

SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2017-0032 – 5810 Steiner Ranch Blvd.

REQUEST:

Approve on second and third readings, an ordinance amending City Code Title 25 by rezoning property locally known as 5810 Steiner Ranch Blvd (Bear Creek West Watershed) from neighborhood commercial-conditional overlay (LR-CO) combining district zoning to community commercial-conditional overlay (GR-CO) combining district zoning. First reading approved for community commercial-conditional overlay (GR-CO) combining district zoning.

Owner/Applicant: MU 13 Investments, LTD (Gerald Kucera) Agent: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.) City Staff: Scott Grantham, 512-974-3574.

The subject site is a 3.94 acre tract located on the south side of FM 620 and north of Steiner Ranch Blvd. The tract is zoned LR-CO and is currently undeveloped. The existing conditional overlay limits vehicular trips to 2,000 per day, prohibits vehicular access to FM 620, and prohibits drive-in services as an accessory use to commercial uses.

The applicant is requesting a zoning change to GR-CO. The applicant has stated that they are seeking greater flexibility with respect to land uses and site development regulations, and has not yet proposed any specific land use or laid out a concept for development of the property. FM 620 is designated as a Hill Country Roadway, which will reduce the development potential for the tract. Any site plan for this tract of land will need Zoning and Platting Commission approval as well.

Steiner Ranch Blvd serves as a gateway into a predominantly residential area, although there are no existing residences in the vicinity of the intersection or the tract; the closest development to the intersection is a large restaurant. Further down Steiner Ranch Blvd, there are multifamily and single family uses.

On first reading, Council approved (LR-CO) combining district zoning. Conditional Overlay provisions limit trips per day to 2,000 and restrict access to FM 620.

DISTRICT AREA: 6

OWNER/APPLICANT: MU 13 Investments, LTD (Gerald Kucera)

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

ISSUES: Questions raised by Council include whether access to 620 would be precluded by TxDOT, and thus redundant with the CO; and whether Automotive Repair and Automotive Washing should be prohibited, as originally recommended by staff.

DATE OF FIRST READING/VOTE: June 15, 2017 / 11-0

CITY COUNCIL DATE: June 22, 2017

CASE MANAGER: Scott Grantham

PHONE: 512-974-3574

EMAIL: scott.grantham@austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: - C14-2017-0032 – 5810 Steiner Ranch Blvd.

Z.A.P. DATE: May 16, 2017

ADDRESS: 5810 Steiner Ranch Blvd

DISTRICT AREA: 6

OWNER/APPLICANT: MU 13 Investments, LTD (Gerald Kucera)

AGENT: Armbrust & Brown, PLLC (Richard T. Suttle, Jr.)

ZONING FROM: LR-CO **TO:** GR-CO

TOTAL AREA: 3.94 acres (171,626 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

Staff recommends GR-CO - Community Commercial, Conditional Overlay. Staff recommends amending the existing conditional overlay, only for the subject tract, and not for the entire area of the overlay, in the following ways:

- Removal of the provision to prohibit drive-in services
- Adding the following prohibited uses:
 - Automotive repair services
 - Automotive sales
 - Automotive rentals
 - Automotive washing (of any type)

ZONING AND PLATTING COMMISSION RECOMMENDATION:

May 16, 2017 *APPROVED GR-CO DISTRICT ZONING AS STAFF RECOMMENDED, BY
CONSENT [A. DENKLER; J. DUNCAN – 2ND] (11-0)*

ISSUES:

The tract is directly adjacent to FM 620, which is designated as a Hill Country Roadway. Per the conditional overlay that includes the tract, access cannot be taken from this site to FM 620; access must instead be taken from Steiner Ranch Blvd.

DEPARTMENT COMMENTS:

The subject site is a 3.94 acre tract containing 1 lot located on the south side of FM 620 and north of Steiner Ranch Blvd. The tract is zoned LR-CO and is currently undeveloped. The existing conditional overlay limits vehicular trips to 2,000 per day, prohibits vehicular access to FM 620, prohibits drive-in services as an accessory use to commercial uses, and prohibits art and craft studio (limited),

convalescent services, medical offices (of any size), club or lodge, communication services, cultural services, personal services, hospital services (limited).

The applicant is requesting a zoning change to GR-CO. The applicant has stated that they are seeking greater flexibility with respect to land uses and site development regulations, citing Section 25-2-587 of the Land Development Code, which applies various limitations on tracts zoned LR. The applicant has not yet proposed any specific land use for the tract or laid out a concept for development of the property.

