

Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION



AGENDA ITEM NO.: 77
AGENDA DATE: Thu 05/27/2004
PAGE: 1 of 1

SUBJECT: C14-03-0098 - Southwest Parkway II - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as Southwest Parkway at Terravista Drive (Barton Creek Watershed-Barton Springs Zone) from community commercial (GR) district zoning, general office (GO) district zoning and limited office (LO) district zoning to townhouse and condominium residence (SF-6) district zoning with conditions. First reading on August 28, 2003. Vote: 7-0. Conditions met as follows: Restrictive Covenant incorporates the conditions accepted by Council on first ordinance reading. Applicant: Hilltop Joint Venture (Mac Spellman Jr.). Agent: Urban Design Group (Laura Touns). City Staff: Glenn Rhoades, 974-2775.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guemsey

SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-03-0098

REQUEST:

Approve second/third reading of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as Southwest Parkway at Terravista Drive from community commercial (GR) district zoning, general office (GO) district zoning and limited office district zoning to townhouse and condominium residence (SF-6-CO) district zoning with conditions. The conditional overlay will limit vehicle trips to 2,000 per day.

DEPARTMENT COMMENTS:

On first ordinance reading, Council accepted a public restrictive covenant that will provide for the following:

- Upon submittal of a site plan to the City of Austin, the applicant will also submit an Integrated Pest Management (IPM) plan for review and approval.
- Ninety percent of the total plant material used, exclusive of turf, shall be native to Central Texas or on the Grow Green and Adapted Landscape Plants list.
- In addition, the applicant is prohibited from using coal tar based sealers for paving on the property.

APPLICANT: Hilltop Joint Venture (Mac Spellman Jr.).

AGENT: Urban Design Group (Laura Toups).

DATE OF FIRST READING/VOTE:

August 28, 2003 – Approved townhouse and condominium residence (SF-6-CO) district zoning with conditions (Vote: 7-0).

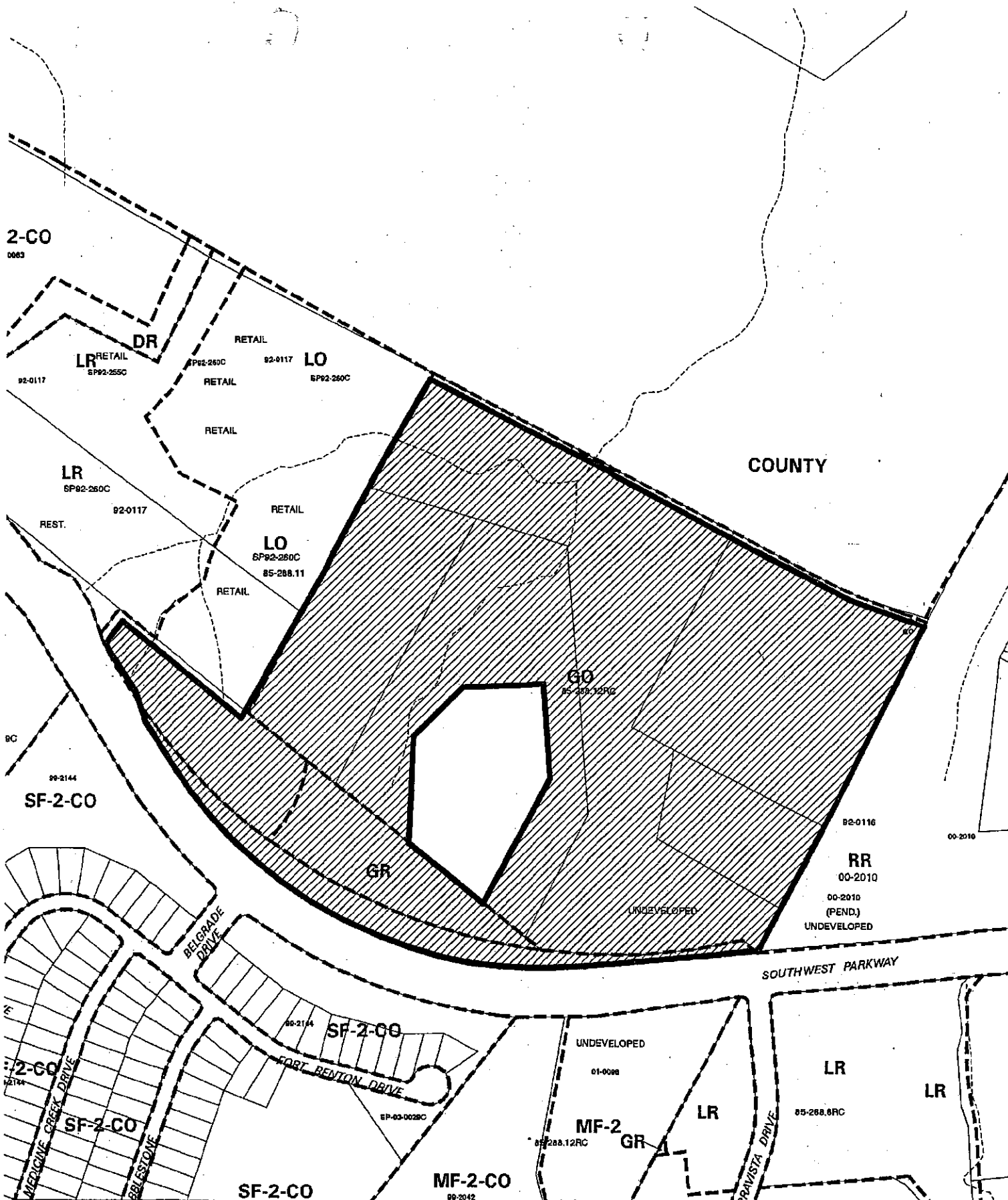
CITY COUNCIL DATE:





August 28, 2003 – Approved townhouse and condominium residence (SF-6-CO) district zoning with conditions (Vote: 7-0).

May 27, 2004 -

ASSIGNED STAFF: Glenn Rhoades

PHONE: 974-2775
glenn.rhoades@ci.austin.tx.us



 1" = 400'	<p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: A. BEAUDET</p>	<p>ZONING</p> <p>CASE #: C14-03-0098</p> <p>ADDRESS: SOUTHWEST PKWY @ TERRA VISTA DR</p> <p>SUBJECT AREA (acres): 59.600</p> <p>DATE: 03-06</p> <p>INTLS: SM</p>	<p>CITY GRID REFERENCE NUMBER</p> <p>B21</p>
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ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED ALONG SOUTHWEST PARKWAY AT TERRAVISTA
3 DRIVE FROM LIMITED OFFICE (LO) DISTRICT, GENERAL OFFICE (GO)
4 DISTRICT, AND COMMUNITY COMMERCIAL (GR) DISTRICT TO
5 TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY
6 (SF-6-CO) COMBINING DISTRICT.

7
8 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:
9

10 PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to
11 change the base district from limited office (LO) district, general office (GO) district, and
12 community commercial (GR) district to townhouse and condominium residence-
13 conditional overlay (SF-6-CO) combining district on the property described in Zoning
14 Case No.C14-03-0098, on file at the Neighborhood Planning and Zoning Department, as
15 follows:
16

17 A 59.5 acre tract of land, more or less, out of the August Herold Survey No. 59 and
18 the Josiah Hudson Survey No. 590, Travis County, the tract of land being more
19 particularly described by metes and bounds in Exhibit "A" incorporated into this
20 ordinance, (the "Property")
21

22 locally known as the property located along Southwest Parkway at Terravista Drive, in the
23 City of Austin, Travis County, Texas, and generally identified in the map attached as
24 Exhibit "B".
25

26 PART 2. The Property within the boundaries of the conditional overlay combining district
27 established by this ordinance is subject to the following conditions:
28

29 A site plan or building permit for the Property may not be approved, released, or
30 issued, if the completed development or uses of the Property, considered cumulatively with
31 all existing or previously authorized development and uses, generate traffic that exceeds
32 2,000 trips per day.
33

34 Except as specifically restricted under this ordinance, the Property may be developed and
35 used in accordance with the regulations established for the townhouse and condominium
36 residence (SF-6) base district and other applicable requirements of the City Code.
37

1 **PART 3.** This ordinance takes effect on _____, 2004.

