

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2017-0056 (Howard Lane Tract, Part 2)      **Z.A.P. DATE:** May 16, 2017

**ADDRESS:** 13000 Block of E. Howard Lane and 13414 Harris Glenn Drive

**DISTRICT AREA:** 1

**OWNER:** Ridge Investors Limited (Robert C. Wilson, III)

**AGENT:** City of Austin-Planning and Zoning Department (Sherri Sirwaitis)

**ZONING FROM:** LO-CO      **TO:** SF-4A      **AREA:** 3.243 acres

### **SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant SF-4A, Single Family Residence-Small Lot District, zoning.

### **ZONING AND PLATTING COMMISSION:**

5/16/17: Approved staff's recommendation of SF-4A zoning by consent (11-0); A. Denkler-1<sup>st</sup>, J. Duncan-2<sup>nd</sup>.

### **DEPARTMENT COMMENTS:**

The property in question is an undeveloped tract of land backing up to an existing residential neighborhood. The staff placed an item on the April 4, 2017 Zoning and Platting Commission agenda asking the Commission to direct staff to initiate a new rezoning case of this 3.243 acre area that was part of zoning case C14-2016-0126 (Howard Lane Tract) for a total of 13.927 acres. Case C14-2016-0126 contained two tracts of land, a northern 10.685 acre area fronting Howard Lane and a southern 3.243 acre area that is adjacent to the Harris Ridge Neighborhood. There was a staff error during the drafting process for the ordinance for this case before City Council and only the front 10.685 acre portion of the property was referenced in the final ordinance (Ordinance No. 20170302-068). Therefore, both tracts were not rezoned as posted and approved by the City Council on consent all three readings on March 2, 2017. The Commission approved the initiation request on consent and the staff filed this rezoning case to down zone the remainder of the site to SF-4A so that the error can be rectified.

The staff recommends SF-4A, Single Family Residence-Small Lot District, zoning as the proposed zoning is compatible with the existing single-family residential uses directly to the south of this site. The proposed zoning will permit the applicant to provide housing opportunities in an area with a variety of commercial and industrial employment centers along a major arterial roadway, East Howard Lane.

The owner agrees with staff's recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LO-CO	Undeveloped
<i>North</i>	SF-4A-CO, I-RR, GR-MU	Undeveloped
<i>South</i>	SF-2	Single Family Residences (Harris Ridge Owner's Association)
<i>East</i>	GR, MF-2-CO	Undeveloped
<i>West</i>	GR, LO-CO	Service Station/General Retail Sales (Convenience)/ Food Sales (Chevron), Undeveloped

**AREA STUDY:** N/A**TIA:** Waived**WATERSHED:** Harris Branch**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

Homeless Neighborhood Association  
 Friends of Austin Neighborhoods  
 Pflugerville Independent School District  
 Harris Ridge Owner's Association  
 Bike Austin  
 Austin Heritage Tree Foundation  
 North Growth Corridor Alliance  
 HarrisGlen HOA  
 Harris Ridge Phase IV  
 Sierra Club, Austin Regional Group  
 SELTEXAS

**SCHOOLS:** Pflugerville I.S.D.

Dessau Elementary School  
 Delco Primary School  
 Dessau Middle School  
 Connally High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-2016-0126 (Howard Lane Tract: 13000 Block of E. Howard Lane and 13414 Harris Glenn Drive)	LO-CO to SF-4A	2/07/17: Approved staff's recommendation of SF-4A-CO zoning, with a conditional overlay to prohibit driveway access to East Howard Lane and to limit the development intensity on the site to less than 2,000 vehicle trips per day, on consent. The Commission proposed an additional condition to	3/02/17: Approved the ZAP Commission's recommendation of SF-4A-CO zoning on all 3 readings (10-0, A. Kitchen-off dais); E. Troxclair-1 <sup>st</sup> , J. Flannigan-2 <sup>nd</sup> .