Staff recommends GR-CO district zoning. Staff also recommends changing the conditional overlay, only for the subject tract, and not for the entire area of the existing conditional overlay, in the following ways:

- Removal of the provision to prohibit drive-in services
- Prohibiting the following auto-oriented uses:
 - Automotive repair services
 - Automotive sales
 - Automotive rentals
 - Automotive washing (of any type)

Staff finds that a higher zoning category is appropriate for this location along FM 620, a major arterial. The tract was originally zoned as LO-CO in 2000 at a time when the area was much less developed. There is a pattern in the area of rezoning to GR including the tract immediately to the east of the subject tract and the tract at the corner of FM 620 and Quinlan Park Rd.

FM 620 is also designated as a Hill Country Roadway, which will reduce the development potential for the tract. The tract is split between low intensity and moderate intensity zones, which both limit Floor-to-Area Ratio (FAR) and maximum height on the site. Additional requirements will include a vegetative buffer along FM 620. At least 40% of the site must be left in a natural state. Any site plan for this tract of land will need Zoning and Platting Commission approval as well.

For any future development, the property would need to take access to Steiner Ranch Blvd; access to FM 620 is prohibited by the conditional overlay. The intersection of Steiner Ranch Blvd and FM 620 would be a logical place for a community serving commercial establishment. Steiner Ranch Blvd serves as a gateway into a predominantly residential area, although there are no existing residences in the vicinity of the intersection or the tract; the closest development to the intersection is a large restaurant. Further down Steiner Ranch Blvd, there are some multifamily and single family uses and at least one office use.

In general, this is not a pedestrian-friendly area, and most of the trips in this location will be auto trips. Therefore, staff sees no reason to continue the prohibition on drive-in services as accessory to commercial uses. If a drive-in is proposed at the time of site plan review, it will be reviewed by a transportation specialist to ensure that there is adequate queuing space.

In sum, the tract is located along a major arterial, is limited in its development potential due to the Hill Country Roadway, and is at the intersection serving as a gateway into a residential area, although relatively separated from any existing residential development. Therefore, staff sees the recommendation of GR-CO as in compliance with best practices.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LR-CO	Vacant / Undeveloped
<i>North</i>	N/A	FM 620, then Undeveloped and Utilities
<i>South</i>	DR, N/A	Steiner Ranch Blvd, then Undeveloped
<i>East</i>	GR-CO, DR	Commercial
<i>West</i>	LO-CO	Undeveloped

NEIGHBORHOOD PLANNING AREA: None**TIA:** No, however a TIA may be required at the time of site plan.**WATERSHED:** Bear Creek West **DESIRED DEVELOPMENT ZONE:** No**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** Yes**NEIGHBORHOOD ORGANIZATIONS:**

<i>Community Registry Name</i>	<i>ID</i>
2222 Coalition Of Neighborhood Associations, Inc.	425
Austin Heritage Tree Foundation	1340
Bike Austin	1528
Canyon Creek HOA	1564
Comanche Trail Community Assn (CTCA)	260
Friends Of Austin Neighborhoods	1530
Glenlake Neighborhood Association	161
Lake Austin Collective	1169
Leander ISD Population And Survey Analysts	1239
Long Canyon Homeowners Assn	269
Long Canyon Phase II & III Homeowners Assn Inc	416
River Place HOA	1463
Sierra Club, Austin Regional Group	1228
Steiner Ranch Community Association	762
Steiner Ranch Neighborhood Association	1361
TNR BCP - Travis County Natural Resources	1596

SCHOOLS: Steiner Ranch Elementary, Canyon Ridge Middle School, Vandegrift High School,

CASE HISTORIES:

NUMBER	REQUEST	ZONING AND PLATTING COMMISSION	CITY COUNCIL
C14-2012-0026 4801 N Quinlan Park Road	From GR-CO to GR-MU-CO	05/01/12 - Apvd GR-MU-CO (staff), with the added conditions to prohibit: Pawnshop services, Bail Bond Services, multi-family units and limit the development to 54 units.	05/24/12- Apvd ord # 20120524-126 for (GR-MU-CO)
C14-2011-0013 4925-1/2 N Quinlan Park Road	From LR-LO-CO to GR	05/26/11 - Apvd GR-CO (staff)	08/26/11 - Approve Ordinance No. 20110526-090 for (GR-CO) combining district zoning
C14-2009-0108, 5801 - 6001 Steiner Ranch Blvd	from DR to GR	11/03/09 - Apvd staff rec of GR-CO (CO is a limit of 2,000 trips per day)	12/10/09 - Apvd Ord. 20091210-056 for GR-CO (CO is a limit of 2,000 trips per day)
C814-2007-0163 6808 N FM 620 Road	PUD zoning	01/22/08 – Withdrawn by applicant	01/31/08 – Withdrawn by applicant
C14-01-0040 N FM 620 RD AT FM 2222 RD	GR-CO to GR-CO (combination of two tracts to consolidate FAR)	05/01/01 - Apvd Staff Rec Of GR-CO	06/19/01 – Approved GR-CO with conditions – limited FAR to 0.0402: 1.