2
3 **PASSED AND APPROVED**

4
5
6 _____, 2004

7 §
8 §
9 §

10 Will Wynn
11 Mayor

12 **APPROVED:**

13 David Allan Smith
14 City Attorney

15 **ATTEST:**

Shirley A. Brown
City Clerk

DESCRIPTION

DESCRIBING 64.70 ACRES OF LAND LYING IN AND SITUATED OUT OF THE AUGUST HEROLD SURVEY NO. 59, ABSTRACT 2547 AND THE JOSIAH HUDSON SURVEY NO. 590, ABSTRACT 410 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THOSE CERTAIN TRACTS OF LAND DESCRIBED AS TRACT 10 (3.01 ACRES), TRACT 13 (7.17 ACRES) AND TRACT 15 (0.38 ACRE) DESCRIBED IN A DEED RECORDED IN VOLUME 12828, PAGE 2166; ALL OF THOSE CERTAIN TRACTS OF LAND DESCRIBED AS TRACT 11 (9.98 ACRES) AND TRACT 12 (9.52 ACRES) DESCRIBED IN A DEED RECORDED IN VOLUME 12828, PAGE 2187; ALL OF THAT CERTAIN 20.2337 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 13090, PAGE 2248, ALL OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.); AND ALL OF THAT CERTAIN 9.163 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2000167046 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.); SAID 64.70 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING at an iron rod on the northerly R.O.W. of Southwest Parkway as described in a deed recorded in Volume 11208, Page 1646 of said Deed Records for the most easterly southeast corner hereof and said 20.2337 acre tract;

THENCE, along the northerly R.O.W. of said Southwest Parkway, the following eleven (11) courses:

- 1) S87°06'16"W, a distance of 559.20 feet to an iron rod for point of curvature of a curve to the right;
- 2) a length of 274.50 feet along the arc of said curve to the right having a radius of 1415.00 feet, passing an iron rod at a distance of 29.89 feet along said arc for the southeast corner of said 0.39 acre tract and passing an iron rod for the most easterly corner of said 9.163 acre tract at a distance of 120.84 feet along said arc, said curve having a chord of N87°21'22"W, a distance of 273.99 feet to an iron rod for end of curve;
- 3) N81°43'22"W, a distance of 94.46 feet to an iron rod for an angle point hereof;
- 4) N76°05'03"W, a distance of 94.52 feet to an iron rod for an angle point hereof;
- 5) N71°19'03"W, a distance of 94.56 feet to an iron rod for a point of curvature of a curve to the right;
- 6) a length of 472.92 feet along the arc of said curve to the right having a radius of 1415.00 feet and a chord of N60°52'16"W, a distance of 469.98 feet to an iron rod for end of curve;
- 7) N48°07'58"W, a distance of 94.40 feet to an iron rod for a point of curvature of a curve to the right;
- 8) a length of 420.59 feet along the arc of said curve to the right having a radius of 1415.00 feet and a chord of N38°55'37"W, a distance of 418.75 feet to an iron rod for end of curve;
- 9) N30°25'04"W, a distance of 154.46 feet to an iron rod for angle point hereof;

- 10) N16°22'54"W, a distance of 103.08 feet to an iron rod for angle point hereof;
- 11) N30°25'04"W, a distance of 178.77 feet to an iron rod for the most westerly southwest corner hereof and said 9.163 acre tract;

THENCE, N39°57'37"E, a distance of 91.67 feet along the westerly line of said 9.163 acre tract to an iron pipe for the northwest corner of said 9.163 acre tract;

THENCE, S48°35'31"E, a distance of 488.78 feet along the northerly line of said 9.163 acre tract to an iron rod for the southwest corner of said Tract 13 and the southeast corner of that certain 20.63 acre tract of land recorded in Volume 12467, Page 391 (R.P.R.T.C.T.);

THENCE, along the easterly line of said 20.63 acre tract, the following five (5) courses:

- 1) N31°28'49"E, a distance of 550.84 feet to a 5/8" iron pipe for an angle point hereof;
- 2) N23°16'30"E, a distance of 51.41 feet to a 5/8" iron pipe for an angle point hereof;
- 3) N30°16'26"E, a distance of 207.46 feet to an iron rod for the northwest corner of said Tract 13 and most westerly southwest corner of said 20.2337 acre tract;
- 4) N30°20'04"E, a distance of 191.07 feet to an iron rod for an angle point hereof;
- 5) N31°41'43"E, a distance of 237.74 feet to an iron rod on the southerly line of that certain 237.97 acre tract of land recorded in Volume 11706, Page 698, (R.P.R.T.C.T.) For the northeast corner of said 20.63 acre tract and the northwest corner of said 20.2337 acre tract;

THENCE, along the southerly line of the said 237.97 acre tract, the following nine (9) courses:

- 1) S60°14'48"E, a distance of 451.10 feet to an iron rod for an angle point hereof;
- 2) S61°20'48"E, a distance of 182.45 feet to an iron rod for an angle point hereof;
- 3) S55°00'43"E, a distance of 49.70 feet to an iron rod for an angle point hereof;
- 4) S59°46'27"E, a distance of 180.35 feet to an iron rod for an angle point hereof;
- 5) S59°40'16"E, a distance of 309.53 feet to a 5/8" iron pipe for the most northerly northeast corner of said 20.2337 acre tract and the northwest corner of said Tract 11;
- 6) S61°09'40"E, a distance of 172.59 feet to an iron rod for an angle point hereof;
- 7) S60°07'28"E, a distance of 180.22 feet to a 60d nail in a fence post for an angle point hereof;
- 8) S68°52'58"E, a distance of 204.65 feet to an iron rod for an angle point hereof;
- 9) S67°05'52"E, a distance of 48.10 feet to a 60d nail in a fence post on the westerly line of that certain 327.894 acre tract of land recorded in Volume 12467, Page 391 (R.P.R.T.C.T.) for the southeast corner of said 237.97 acre tract and the most northerly northeast corner hereof and said Tract 11;

THENCE, along the westerly line of said 327.894 acre tract, the following four (4) courses:

- 1) S29°03'20"W, a distance of 743.52 feet to an iron rod for the southerly corner of said Tract 11, the easterly corner of said Tract 10 and an angle point hereof;
- 2) S29°47'35"W, a distance of 247.25 feet to an iron rod for the southerly corner of said Tract 10, the most easterly northeast corner of said 20.2337 acre tract and an angle point hereof;
- 3) S30°00'28"W, a distance of 156.05 feet to an iron rod for an angle point hereof;

- 4) S27°41'28"W, a distance of 14.78 feet to the POINT OF BEGINNING and containing 64.70 acres of land.