		limit the development intensity on the to require a roadway connection to Scranton Drive (9-0, B. Greenberg and J. Kiolbassa-absent); G. Rojas-1 <sup>st</sup> , B. Evans-2 <sup>nd</sup> .	
C14-2016-0124 (Parmer Business Park: E. Howard Lane at Harris Ridge Blvd.)	LI-PDA to LI-PDA	3/07/17: Approved staff recommendation of LI-PDA zoning, with additional conditions for no outdoor amplified sound and to require a TIA at the time of Site Plan (10-0); B. Greenberg-1 <sup>st</sup> , B. Evans-2 <sup>nd</sup> .	4/20/17 : Approved LI-PDA zoning on consent on 1 <sup>st</sup> reading, with additional conditions that a multifamily use be limited to 900 residential dwelling units and that a TIA be conducted at the time of site plan review if a multifamily use is proposed to be built on the property (11-0); L. Pool-1 <sup>st</sup> , G. Casar-2 <sup>nd</sup> .  5/18/17: Pending
C14-06-0011 (T-Mobile Wireless Facility: 13208 Dessau Road)	DR to SF-6-CO	3/07/06: Approved staff's recommendation of SF-6-CO zoning, with a CO to limit development on the site to SF-1 density regulations and to limit development on the site to less than 2,000 vehicle trips per day, by consent (9-0); J. Martinez-1 <sup>st</sup> , J. Pinnelli-2 <sup>nd</sup> .	4/06/06 : Approved SF-6-CO district zoning by consent (7-0); all 3 readings
C14-04-0127 (Wright Subdivision: 1624 E. Howard Lane)	GR-CO to GR	10/19/04: Approved staff's recommendation of GR-CO zoning by consent (9-0), with CO to prohibit Adult Oriented Business uses and a public restrictive covenant to encompass the TIA recommendations	11/18/04: Granted GR-CO (7-0); all 3 readings
C14-04-0056 (Fish Tract: 13600-14224 Dessau Road)	I-RR to CS, MF-3, SF-6, SF-2	11/02/04: Approved staff's recommendation of SF-2-CO, SF-6, MF-3, LR, LR-MU, GR, GR-MU zoning by consent (9-0)	12/16/04: Granted SF-2-CO, SF-6, MF-3, LR-MU, GR and GR-MU on all 3 readings (7-0)
C14-03-0001 (Cornerstone Baptist Church: 13300 Dessau Road)	DR to LO	1/28/03: Approved staff's recommendation of LO-CO zoning, w/2,000 trip limit (8-0, J. Donisi-absent)	2/27/03: Granted LO-CO on all 3 (6-0, Goodman-out of room)
C14-00-2101	DR to CS	8/1/00: Approved staff rec. w/ condition of no Adult Oriented Businesses (8-0)	9/28/00: Approved GR-CO w/ conditions on TR 1 & 2 (7-0); all 3 readings
C14H-00-0005	DR to DR-H	9/12/00: Approved staff rec. by consent (6-0)	10/5/00: approved DR-H (5-0); all 3 readings
C14-98-0257	DR to GR	10/26/99: Approved staff rec. of LO-CO (TR 1, 2, 3) & GR (TR 4 & TR5) by consent (8-0, BH-off dais)	12/2/99: Approved PC rec. of LO (TR1), LO-CO (TR 2 & 3) w/ conditions, and GR (TR 4 & 5) (6-0, WL-absent); 1 <sup>st</sup> reading

			1/27/00: Approved 2 <sup>nd</sup> /3 <sup>rd</sup> readings by consent (6-0)
--	--	--	---

**RELATED CASES:** C14-2016-0126, C14-98-0257 (Previous Zoning Cases)

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	ADT
Harrisglenn Drive	80'	60'	Collector	1,179
Scanton Drive	50'	30'	Residential	N/A

**CITY COUNCIL DATE:** June 15, 2017

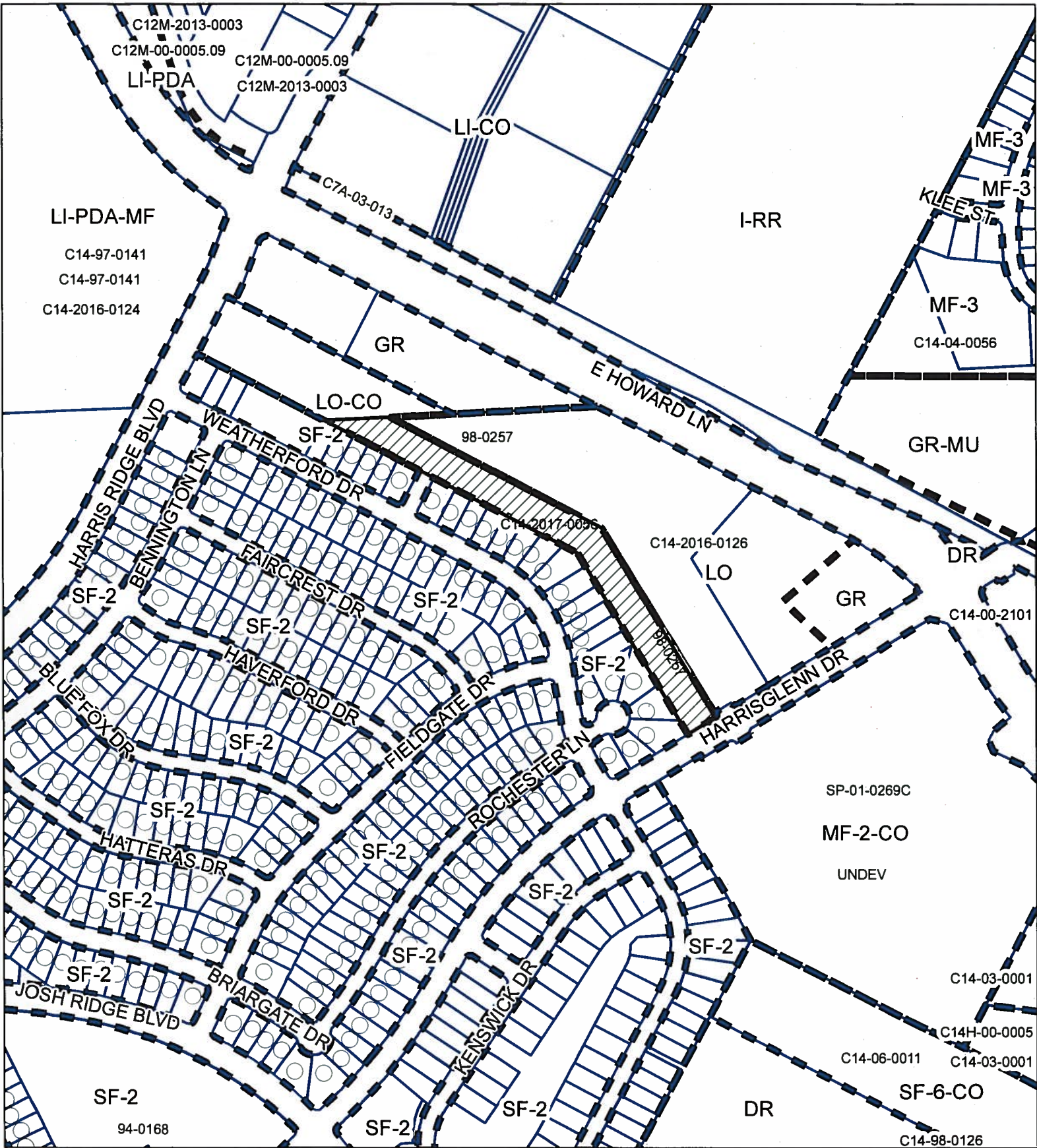
**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis




**PHONE:** 512-974-3057,  
[sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)



## ZONING

Zoning Case: C14-2017-0056



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

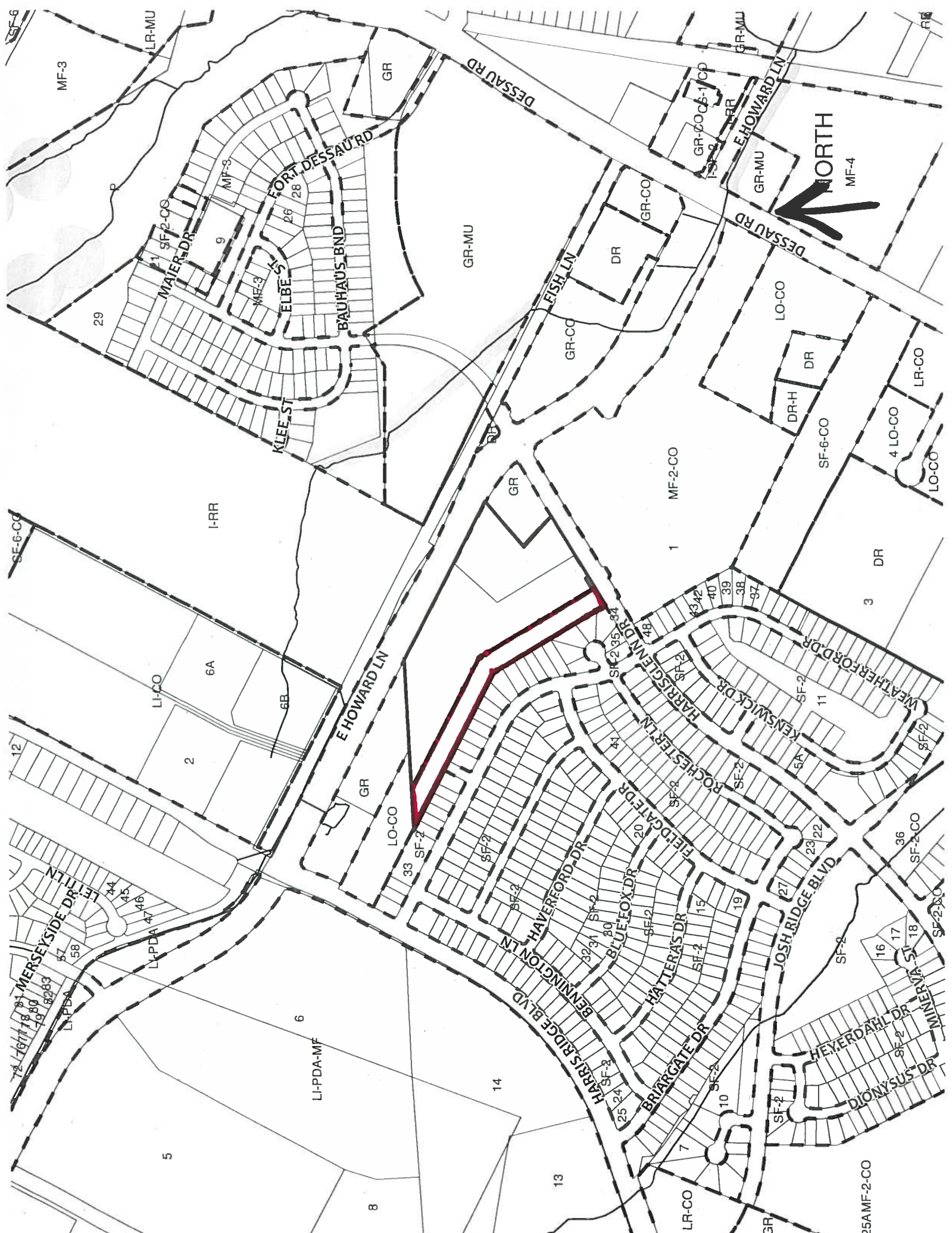
1" = 375'

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.

