



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-4
AGENDA DATE: Thu 05/27/2004
PAGE: 1 of 1

SUBJECT: C14-04-0043 - Attal Site - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as Zimmerman Lane, east of R.M. 620 (Bull Creek Watershed) from development reserve (DR) district zoning to single family residence standard lot (SF-2) district zoning. Zoning and Platting Commission Recommendation: To grant single family residence standard lot (SF-2) district zoning. Applicant: Wolfred Attal. Agent: Trammell Crow Company (Jill Allison). City Staff: Sherri Gager, 974-3057.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0043

Z.A.P. DATE: April 6, 2004

ADDRESS: Zimmerman Lane, east of R.R. 620

OWNER/APPLICANT: Wolfred Attal

AGENT: Trammell Crow Company
(Jill Allison)

ZONING FROM: DR

TO: SF-6*

AREA: 4.97 acres

* Amended to SF-2 by the applicant on April 20, 2004 (Attachment B).

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-2, Single Family Residence-Standard Lot District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

4/20/04: Approved staff's recommendation for SF-2 zoning by consent (7-0, B. Baker-absent);
K. Jackson-1st, J. Gohil-2nd.

ISSUES:

The staff has received two letters from adjacent property owners objecting to the proposed zoning change to SF-6, Townhouse and Condominium Residence District (Attachment A).

DEPARTMENT COMMENTS:

The property in question heavily wooded an undeveloped. The applicant is requesting to rezone this site to SF-6 because they would like to subdivide this tract of land into two lots. One of the lots (1.37 acres) will be restricted from development because of the applicant's need to transfer watershed development rights for a property located at 11500 R.R. 2222 (Four Points Centre-Jack Brown Site, Zoning Case C14-03-0177). The other lot (3.6 acres) is planned for the development of townhouse/condominium residential uses in the future.

The staff proposes an alternate recommendation of SF-2, Single Family Residence-Standard Lot District, zoning for this property. The 4.97 acre tract under consideration is located near the end of Zimmerman Lane, a thirty foot wide collector street that dead ends into a cul-de-sac. Originally, Zimmerman Lane was projected to connect with Forsythia Drive, to the east, as part of the Arterial 8 extension. Arterial 8 (Forsythia Drive) was planned to be a ninety-foot arterial roadway that was to connect Loop 360 to Yaupon Drive. The City of Austin has deleted the plans to construct Arterial 8, due in part to BCCP issues and because of the City's purchase of the Stennis Tract.

Zimmerman Lane is a county roadway that was annexed by the city of Austin in 1997. There are no planned improvements for this portion of Zimmerman Lane and there will not be a traffic light constructed at the intersection of Zimmerman Lane and R.M. 620 because there is already a light proposed for the intersection of Parke Drive and R.M. 620, to the north. Parke Drive and Zimmerman Lane will not be aligned in the future.

The property in this case is surrounded by DR, Development Reserve District, zoning to the north, east, and west. There are single-family houses located to the north and east of the proposed change. The land to the south of this case is part of the Four Points Centre PUD (Lot 7, Block A). It is designated as 102.90 acres of Habitat Preserve and will remain an undeveloped/undisturbed area.

The staff recommends SF-2 zoning for the property in question because the proposed SF-2 zoning is consistent with the SF-2 zoning located to the northwest and the existing single-family homes located to the north, east and west of this site. SF-2 zoning would allow the applicant to subdivide the property and to develop a maximum density of 27 single-family homes on the remaining 3.6 acres of developable land. The intensity of residential development that is allowed by the SF-2 district is more appropriate for Zimmerman Lane, a roadway that has difficult access onto R.M. 620 and that will never be improved to connect to another roadway to allow for additional access to the proposed site.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Undeveloped
<i>North</i>	DR	Single-Family Residence
<i>South</i>	PUD	Undeveloped (Block A, Lot 7 of the Four Points Centre PUD -- Shown as Habitat Preserve, 102.90 of Undisturbed Area)
<i>East</i>	DR	Single-Family Residence
<i>West</i>	DR	Single-Family Residence

AREA STUDY: N/A

TIA: Not Required

WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: Yes

NEIGHBORHOOD ORGANIZATIONS:

190 – Middle Bull Creek Neighborhood Association
 194 – 2222 Property Owners Association
 426 – River Place Residential Community Association, Inc.
 439 – Concerned Citizens For P&B of FM 2222
 448 – Canyon Creek Homeowners Association
 475 – Bull Creek Foundation

SCHOOLS:

Canyon Creek Elementary School
 Canyon Vista Middle School
 Westwood High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0102	LR to GR	9/23/03: Approved staff's recommendation of GR-CO zoning, with conditions: Improve Zimmerman Lane through the first driveway on the site, at the time of site plan (9-0)	10/23/03: Granted GR-CO with a restrictive covenant requiring the widening of Zimmerman Lane according to specifications approved by the City of Austin, from the intersection of FM 620 North and Zimmerman Lane, through the first driveway cut on the property (6-0, Dunkerly-absent); all 3 readings
C14-00-2055	R&D to P	5/9/00: Approved staff rec. of 'P' by consent (8-0)	6/8/00: Approved PC rec. of 'P' on all 3 readings (7-0)
C14-99-2062	RR to LI	11/16/99: Approved RR (8-0); (Staff alternate rec. was CS-CO, Applicant's request was for LI)	1/13/00: Approved W/LO, w/ conditions as rec. by staff (6-0, KW-out of room); 1 st reading 2/3/00: Approved W/LO-CO; Limiting vehicle trips to 250 per day & 50 ft reservation of FM 620 to be placed on plat or site plan (5-0); 2 nd reading 3/30/00: Approved 3 rd reading (6-0)
C14-99-0078	I-RR to GR	10/26/99: Approved 'GR' with 'LR' uses (8-1, RC-Nay); Quality restaurant allowed, prohibit Fast Food Restaurants, Pawn Shops, Automotive Uses, Exterminating Services, permit 'LO' uses, and add conditions as per Neighborhood/Applicant agreement.	12/2/99: Approved PC rec. of GR w/ conditions (6-0, WL-absent); 1 st reading 1/13/00: Approved; subject to limitation of 100,000 sq. ft. of retail and 65,000 sq. ft. of office (6-0, KW-out of room); 2 nd reading 3/2/00: Approved 3 rd reading (5-0)
C14-99-0011	GR to MF-2	3/9/99: Approved staff rec. of MF-2 by consent (6-0)	4/15/99: Approved PC rec. of MF-2 (7-0); all 3 readings
C14-98-0108	I-RR to CS	10/27/98: Approved W/LO for front 615 ft., LR-MU footprint for 1500 ft., remainder of site as CS (6-0)	12/3/98: Approved PC rec. of W/LO-CO, LR-MU-CO, and CS-CO w/conditions (6-0); 1 st reading 9/30/00: Approved W/LO-CO, LR-MU-CO, and CS-CO; 2 nd /3 rd rdgs.
C14-98-0002	I-SF-2, I-RR to MF-2	2/17/98: Approved MF-2 (7-0)	3/26/98: Approved PC rec. of MF-2 w/ conditions (6-0); all 3 readings
C814-95-0002.04	PUD to PUD	2/4/03: Approved staff rec. of PUD by consent (7-0)	3/6/03: Approved PUD (6-0, Dunkerley-absent); 1 st reading 4/24/03: Approved PUD (6-0-1, Garcia-absent)

RELATED CASES:

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Zimmerman Lane	70'	30'	Local Collector	N/A

CITY COUNCIL DATE: May 27, 2004

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Gager

PHONE: 974-3057,
sherri.gager@ci.austin.tx.us



STAFF RECOMMENDATION

The staff's recommendation is to grant SF-2, Single Family Residence-Standard Lot District, zoning.

BACKGROUND

The property in question heavily wooded and undeveloped. The applicant is requesting to rezone this site to SF-6 because they would like to subdivide this tract of land into two lots. One of the lots (1.37 acres) will be restricted from development because of the applicant's need to transfer watershed development rights for a property located at 11500 R.R. 2222 (Four Points Centre-Jack Brown Site, Zoning Case C14-03-0177). The other lot (3.6 acres) is planned for the development of townhouse/condominium residential uses in the future.

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The staff recommends SF-2 zoning for the property in question because the proposed SF-2 zoning is consistent with the SF-2 zoning located to the northwest and the existing single-family homes located to the north, east and west of this site. SF-2 zoning would allow the applicant to subdivide the property and to develop a maximum density of 27 single-family homes on the remaining 3.6 acres of developable land. The intensity of residential development that is allowed by the SF-2 district is more appropriate for Zimmerman Lane, a roadway that has difficult access onto R.M. 620 and that will never be improved to connect to another roadway to allow for additional access to the proposed site.