SAVE AND EXCEPT

5.20 ACRES OF LAND LYING IN AND SITUATED OUT OF THE AUGUST HEROLD SURVEY NO. 59, ABSTRACT 2547 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 5.198 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT "A" DESCRIBED IN A DEED RECORDED IN VOLUME 11208, PAGE 1668 OF THE REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 5.20 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND FROM PREVIOUS SURVEYS PERFORMED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES;

BEGINNING at an iron rod on the northerly line of that certain 9.163 acre tract of land described in a deed recorded in Document No. 2000167046 of said records for the southwest corner of that certain 0.39 acre tract of land described as "Tract 15" described in a deed recorded in Volume 12828, Page 2166 of said records and the southeast corner hereof;

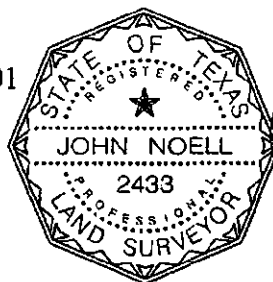
THENCE, along the northerly line of said 9.163 acre tract, N48°37'12"W, a distance of 305.95 feet to an iron rod for a corner of that certain 9.82 acre tract of land described as Tract 12 described in a deed recorded in Volume 12828, Page 2187 of said records and the southwest corner hereof;

THENCE, along the common line of said 9.82 acre tract, the following five (5) courses:

- 1) N04°50'51"E, a distance of 339.56 feet to an iron pipe for an angle point;
- 2) N47°43'10"E, a distance of 219.92 feet to an iron pipe for an angle point;
- 3) S89°24'29"E, a distance of 259.82 feet to an iron rod for an angle point;
- 4) S01°48'56"E, a distance of 300.05 feet to an iron pipe for an angle point;
- 5) S30°55'04"W, a distance of 388.85 feet passing an iron pipe at 61.03 feet and continuing for a total distance of 449.88 feet to the POINT OF BEGINNING and containing 5.20 acres of land, more or less, and as shown on map of survey prepared herewith.

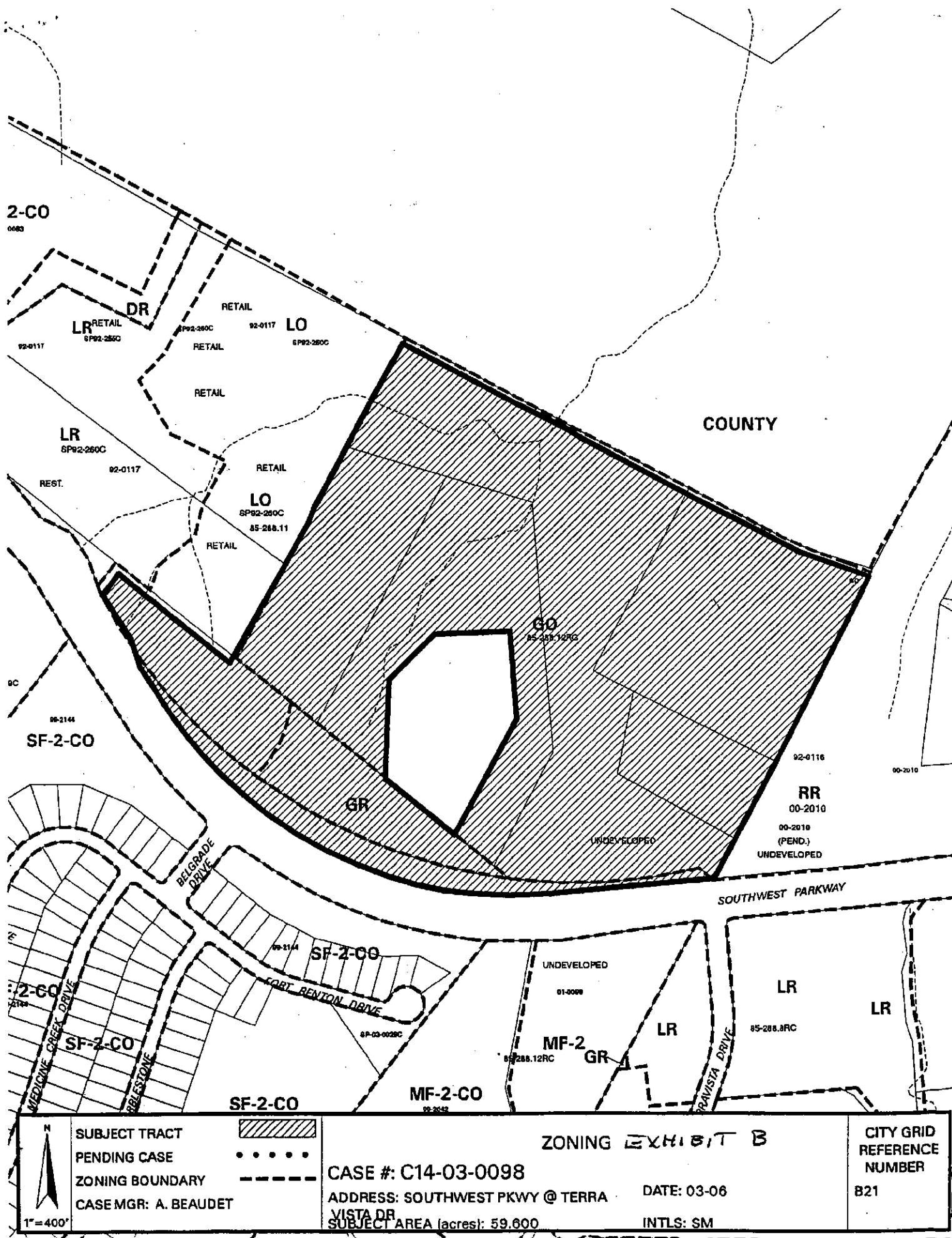
Field Notes Prepared by

URBAN DESIGN GROUP
3660 Stoneridge Road, # E101
Austin, Texas 78746
(512) 347-0040




John Noell, R.P.L.S. #2433

Date: April 22, 2003



RESTRICTIVE COVENANT

OWNER: HILLTOP JOINT VENTURE

ADDRESS: P.O. Box 383, Austin, TX 76634-383

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY: A 59.5 acre tract of land, more or less, out of the August Herold Survey No. 59 and the Josiah Hudson Survey No 590, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this covenant.

WHEREAS, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land, and shall be binding on the Owner of the Property, its heirs, successors, and assigns.

1. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, an Integrated Pest Management (IPM) plan shall be submitted to the Watershed Protection and Development Review Department for review and approval.
2. The IPM plan shall comply with the guidelines in Section 1.6.9.2 (D) and (F) of the Environmental Criteria Manual that are in effect on the date of this covenant.
3. At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, a landscape plan shall be submitted to the Watershed Protection and Development Review Department for review and approval. Ninety percent of the total plant material used, exclusive of turf, shall be native to Central Texas or on the Grow Green Native and Adapted Landscape Plants list, attached as Exhibit "B". Plants on the Invasive Species/Problem Plants list, attached as Exhibit "C", may not be included.
4. The use of coal tar based sealants for the construction or repair of asphaltic concrete paving on the Property is prohibited.
5. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin to prosecute proceedings at law or in equity against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.
6. If any part of this agreement or covenant is declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.

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7. If at any time the City of Austin fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.
8. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

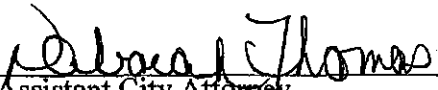
EXECUTED this the _____ day of _____, 2004.

OWNER:

HILLTOP JOINT VENTURE,
A Texas joint venture

By: _____
Mac Spellman, Jr.,
Partner

APPROVED AS TO FORM:



Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the ____ day of _____, 2004, by Mac Spellman, Partner, on behalf of Hilltop Joint Venture, a Texas joint venture.