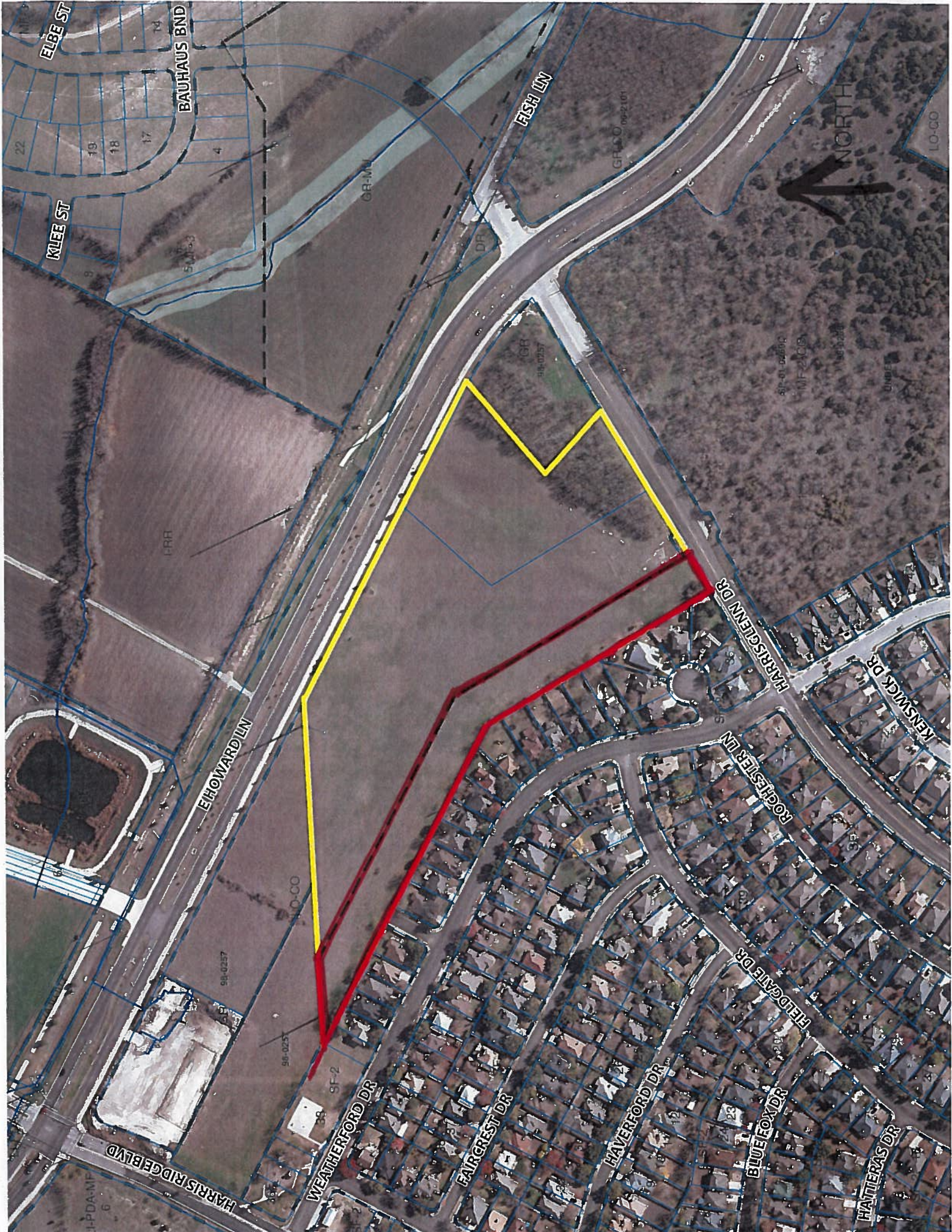






25AMF-2-CO







## STAFF RECOMMENDATION

The staff's recommendation is to grant SF-4A, Single Family Residence-Small Lot District, zoning.

## BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Single-family residence small lot (SF-4A) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 3,600 square feet. An SF-4A district use is subject to development standards that maintain single family neighborhood characteristics.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed zoning is compatible with surrounding zoning and uses as it will permit residential development that is consistent with the existing single family developed in the Harris Ridge neighborhood to the south.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed zoning will permit the applicant to provide housing opportunities in an area with a variety of commercial and industrial employment centers along a major arterial roadway.

## EXISTING CONDITIONS

### Site Characteristics

The site under consideration is a large undeveloped tract of land fronting East Howard Lane, major arterial roadway, and Harrisglenn Drive, a collector roadway. The tracts of land to the north, east and west are undeveloped. The property to the south is developed with single family residences (Harris Ridge Owner's Association).

### Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

### Comprehensive Planning

This zoning case is located on the south side of E. Howard Lane, with street frontage also on Harrisglenn Drive and Harris Ridge Blvd., which is on a vacant parcel that is approximately **13.92 acres in size**. This property is not located within the boundaries of a Neighborhood Plan Area. Surrounding land uses includes vacant land to the north and east, a single family subdivision to the south, and a gas station/convenience store and vacant land to the west. The proposed use is a 169 unit single family subdivision.

**Connectivity:** There are no CapMetro transit stops, or retail shopping areas located within walking distance to this site. The Walkscore for this property 15/100, meaning almost all errands are dependent on a car. The AARP Livability Index Score is 52/100. The Livability Index measures housing, neighborhood, transportation, environment, health, engagement, and opportunity characteristics.



### **Imagine Austin**

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being located along an **Activity Corridor** (E. Howard Lane) and partially with a Neighborhood Center. Page 106 of Imagine Austin states: “**Activity corridors have a dual nature. They 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 also 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.**” (P. 106) A Neighborhood Center is defined by Imagine Austin as the smallest and least intense of the three types of activity centers outlined in the Growth Concept Map, with a focus on creating local businesses and services—including doctors and dentists, shops, branch libraries, dry cleaners, hair salons, coffee shops, restaurants, and other small and local businesses that generally serve the center and surrounding neighborhoods.