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.*

Single-family residence standard lot (SF-2) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate

sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

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

The proposed SF-2 zoning would be consistent with the SF-2 zoning located to the northwest and the existing single-family homes located to the north, east and west of this site.

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

The proposed SF-2 zoning would allow the applicant to subdivide the property and to develop a maximum of 27 single-family homes on the remaining 3.6 acres of developable land.

EXISTING CONDITIONS

Site Characteristics

The property in question is undeveloped and located near the cul-de-sac on a collector street. The site is heavily wooded and relatively flat.

Impervious Cover

The maximum impervious cover allowed by the SF-6 zoning district would be 55%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

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%

Note: The most restrictive impervious cover limit applies.

Environmental

The site is located over the Edward's Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is flood plain within close proximity of the project location. Based upon the close proximity of the flood plain, offsite drainage should be calculated to determine whether transition zone exists within the project location. If transition zone is found to exist within the project area, allowable impervious cover within said zone shall be limited to 18%.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.

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 rimrock, 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.

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

Transportation

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

The trip generation under the requested zoning is estimated to be 432 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 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]

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

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	DAILY TRAFFIC
Zimmerman Lane	70'	30'	Collector	N/A

Right of Way

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. The landowner will be responsible for providing all necessary water and wastewater utility improvements, system

upgrades, offsite main extension, utility adjustment, and relocation to serve the site and land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City's utility design criteria. The utility construction must be inspected by the City. The landowner must pay all associated City inspection fees.

Stormwater Detention

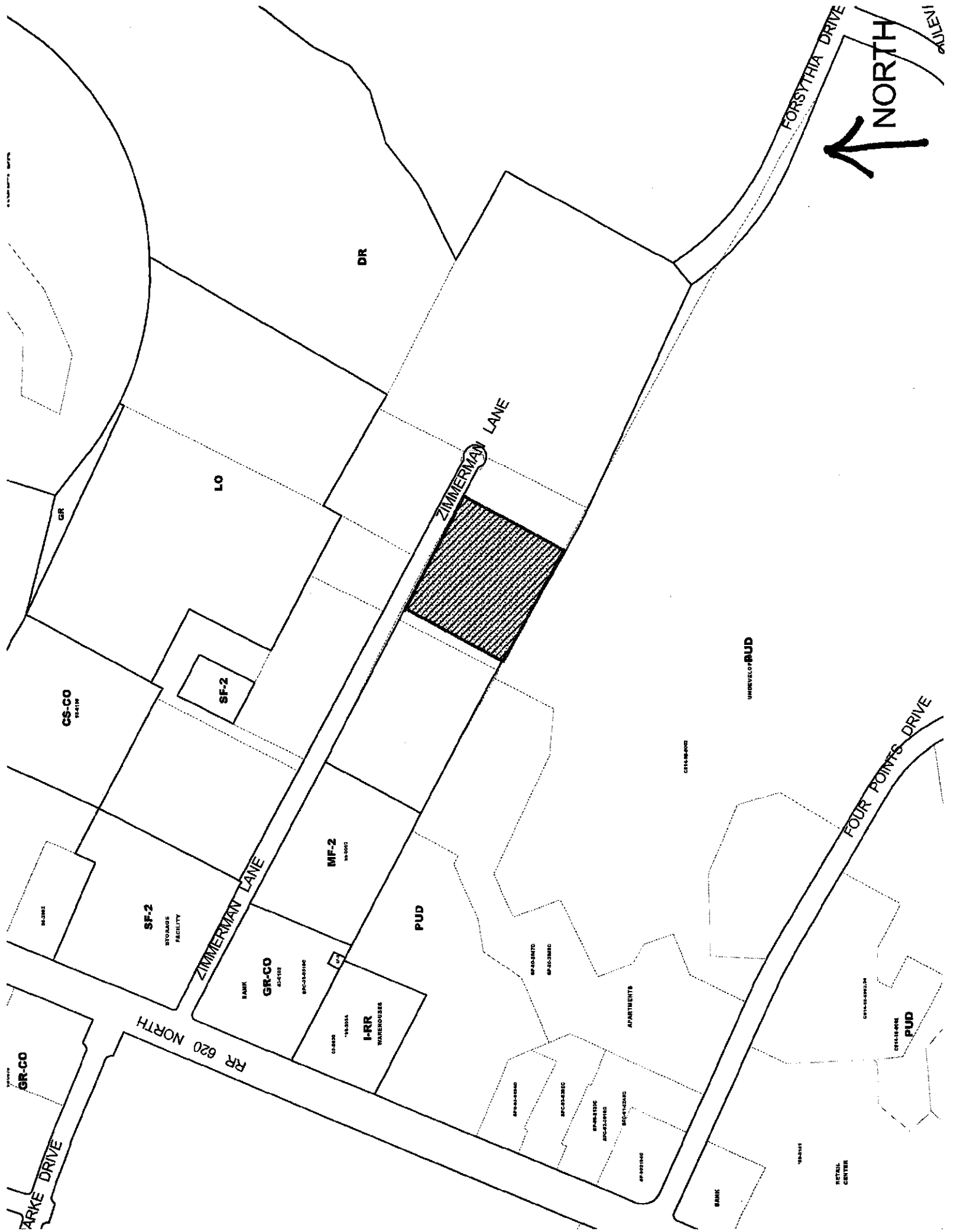
At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm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

