



**Zoning**  
**CITY OF AUSTIN**  
**RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: Z-10**  
**AGENDA DATE: Thu 10/21/2004**  
**PAGE: 1 of 1**

**SUBJECT:** C14-04-0117 - 509 Radam Lane - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 509 Radam Lane (Williamson Creek Watershed) from family residence (SF-3) district zoning to community commercial-conditional overlay (GR-CO) combining district zoning. Planning Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning. Applicant: Mark A. Macaulay. Agent: Lenworth Consulting (Nash Gonzales). City Staff: Wendy Walsh, 974-7719.

**REQUESTING**      Neighborhood Planning      **DIRECTOR'S**  
**DEPARTMENT:**      and Zoning      **AUTHORIZATION:** Alice Glasco

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## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-04-0117

**P.C. DATE:** September 14, 2004

**ADDRESS:** 509 Radam Lane

**OWNER AND APPLICANT:** Mark A. Macaulay

**AGENT:** Lenworth Consulting  
(Nash Gonzales)

**ZONING FROM:** SF-3

**TO:** GR-CO

**AREA:** 0.280 acres (12,196.80 square feet)

### **SUMMARY STAFF RECOMMENDATION:**

The staff's alternate recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning. The Conditional Overlay prohibits access to Radam Lane and requires that access be taken through the adjacent properties to the west and south.

### **PLANNING COMMISSION RECOMMENDATION:**

September 14, 2004: *APPROVED STAFF RECOMMENDATION OF GR-CO DISTRICT ZONING.*  
*[D.S. 1<sup>ST</sup>; M.M. 2<sup>ND</sup>] (8-0)*

### **ISSUES:**

The applicant is in agreement with the recommendation of the Planning Commission.

### **DEPARTMENT COMMENTS:**

The subject property is developed with a portion of an automotive repair business and is zoned family residence (SF-3) district. The property has frontage on the south side Radam Lane, a local street and is under the same ownership as the adjacent auto washing use at the southeast corner of Radam Lane and South First Street, and an automotive repair business with access on South First Street. There is a wooden fence at the north property line on Radam Lane and therefore, access to the rezoning tract is taken through the auto washing use and the service station.

The surrounding area is generally characterized by commercial uses on South First Street and a mix of residential, office and commercial land uses on Radam Lane. The Missouri – Pacific Railroad right-of-way also extends in an east-west direction within 50 feet of the south property line. Adjacent to this property on the south side of Radam Lane, there are two single family residences and proceeding east, an office / warehouse development, a Salvation Army facility and a lumber company at its corner with Congress Avenue Lane (zoned CS, SF-3, LO-CO and LI). On the north side of Radam Lane, there is a service station adjacent to an established single family residential neighborhood, a child care facility and a boarding house (CS, SF-3, MF-4). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The applicant proposes to rezone the property to the community commercial (GR-CO) district and redevelop the property with an office parking area. Staff is able to recommend GR-CO zoning because access to this property is taken to South First Street, an arterial street that has a predominately commercial character, and it will be developed in conjunction with the adjacent commercial properties to the west. The access restriction is reflected in the staff's Conditional Overlay.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-3	Automotive repair use that takes its access to South First Street
<i>North</i>	CS; SF-3	Service station; Single family residences; Child care facility; Boarding house
<i>South</i>	GR; LR; LO; MF-2	Auto repair; Offices; Retail; Condominiums; Apartments
<i>East</i>	SF-3; LO-CO; W/LO-CO; IP-CO; LI	Two single family residences; Office and warehouse development under construction; Salvation Army
<i>West</i>	CS; GR; SF-3	Auto washing; Jewelry shop; Office; Single family residences; St. Elmo Elementary School

**NEIGHBORHOOD PLANNING AREA:** South  
Congress Combined NPA  
(West Congress)

**TIA:** Is not required

**WATERSHED:** Williamson Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association

300 – Terrell Lane Interceptor Association

428 – Barton Springs / Edwards Aquifer Conservation District

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Assn.

