

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2020-0012 (Plaza Volente Residential)

DISTRICT: 6

ADDRESS: 11405, 11409 and 11411 North FM 620 Road

ZONING FROM: DR

TO: MF-2

SITE AREA: 9.392 acres

PROPERTY OWNER: Judy and Fred Helms, Kathy and Donald Gross

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

CASE MANAGER: Sherri Sirwaitis (512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov))

STAFF RECOMMENDATION:

**Staff recommends MF-2, Multifamily Residence-Low Density District, zoning.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**March 31, 2020: Meeting canceled.**

**May 5, 2020**

CITY COUNCIL ACTION:

**April 23, 2020: Postponed to June 4, 2020 at the staff's request by consent (11-0).**

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question consists of three parcels that are currently developed with two single-family residences that access North FM 620 Road. To the north, there is a commercial retail center (Plaza Volente: HEB, Panda Express, Starbucks Coffee, Chase Bank, etc.). The tract of land to the south contains a vacant Construction Sales and Services use and an undeveloped area. To the east, there are single family residences located along Antler Lane (Oak Deer Park Subdivision). The properties to west, across FM 620, are developed with a Convenience Storage use (U-Haul) and an Outdoor Recreation use (Woodland Green's Golf Center). The applicants in this case are requesting to rezone the property to MF-2 zoning and are proposing to construct approximately 120 multifamily residential units on the site (Please see Applicant's Request Letter – Exhibit C).

The staff supports the applicant's request for MF-2, Multifamily Residence-Low Density District, zoning. The property meets the intent of the MF-2 zoning district designation as it will provide a transition from the single family uses to the east to the commercial uses fronting FM 620 to the west. The property takes access to an arterial roadway, North FM 620 Road, and is located adjacent to commercial uses/services to the north and west. The proposed zoning will provide for a mixture of housing opportunities in this area of the city.

The applicant agrees with the staff's recommendation.

BASIS FOR RECOMMENDATION:

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

Multifamily Residence (Low Density) district is intended to accommodate multifamily use with a maximum density of up to 23 units per acre, depending on unit size. This district is appropriate for multifamily residential areas located near single-family neighborhoods, and in selected areas where low density multifamily use is desirable.

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

The proposed MF-2 zoning will provide a transition in the intensity of uses from the single family uses to the east to the commercial uses fronting FM 620 to the west.

3. *Zoning should allow for reasonable use of the property.*

The MF-2 zoning district will permit the applicant to redevelop this site with additional residential uses and will provide for a mixture of housing opportunities in this area of the city.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Single Family Residences, Undeveloped Area
<i>North</i>	GR-CO, CS, CS-1, LR-CO, DR	Retail Center (Plaza Volente: HEB Plus, Austin Smile Center, Jersey Mike's Subs, Papa John's Pizza, Panda Express, Starbucks Coffee, Torchy's Tacos, Chase Bank, Palm Beach Tan, etc.), Medical Office (Wildflower Pediatrics), Single Family Residences
<i>South</i>	County	Vacant, Undeveloped, Automotive Sales (Apple Imports)
<i>East</i>	DR	Single-Family Residences
<i>West</i>	County	Convenience Storage (U-Haul), Outdoor Recreation (Golf Practice Range)

AREA STUDY: N/ATIA: Not RequiredWATERSHED: Bull CreekHILL COUNTRY ROADWAY:

This site is part of a larger tract of land that is located within a designated Hill Country Roadway corridor (A hill country roadway corridor is the land within the City's zoning jurisdiction located 1,000 feet or less from each side of the right-of-way of RM 620, from SH 71 to Anderson Mill Road).

SCHOOLS: Austin I.S.D.