Compatibility Standards

The site is subject to compatibility standards along the eastern property line that abuts the DR zoned property with an existing single-family residence. Along that property line, the following regulations will apply:

- No structure may be built within 25 feet of the property line.
- 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 the property line, a structure may attain a height of 40 feet plus one foot for each 10 feet if 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 the property line, a structure may attain a height of 60 feet plus one foot for each four feet if 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
- 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.



DATE: March 22, 2004

FROM: DANIEL WEAVER
11109 ZIMMERMAN LANE
AUSTIN, TEXAS 78726

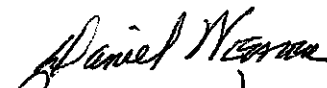

TO: SHERRI GAGER
CITY OF AUSTIN

SUBJECT: C14-04-0043-SG, PROPOSED ZONING CHANGE

OBJECTIONS TO CHANGE

- INCREASED TRAFFIC ON A 20 FEET WIDE STREET
- NO OUTLET STREET
- SEVERELY ALTER OUR QUALITY OF LIFE
- NOISE POLLUTION
- NO SIDE WALKS
- WILL AFFECT OUR FRONTAGE PROPERTY
- WILL ADD EXPENSE TO US TO UPGRADE THE STREET

MOST OF ALL OUR FAMILY HOME IS ADJACENT TO THIS PROPERTY SO WE ARE CONCERNED ABOUT THE DECREASE IN VALUE OF OUR HOME. THE CONGESTION, THE NOISE, AND OUR SAFETY ARE OUR MAIN CONCERNS.



DANIEL WEAVER
ANNE WEAVER



City of Austin, Neighborhood Planning & Zoning Department
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

**NOTICE OF FILING OF APPLICATION AND ZONING & PLATTING
COMMISSION PUBLIC HEARING FOR A PROPOSED ZONING CHANGE**

Este aviso es para informarles de una junta pública tocante a un cambio en el uso de la propiedad indicada así abajo. Si quiere una copia de este aviso en español, hable al teléfono (512) 974-2680.

Mailing Date of this Notice: March 16, 2004

File Number: C14-04-0043

ADDRESS AND/OR LEGAL DESCRIPTION OF PROPOSED ZONING CHANGE (See Map):
Zimmerman Lane, east of RM 620

PROPOSED ZONING CHANGE:

FROM: DR--Development Reserve district is intended to prevent isolated, inappropriate, or premature uses from locating on lands for which adequate public services and facilities are unavailable, or for which a determination of the most appropriate zoning district is precluded by a lack of data customarily utilized in establishment of permanent district classifications, or for which land use and urban development policies have not been completed.

TO: SF-6--Townhouse and Condominium Residence district 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 that apply 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.