Notary Public, State of Texas

DESCRIPTION

DESCRIBING 64.70 ACRES OF LAND LYING IN AND SITUATED OUT OF THE AUGUST HEROLD SURVEY NO. 59, ABSTRACT 2547 AND THE JOSIAH HUDSON SURVEY NO. 590, ABSTRACT 410 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THOSE CERTAIN TRACTS OF LAND DESCRIBED AS TRACT 10 (3.01 ACRES), TRACT 13 (7.17 ACRES) AND TRACT 15 (0.38 ACRE) DESCRIBED IN A DEED RECORDED IN VOLUME 12828, PAGE 2166; ~~ALL OF THOSE CERTAIN TRACTS OF LAND DESCRIBED AS TRACT 11~~ (9.98 ACRES) AND TRACT 12 (9.52 ACRES) DESCRIBED IN A DEED RECORDED IN VOLUME 12828, PAGE 2187; ALL OF THAT CERTAIN 20.2337 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN VOLUME 13090, PAGE 2248, ALL OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS (R.P.R.T.C.T.); AND ALL OF THAT CERTAIN 9.163 ACRE TRACT OF LAND DESCRIBED IN A DEED RECORDED IN DOCUMENT NUMBER 2000167046 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.T.); SAID 64.70 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

BEGINNING at an iron rod on the northerly R.O.W. of Southwest Parkway as described in a deed recorded in Volume 11208, Page 1646 of said Deed Records for the most easterly southeast corner hereof and said 20.2337 acre tract;

THENCE, along the northerly R.O.W. of said Southwest Parkway, the following eleven (11) courses:

- 1) S87°06'16"W, a distance of 559.20 feet to an iron rod for point of curvature of a curve to the right;
- 2) a length of 274.50 feet along the arc of said curve to the right having a radius of 1415.00 feet, passing an iron rod at a distance of 29.89 feet along said arc for the southeast corner of said 0.39 acre tract and passing an iron rod for the most easterly corner of said 9.163 acre tract at a distance of 120.84 feet along said arc, said curve having a chord of N87°21'22"W, a distance of 273.99 feet to an iron rod for end of curve;
- 3) N81°43'22"W, a distance of 94.46 feet to an iron rod for an angle point hereof;
- 4) N76°05'03"W, a distance of 94.52 feet to an iron rod for an angle point hereof;
- 5) N71°19'03"W, a distance of 94.56 feet to an iron rod for a point of curvature of a curve to the right;
- 6) a length of 472.92 feet along the arc of said curve to the right having a radius of 1415.00 feet and a chord of N60°52'16"W, a distance of 469.98 feet to an iron rod for end of curve;
- 7) N48°07'58"W, a distance of 94.40 feet to an iron rod for a point of curvature of a curve to the right;
- 8) a length of 420.59 feet along the arc of said curve to the right having a radius of 1415.00 feet and a chord of N38°55'37"W, a distance of 418.75 feet to an iron rod for end of curve;
- 9) N30°25'04"W, a distance of 154.46 feet to an iron rod for angle point hereof;

- 10) N16°22'54"W, a distance of 103.08 feet to an iron rod for angle point hereof;
- 11) N30°25'04"W, a distance of 178.77 feet to an iron rod for the most westerly southwest corner hereof and said 9.163 acre tract;

THENCE, N39°57'37"E, a distance of 91.67 feet along the westerly line of said 9.163 acre tract to an iron pipe for the northwest corner of said 9.163 acre tract;

THENCE, S48°35'31"E, a distance of 488.78 feet along the northerly line of said 9.163 acre tract to an iron rod for the southwest corner of said Tract 13 and the southeast corner of that certain 20.63 acre tract of land recorded in Volume 12467, Page 391 (R.P.R.T.C.T.);

THENCE, along the easterly line of said 20.63 acre tract, the following five (5) courses:

- 1) N31°28'49"E, a distance of 550.84 feet to a 5/8" iron pipe for an angle point hereof;
- 2) N23°16'30"E, a distance of 51.41 feet to a 5/8" iron pipe for an angle point hereof;
- 3) N30°16'26"E, a distance of 207.46 feet to an iron rod for the northwest corner of said Tract 13 and most westerly southwest corner of said 20.2337 acre tract;
- 4) N30°20'04"E, a distance of 191.07 feet to an iron rod for an angle point hereof;
- 5) N31°41'43"E, a distance of 237.74 feet to an iron rod on the southerly line of that certain 237.97 acre tract of land recorded in Volume 11706, Page 698, (R.P.R.T.C.T.) For the northeast corner of said 20.63 acre tract and the northwest corner of said 20.2337 acre tract;

THENCE, along the southerly line of the said 237.97 acre tract, the following nine (9) courses:

- 1) S60°14'48"E, a distance of 451.10 feet to an iron rod for an angle point hereof;
- 2) S61°20'48"E, a distance of 182.45 feet to an iron rod for an angle point hereof;
- 3) S55°00'43"E, a distance of 49.70 feet to an iron rod for an angle point hereof;
- 4) S59°46'27"E, a distance of 180.35 feet to an iron rod for an angle point hereof;
- 5) S59°40'16"E, a distance of 309.53 feet to a 5/8" iron pipe for the most northerly northeast corner of said 20.2337 acre tract and the northwest corner of said Tract 11;
- 6) S61°09'40"E, a distance of 172.59 feet to an iron rod for an angle point hereof;
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- 8) S68°52'58"E, a distance of 204.65 feet to an iron rod for an angle point hereof;
- 9) S67°05'52"E, a distance of 48.10 feet to an 60d nail in a fence post on the westerly line of that certain 327.894 acre tract of land recorded in Volume 12467, Page 391 (R.P.R.T.C.T.) for the southeast corner of said 237.97 acre tract and the most northerly northeast corner hereof and said Tract 11;

THENCE, along the westerly line of said 327.894 acre tract, the following four (4) courses:

- 1) S29°03'20"W, a distance of 743.52 feet to an iron rod for the southerly corner of said Tract 11, the easterly corner of said Tract 10 and an angle point hereof;
- 2) S29°47'35"W, a distance of 247.25 feet to an iron rod for the southerly corner of said Tract 10, the most easterly northeast corner of said 20.2337 acre tract and an angle point hereof;
- 3) S30°00'28"W, a distance of 156.05 feet to an iron rod for an angle point hereof;

- 4) S27°41'28"W, a distance of 14.78 feet to the POINT OF BEGINNING and containing 64.70 acres of land.

SAVE AND EXCEPT

5.20 ACRES OF LAND LYING IN AND SITUATED OUT OF THE AUGUST HEROLD SURVEY NO. 59, ABSTRACT 2547 IN TRAVIS COUNTY, TEXAS AND BEING ALL OF THAT CERTAIN 5.198 ACRE TRACT OF LAND DESCRIBED AS EXHIBIT "A" DESCRIBED IN A DEED RECORDED IN VOLUME 11208, PAGE 1668 OF THE REAL PROPERTY RECORDS, TRAVIS COUNTY, TEXAS; SAID 5.20 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS AND FROM PREVIOUS SURVEYS PERFORMED UNDER THE SUPERVISION OF JAMES E. GARON & ASSOCIATES;

BEGINNING at an iron rod on the northerly line of that certain 9.163 acre tract of land described in a deed recorded in Document No. 2000167046 of said records for the southwest corner of that certain 0.39 acre tract of land described as "Tract 15" described in a deed recorded in Volume 12828, Page 2166 of said records and the southeast corner hereof;

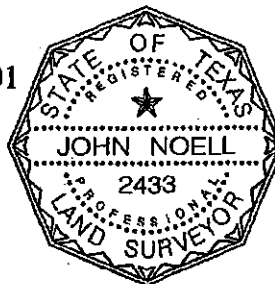
THENCE, along the northerly line of said 9.163 acre tract, N48°37'12"W, a distance of 305.95 feet to an iron rod for a corner of that certain 9.82 acre tract of land described as Tract 12 described in a deed recorded in Volume 12828, Page 2187 of said records and the southwest corner hereof;


THENCE, along the common line of said 9.82 acre tract, the following five (5) courses:

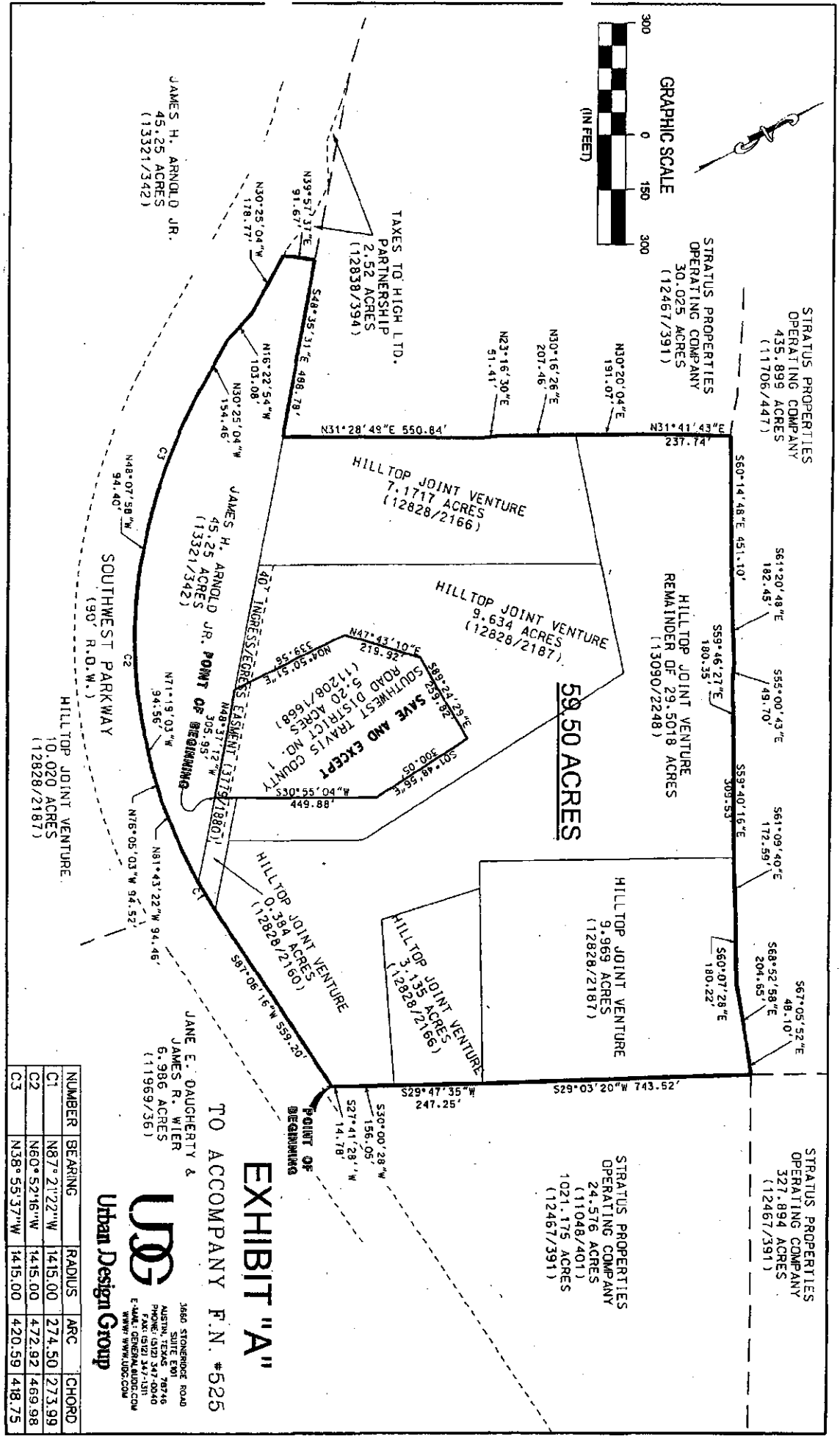
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- 5) S30°55'04"W, a distance of 388.85 feet passing an iron pipe at 61.03 feet and continuing for a total distance of 449.88 feet to the POINT OF BEGINNING and containing 5.20 acres of land, more or less, and as shown on map of survey prepared herewith.

Field Notes Prepared by

URBAN DESIGN GROUP
3660 Stoneridge Road, # E101
Austin, Texas 78746
(512) 347-0040




John Noell, R.P.L.S. #2433
Date: April 22, 2003



NUMBER	BEARING	RADIUS	ARC	CHORD
C1	N87°21'22"W	1415.00	274.50	273.99
C2	N60°52'46"W	1415.00	472.92	469.98
C3	N38°55'37"W	1415.00	420.59	418.75

Urban Design Group

UDG

3660 STONERIDGE ROAD
SUITE 200
AUSTIN, TEXAS 78746
PHONE (512) 347-0040
FAX (512) 347-1871
WWW.URBANDSG.COM

EXHIBIT B

Grow Green Native and Adapted Landscape Plants

Trees

Ash, Texas *Fraxinus texensis*
 Arizona Cypress *Cupressus arizonica*
 Big Tooth Maple *Acer grandidentatum*
 Cypress, Bald *Taxodium distichum*
 Cypress, Montezuma *Taxodium mucronatum*
 Elm, Cedar *Ulmus crassifolia*
 Elm, Lacebark *Ulmus parvifolia*
 Honey Mesquite *Prosopis glandulosa*
 Oak, Bur *Quercus macrocarpa*
 Oak, Chinquapin *Quercus muhlenbergii*
 Oak, Southern Live *Quercus virginiana*

Oak, Escarpment Live *Quercus fusiformis*
 Oak, Lacey *Quercus glaucoides*
 Oak, Monterey (Mexican White) *Quercus polymorpha*
 Oak, Shumard *Quercus shumardii*
 Oak, Texas Red *Quercus texana* (*Quercus buckleyi*)
 Pecan *Carya illinoensis*
 Soapberry *Sapindus drummondii*

Small Trees/Large Shrubs

Anacacho Orchit Tree *Bauhinia congesta*
 Buckeye, Mexican *Ungnadia speciosa*
 Buckeye, Rec *Aesculus pavia*
 Caolina Buckthorn *Rhamnus caroliniana*
 Cherry Laurel *Prunus caroliniana*
 Crape Myrtle *Lagerstroemia indica*
 Desert Willow *Chilopsis linearis*
 Dogwood, Roughleaf *Cornus drummondii*
 Escarpment Black Cherry *Prunus serotina* var. *eximia*
 Eve's Necklace *Sophora affinis*
 Goldenball Leadtree *Leucaena retusa*
 Holly, Possumhaw *Ilex decidua*
 Holly, Yaupon *Ilex vomitoria*
 Mountain Laurel, Texas *Sophora secundiflora*

Persimmon, Texas *Diospyros texana*
 Pistachio, Texas *Pistacia texana*
 Plum, Mexican *Prunus mexicana*
 Pomegranate *Punica granatum*
 Redbud, Mexican *Cercis canadensis* 'mexicana'
 Redbud, Texas *Cercis canadensis* var. 'texensis'
 Retama Jerusalem Thorn *Parkinsonia aculeata*
 Senna, Flowering *Cassia corymbosa*
 Smoke Tree, American *Cotinus obovatus*
 Sumac, Flameleaf *Rhus lanceolata*
 Viburnum, Rusty Blackhaw *Viburnum rufidulum*
 Viburnum, Sandankwa *Viburnum suspensum*