Pillow Elementary School  
Burnet Middle School  
Anderson High School

NEIGHBORHOOD ORGANIZATIONS:

Bike Austin  
Bull Creek Foundation  
Canyon Creek H.O.A.  
Friends of Austin Neighborhoods  
Leander ISD Population and Survey Analysts  
Long Canyon Homeowners Association  
Long Canyon Phase II & LLL Homeowners Association Inc.  
Mountain Neighborhood Association (MNA)  
Neighborhood Empowerment Foundation  
SELTEXAS  
Sierra Club, Austin Regional Group  
The Parke HOA

TNR BCP – Tavis County Natural Resources  
 2222 Coalition of Neighborhood Associations, Inc.  
 Volente Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2015-0031.SH (Azul 620: 11411 North FM 620 Road)	DR to MF-1	4/21/15: Postponed to July 7, 2015 at the applicant's request (6-0, S. Compton-absent); G. Rojas-1 <sup>st</sup> , P. Seeger-2 <sup>nd</sup> .  7/06/15: Case withdrawn by the applicant. No action required by the Zoning and Platting Commission on July 7, 2015.	5/14/15: Postponed on consent to August 015 at the staff's request (11-0); D. Zimmerman-1 <sup>st</sup> , L. Pool-2 <sup>nd</sup> .  N/A
C14-2011-0120 (Shops at Volente, Ltd.: 11416 North FM 620 Road)	I-RR to Tract 1: GR, Tract 2: CS-1	11/15/11: Approved staff's recommendation of GR-CO zoning for Tract 1 and CS-1-CO zoning for Tract 2, with 2,000 vtpd limit (6-0, G. Bourgeios-absent); G. Rojas-1 <sup>st</sup> , P. Seeger-2 <sup>nd</sup> .	12/08/11: Approved GR-CO zoning for Tract 1 and CS-1-CO zoning for Tract 2 on consent on all 3 readings (6-0, S. Cole-off dais); B. Spelman-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> .
C14-2009-0097 (11505 Anderson Mill Road Rezone)	DR to LR	02/02/10: Approved LR-CO zoning by consent (7-0); D. Tiemann-1 <sup>st</sup> , S. Baldrige-2 <sup>nd</sup> , with the following conditions from the applicant's agreement with the neighborhood: 1) Limit the site the 1,333 vehicle trips per day; 2) Prohibit the following uses on the site: Consumer Convenience Services, Restaurant (Limited), Service Station; College and University Facility Facilities, Day Care Services (Commercial), Day Care Services (General), Day Care Services (Limited), Private Primary Educational Facilities, Private Secondary Educational Facilities, Public Primary Educational Facilities, Public Secondary Educational Facilities, Safety Services, Group Home, Class I (General), Group Home, Class II, Drive-In Services; 3) Prohibit buildings greater than 1-story to be located	2/11/10: Approved LR-CO zoning on consent (6-0, Cole-off dais); Spelman-1 <sup>st</sup> , Morrison-2 <sup>nd</sup> .  7/06/10: Approved LR-CO zoning by consent (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings

		within 75 feet of the eastern property line; 4) Restrict the Food Sales, General Retail Sales (Convenience) and General Retail Sales (General) uses to hours of operation from 7:00 a.m. to 8:00 p.m. and limit these uses to ground/1st floor occupancy within a structure on the site.	
C14-2009-0038	DR to LR (On May 8, 2009, the agent for this case sent the staff an e-mail amending the requested zoning from GR to LR)	5/19/09: Approved staff's recommendation of LR-CO zoning with conditions by consent (7-0); K. Jackson-1 <sup>st</sup> , T. Rabago-2 <sup>nd</sup> .	6/11/08: Approved LR-CO with conditions on all 3 readings (6-0, Cole-absent); B. McCracken-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> .
C14-04-0028 (Jack Brown Cleaners: 11521 RM 620 Road North)	GR-CO to CS	3/16/04: Approved staff's recommendation of CS zoning by consent (8-0, K. Jackson-absent); J. Martinez-1 <sup>st</sup> , J. Gohil-2 <sup>nd</sup> .	4/15/04: Approved ZAP recommendation of CS zoning (7-0); 1 <sup>st</sup> reading  4/22/04: Approved CS zoning (6-0, McCracken-off dais); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-04-0027 (Twin Liquors: 11521 RM 620 Road North)	GR-CO to CS-1	3/16/04: Approved staff's recommendation of CS-1 zoning by consent (8-0, K. Jackson-absent); J. Martinez-1 <sup>st</sup> , J. Gohil-2 <sup>nd</sup> . 5/4/04: Approved staff's recommendation of CS-1 zoning by consent (5-0, J. Martinez, J. Pinnelli, C. Hammond-absent); J. Gohil-1 <sup>st</sup> , J. Donisi-2 <sup>nd</sup> .	4/15/04: Pulled off agenda. Case re-noticed and sent back to ZAP Commission.  6/10/04: Granted CS-1 (7-0); all 3 readings
C14-03-0146 (Plaza Volente: 11521 R.R. 620 North)	GR-CO to GR-CO	10/28/03: Approved the staff's recommendation for GR-CO zoning with conditions: 1) Limit the site development to conditions of TIA, 2) the area 300' (depth) x 400' parallel to R.R. 620 (Tract 2) will have 'LR' uses only, 3) prohibit the Pawn Shop Services, Adult Oriented uses and Automotive uses on the entire site, by consent (8-0, J. Martinez-	11/06/03: Granted ZAP Commission recommendation of GR-CO zoning, by consent (7-0); 1 <sup>st</sup> reading 11/20/03: Approved GR-CO (6-0, Goodman-off dais); 2 <sup>nd</sup> /3 <sup>rd</sup> readings