950 – Southwood Neighborhood Association

**SCHOOLS:**

St. Elmo Elementary School

Bedichek Middle School

Crockett High School

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-04-0062	SF-3 to LR	To Grant LR-CO	Approved LR-CO with CO for limited restaurant without drive-in service only and all limited office uses; establishes an interior side yard of 5 feet and a rear yard of 5 feet (8-26-04).
C14-00-2253	SF-3 to LO	To Grant LO-CO	Approved LO-CO with CO for a 25' undisturbed buffer along the west property line; 30' height limit and 1 ½ story limit and prohibiting medical office use (4-19-01).

C14-00-2252	SF-3 to W/LO-CO for Tract 1; IP-CO for Tract 2, as amended	To Grant W/LO-CO for Tract 1; IP-CO for Tract 2	Approved W/LO-CO for Tract 1; IP-CO for Tract 2: CO establishes a 50' setback for buildings, parking and interior driveways along south, southeast and southwest property lines (adjacent to existing residential properties); limits light manufacturing and warehousing to 90,000 square feet; list of prohibited uses on Tract 2 that allows for custom manufacturing and all W/LO uses to occur (4-19-01).
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**RELATED CASES:**

The rezoning area was divided by metes and bounds from the adjacent square-shaped property to the east and therefore, is not a legal tract. There are no code enforcement issues on the tract. There are no related subdivision or site plan applications on the subject property.

**ABUTTING STREETS:**

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION
Radam Lane	56 feet	20 feet	Local

- There are existing sidewalks along Radam Lane.
- Capital Metro bus service is available along Congress Avenue.

**CITY COUNCIL DATE:** October 21, 2004      **ACTION:**

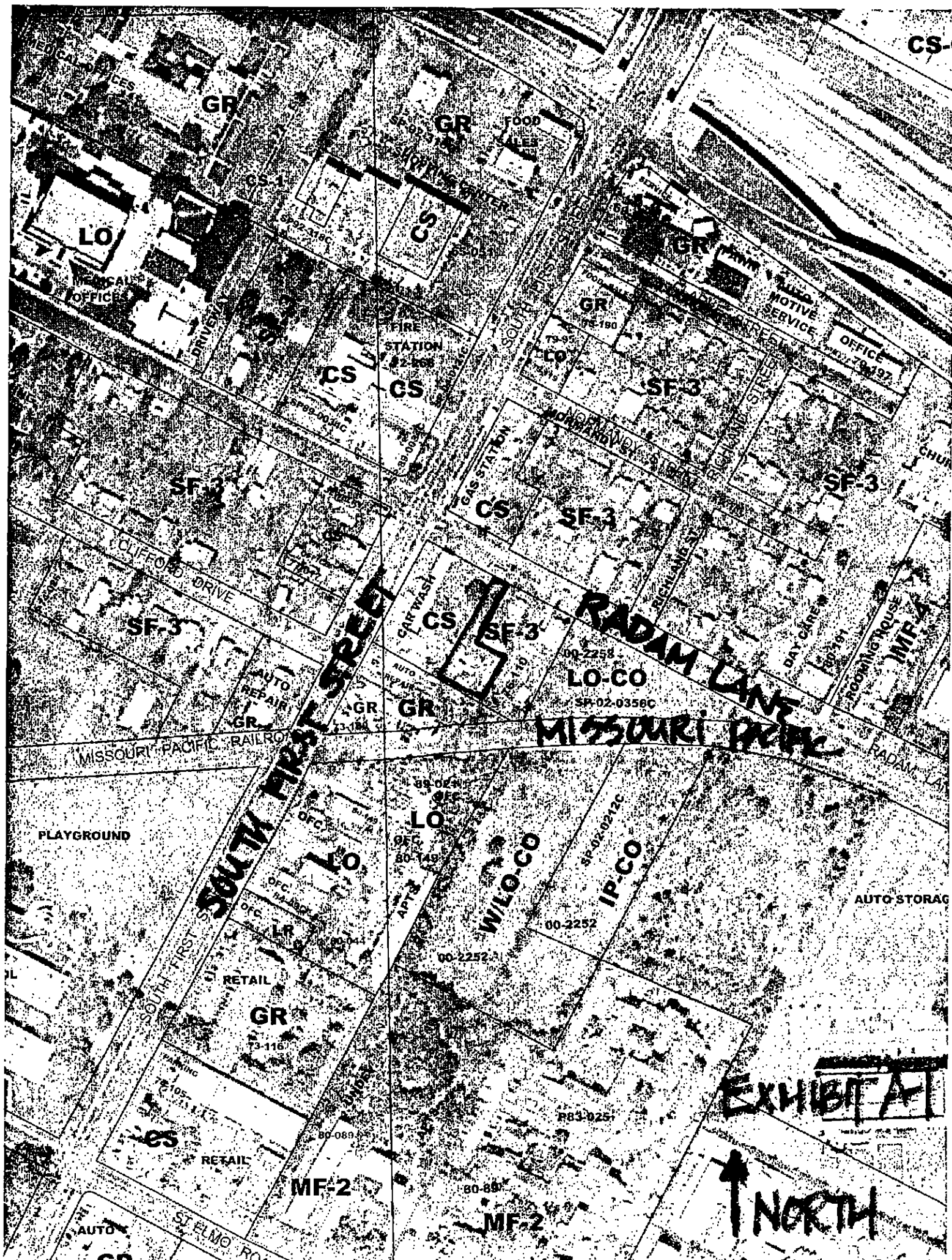
**ORDINANCE READINGS:** 1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Walsh  
e-mail: wendy.walsh@ci.austin.tx.us