The following IACP policies are relevant to this case:

- **LUT P3.** Promote development in **compact centers**, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P7.** Encourage infill and redevelopment opportunities **that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.**
- **HN 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.
- **HN P10.** 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.**

### **Analysis and Conclusion**

Howard Lane is transitioning away from a rural road to one that is quickly filling up with large single family subdivisions but contains little in the way of goods and services to serve people living next to this major corridor. The Imagine Austin Growth Concept Map supports residential uses being located along Activity Corridors but based on a lack of connectivity and goods and services within and around the project area, this project appears to be only **partially** supported by the plan.

### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Harris Branch Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

According to floodplain maps there is no floodplain within or adjacent to the project location. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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 512-974-1876. 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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

### **Impervious Cover**

The maximum impervious cover allowed by the SF-4A zoning district would be 65%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

### **Site Plan**

No site plan comments at this time.

### **Stormwater Detention**

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

### **Transportation**

This site is subject to the approved TIA associated with zoning application case number C14-98-0257 (Harris Ridge Retail). At a minimum, the TIA shall be revised with the zoning application to account for the change of uses at the time of residential review. Please contact Scott James ([Scott.James@austintexas.gov](mailto:Scott.James@austintexas.gov)) to discuss the requirements.

Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.



According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for E Howard Lane, and a bike lane is recommended for Harrisglenn Drive.

It is recommended that joint access be provided to Harrisglenn Drive for both lots along. (i.e. it is recommended to have one driveway accessing Harrisglenn Drive for both lots.

FYI – the tracts shall comply with the block length requirements at the time of subdivision application.

FYI – at the time of the subdivision application, Scranton Drive shall be extended through the property as right-of-way dedication.

FYI – It appears that the sidewalks along E Howard Lane may not be ADA compliant. The existing sidewalks shall be reconstructed at the time of subdivision construction or site plan application.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
E. Howard Lane	130 ft.		Major Arterial	Yes	Yes, wide curb lane	No
Harrisglenn Drive	80 ft.	60 ft.	Collector	No	Yes, Wide curb lane	No
Scranton Drive	50 ft.	30 ft.	Local	Yes	No	No

### Water and Wastewater

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, water or wastewater easements, 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 Austin Water for compliance with City criteria and suitability for operation and maintenance. 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 fees once the landowner makes an application for Austin Water utility tap permits.



## MEMORANDUM

\*\*\*\*\*

TO: Ms. Jolene Kiolbassa, Chair  
Members of the Zoning and Platting Commission

FROM: Sherri Sirwaitis, Senior Planner, Zoning Case Management  
Planning and Zoning Department

DATE: March 29, 2017

RE: **Request to Initiate a Rezoning Application for Property located at 13000  
Block of E. Howard Lane and 13414 Harris Glenn Drive**

\*\*\*\*\*

The item under discussion is a request to consider directing Staff to initiate a rezoning case from LO-CO to SF-4A-CO for 13000 Block of E. Howard Lane and 13414 Harris Glenn Drive.

This is a request to initiate a re-zoning of 3.243 acre area that was part of zoning case C14-2016-0126 (Howard Lane Tract) for a total of 13.927 acres. Case C14-2016-0126 contained two tracts of land, a northern 10.685 acre area fronting Howard Lane and a southern 3.243 acre area that is adjacent to the existing Harris Ridge Neighborhood. There was a staff error during the drafting process for the ordinance for this case before City Council and only the front 10.685 acre portion of the property was referenced in the final ordinance (Ordinance No. 20170302-068). Therefore, both tracts were not rezoned as posted and approved by the City Council on consent all three readings on March 2, 2017.

The staff is asking the Commission to direct the initiation of rezoning for the remaining 3.243 acre southern tract so that this error can be rectified.