RELATED CASES:

NUMBER	REQUEST	ZONING AND PLATTING COMMISSION	CITY COUNCIL
C14-99-2136 FM 620 and N. Quinlan Park	From DR to LR-CO, LO-CO (CO limited to 2000 trips per day, prohibited vehicular access to FM 620, prohibited drive-in services, and prohibited a set of uses.	06/13/00 - Apvd Staff Rec For LO-CO (Tract 1); LR-CO (Tract 3); & LO-CO (Tract 2)	09/28/00 - APVD LO-CO (1&3); LO-CO (2) W/CONDS, Ordinance number 000928-26

SUBDIVISION:

The property is platted as Lot 1, Block B, Steiner Ranch Phase 2, Section 9. Recordation number 201400216, see Exhibit D.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
FM 620	125 ft.	85 ft.	Arterial	No	Yes, wide shoulder	No
Steiner Ranch Blvd.	120 ft.	30 ft.	Collector	Yes, portion of frontage	Yes, wide curb lane	No

- TR1. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.
- TR2. The Austin Metropolitan Area Transportation Plan calls for a total of 400 feet of right-of-way for FM 620. 200 feet of right-of-way should be dedicated from the existing centerline of FM 620 in accordance with the Transportation Plan at the time of subdivision and/or site plan application, whichever comes first. [LDC, Sec. 25-6-51 and 25-6-55). Additional right-of-way may be required at the time of subdivision and/or site plan.
- TR3. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113. LDC, Sec. 25-6-113. Staff recommends deferring the TIA review to the time of site plan application.
- TR4. FYI - The site shall comply with all current City of Austin transportation code and criteria, including, but not limited to, sidewalk and driveway improvements. Any proposed access to FM 620 requires review and approval from the Texas Department of Transportation. Sight distance calculations may be required during the site plan application for proposed access to Steiner Ranch Blvd.
- TR5. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, an urban trail is recommended for FM 620, and a buffered bike lane is recommended for Steiner Ranch Blvd.

CITY COUNCIL DATE: June 15, 2017

ACTION: Approved LR-CO on first reading (11-0). Conditional overlay limits trips per day to 2,000 and restricts access to 620.

June 22, 2017

ACTION:

ORDINANCE READINGS: 1st June 15, 2017

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Scott Grantham

PHONE: 512-974-3574

EMAIL: scott.grantham@austintexas.gov

BASIS FOR RECOMMENDATION

1. Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors

Granting GR-CO– Community Commercial, Conditional Overlay would allow for the location of offices or commercial uses serving neighborhoods and community needs at the intersection of FM 620, a major arterial, and Steiner Ranch Blvd, the gateway to a predominantly residential area. The development could include shopping centers or commercial sites, such as service stations, or restaurants.

Proposed changes to the existing conditional overlay will eliminate the prohibition on drive-in services in a predominantly auto-oriented area, and will prohibit automotive uses such as automotive repair services, which are not preferred in environmentally sensitive areas.

EXISTING CONDITIONS

Site Characteristics

The site is currently undeveloped and is covered with trees and vegetation. The eastern portion of the site has a meandering sidewalk which is lined with formal landscaping along Steiner Ranch Blvd. There is some terrain on the site and it slopes down from northeast to southwest. There is a large transmission tower on FM 620, and at least one utility line runs across the site in a north-south direction.

Impervious Cover

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Bear Creek West Watershed of the Colorado River Basin, which is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

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

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>	<i>Allowable Density</i>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain.

Comprehensive Planning

This zoning case is located on the south of FM 620, and the north side of Steiner Ranch Boulevard on an undeveloped 3.94 acre parcel. This case is not located within the boundaries of an area that has a neighborhood plan. Surrounding land uses includes undeveloped land in all four directions. The proposed use is an undefined commercial use.

Connectivity: There are no public sidewalks located along this portion of Steiner Ranch Road or FM 620. There is also no CapMetro transit stop located within miles of this site. The Walkscore for this site is 7/100, meaning almost all errands require a car.

Imagine Austin

This portion of FM 620 is not identified as being located along an Activity Corridor or within an Activity Center. Most of the development in this area of Austin are single family subdivisions, with a few amenities in the area, including a commercial shopping center with a grocery store to the east, located just under a mile from this property on FM 620 (to the west), and large restaurant 500 ft. to the south, located on Steiner Ranch Blvd. Page 107 of IACP specifically addresses new development that occurs outside of Growth Concept Centers and Corridors, including this language: “The type of infill housing will vary ... and include single-family houses, duplexes, secondary apartments, townhouses, row houses, and smaller-scaled apartments. New commercial, office, larger apartments ... may also be located in areas outside of centers and corridors.”

Based on comparative scale of the site relative to other commercial uses that are located intermittently along the heavily travelled FM 620 corridor, as well as the project area not being located along an existing Activity Corridor or within an Activity Center as identified on the Imagine Austin Growth Concept Map, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning.