**PHONE:** 974-7719

CITY GRID  
REFERENCE  
NUMBER  
H18



**SUMMARY STAFF RECOMMENDATION:**

The staff's alternate recommendation is to grant community commercial – conditional overlay (GR-CO) combining district zoning. The Conditional Overlay prohibits access to Radam Lane and requires that access be taken through the adjacent properties to the west and south.

**BACKGROUND**

The subject property is developed with a portion of an automotive repair business and is zoned family residence (SF-3) district zoning. The property has frontage on the south side Radam Lane, a local street and is under the same ownership as the adjacent auto washing use at the southeast corner of Radam Lane and South First Street, and an automotive repair business with access on South First Street. There is a wooden fence at the north property line on Radam Lane and therefore, access to the rezoning tract is taken through the auto washing use and the service station.

The surrounding area is generally characterized by commercial uses on South First Street and a mix of residential, office and commercial land uses on Radam Lane. The Missouri – Pacific Railroad right-of-way also extends in an east-west direction within 50 feet of the south property line. Adjacent to this property on the south side of Radam Lane, there are two single family residences and proceeding east, an office / warehouse development, a Salvation Army facility and a lumber company at its corner with Congress Avenue Lane (zoned CS, SF-3, LO-CO and LI). On the north side of Radam Lane, there is a service station adjacent to an established single family residential neighborhood, a child care facility and a boarding house (CS, SF-3, MF-4).

The applicant proposes to rezone the property to the community commercial (GR-CO) district and redevelop the property with an office parking area. Staff is able to recommend GR-CO zoning because access to this property is taken to South First Street, an arterial street that has a predominately commercial character, and it will be developed in conjunction with the adjacent commercial properties to the west. The access restriction is reflected in the staff's Conditional Overlay.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

The purpose statement per the City of Austin Land Development Code states: "The proposed GR, Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major trafficways." Access from the subject property would take be taken through adjacent property under common ownership and to South First Street.

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

The applicant proposes to rezone the property to the community commercial (GR-CO) district and redevelop the property with an office parking area. Staff is able to recommend GR-CO zoning because access to this property is taken to South First Street, an arterial street that has a predominately commercial character, and it will be developed in conjunction with the adjacent commercial properties to the west. The access restriction is reflected in the staff's Conditional Overlay.

## EXISTING CONDITIONS

### Site Characteristics

The site is developed with an auto repair use. There appear to be no significant topographical constraints on the site.

### Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 80%, which is based on the more restrictive watershed regulations described below.

### Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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

In the Water Quality Transition Zones, impervious cover is limited to 30%.

According to flood plain maps, there is no flood plain in, or within close proximity of, 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 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 the following water quality control requirements:

Structural controls: 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 pre-existing approvals that preempt current water quality or Code requirements.



**Transportation**

The trip generation under the requested zoning is estimated to be 1,648 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]

Additional right-of-way may be required at the time of subdivision and/or site plan.

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

**Compatibility Standards**

This site is located in the proposed West Congress Neighborhood Plan. The site is subject to compatibility standards. Along the north and east property line, the following standards 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.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the front property line. In addition, 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.