Shrubs

- Abelia, Glossy *Abelia grandiflora*
 Agarita *Berberis trifoliata*
 Agave (Century Plant) *Agave sp.*
 American Beautyberry *Callicarpa americana*
 Artemisia *Artemisia 'Powis Castle'*
 Barbados Cherry *Malpighia glabra*
 Barberry, Japanese *Berberis thunbergii 'Atropurpurea'*
 Basket Grass (Sacahuista) *Nolina texana*
 Black Dalea *Dalea frutescens*
 Bush Germander *Teucrium fruticans*
 Butterfly Bush *Buddleja davidii*
 Butterfly Bush, Woolly *Buddleja marrubiiifolia*
 Coralberry *Symphoricarpos orbiculatus*
 Cotoneaster *Cotoneaster sp.*
 Eleagnus *Eleagnus pungens*
 Esperanza/Yellow Bells *Tecoma stans*
 Flame Acanthus *Anisacanthus quadrifidus var. wrightii*
 Fragrant Mimosa *Mimosa borealis*
 Holly, Burford *Ilex cornuta 'Burfordii'*
 Holly, Dwarf Chinese *Ilex cornuta 'Rotunda nana'*
 Holly, Dwarf Yaupon *Ilex vomitoria 'Nana'*
 Jasmine, Primrose *Jasminum mesnyi*
 Kidneywood *Eysenhardtia texana*
 Lantana, Native *Lantana horrida*
 Mistflower, Blue (Blue Boneset) *Eupatorium coelestinum*
 Mistflower, White (Shrubby White Boneset) *Ageratina havanense*
 Mock Orange *Philadelphus coronarius*
 Nandina *Nandina domestica 'Compacta nana' 'Gulf Stream'*
 Oleander *Nerium oleander*
 Palmetto *Sabal minor*
 Prickly Pear *Opuntia engelmannii var. lindheimeri*
 Rose, Belinda's Dream *Rosa 'Belinda's Dream'*
 Rose, Lamarne *Rosa 'Lamarne'*
 Rose, Livin' Easy *Rosa 'Livin' Easy'*
 Rose, Marie Pavie *Rosa 'Marie Pavie'*
 Rose, Martha Gonzales *Rosa 'Martha Gonzales'*
 Rose, Mutabilis *Rosa 'Mutabilis'*
 Rose, Nearly Wild *Rosa 'Nearly Wild'*
 Rose, Old Blush *Rosa 'Old Blush'*
 Rose, Perle d'or *Rosa 'Perle d'or'*
 Rock Rose *Pavonia lasiopetala*
 Rosemary *Rosmarinus officinalis*
 Sage, Mountain *Salvia regia*
 Sage, Texas (Cenizo) *Leucophyllum frutescens*
 Senna, Lindheimer *Cassia lindheimeriana*
 Southern Wax Myrtle *Myrica cerifera*
 Sumac, Evergreen *Rhus virens*
 Sumac, Fragrant (Aromatic) *Rhus aromatica*
 Texas Sotol *Dasylirion texanum*
 Turk's Cap *Malvaviscus arboreus*
 Yucca, Paleleaf *Yucca pallida*
 Yucca, Red *Hesperaloe parviflora*
 Yucca, softleaf *Yucca recurvifolia*
 Yucca, Twistleaf *Yucca rupicola*

Perennials

- Black-eyed Susan *Rudbeckia hirta*
 Bulbine *B. frutescens* or *caulescens*
 Bush Morning Glory *Ipomoea fistulosa*
 Butterfly Weed *Asclepias tuberosa*
 Butterfly Weed 'Mexican' *Asclepias curassivica*
 Cast Iron Plant *Aspidistra elatior*
 Chile Pequin *Capsicum annuum*
 Cigar Plant *Cuphea micropetala*
 Columbine, Red *Aquilegia canadensis*
 Columbine, Yellow *Aquilegia chrysantha* 'Texas Gold'
 Coreopsis *Coreopsis lanceolata*
 Daisy, Blackfoot *Melampodium leucanthum*
 Daisy, Copper Canyon *Tagetes lemmonii*
 Damiantia *Crysactina mexicana*
 Fall Aster *Aster oblongifolius*
 Fern, River *Thelypteris kunthii*
 Firebush *Hamelia patens*
 Gaura *Gaura lindeheimeri*
 Gayfeather *Liatris mucronata*
 Gregg Dalea *Dalea greggii*
 Hibiscus, Perennial *Hibiscus moscheutos*, *Hibiscus coccineus*
 Honeysuckle, Mexican *Justicia spicigera*
 Hymenoxys (Four Nerve Daisy) *Tetranneuris scaposa*
 Indigo Spires *Salvia 'Indigo Spires'*
 Iris, Bearded *Iris albicans*
 Iris, Butterfly/Bicolor (African) *Dietes sp.*
 Lamb's Ear *Stachys byzantina*
 Lantana *Lantana x hybrida* (many varieties)
 Lantana, Trailing *Lantana montevidensis*
 Marigold, Mexican Mint *Tagetes lucida*
 Obedient Plant, Fall *Physostegia virginiana*
 Oregano, Mexican *Poliomintha longiflora*
 Penstemon *Penstemon sp.*
 Phlox, Fragrant *Phlox pilosa*
 Pink Skullcap *Scutellaria suffrutescens*
 Plumbago *Plumbago auriculata*
 Poinciana, Red Bird of Paradise, Pride of Barbados
Caesalpinia pulcherrima
 Primrose, Missouri *Oenothera macrocarpa*
 Purple Coneflower *Echinacea purpurea*
 Ruellia *Ruellia brittoniana*
 Sage, Cedar *Salvia roemeriana*
 Sage, Jerusalem *Phlomis fruticosa*
 Sage, Majestic *Salvia guaranitica*
 Sage, Mealy Blue *Salvia farinacea*
 Sage, Mexican Bush *Salvia leucantha*
 Sage, Penstemon, Big Red Sage *Salvia penstemonoides*
 Sage, Russian *Perovskia atricplifolia*
 Sage, Scarlet or 'Tropical' *Salvia coccinea*
 Salvia, Gregg (Cherry Sage) *Salvia greggii*
 Shrimp Plant *Justicia brandegeana*
 Texas Betony *Stachys coccinea*
 Verbena, Prairie *Verbena bipinnatifida*
 Yarrow *Achillea millefolium*
 Zexmenia *Wedelia texana*

Ornamental Grasses

Bluestem, Big *Andropogon gerardii*
 Bluestem, Bushy *Andropogon*
glomeratus
 Bluestem, Little *Schizachyrium*
scoparium
 Fountain Grass, Dwarf *Pennisetum*
alopecuroides
 Indian Grass *Sorghastrum nutans*
 Inland Sea Oats *Chasmanthium*
latifolium

Mexican Feathergrass (Wiregrass) *Stipa*
temuissima
 Muhly, Bamboo *Muhlenbergia dumosa*
 Muhly, Big *Muhlenbergia lindheimeri*
 Muhly, Deer *Muhlenbergia rigens*
 Muhly, Gulf *Muhlenbergia capillaris*
 Muhly, Seep *Muhlenbergia reverchonii*
 Sideoats Grama *Bouteloua curtipendula*
 Wild Rye *Elymus canadensis*

Vines

Asian Jasmine *Trachelospermum*
asiaticum
 Carolina Jessamine *Gelsemium*
sempervirens
 Coral Vine *Antigonon leptopus*
 Crossvine *Bignonia capreolata*
 Fig Vine *Ficus pumila*

Honeysuckle, Coral *Lonicera*
sempervirens
 Lady Banksia Rose *Rosa banksiae*
 Passion Vine *Passiflora incarnata*
 Trumpet Vine *Campsis radicans*
 Virginia Creeper *Parthenocissus*
quinquefolia

Groundcover

Aztec Grass *Ophiopogon japonicus*
 Frogfruit *Phyla incisa*
 Horseherb *Calyptocarpus vialis*
 Leadwort *Plumbago Ceratostigma*
plumbaginoides
 Liriope *Liriope muscari*
 Monkey Grass (Mondo Grass)
Ophiopogon japonicus
 Oregano *Origanum vulgare*
 Periwinkle, Littleleaf *Vinca minor*
 Pigeonberry *Rivina humilis*

Purple Heart *Secreasea pallida*
 Santolina (Lavender Cotton) *Santolina*
chamaecyparissus
 Sedge, Berkeley *Carex tumulicola*
 Sedge, Meadow *Carex perdentata*
 Sedge, Texas *Carex texensis*
 Sedum (Stonedrop) *Sedum nuttallianum*
 Silver Ponyfoot *Dichondra argentea*
 Woolly Stemodia *Stemodia lanata*
(Stemodia tomentosa)

Turf Grasses

Bermuda 'Tif 419', 'Sahara', 'Baby',
 'Common'
 Buffalo '609', 'Stampede', 'Prairie'
 St. Augustine 'Baby', 'Common',
 'Raleigh', 'Delmar'

Zoysia, Fine Leaf 'Matrella', 'Emerald',
 'Zorro'
 Zoysia, Coarse Leaf 'Japonica', 'Jamur',
 'El Toro', 'Palis'

EXHIBIT C

Invasive Species/Problem Plants

PLANTS TO AVOID

INVASIVES

(Plants that are non-native to the Central Texas ecosystem and tend to out-compete native species)

Do Not Plant

(Travel by seeds, berries, and spores so can be transported long distances. They have already invaded preserves and greenbelts):

- Arizona Ash
- Chinaberry
- Chinese Pistache
- Chinese Tallow
- Chinese Privet
- Elephant Ear
- Holly Fern
- Japanese Honeysuckle
- Ligustrum, Wax Leaf
- Mimosa
- Mulberry, Paper
- Nandina (large, berrying varieties)
- Photinia, Chinese
- Pyracantha
- Tamarisk
- Tree of Heaven

Do Not Plant Near

Parks/Preserves/Greenbelts

(travel by runners, rhizomes, and stems so only invade neighboring areas):

- Bamboo
- English Ivy
- Vinca (Periwinkle)

PROBLEM TREES AND SHRUBS

(Typically fast-growing, highly adaptable, but often have weak wood and are short-lived. Most are susceptible to insect and disease problems.)