Site Plan Review - Cindy Casillas - 512-974-3437

SP1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP2. Compatibility standards are not currently triggered by any existing zoning or use within 540 of the property. If, at the time of site plan submittal, a triggering zoning or use is located within 540 feet of the subject tract, compatibility standards will be in effect.

Environmental - Mike Mcdougal - 512-974-6380

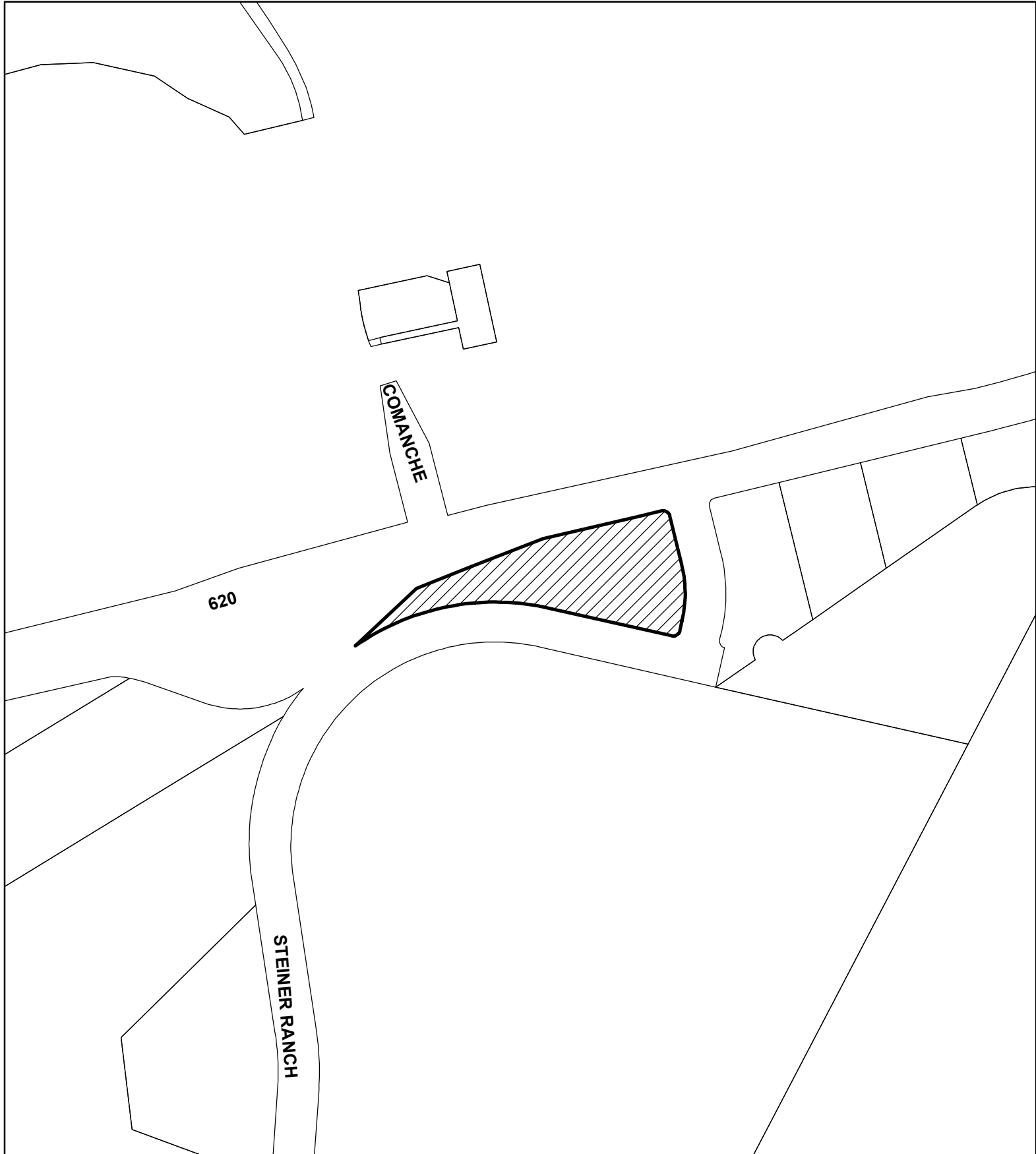
1. According to floodplain maps there is no floodplain within or adjacent to the project location.
2. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
3. Numerous trees will likely be impacted with a proposed development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

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

Water Utility - Bradley Barron – 512-972-0078

WW1. The landowner intends to serve the site with a connection to Travis County WCID 17 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. The water utility plan must be reviewed and approved by Austin Water for compliance with City criteria. The plan must be approved by Travis County for fire protection.



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

NOTIFICATIONS

CASE#: C14-2017-0032

Exhibit A

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.