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

File # C14-04-0117-WW

Planning Commission Hearing Date: September 14, 2004

Name (please print) DON SCANCI

☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

Address 619 Flamenco Blvd. - owner of 504 Radam

1

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

File # C14-04-0117-WW

Planning Commission Hearing Date: September 14, 2004

Name (please print) ANNETTE SCANCI

☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

Address 506 Radam Ln. Austin, TX 78745

I am opposed to entering & exiting from  
509 Radam Lane. Annette Scanci

Wendy Walsh - Thank you for  
calling me back on this matter.  
I have lived at 506 Radam Lane  
for 54 years and I appreciate  
your understanding about enter & exit  
on Radam Ln. <sup>509</sup> We are a good neighbor  
and it will help on traffic -  
Thank you Annette Scanci

9-8-2004

Don Scanci  
619 FLAMINGO BLVD.  
OWNER: 504 RADAM LN.

File # C14-04-0117-WW

Dear Planning Commission

I object to the zoning change. The zoning should stay SF3. Commercial zoning on this tract - in my opinion is wrong because the tract is very far into a neighborhood. It goes way behind a house on Radam Ln. and will almost connect to the big project being built behind the RR tracks. We were not all that happy about that one either. The entrance is on Radam Lane to the property according to the map we were supplied with. At the very least no matter what the zoning is the entrance should go out to S. 1st - they own that pr. also. I don't believe the property owner would like the same situation behind his house in his neighborhood. Use the property with existing zoning. They bought it years ago that way.

Thank you

Don Scanci

## MEETING SUMMARY

Approved by PC 9/28/04

### CITY PLANNING COMMISSION

September 14, 2004

One Texas Center

505 Barton Springs Road

Conference Room 325

CALL TO ORDER – 6:00 P.M. **COMMENCE 6:10PM; ADJOURN ~11:30PM**

\_\_\_\_ John-Michael Cortez

\_\_\_\_ Matthew Moore, Secretary

\_\_\_\_ Cid Galindo

\_\_\_\_ Jay Reddy

\_\_\_\_ Matt Hollon, Asst. Secretary

\_\_\_\_ Chris Riley, Chair

\_\_\_\_ Cynthia Medlin, Vice-Chair

\_\_\_\_ Dave Sullivan, Parliamentarian

### **A. REGULAR AGENDA**

#### **EXECUTIVE SESSION (No public discussion)**

The Planning Commission will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda. The Planning Commission may also announce it will go into Executive Session, if necessary, to receive advice from Legal Counsel regarding any other item on this agenda.

Private Consultation with Attorney – Section 551.071

#### **CITIZEN COMMUNICATION:**

1. The first four (4) speakers signed up to speak will each be allowed a three-minute allotment to address their concerns regarding items *not* posted on the agenda.

#### **NO SPEAKERS**

#### **APPROVAL OF MINUTES**

2. Approval of minutes from August 10, 2004 and August 24, 2004.

#### **MOTION: APPROVE BY CONSENT**

**VOTE: 6-0 (DS-1<sup>st</sup>, JMC-2<sup>nd</sup>; JR, MH, DS- ARRIVED LATE)**

#### **DISCUSSION AND ACTION**

## MEETING SUMMARY

Approved by PC 9/28/04

### 3. Briefing on the Staff Recommendations for the Rainey Street Area:

Request: Review and Comment on Staff Recommendations  
 Staff: George Adams, 974-2146, george.adams@ci.austin.tx.us  
 Jana McCann, 974-6096, jana.mccann@ci.austin.tx.us  
 Transportation, Planning and Sustainability

George Adams briefed the Commission.

SEE ITEM 9 FOR DISCUSSION OF PROPOSAL AND RELATED ZONING CASES

4. **Rezoning:** C14-04-0117 - 509 Radam Lane  
 Location: 509 Radam Lane, Williamson Creek Watershed, South Congress Combined (West Congress) NPA  
 Owner/Applicant: Mark A. Macaulay  
 Agent: Lenworth Consulting (Nash Gonzales)  
 Request: SF-3 to GR-CO  
 Staff Rec.: **Recommended.**  
 Staff: Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us  
 Neighborhood Planning and Zoning

Commissioner Sullivan commented that the address should not be for street that access is not taken to.