- Arizona Ash
- Azalea (not adapted to Austin soils)
- Boxelder
- Camellia
- Chinaberry
- Chinese Privet
- Chinese Tallow
- Cottonwood
- Ligustrum
- Lombardy Poplar
- Mimosa
- Mulberry, Paper
- Photinia, Chinese
- Siberian Elm
- Silver Maple
- Sweetgum
- Sycamore
- Tree of Heaven

After Recording, Please Return to:
City of Austin
Department of Law
P. O. Box 1088
Austin, Texas 78767
Attention: Diana Minter, Legal Assistant

ZONING CHANGE REVIEW SHEET

CASE: C14-03-0098

Z.A.P. DATE: July 22, 2003
August 12, 2003

C.C. DATE: August 28, 2003
May 27, 2004

ADDRESS: Southwest Parkway at Terravista Drive

OWNER/APPLICANT: Hilltop Joint Venture

AGENT: Urban Design Group

ZONING FROM: GR, GO, LO

TO: SF-6

AREA: 59.6

SUMMARY STAFF RECOMMENDATION:

Staff's alternate recommendation is SF-6-CO, Townhouse and Condominium Residence-Conditional Overlay district zoning. The conditional overlay will limit trips to 2,000 per day.

ISSUES:

The subject tract is in the Barton Springs Zone and will be subject to the Hill Country Roadway Ordinance (see compatibility section for HCRO standards).

ZONING AND PLATTING COMMISSION RECOMMENDATION:

To grant SF-6, Townhouse and Condominium Residence-Conditional Overlay district zoning by consent (Vote: 9-0). The conditional overlay will limit vehicle trips to 2,000 per day.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR, GO, LO	Undeveloped
<i>North</i>	Not Zoned	Undeveloped
<i>South</i>	MF-2 SF-2	Multifamily Single Family
<i>East</i>	RR	Undeveloped
<i>West</i>	LO, LR	Undeveloped

AREA STUDY: N/A

TIA: N/A

WATERSHED: Barton Creek

CAPITOL VIEW CORRIDOR: No

DESIRED DEVELOPMENT ZONE: No

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

#384 – Save Barton Creek Association
#605 – City of Rollingwood
#917 – Barton Creek Association
#943 – Save Our Springs Alliance
#385 – Barton Springs Coalition

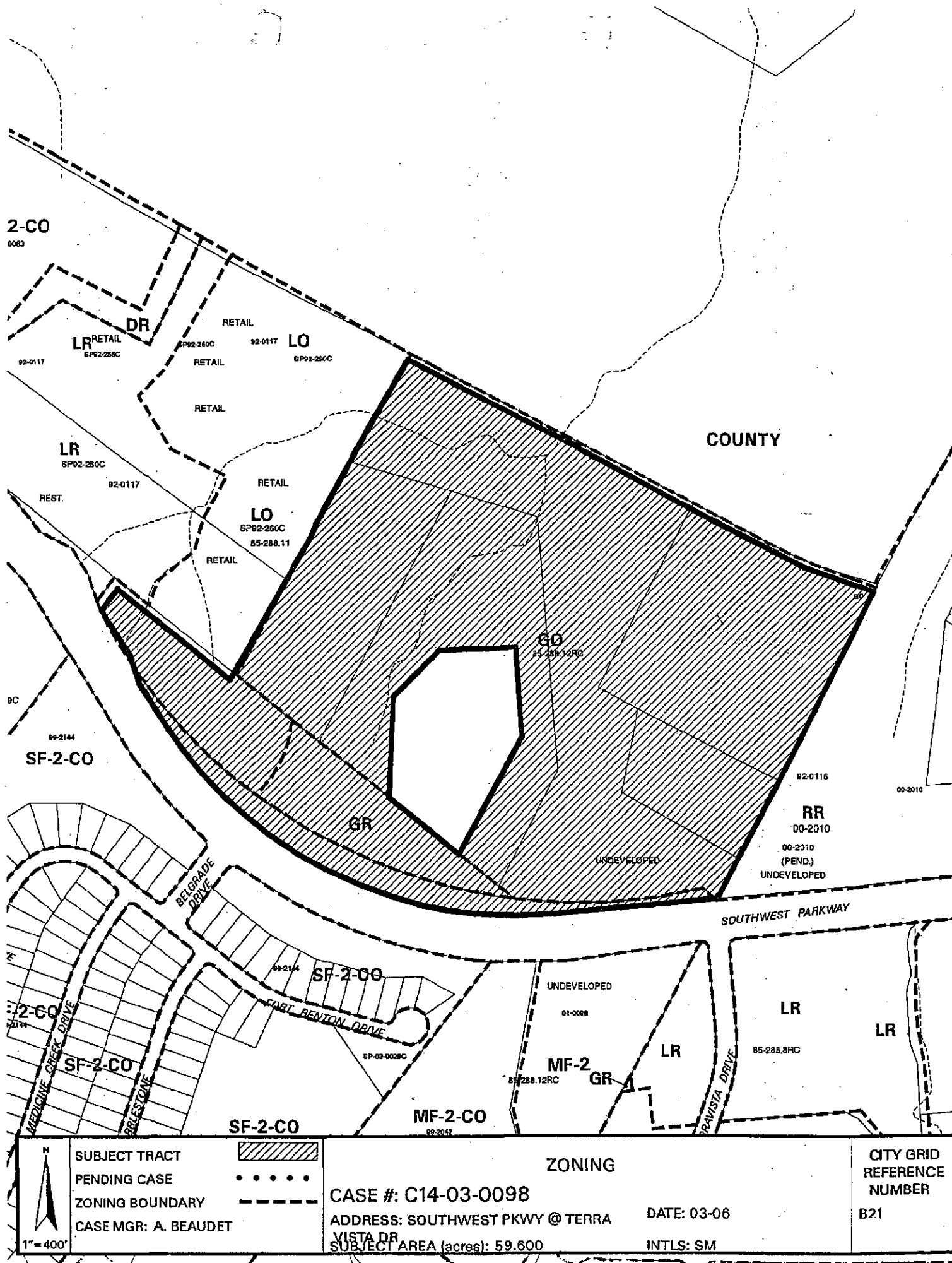
CASE HISTORIES:

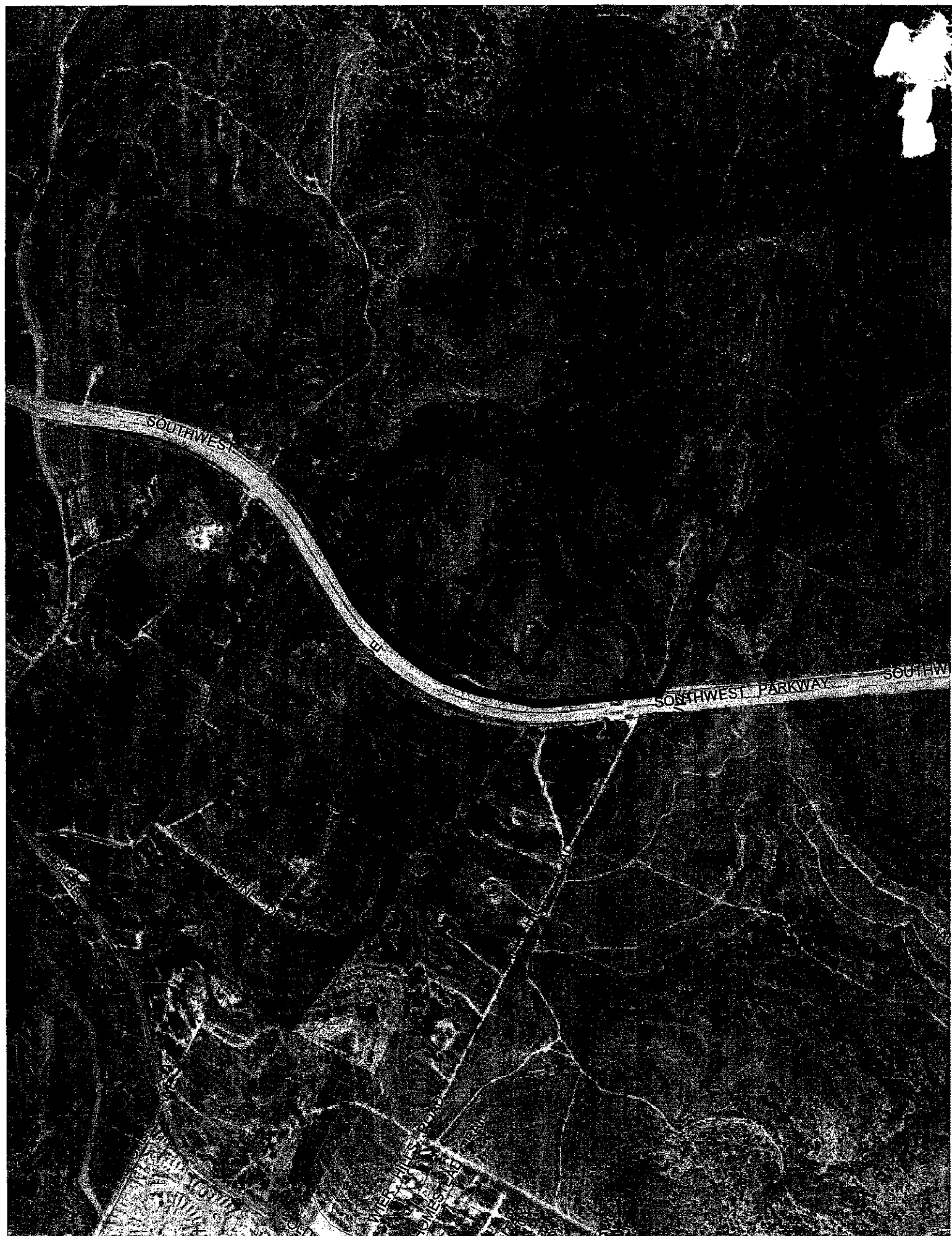
NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-99-2042	GR and LO to MF-2	Approved MF-2-CO. The CO limits trips to 2,000 per day (Vote: 8-0). 11/6/99	Approved PC recommendation (Vote: 5-0). 1/18/00.
C14-99-2144	IP, LR and GR to SF-2	Approved SF-2-CO. The CO limits density to 2.139 units per acre, and to only one curb cut onto Old Bee Caves Road (Vote: 7-0). 3/21/00	Approved PC recommendation (Vote: 6-0). 4/20/00.
C14-01-0098	GR, LR and CS to MF-2	Approved MF-2 (Vote: 8-0). 8/21/01	Approved PC recommendation (Vote: 7-0). 9/27/01
C14-00-2010	LO and DR to RR	Approved RR (Vote: 5-0). 3/28/00.	Approved PC recommendation (Vote: 7-0). 6/8/00

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Southwest Parkway	200'	2 @ 44'	Major Arterial	N/A

CITY COUNCIL DATE: August 28, 2003**ACTION:** Approved SF-6-CO on 1st Reading (Vote: 7-0).**ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Glenn Rhoades**PHONE:** 974-2775**E-MAIL:** glenn.rhoades@ci.austin.tx.us





STAFF RECOMMENDATION

Staff's alternate recommendation is SF-6-CO, Townhouse and Condominium Residence-Conditional Overlay district zoning. The conditional overlay will limit trips to 2,000 per day.

BACKGROUND

As shown on the zoning map, a portion of the subject tract was subject to a restrictive covenant (C14-85-288.12). The restrictive covenant limited development to 3 stories or 40 feet, building square footage to 365,00 square feet, impervious cover to 35% and prohibited development on slopes greater than 15%. The covenant was terminated by Council on March 23, 2000.

At this time, the property will be subject to S.O.S. standards and the Hill Country Roadway Ordinance, which are more restrictive than what was set forth in the old restrictive covenant.

BASIS FOR RECOMMENDATION

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

SF-6 – Townhouse and Condominium Residence district zoning is intended as an area for moderate density single-family, duplex, two family, townhouse and condominium use, without the spacing and locational requirements for townhouses and condominiums in SF-5*. This district is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate.

The proposed rezoning meets the purpose statement set forth in the Land Development Code. It is on a 60-acre tract with access to Southwest Parkway, which is classified as a major arterial roadway.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

The proposed rezoning is compatible with the area. There is SF-2-CO and MF-2 zoning to the south that is developed or in the development stages.

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

The proposed change will allow for a reasonable use of the site. There is a single-family neighborhood and apartments to the south and the proposed condominium use will provide for a mixture of housing in the area.

* SF-5 requires that a townhouse be located 100 feet from other townhouse groups and that condominiums be at least 300 feet from other condominium sites. In addition, SF-5 prohibits more than ten townhouses or condominiums on one site.

EXISTING CONDITIONS

Site Characteristics

The site is currently undeveloped.

Transportation

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

The trip generation under the requested zoning is estimated to be 5,185 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

There are no existing sidewalks along Southwest Parkway.

Southwest Parkway is classified in the Bicycle Plan as a Priority 1 bike route.

Capital Metro bus service is not available within 1/4 mile of this property.

Impervious Cover

This site is located over the Edward's Aquifer Recharge Zone. The site is in the Barton Creek Watershed of the Colorado River Basin, and is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone. Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone. This tract lies in the Recharge Zone.

Environmental

According to flood plain maps, there is no flood plain within the project location.

The site is located within the endangered species survey area.

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 existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rim rock, caves sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

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

Right of Way

No case packet has been received in order to allow us to perform a review, however, familiarity with the area permits the following comments to be provided.

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or system upgrades, or offsite main extension, or adjustment, or relocation are required, the landowner will be responsible for all costs and providing. Also, the utility plan must be reviewed and approved by the City of Austin Water and Wastewater Utility. The plan must be in accordance with the City's utility design criteria.

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.

Compatibility Standards

This site is located within the Hill Country Roadway {Southwest Parkway}. Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Land Use Commission. For the Southwest Parkway Corridor, the maximum height is that permitted by the zoning or approved site plan for the property or 60 feet, whichever is less [Section 25-2-1124(C)]. Except for clearing necessary to provide utilities and access to the site, no clearing of vegetation shall be permitted within fifty feet (50') of the dedicated right-of-way or dedicated drainage easement of Southwest Parkway. [Section 25-2-1023(B)]. The minimum required building setback shall be seventy-five feet (75') from the right-of-way or dedicated easement; however, in no case shall such vegetative buffer or building setback exceed twenty percent (20%) of the acreage of the applicant's property. [Section 25-2-1023].

The site is subject to compatibility standards. Along the south property line, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection. Additional design regulations will be enforced at the time a site plan is submitted.