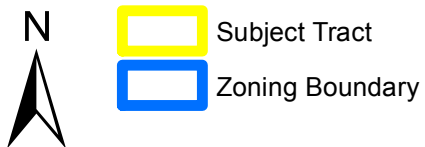




ZONING & VICINITY - EXHIBIT B

Zoning Case: C14-2017-0025
 Address: 5810 Steiner Ranch Blvd
 Subject Area: 3.94 Acres
 Case Manager: Scott Grantham

This map has been produced for 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.



1 inch = 400 feet

0 200 400 Feet

Exhibit C

ORDINANCE NO. 000928-26

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 25-2 OF THE CITY CODE AS FOLLOWS:

35.5 ACRES OF LAND OUT OF THE D & W R.R. CO. SURVEY NO. 73, CONSISTING OF THREE TRACTS OF LAND, FROM DEVELOPMENT RESERVE (DR) DISTRICT TO NEIGHBORHOOD COMMERCIAL-CONDITIONAL OVERLAY (LR-CO) COMBINING DISTRICT FOR TRACTS ONE AND THREE AND LIMITED OFFICE-CONDITIONAL OVERLAY (LO-CO) COMBINING DISTRICT FOR TRACT TWO, LOCALLY KNOWN AS THE PROPERTY LOCATED ALONG NORTH QUINLAN PARK ROAD, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

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 on the property described in File C14-99-2136, as follows:

Tract 1: From development reserve (DR) district to neighborhood commercial-conditional overlay (LR-CO) combining district.

A 6.0 acre tract of land out of the D & W R.R. Co. Survey No. 73 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and

Tract 2: From development reserve (DR) district to limited office-conditional overlay (LO-CO) combining district.

A 23.5 acre tract of land out of the D & W R.R. Co. Survey No. 73 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, and

Tract 3: From development reserve (DR) district to neighborhood commercial-conditional overlay (LR-CO) combining district.

A 6.0 acre tract of land out of the D & W R.R. Co. Survey No. 73 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as the property located along North Quinlan Park Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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

1. A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.
2. There shall be no vehicular access from the Property to F.M. 620 north. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.
3. Drive-in services is prohibited as an accessory use to commercial uses.
4. The following uses are prohibited on Tract 2:

Art and craft studio (limited)	Communications services
Convalescent services	Cultural services
Medical offices (of any size)	Personal services
Club or lodge	Hospital services (limited)

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts and other applicable requirements of the City Code.

PART 3. The Council waives the requirements of Section 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PASSED AND APPROVED

www.wwnorton.com

This Note

APPROVED:

Andrew Mathews

ATTEST:

Betty J. Brown, Deputy

Shirley A. Brown
City Clerk

A DESCRIPTION OF 35.50 ACRES, OUT OF THE D & W R.R. CO. SURVEY NO. 73 IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CALLED 2771 ACRE TRACT OF LAND, DESCRIBED IN A DEED TO TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD, AS RECORDED IN DOCUMENT NO. 2000009809 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND A PORTION OF LOT 1, BLOCK A OF STEINER RANCH, PHASE TWO, SECTION 2, A SUBDIVISION RECORDED IN BOOK 98, PAGES 254-255 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAID 35.50 ACRES OF LAND, CONSISTING OF TRACT 1 – 6.00 ACRES, TRACT 2 – 23.50 ACRES AND TRACT 3 – 6.00 ACRES, AS SHOWN ON THE ACCOMPANYING SKETCH, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

Tract 1 – 6.00 Acres

BEGINNING at an iron rod found on the south right-of-way line of Ranch to Market Road 620, a variable width state highway, same being the west right-of-way line of Steiner Ranch Boulevard Phase One, a subdivision as recorded in Book 87, Pages 113B-114A of the Plat Records of Travis County, Texas;

THENCE, leaving the said south right-of-way line of Ranch to Market Road 620, with the said west right-of-way line of Steiner Ranch Boulevard Phase One, the following seven (7) courses:

1. a distance of 31.42 feet with the arc of a curve to the right whose central angle is $90^{\circ} 00' 00''$, with a radius of 20.00 feet and whose chord bears $S 58^{\circ} 40' 53'' E$, a distance of 28.28 feet to an iron rod found for a point of tangency,
2. $S 13^{\circ} 40' 56'' E$, a distance of 147.13 feet to an iron rod found for a point of curvature,
3. a distance of 169.57 feet with the arc of a curve to the right whose central angle is $26^{\circ} 26' 09''$, with a radius of 367.51 feet and whose chord bears $S 00^{\circ} 27' 51'' E$, a distance of 168.07 feet to an iron rod found for a point of tangency;
4. $S 12^{\circ} 45' 13'' W$, a distance of 30.00 feet to an iron rod found for a point of curvature,
5. a distance of 31.42 feet with the arc of a curve to the right whose central angle is $90^{\circ} 00' 00''$, with a radius of 20.00 feet and whose chord bears $S 57^{\circ} 45' 13'' W$, a distance of 28.28 feet to an iron rod found for a point of tangency,
6. $N 77^{\circ} 14' 47'' W$, a distance of 372.37 feet to an iron rod found for a point of curvature, and
7. a distance of 1037.15 feet with the arc of a curve to the left whose central angle is $81^{\circ} 59' 51''$, with a radius of 724.71 feet and whose chord bears $S 61^{\circ} 45' 18'' W$, a distance of 950.88 feet to a point on the said east line of the said Lot 1;