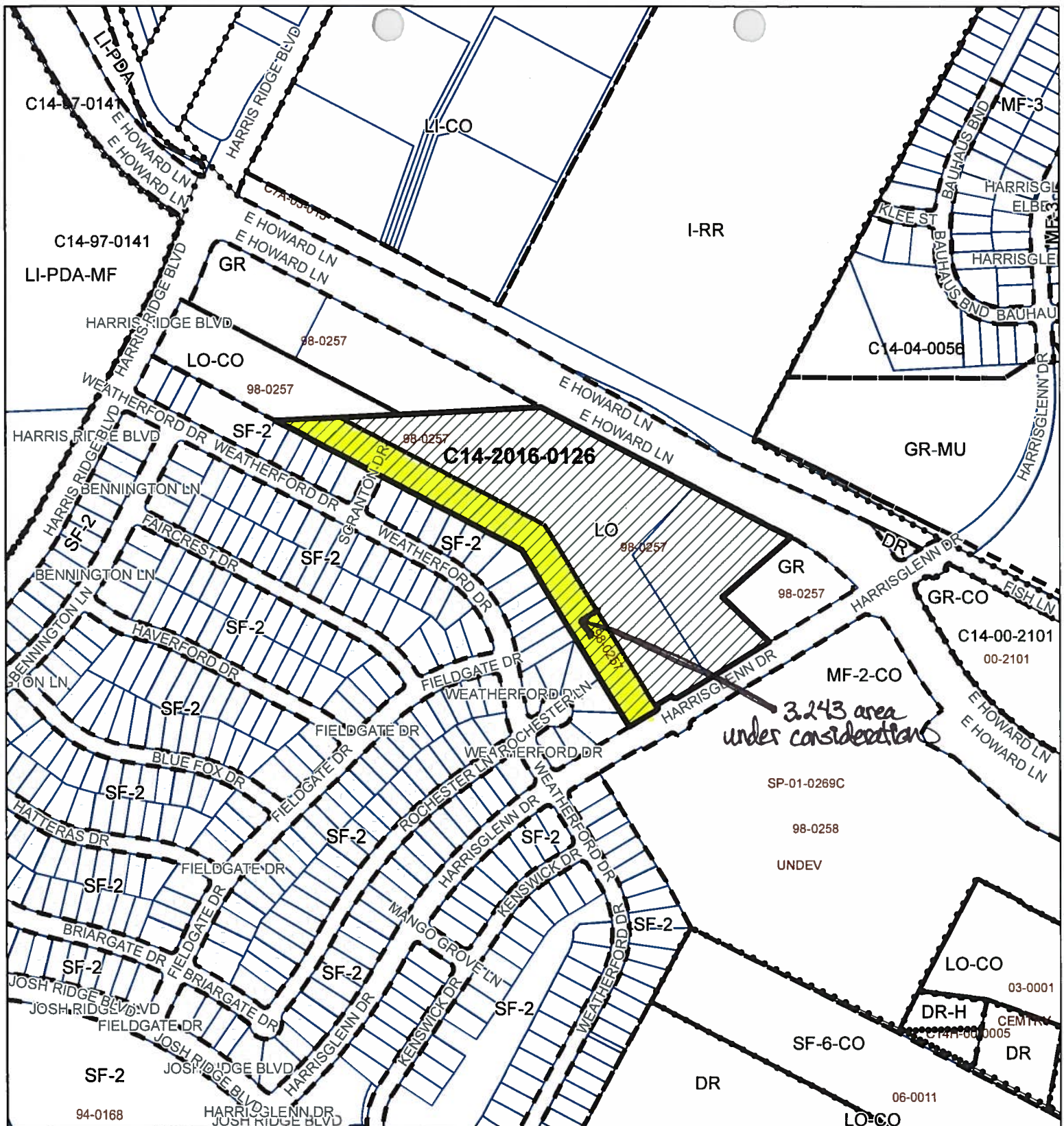
The Zoning and Platting Commission reviewed the rezoning request for case C14-2016-0126 on February 7, 2017. The Zoning and Platting Commission's recommendation is stated below:

**ZONING AND PLATTING COMMISSION:**

2/07/17: Approved staff's recommendation of SF-4A-CO zoning on consent, additional condition to prohibit driveway access to East Howard Lane and to require a roadway connection to Scranton Drive (9-0, B. Greenberg and J. Kiolbassa-absent); G. Rojas-1<sup>st</sup>, B. Evans-2<sup>nd</sup>.

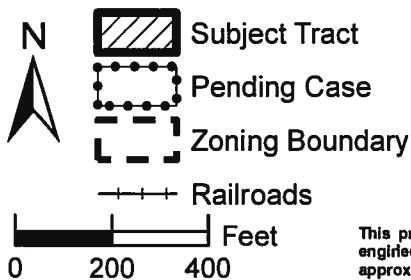
**Attachments:**

- Original zoning case map for C14-2016-0126
- Final Ordinance No. 20170302-068 for zoning case C14-2016-0126
- Legal description for the southern 3.243 acre tract



## ZONING

Case#: C14-2016-0126



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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/22/2017



**ORDINANCE NO. 20170302-068**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 13000 BLOCK OF EAST HOWARD LANE AND 13414 HARRIS GLENN DRIVE FROM LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT TO SINGLE-FAMILY RESIDENCE SMALL LOT-CONDITIONAL OVERLAY (SF-4A-CO) COMBINING DISTRICT.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from limited office-conditional overlay (LO-CO) combining district to single-family residence small lot-conditional overlay (SF-4A-CO) combining district on the property described in Zoning Case No. C14-2016-0126, on file at the Planning and Zoning Department, as follows:

10.685 acres of land, more or less (approximately 465,461 sq. ft.) in the Alexander Walters Survey No. 67, Abstract No. 791, Travis County, Texas, being all of a 10.697 acre tract described in Document No. 2000020187 and 2000023772 of the Official Public Records of Travis County, Texas and being a portion of a 23.857 acre tract conveyed to Ridge Investors Limited in a special warranty deed dated October 8, 1993 and recorded in Volume 12038, Page 1581 of the Real Property Records of Travis County, Texas, being also a portion of Lot 1, Block L, Harris Ridge Phase I Section IV, a subdivision of record in Volume 86, Pages 156D-157A of the Plat Records of Travis, County, Texas; said 10.685 acres being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 13000 Block of East Howard Lane and 13414 Harris Glenn Drive in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

**PART 2.** The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. Vehicular access from the Property to East Howard Lane is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.