OWNER: Attal Family (Wolfred Attal)

PHONE: (512) 312-0836

AGENT: Trammell Crow Company (Jill Allison)

PHONE: (512) 397-3194

ZONING & PLATTING COMMISSION HEARING DATE: April 6, 2004 **TIME:** 6:00 PM

LOCATION: 505 Barton Springs Road, One Texas Center 3rd Floor, Training Room #325, Austin

If you have any questions concerning this notice, please contact Sherri Gager at the City of Austin, Neighborhood Planning & Zoning Department, (512) 974-3057. Office hours are 7:45 a.m. to 4:45 p.m. Please be sure to refer to the File Number at the top of the page when you call. See enclosed sheet for more information on public hearings.

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-04-0043-SG

Zoning & Platting Commission Hearing Date: April 6, 2004

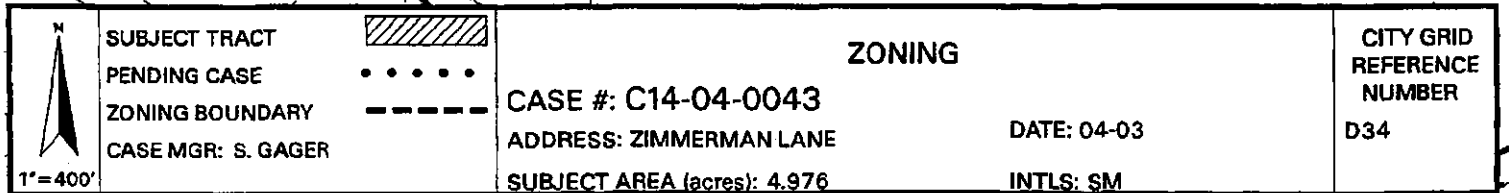
Name (please print) Daniel P. Weaver

☐ I am in favor
(Estoy de acuerdo)

Address 11109 Zimmerman Ln.

☒ I object
(No estoy de acuerdo)

Objection for above change:
1. So close to my home (see map).
2. Road is too narrow, only 20' wide, and traffic would be a problem (no outlet)
3. Quality of life would be severely impacted



From Fred & Joyce Smith
11300 Zimmerman Lane

MARCH 31, 2004

Our concern about the rezoning of
File Number C14-04-0043-FG
follows

Zimmerman Lane is only 20 to 22 feet
wide and the traffic problem from
the increased traffic flow may be a
problem.

Another concern is the 2 inch sewer line
would be insufficient because it goes
downhill 700 foot to the mentioned property,
requiring grinder pumps.

Also 10 feet of rightaway for widening
Zimmerman has been given by
Community Bank & JPI. Take that into
consideration on that side of the road.

Also the mentioned tract is on a steep
grade and rapid runoff could be a problem.

Thank you for
listening to our concerns
~~Fred & Joyce Smith~~
Joyce Smith

Attachment B



April 20, 2004

Ms. Sherri Gager
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: Attal Site
Zimmerman Lane

Dear Ms. Gager:

Currently, a zoning application is being processed by the City of Austin for the above-mentioned site. The current zoning request is for SF-6, Townhouse Condominium Residence. As owner representatives for this application, we are agreeable to amend our request to SF-2, Single Family Residence.

Should you have any questions or require any additional information, please do not hesitate to call our office.

Sincerely,

A handwritten signature in black ink, appearing to read 'Nicky D. Wells'.

Nicky D. Wells

I:\1348\02\Admin\Letters\042104 Gager.doc\sa

BURY+PARTNERS, INC.
Consulting Engineers and Surveyors
Austin Dallas Houston San Antonio Washington, D.C.

3345 Bee Caves Road
Suite 200
Austin, Texas 78746

(512) 328-0011 TELEPHONE
(512) 328-0325 FAX

www.burypartners.com

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT ZIMMERMAN LANE EAST OF R.M. 620 FROM DEVELOPMENT RESERVE (DR) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from development reserve (DR) district to single family residence standard lot (SF-2) district on the property described in Zoning Case No.C14-04-0043, on file at the Neighborhood Planning and Zoning Department, as follows:

A 4.976 acre tract of land, more or less, out of the Alexander Dunlap Survey No. 805 and the John E. Linn Survey No. 804 in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance,

locally known as the property at Zimmerman Lane east of R.M. 620, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on _____, 2004.