THENCE, leaving the said west right-of-way line of Steiner Ranch Boulevard Phase One and continuing across the said 2771 acres tract of land, the following two (2) courses:

1. $S 76^{\circ} 41' 17'' W$, a distance of 23.20 feet to a point for the POINT OF BEGINNING of Tract 2, and
2. $N 13^{\circ} 18' 43'' W$, a distance of 358.54 feet to a point in the south line of the said Ranch to Market Road 620, being a north line of the said 2771 acre tract;

THENCE, with the south right-of-way line of the said Ranch to Market Road 620, the following four (4)

courses:

1. N 73° 15' 36" E, a distance of 574.66 feet to a Texas Highway Department concrete monument with brass disk found,
2. N 68° 40' 53" E, a distance of 402.17 feet to a Texas Highway Department concrete monument with brass disk found,
3. N 76° 52' 35" E, a distance of 292.69 feet to a Texas Highway Department concrete monument with brass disk found, and
4. N 76° 19' 05" E, a distance of 68.12 feet to the **POINT OF BEGINNING** and containing 6.00 acres of land.

Tract 2 –23.50 Acres

BEGINNING at the POINT OF BEGINNING for Tract 2 referenced above;

THENCE, continuing across the said 2771 acres tract of land, the following eleven (11) courses:

1. S 76° 41' 17" W, a distance of 705.64 feet to a point of curvature,
2. a distance of 196.06 feet with the arc of a curve to the left, whose central angle is 4° 45' 00", with a radius of 2364.93 feet and whose chord bears S 74° 18' 47" W, a distance of 196.00 feet to a point of tangency,
3. S 71° 56' 17" W, a distance of 2.19 feet to a point,
4. S 71° 59' 11" W, a distance of 338.59 feet to a point of curvature,
5. a distance of 55.73 feet with the arc of a curve to the left whose central angle is 4° 35' 09", with a radius of 696.28 feet and whose chord bears S 69° 29' 48" W, a distance of 55.71 feet to a point of tangency,
6. S 67° 05' 50" W, a distance of 268.57 feet to a point of curvature,
7. a distance of 147.15 feet with the arc of a curve to the right whose central angle is 4° 02' 22", with a radius of 2087.28 feet and whose chord bears S 69° 05' 14" W, a distance of 147.12 feet to a point of tangency,
8. S 71° 03' 34" W, a distance of 202.52 feet to a point,
9. S 47° 58' 21" W, a distance of 374.67 feet to a point of curvature,
10. a distance of 675.28 feet with the arc of a curve to the right whose central angle is 13° 52' 48", with a radius of 2787.51 feet and whose chord bears S 55° 12' 23" W, a distance of 673.63 feet to a point of non-tangency, and
11. N 06° 36' 23" W, a distance of 343.77 feet to a point in the south line of the said Ranch to Market Road 620, being a north line of the said 2771 acre tract;

0006128-16

THENCE, with the south right-of-way line of the said Ranch to Market Road 620, the following nine (9) courses:

1. N 49° 12' 05" E, a distance of 57.73 feet to a Texas Highway Department concrete monument with brass disk found,
2. N 46° 01' 42" E, a distance of 244.66 feet to a Texas Highway Department concrete monument with brass disk found,
3. N 50° 56' 02" E, a distance of 248.67 feet to a Texas Highway Department concrete monument with brass disk found,
4. N 60° 08' 11" E, a distance of 291.40 feet to an iron rod with cap found,
5. N 57° 34' 47" E, a distance of 435.65 feet to an iron rod with cap found for a point of curvature,
6. a distance of 630.81 feet with the arc of a curve to the right whose central angle is 9° 44' 34", with a radius of 3709.72 feet and whose chord bears N 69° 08' 15" E, a distance of 630.05 feet to a Texas Highway Department concrete monument with brass disk found, for a point of tangency,
7. N 83° 28' 57" E, a distance of 98.00 feet to a Texas Highway Department concrete monument with brass disk found,
8. N 77° 23' 04" E, a distance of 565.95 feet to a Texas Highway Department concrete monument with brass disk found, and
9. N 73° 15' 36" E, a distance of 360.05 feet to a point;

THENCE, leaving the said line, crossing the said 2771 acre tract, S 13° 18' 43" E, a distance of 358.54 feet to the **POINT OF BEGINNING** and containing 23.50 acres of land.