**Professional Land Surveying, Inc.  
Surveying and Mapping**

Office: 512-443-1724  
Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**10.685 ACRES  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 10.685 ACRES (APPROXIMATELY 465,461 SQ. FT.) IN THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS, BEING ALL OF A 10.697 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2000020187 AND 2000023772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 23.857 ACRE TRACT CONVEYED TO RIDGE INVESTORS LIMITED IN A SPECIAL WARRANTY DEED DATED OCTOBER 8, 1993 AND RECORDED IN VOLUME 12038, PAGE 1581 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, BEING ALSO A PORTION OF LOT 1, BLOCK L, HARRIS RIDGE PHASE I SECTION IV, A SUBDIVISION OF RECORD IN VOLUME 86, PAGES 156D-157A OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID 10.685 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the northwest right-of-way line of Harrisglenn Drive (right-of-way width varies) as shown on Harris Ridge Phase I Section II, a subdivision of record in Volume 86, Page 125A of the Plat Records of Travis County, Texas, being the southernmost corner of said Lot 1, being in the southeast line of the said 10.697 acre tract, being also an angle point in the southeast line of the said 23.857 acre tract;

**THENCE** with the northwest right-of-way line of Harrisglenn Drive and southeast line of the said 10.697 acre tract, same being the southeast line of the said 23.857 acre tract, the following five (5) courses and distances:

1. South 58°44'54" West, a distance of 106.93 feet to a 1/2" rebar found;
2. With a curve to the right, having a radius of 15.00 feet, a delta angle of 89°53'07", an arc length of 23.53 feet, and a chord which bears North 76°18'23" West, a distance of 21.19 feet to a 1/2" rebar found;
3. South 58°43'39" West, a distance of 50.06 feet to a 1/2" rebar found;
4. With a curve to the right, having a radius of 15.00 feet, a delta angle of 62°12'16", an arc length of 16.29 feet, and a chord which bears South 00°09'08" West, a distance of 15.50 feet to a 1/2" rebar with "Chaparral" cap set for the southernmost corner of the said 10.697 acre tract;

**THENCE** with the southwest line of the said 10.697 acre tract and crossing the said 23.857 acre tract, the following two (2) courses and distances:

**EXHIBIT A**

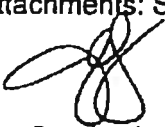
2. South 46°27'55" East, a distance of 196.84 feet to a 1/2" rebar with "Chaparral" cap set in the northwest right-of-way line of Harrisglenn Drive, being an eastern corner of the said 10.697 acre tract, being also in the southeast line of Lot 1, Block L, of said Harris Ridge Phase I Section IV;

**THENCE** South 58°45'23" West with the northwest right-of-way line of Harrisglenn Drive and the southeast line of the said 10.697 acre tract, same being the southeast line of Lot 1, Block L, of said Harris Ridge Phase I Section IV, a distance of 218.13 feet to the **POINT OF BEGINNING**, containing 10.685 acres of land, more or less.

Surveyed on the ground on June 6, 2016

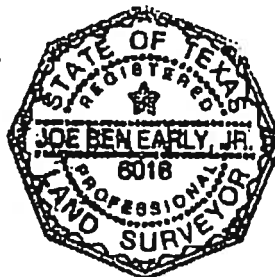
Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) on-line positioning user service (OPUS).

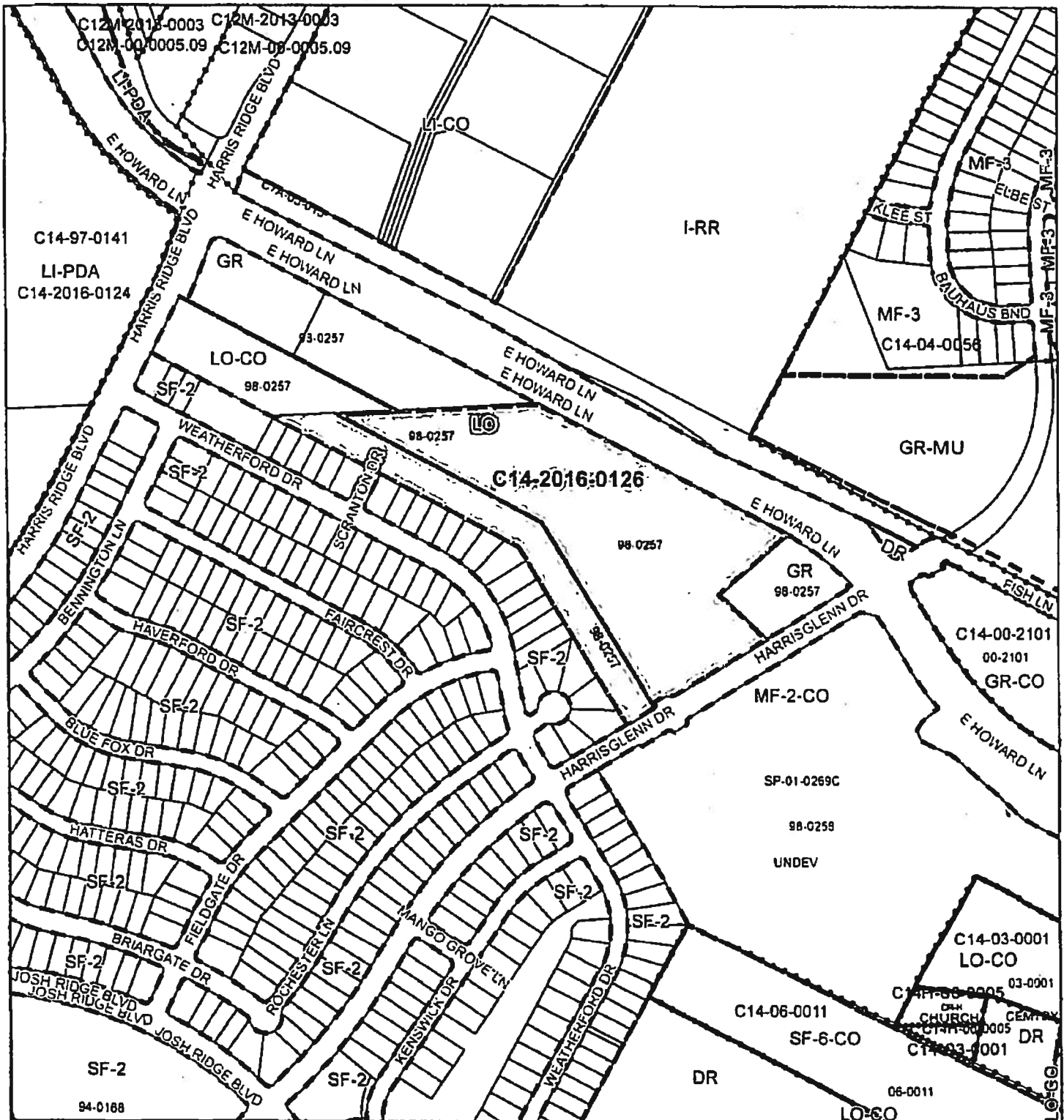
Attachments: Survey Drawing No. 981-001-T3