PASSED AND APPROVED

_____, 2004 §
 §
 §

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Brown
City Attorney City Clerk

4.976 ACRES
PROPOSED LOT 1 AND LOT 2
ATTAL SUBDIVISION

EXHIBIT A

FN. NO. 04-045(MM)
FEBRUARY 21, 2004
BPI JOB NO. 1348-02.97

DESCRIPTION

OF A 4.976 ACRE TRACT OF LAND OUT OF THE ALEXANDER DUNLAP SURVEY NO. 805, ABSTRACT NO. 224 AND THE JOHN E. LINN SURVEY NO. 804 SITUATED IN TRAVIS COUNTY, TEXAS, BEING THAT SAME TRACT OF LAND CONVEYED TO ELAINE MARTHA ATTAL CIANI, BASIL MICHAEL ATTAL, MITCHELL GEORGE ATTAL AND WOLFRED CHARLES ATTAL, JR. BY GIFT DEED OF RECORD IN VOLUME 8615, PAGE 802 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS; SAID 4.976 ACRES BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS;

BEGINNING, at a 1/2 inch iron rod found in the southerly right-of-way line of Zimmerman Lane (50' R.O.W.), being the northwesterly corner of said 4.976 acre tract and hereof, same being the northeasterly corner of that certain 6.62 acre tract of land conveyed to Freddie J. and Joyce Smith by deed of record in Volume 10740, Page 34 of the Real Property Records of Travis County, Texas, from which a 1/2 inch iron rod found in the northerly line of Zimmerman Lane being the common southerly corner of that certain 1.993 acre tract of land conveyed to Hamid Zarafshani and Vickie L. Clark by deed of record in Document No. 1999162895 of the Official Public Records of Travis County, Texas and that certain 4.97 acre tract of land conveyed to Freddie J. and Joyce Smith by deed of record in Volume 3512, Page 2253 of said Deed Records bears N30°07'26"E, a distance of 49.60 feet;

THENCE, S60°00'00"E, along the southerly line of Zimmerman Lane, being the northerly line of said 4.976 acre tract and hereof, a distance of 494.54 feet to a 1/2 inch iron rod found at the northeasterly corner of said 4.976 acre tract, being the northwesterly corner of that certain 2.006 acre tract of land conveyed to Daniel P. and Anne M. Weaver by deed of record in Volume 6512, Page 1896 of said Deed Records, from which a 1/2 inch iron rod found in the northerly line of said 2.006 acre tract, being a point of curvature of the southerly line of Zimmerman Lane bears S59°46'54"E, a distance of 146.64 feet;

THENCE, S29°52'51"W, leaving the southerly line of Zimmerman Lane, along the easterly line of said 4.976 acre tract and hereof, being the westerly line of said 2.006 acre tract, a distance of 438.26 feet to a 1/2 inch iron rod found in the northerly line of Lot 7, Block "A", Four Points Centre P.U.D., a subdivision of record in Document No. 200200080 of said Official Public Records, being the southeasterly corner of said 4.976 acre tract and hereof and also being the southwesterly corner of said 2.006 acre tract, from which a 1/2 inch iron rod found at the common southerly corner of said 2.006 acre tract and that certain 20.219 acre tract of land conveyed to Ordell Dube by deed of record in Volume 3559, Page 1027 of said Deed Records bears S59°45'17"E, a distance of 199.33 feet;

FN 04-045 (MM)
FEBRUARY 21, 2004
PAGE 2 OF 2

THENCE, N59°54'39"W, along the southerly line of said 4.976 acre tract and hereof, being a portion of the northerly line of said Lot 7, Block "A", a distance of 495.45 feet to a 1/2 inch iron rod with cap set for the southwesterly corner of said 4.976 acre tract and hereof, being the southeasterly corner of said 6.62 acre tract;

THENCE, N30°00'00"E, leaving the northerly line of said Lot 7, Block "A", along the westerly line of said 4.976 acre tract and hereof, being the easterly line of said 6.62 acre tract, a distance of 437.49 feet to the **POINT OF BEGINNING**, containing an area of 4.976 acres (216,747 sq. ft.) of land, more or less, within these metes and bounds.

THE BEARING BASIS FOR THIS SURVEY IS THE NORTHERLY LINE OF THAT CERTAIN 4.972 ACRE TRACT OF LAND OF RECORD IN VOLUME 8615, PAGE 802 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

THAT I, MARK J. JEZISEK, A REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT PROPERTY DESCRIBED HEREIN WAS DETERMINED BY A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION COMPLETED DURING THE MONTH OF JANUARY, 2004.