		absent); J. Gohil-1 <sup>st</sup> , J. Donisi-2 <sup>nd</sup> .	
C14-03-0111	DR to GR-CO	8/26/03: Approved staff's recommendation of GR-CO zoning by consent (8-0, K. Jackson-absent)	9/25/03: Approved GR-CO & RC-for TIA recommendations (7-0); all 3 readings
C14-02-0041	SF-2, DR to GR	11/19/02: Approved staff's recommendation of GR-CO zoning with conditions of: <ul style="list-style-type: none"> <li>• 300' (depth) x 400' parallel to FM 620, will have 'LR' uses only (Tract 2);</li> <li>• conditions set out by staff in the T.I.A.;</li> <li>• No Pawn Shop Services;</li> <li>• No Adult Oriented Businesses;</li> <li>• No Automotive Uses (Vote: 7-0, A. Adams-absent)</li> </ul>	1/30/03: Granted GR-CO on 1 <sup>st</sup> reading (7-0)  3/6/03: Approved (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-95-0167	SF-2 to MF-2	Approved GR-CO, LO-CO, and LR-CO w/ conditions (8-0)	Approved GR-CO, LO-CO, & LR-CO subject to conditions (5-0); 1 <sup>st</sup> reading  Approved GR-CO (SW area); LO-CO (NE 300'); LR-CO (NW 300') (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-94-0124	DR to SF-2	Approved SF-2-CO w/ conditions (9-0)	Approved SF-2-CO w/ conditions (5-0); 1 <sup>st</sup> reading  Approved SF-2-CO (5-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-93-0032	SF-2, DR to GR	Approved GR-CO as recommended	Approved GR-CO w/ conditions (5-0), 1 <sup>st</sup> reading  Approved GR-CO (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings

RELATED CASES:EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Class	Sidewalk?	Bus Route?	Bike Route?
North FM 620	145'	MAD 4	Arterial	No	No	No

## OTHER STAFF COMMENTS:

### Comprehensive Planning

This zoning case is located on the east side of FM 620 (a major arterial) on a 9.4 acre flag lot property (that combines three parcels) and contains two houses. The property is not located within the boundaries of a neighborhood planning area, nor is it located along an Activity Corridor or within or near an Activity Center. Surrounding land uses includes single family housing and a large shopping center to the north; to the south is vacant land, single family housing (on large lots); to the east are large lot single family houses and a single family subdivision; and to the west is a large shopping center with several restaurants and retail uses and a large grocery store. The proposal is an up to 150-unit multi-family apartment complex.

### **Connectivity**

There are no public sidewalks, urban trails or public transit stops or public transit stops along this portion of FM 620. A wide paved area on either side of FM 620 in this area appears to act as a bike lane, although most of paved lane is not identified by signage and does not include a bike symbol or identifying signage. While the mobility options are below average, there are a number of connectivity options in the area (commercial uses and employment centers).

### **Imagine Austin**

The property is not situated along an Activity Corridor or by an Activity Center according to the Imagine Austin Growth Concept Map. The following Imagine Austin policy is applicable to this case:

- **LUT P3** Promote development in compact centers, communities or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.
- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.