Tract 3 – 6 Acres

BEGINNING at a ½-inch iron rod found in the said south right-of-way line of the said Ranch to Market Road 620, being the northeast corner of a variable width Roadway Easement, for Quinlan Park Road, as conveyed to Travis County and recorded in Volume 13401, Page 1403 of the Real Property Records of Travis County, Texas;

THENCE, leaving the east right-of-way line of the said Quinlan Park Road, with the south right-of-way line of the said Ranch to Market Road 620, the following four (4) courses:

1. N 83° 03' 45" E, a distance of 229.26 feet to a Texas Highway Department concrete monument with brass disk found,
2. N 71° 32' 18" E, a distance of 220.77 feet to a Texas Highway Department concrete monument with brass disk found for a point of curvature,
3. a distance of 269.68 feet with the arc of a curve to the left whose central angle is 12° 09' 27", with a radius of 1270.92 feet and whose chord bears N 55° 18' 45" E, a distance of 269.17 feet to a Texas Highway Department concrete monument with brass disk found, for a point of tangency, and

4. N 49° 12' 05" E, a distance of 98.68 feet to a point;

THENCE, leaving the south right-of-way line of the said Ranch to Market Road 620, crossing the said 2771 acre tract, the following five (5) courses:

1. S 06° 36' 03" E, a distance of 343.77 feet to a point,
2. S 62° 31' 45" W, a distance of 261.09 feet to a point of curvature,
3. a distance of 544.37 feet with the arc of a curve to the right whose central angle is 16° 09' 48", with a radius of 1929.68 feet and whose chord bears S 70° 34' 21" W, a distance of 542.57 feet to a point of tangency,
4. S 78° 05' 22" W, a distance of 9.35 feet to a point of curvature, and
5. a distance of 102.34 feet with the arc of a curve to the right whose central angle is 5° 01' 32", with a radius of 1166.78 feet and whose chord bears S 81° 16' 14" W, a distance of 102.31 feet to a point on the east line of the said Quinlan Park Road Easement;

THENCE, with the east line of the said Quinlan Park Road Roadway Easement, the following two (2) courses:

1. N 01° 23' 19" E, a distance of 264.43 feet to a point, and
2. N 42° 55' 59" E, a distance of 109.59 feet to the **POINT OF BEGINNING** and containing 6.00 acres of land.

THE STATE OF TEXAS

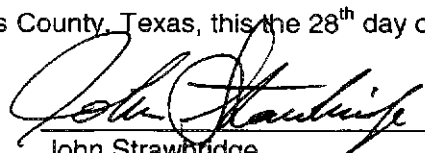
KNOW ALL MEN BY THESE PRESENTS:

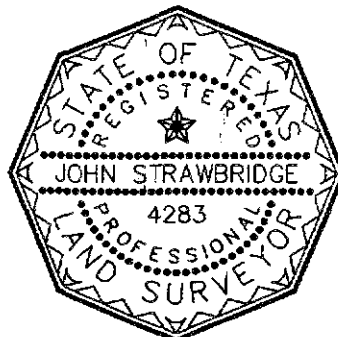
COUNTY OF TRAVIS

That I, John R. Strawbridge, a Registered Professional Land Surveyor, do hereby certify that the above description is true and correct to the best of my knowledge and belief.

WITNESS MY HAND AND SEAL at Austin, Travis County, Texas, this the 28th day of August, 2000 A.D.

Carter & Burgess, Inc.
Barton Oaks Plaza V
901 South Mopac Blvd., Suite 200
Austin, Texas 78746