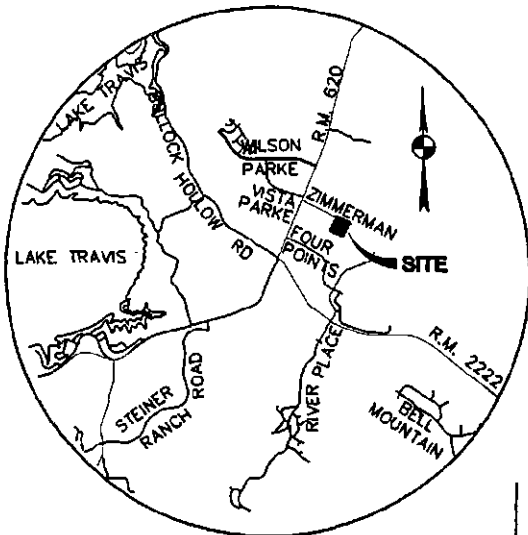
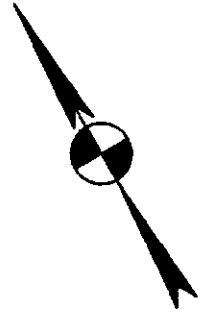
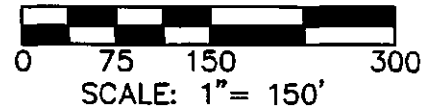
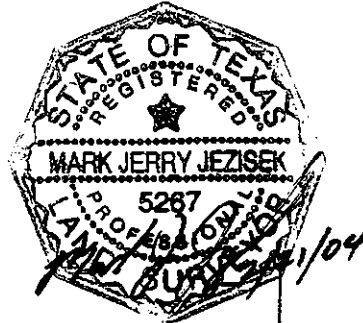
BURY+PARTNERS, INC.
ENGINEERS-SURVEYORS
3345 BEE CAVE ROAD
SUITE 200
AUSTIN, TEXAS 78746

Mark J. Jezisek 2/21/04
MARK J. JEZISEK, R.P.L.S.
NO. 5267
STATE OF TEXAS



LEGEND

- 1/2" IRON ROD FOUND (UNLESS NOTED)
- 1/2" IRON ROD WITH CAP SET
- P.O.B. POINT OF BEGINNING



VICINITY MAP
N.T.S.

4.97 ACRES
FREDDIE J. AND
JOYCE SMITH
VOL. 3512, PG. 2253

1.993 ACRES
HAMID ZARAFSHANI
VICKIE L. CLARK
DOC. NO. 1999162895

4.00 ACRES
ROGER G. AND
DIANNE S. THOMAS
VOL. 5492, PG. 292

N30°07'26"E
49.60'

ZIMMERMAN LANE

(50' R.O.W.) S60°00'00"E 494.54'

P.O.B.

S59°46'54"E
146.64'

6.62 ACRES
FREDDIE J. AND
JOYCE SMITH
VOL. 10740, PG. 34

N30°00'00"E 437.49'

4.976 AC.
(216,747 SQ. FT.)

4.972 ACRES
ELAINE MARTHA ATTAL CIANI, ET. AL.
VOL. 8615, PG. 802

S29°52'51"W 438.26'

2.006 ACRES
DANIEL P. AND
ANNE M. WEAVER
VOL. 6512, PG. 1896

20.219 ACRES—ORDELL DUBE
VOL. 3559, PG. 1027

S59°45'17"E 199.33'

N59°54'39"W 495.45'