  
Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016  
TBPLS Firm No. 10124500

6/9/16

Date

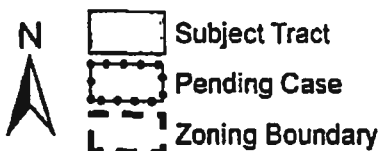




## ZONING

## EXHIBIT B

Case#: C14-2016-0126



0 200 400 Feet

1" = 400'

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 the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 11/22/2016





**Professional Land Surveying, Inc.  
Surveying and Mapping**

*Acage accidentally  
left out of ordinance*

Office: 512-443-1724

Fax: 512-389-0943

3500 McCall Lane  
Austin, Texas 78744

**3.243 ACRES  
TRAVIS COUNTY, TEXAS**

A DESCRIPTION OF 3.243 ACRES (APPROXIMATELY 141,271 SQ. FT.) IN THE ALEXANDER WALTERS SURVEY NO. 67, ABSTRACT NO. 791, TRAVIS COUNTY, TEXAS, BEING ALL OF A 3.243 ACRE TRACT DESCRIBED IN DOCUMENT NO. 2000020187 AND 2000023772 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING A PORTION OF A 23.857 ACRE TRACT CONVEYED TO RIDGE INVESTORS LIMITED IN A SPECIAL WARRANTY DEED DATED OCTOBER 8, 1993 AND RECORDED IN VOLUME 12038, PAGE 1581 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; SAID 3.243 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

**BEGINNING** at a 1/2" rebar found in the northwest right-of-way line of Harrisglenn Drive (right-of-way width varies) as shown on Harris Ridge Phase I Section II, a subdivision of record in Volume 86, Page 125A of the Plat Records of Travis County, Texas, being the southernmost corner of the said 3.243 acre tract, same being the southernmost corner of the said 23.857 acre tract, being also the easternmost corner of Lot 34, Block 4, of said Harris Ridge Phase I Section II;

**THENCE** with the southwest line of the said 3.243 acre tract, same being the southwest line of the said 23.857 acre tract, the northeast line of Lot 32-34, Block 4, of said Harris Ridge Phase I Section II, the northeast line of Lots 24-29, Block 4 and Lots 27-32, Block 1, Harris Ridge Phase I Section I, a subdivision of record in Volume 86, Page 7C of the Plat Records of Travis County, Texas and the northeast termination of Scranton Drive (50' right-of-way width) as shown on said Harris Ridge Phase I Section I, the following two (2) courses and distances:

1. North 31°15'25" West, a distance of 627.22 feet to a 1/2" rebar found;
2. North 62°20'39" West, a distance of 842.22 feet to a 1/2" rebar with "Chaparral" cap set for the westernmost corner of the said 3.243 acre tract;

**THENCE** with the perimeter of the said 3.243 acre tract and crossing the said 23.857 acre tract, the following three (3) courses and distances:

1. North 86°58'31" East, a distance of 195.98 feet to a 1/2" rebar with "Chaparral" cap set;
2. South 62°20'39" East, a distance of 701.49 feet to a 1/2" rebar with "Chaparral" cap set;

3. South  $31^{\circ}15'25''$  East, a distance of 652.89 feet to a 1/2" rebar with "Chaparral" cap set in the northwest right-of-way line of Harrisglenn Drive, being the easternmost corner of the said 3.243 acre tract, being also in the southeast line of the said 23.857 acre tract;


**THENCE** with the northwest right-of-way line of Harrisglenn Drive, the southeast line of the said 3.243 acre tract, same being the southeast line of the said 23.857 acre tract, the following two (2) courses and distances:

1. With a curve to the right, having a radius of 15.00 feet, a delta angle of  $27^{\circ}20'50''$ , an arc length of 7.16 feet, and a chord which bears South  $44^{\circ}55'41''$  West, a distance of 7.09 feet to a 1/2" rebar found;
2. South  $58^{\circ}28'14''$  West, a distance of 93.11 feet to the **POINT OF BEGINNING**, containing 3.243 acres of land, more or less.

Surveyed on the ground on June 6, 2016.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone, based on GPS solutions from The National Geodetic Survey (NGS) on-line positioning user service (OPUS).

Attachments: Survey Drawing No. 981-001-T3

  
Joe Ben Early, Jr.  
Registered Professional Land Surveyor  
State of Texas No. 6016  
TBPLS Firm No. 10124500

  
Date