John Strawbridge
Registered Professional Land Surveyor
No. 4283 - State of Texas



POINT OF
BEGINNING
TRACT 1

TRACT 1
6.00
ACRES

STEINER RANCH BLVD.
PHASE ONE
BK. 87 / PGS. 113B-114A

POINT OF
BEGINNING
TRACT 2

TRACT 2
23.50
ACRES

TRACT 3
6.00
ACRES

POINT OF
BEGINNING
TRACT 3

TRACT 1
ROADWAY EASEMENT
TO
TRAVIS COUNTY
10.02 ACRES
VOL. 13401, PG. 1403

QUINLAN PARK ROAD

LEGEND

- CONCRETE MONUMENT FOUND
- CALCULATED POINT
- IRON ROD FOUND

SCALE : 1" = 600'
AUGUST, 2000
TRAVIS COUNTY, TEXAS

D. & W. R.R. CO. SURVEY NO. 73

2771+/- ACRES
TAYLOR WOODROW COMMUNITIES/
STEINER RANCH, LTD.
DOC. NO. 2000009809

LOT 1
BLOCK A

STEINER RANCH,
PHASE TWO
SECTION 2
BK. 98, PG. 254-255

2771+/- ACRES
TAYLOR WOODROW COMMUNITIES/
STEINER RANCH, LTD.
DOC. NO. 2000009809

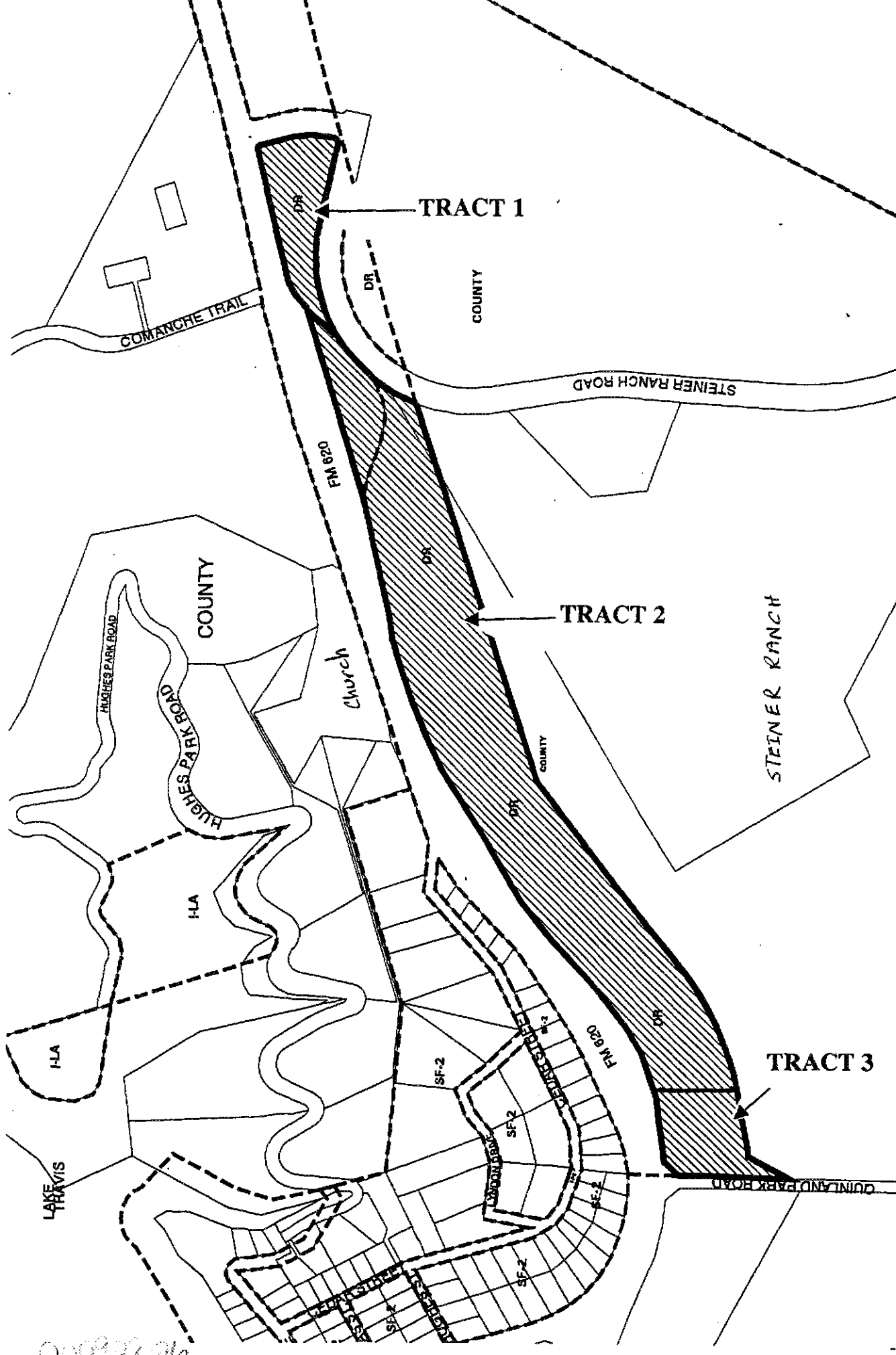
2771+/- ACRES
TAYLOR WOODROW COMMUNITIES/
STEINER RANCH, LTD.
DOC. NO. 2000009809

DRAWING to ACCOMPANY FIELDNOTE No. 00-056

Carter-Burgess

Surveying
Carter and Burgess, Inc.

901 South MoPac Expressway Bldg. V Suite 200
Austin, Texas 78746
(512)314-3100 Fax (512)314-3135



 N 1" = 600'		SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: E-MEADOWS	ZONING CASE #: C14-99-2136 ADDRESS: N. QUINLAN PARK RD. SUBJECT AREA (acres): 35.500	CITY GRID REFERENCE NUMBER B32,B33,C33
		DATE: 00-06 INTLS: DS		

963-6598

00000626

EXHIBIT B