Based on the surrounding commercial uses (retail shopping center) and office uses in the area but the lack of multimodal access along FM 620, including a public sidewalk and transit, this request appears to only partially support the policies of the Imagine Austin Plan. It is hoped in the near future that the property owners in the area consider installing a shared path or public sidewalk along FM 620 to connect residents to nearby commercial, office and residential uses in the vicinity.

### Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban 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>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Development within a Water Quality Transition Zone is limited to 18%.

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.

At this time, site specific information is unavailable regarding 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.

### Fire

AFD did not review the site for adequate fire department access or available water and hydrants.

AFD cannot search for hazards in areas that are out of the Austin Full Purpose or Limited Purpose area.

2/19/20, Update "0"- APPROVED WITH COMMENTS

### Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

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



FYI: Additional design regulations will be enforced at the time a site plan is submitted

FYI: The subject property is included in an approved site plan SP-2014-0416D.

### **SCREENING REQUIREMENTS**

FYI: Screening is required for off-street parking, the placement of mechanical equipment, storage, and refuse collection if a person is constructing a building (25-2-1066).

### **COMPATIBILITY STANDARDS**

The site is subject to compatibility standards due to proximity of SF-1 to the east. The following standards apply:

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF- 5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 feet from the property zoned SF-5 or more restrictive.
- No parking or driveways are allowed within 25 feet of the property line.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.

### **SCENIC ROADWAYS**

This site is within the Scenic Roadway Sign District. All signs must comply with Scenic Roadway Sign District regulations. Contact Viktor Auzenne at (512) 974-2941 for more information.

### **HILL COUNTRY ROADWAY**

A portion of the site is located within 1,000 feet of RM 620 and within a Hill Country Roadway Corridor. The site is located within the moderate intensity zone of RM 620. The site may be developed with the following maximum floor-to-area ratio (FAR):

<u>Slope</u>	<u>Maximum FAR</u>
0-15%	0.25
15-25%	0.10
25-35%	0.05

Except for clearing necessary to provide utilities or site access, a 100-foot vegetative buffer will be required along the N FM 620 Right of Way. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: Within 200 feet of N FM 620 Right of Way, the maximum height is 28 feet, and beyond 200 feet the maximum height is 40 feet.

Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Zoning and Platting Commission.

### **DEMOLITION AND HISTORIC RESOURCES**

The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

### Transportation

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] A TIA may be required at the time of site plan if the proposed development intensity changes.

The adjacent street characteristics table is provided below:

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bicycle Route</b>	<b>Capital Metro (within ¼ mile)</b>
N FM 620 RD	145'	80'	ASMP Level 5	None	No	None

### Austin Water Utility

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 land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. City Council approval of the SER is required due to the property's location within the Drinking Water Protection Zone and outside the full purpose corporate limits (LDC 25-9-35). For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th floor. Ph: 512-972-0211.

