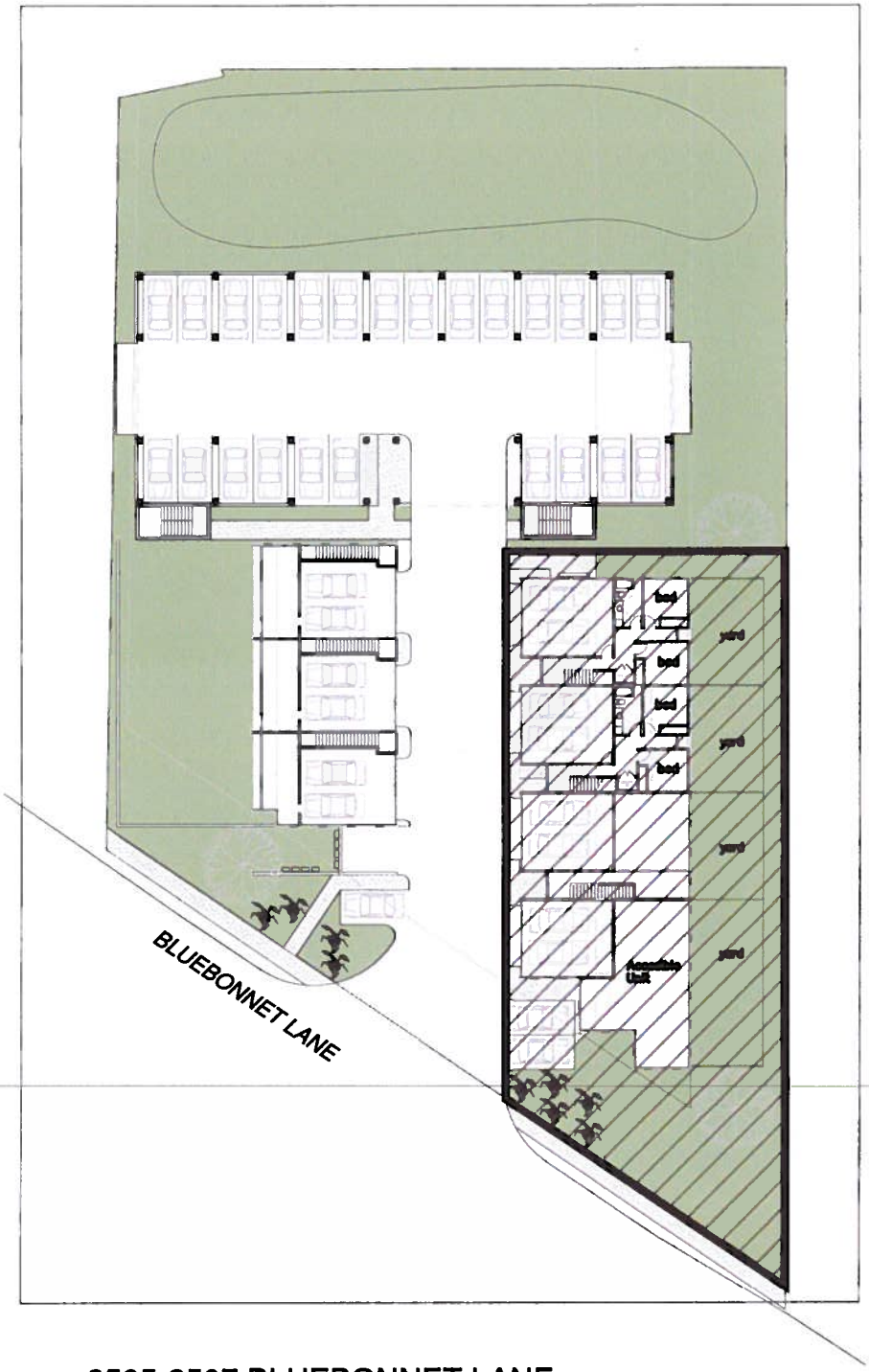
Exhibit C - 6

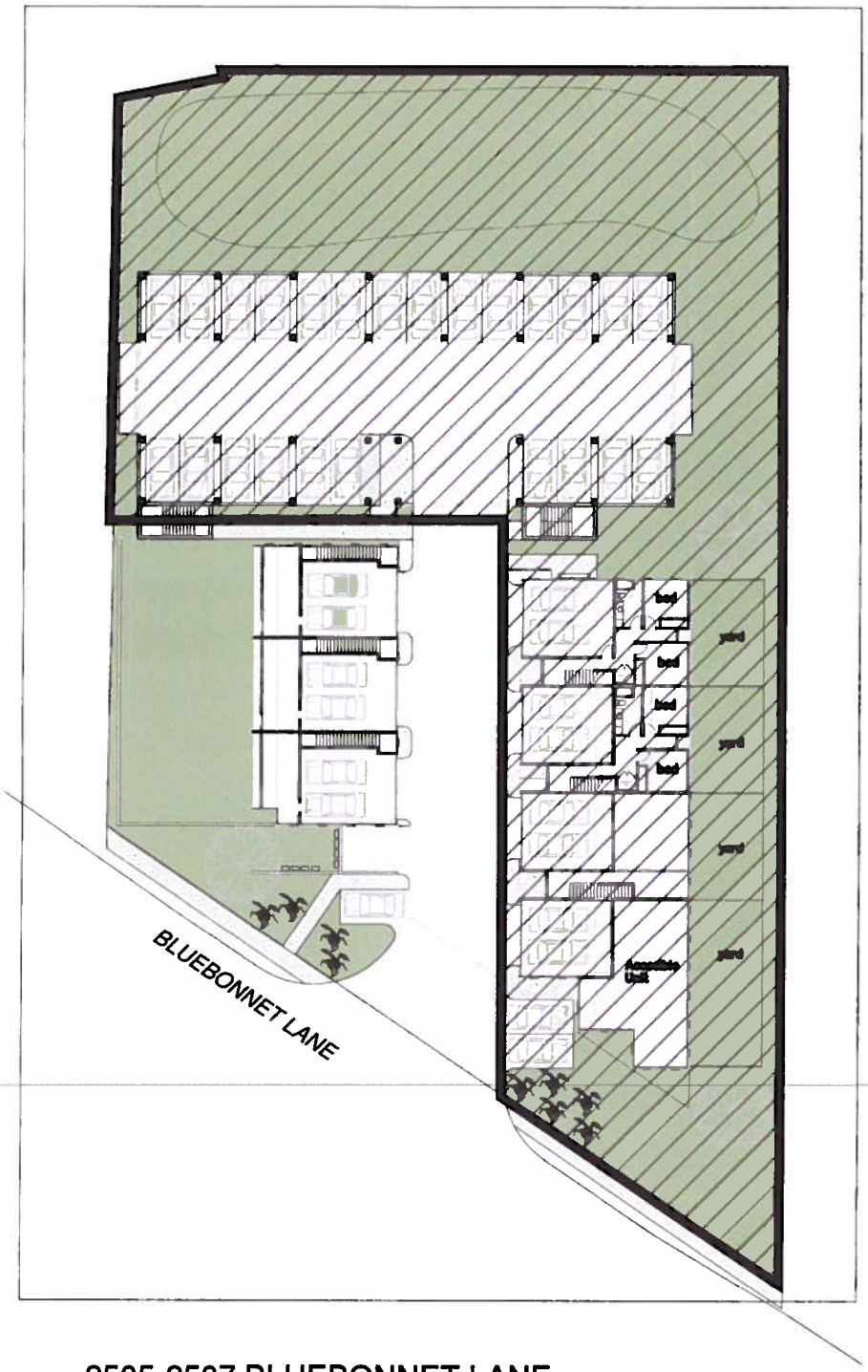


2505-2507 BLUEBONNET LANE
C14-2013-0056

EXHIBIT FOR 2-STORY AND 30' HEIGHT LIMIT

AREA SHOWN IN CROSS-HATCHING AS +/-12,329 S.F., OR 0.283 ACRES

Exhibit I - 1



2505-2507 BLUEBONNET LANE
C14-2013-0056

EXHIBIT FOR NO ROOFTOP DECKS

AREA SHOWN IN CROSS-HATCHING AS +/-33,957 S.F., OR 0.780 ACRES

Exhibit I - 2