LOT 1
BLOCK "A"
FOUR POINTS CENTRE
LOT 1 & LOT 2 - BLOCK A
DOC. NO. 200000249

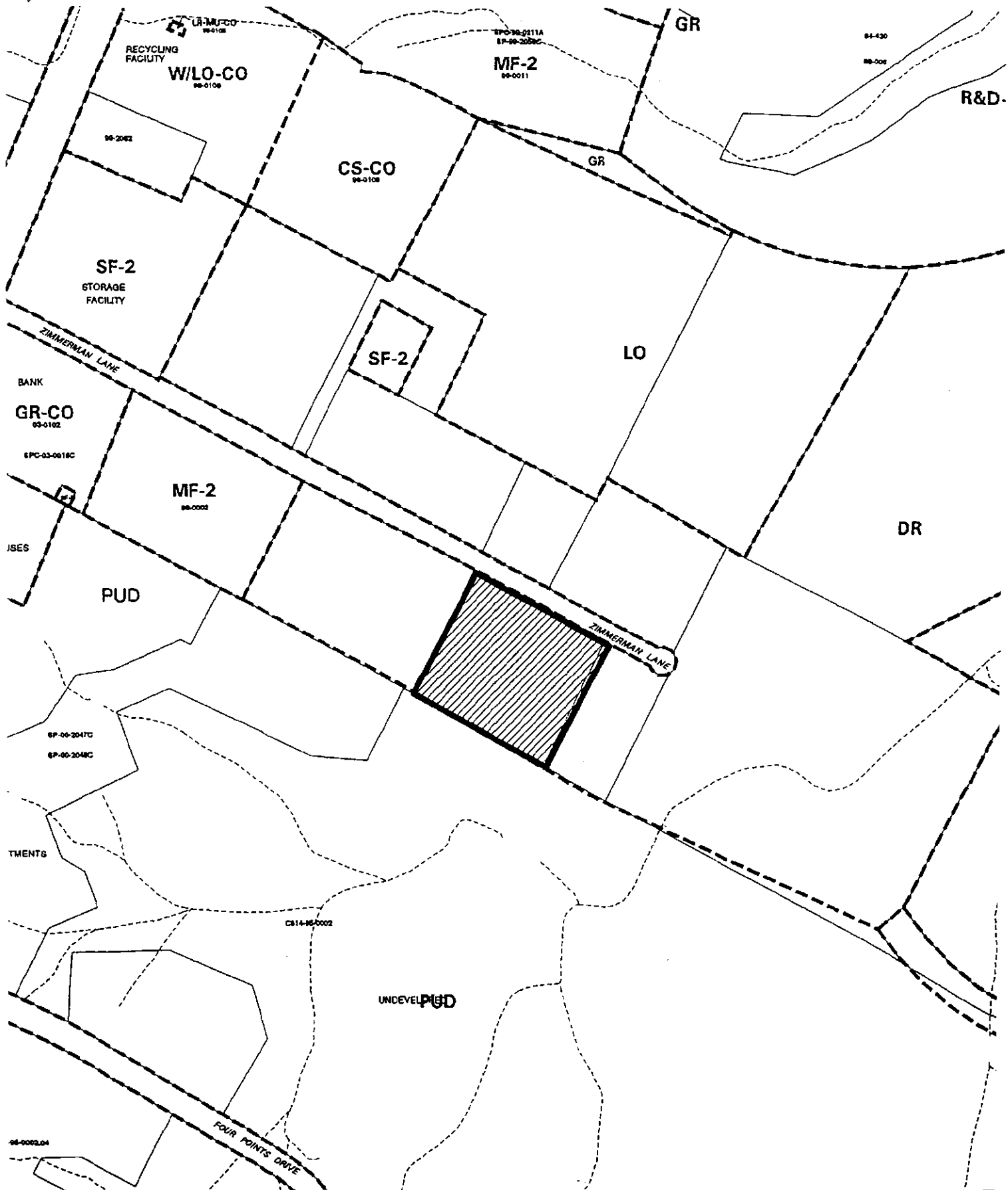
LOT 7
BLOCK "A"
FOUR POINTS CENTRE P.U.D.
DOC. NO. 200200080




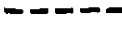
Bury+ Partners
Consulting Engineers and Surveyors
Austin, Texas Tel 512/328-0011 Fax 512/328-0325
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SKETCH TO ACCOMPANY DESCRIPTION

OF A 4.976 ACRE TRACT OF LAND OUT OF THE ALEXANDER DUNLAP SURVEY NO. 805, ABSTRACT 224 AND THE JOHN E. LINN SURVEY NO. 804, SITUATED IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF THAT CERTAIN TRACT OF LAND OF RECORD IN VOLUME 8615, PAGE 802 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

OCULUS, INC.



 1" = 400'	SUBJECT TRACT		ZONING EXHIBIT D CASE #: C14-04-0043 ADDRESS: ZIMMERMAN LANE SUBJECT AREA (acres): 4.976	DATE: 04-03 INTLS: SM	CITY GRID REFERENCE NUMBER D34
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: S. GAGER				