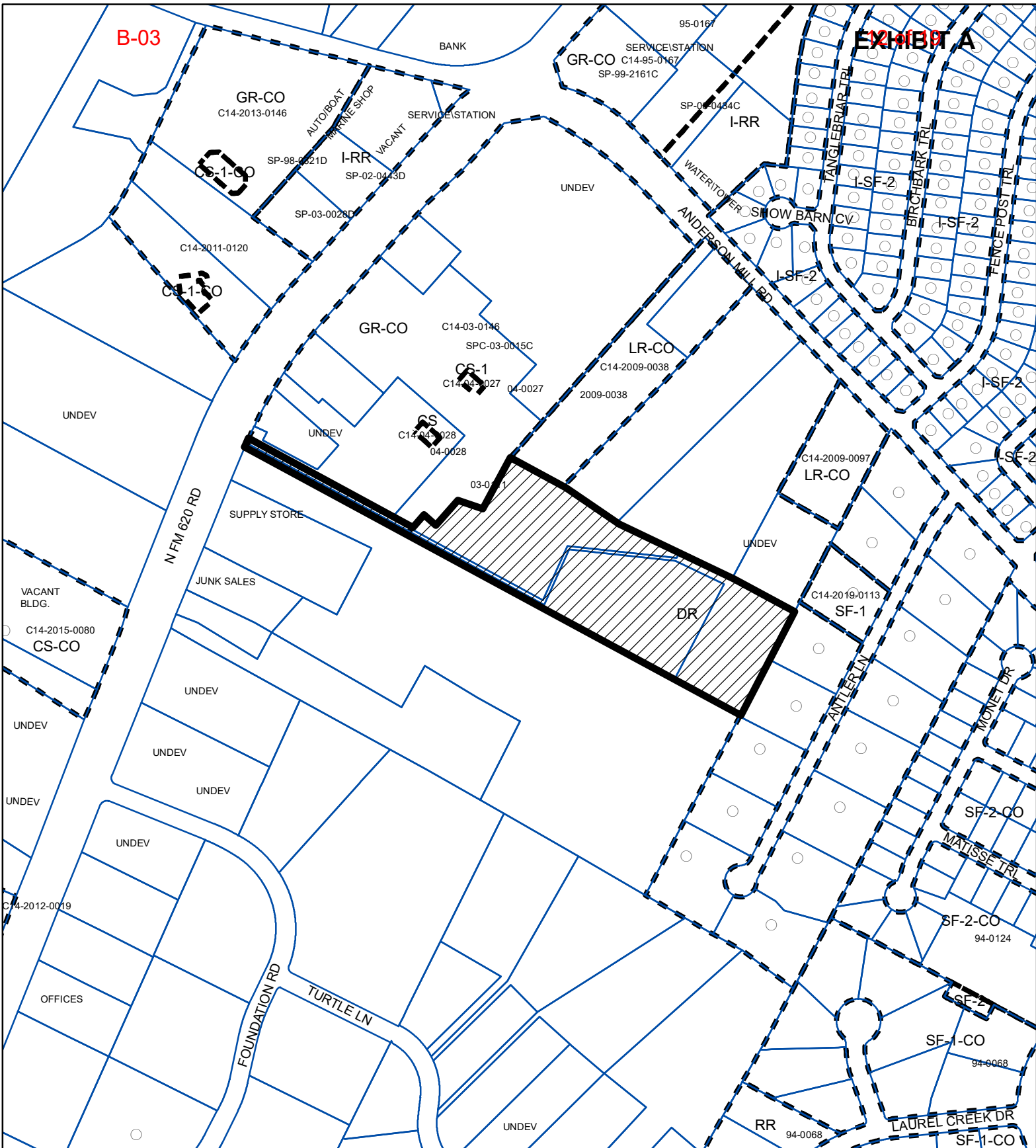
The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.




## INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Rezoning Request Letter
- D. Land Status Determination

B-03

EXHIBIT A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

ZONING CASE#: C14-2020-0012

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



Created: 2/4/2020







**ARMBRUST & BROWN, PLLC**

ATTORNEYS AND COUNSELORS

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512-435-2300

FACSIMILE 512-435-2360

RICHARD T. SUTTLE, JR.  
(512) 435-2310  
*rsuttle@abaustin.com*

January 27, 2020

Jerry Rusthoven  
Planning and Development Review Department  
City of Austin  
505 Barton Springs Road, 5th Floor  
Austin, Texas 78704

Re: Plaza Volente Residential Rezoning (the "Application"); 11405, 11409 and 11411 N. FM 620 Road, Austin, Texas 78726, also known as Travis County Parcel No. 0174230112, 0174230113 and 0175270309 (the "Property")

Dear Mr. Rusthoven:

This letter is submitted on behalf of CWS Capital Partners, LLC who has contracted with the owners to purchase the Property in the above referenced Application. The site is comprised of three parcels totaling ±9.39 acres of land located at 11405, 11409 and 11411 N. FM 620 Road. A copy of the metes and bounds describing the properties are included with the Application. The Land Status Determination for the properties were approved on December 7, 2019 and are included in the submittal package.

The Property is currently developed with two single family residences. This Application is being filed to rezone the Property from DR to MF-2 to allow for the redevelopment of the site as a multifamily project.

A Traffic Impact Analysis (TIA) has been deferred until site plan application. The TIA Determination signed by Amber Mitchell on January 7, 2020 is included in the submittal package.

ARMBRUST & BROWN, PLLC

Page 2

Thank you for your time and consideration in this matter. If you have any questions, comments, or need additional information, please do not hesitate to contact me or Jewels Cain at (512) 435-2318.

Respectfully,

ARMBRUST & BROWN, PLLC



Richard T. Suttle, Jr.

cc: Sherri Sirwaitis, City of Austin  
Jarrett Sullivan, CWS Capital Partners, LLC  
Jewels Cain, Armbrust & Brown, PLLC



**Development Services Department  
Land Status Determination  
Legal Tract Platting Exception  
Certification**

**December 07, 2019**

**File Number: C8I-2019-0308**

**Address: 11405 & 11409 N FM 620 RD**

**Tax Parcel I.D. #0175270309 & 0174230113 Tax Map Date: 11/26/2019**

**The Development Services Department has determined that the property described below and as shown on the attached tax map:**

**Is a LEGAL TRACT consisting of tract 2: 3.42 acres, more or less situated in the W. P. Rutledge Survey No. 603, the S.A. & M.G.R.R. Company Survey No. 800, and the J. Grimes Survey No. 25. tract 3: 2.427 acres, more or less, situated in the W.P Rutledge Survey No. 603, the S.A. & M.G.R.R. Company survey No. 800, and the J. Grimes Survey No. 25, created prior to (Grandfather Date) as evidenced by deed recorded in Volume , Page of the Travis County Deed Records on Jan 24, 2008 being the same property as currently described in deed recorded in Document #2008035941 of the Travis County Deed Records on Mar 06, 2008 and is eligible to receive utility service.**

**Additional Notes/Conditions:**

**This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivision and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.**

**By: Michelle Casillas  
Michelle Casillas, Representative of the Director  
Development Services Department**

**Map Attachment**





B

MULLER'S  
0174250102  
CROSSING

0174230108

**0174230109**

0174230111

0175270312

0175270313

PLAZA VOLENTE  
SUBDIVISION

0174230107

0174230106

74 C23 W-4 N

**0175270314**

0174230112

0175270:

0175270319

0174230113

0175270309

# 5

0174250201

0175270322

**0175270305**

01 72230101

**0172230147**

0172250201

01742301017 of 19



**Planning and Development Review  
Land Status Determination  
Legal Tract Platting Exception  
Certification**

**October 06, 2011**

**File Number: C8I-2011-0222**

**Address: 11411 N FM 620 RD**

**Tax Parcel I.D. # 0174230112**

**Tax Map Date: 03/24/2010**

**The Watershed Protection and Development Review Department has determined that the property described below and as shown on the attached tax map:**

Is a LEGAL TRACT consisting of all of that certain tract or parcel of land containing 3.542 acres, more or less, situated in the W.P. Rutledge Survey, the S.A. & M.G.R.R. Company Survey, and the J. Grimes Survey, being the same property as currently described in deed recorded in Document #2008035941 of the Travis County Deed Records on Mar 6, 2008 and is eligible to receive utility service.

**Additional Notes/Conditions:**

Tract is a result of a judicial partition, described in Exhibit "A" in Cause No. D-1-GN-06-003616, 53<sup>rd</sup> Judicial District, Travis County, Texas. Tract is recognized per Attorney General's Opinion No. 0-5150 (1943).

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivision and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By: 

**Daniel Word, Representative of the Director  
Planning and Development Review**

**Map Attachment**

**Travis Central Appraisal District**  
P.O. Box 148012  
Austin, Texas 78714  
Internet Address: [www.traviscad.org](http://www.traviscad.org)  
Main Telephone Number (512) 834-8317  
TDD (512) 836-3238

This map was compiled solely for the use of TCAD as a legal document.  
The map does not constitute any warranty or endorsement of the information and accuracy of the data by the TCAD. The TCAD makes no claim, and is not responsible for any errors or omissions. The map is not a survey and should not be used for any purpose other than for general information.  
Areas depicted by these digital products are approximate and are not necessarily accurate to mapping, surveying or engineering standards. Candidates should verify the information and use the responsibility of the user. The TCAD makes no claim, and is not responsible for any errors or omissions. The map is not a survey and should not be used for any purpose other than for general information.

NAD 1983 StatePlane  
Texas Central FIPS 4203 Feet  
Projection: Lambert Conformal Conic  
N

Scale	1" = 100'
Feet	0 100 200
Feet	0 100 200

Revision Date  
3/24/2010

17423