**MOTION: APPROVE STAFF RECOMMENDATION**

**VOTE: 8-0 (DS-1<sup>st</sup>, MM-2<sup>nd</sup>)**

5. **Rezoning:** C14-04-0118 - 204 - 206 Stassney Lane West  
 Location: 204 - 206 Stassney Lane West, Williamson Creek Watershed, South Congress Combined (West Congress) NPA  
 Owner/Applicant: Felix A. Estrada and Felix Michael Estrada  
 Agent: Lenworth Consulting (Nash Gonzales)  
 Request: SF-2; SF-3 to GR-CO  
 Staff Rec.: **Not recommended.**  
 Staff: Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us  
 Neighborhood Planning and Zoning

Wendy Walsh presented the staff recommendation.

### PUBLIC HEARING FOR

Jim Bennett, representing the owner, said the owner would like to continue to operate his business. They bought the property in the 1970s, and have documents from the state and county

ORDINANCE NO. \_\_\_\_\_

1 **AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE**  
2 **PROPERTY LOCATED AT 509 RADAM LANE FROM FAMILY RESIDENCE**  
3 **(SF-3) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL**  
4 **OVERLAY (GR-CO) COMBINING DISTRICT.**

5  
6 **BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

7  
8 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to  
9 change the base district from family residence (SF-3) district to community commercial-  
10 conditional overlay (GR-CO) combining district on the property described in Zoning Case  
11 No. C14-04-0117, on file at the Neighborhood Planning and Zoning Department, as  
12 follows:

13  
14 A 0.28 acre tract of land, more or less, out of Block 15, Fortview Addition in  
15 Travis County, the tract of land being more particularly described by metes and  
16 bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

17  
18 locally known as 509 Radam Lane, in the City of Austin, Travis County, Texas, and  
19 generally identified in the map attached as Exhibit "B".

20  
21 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
22 established by this ordinance is subject to the following conditions:

23  
24 Vehicular access from the Property to Radam Lane is prohibited. All vehicular access  
25 to the Property shall be from other adjacent public streets or through other adjacent  
26 property to the west and south of the Property.

27  
28 Except as specifically restricted under this ordinance, the Property may be developed and  
29 used in accordance with the regulations established for the community commercial (GR)  
30 base district and other applicable requirements of the City Code.

1 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2004.  
2  
3

4 **PASSED AND APPROVED**  
5

6 §  
7 §  
8 \_\_\_\_\_, 2004 § \_\_\_\_\_  
9 Will Wynn  
10 Mayor  
11  
12

13 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_  
14 David Allan Smith Shirley A. Brown  
15 City Attorney City Clerk

## " EXHIBIT A"

FIELD NOTES OF A SURVEY PERFORMED ON JUNE 24<sup>TH</sup>, 2004 BY B & G SURVEYING, INC. ON A 0.28 ACRE OF LAND BEING OUT OF AND A PART OF BLOCK 15, FORTVIEW ADDITION ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BOOK 26, PAGE 606, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.28 ACRE IS PART OF THAT CERTAIN PARCEL IDENTIFIED AS TRACT II IN A DEED TO R.J. MACAULY, OF RECORD IN VOLUME 4407, PAGE 1422, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID 0.28 ACRE TRACT IS NOW OWNED BY THE ROMAMI COMPANY, THE DEED OF WHICH IS OF RECORD IN VOLUME 8375, PAGE 691, ... OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.28 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at 1/2inch iron rod set at the northwest corner of the Vera Marie Balcom tract (7,700 sq. ft.), as recorded in Volume 7278, Page 444, of the Deed Records of Travis County, Texas, said rod is on the South r-o-w line of Radam Lane and is the PLACE OF BEGINNING hereof, and from which rod another 1/2inch iron rod set at the Northwest corner of the aforementioned Tract II bears N 60° 37' 09" W, 24.50 feet;

THENCE, along the East line of the aforementioned Romami tract and the West line of the said Balcom tract, S 29° 00' 00" W, 120.00 feet to a 1/2inch iron rod set at an inside ell corner of the said Romami tract, same being the Southwest corner of said Balcom tract, for an inside ell corner hereof;

THENCE, along the common line of the aforementioned Romami and Balcom tracts, S 60° 37' 09" E, 60.00 feet, to a point inside of a metal shed (no monument recovered), being an outside ell corner of the Romami tract, the Southeast corner of the Balcom tract, said point is on the West line of the David and Colleen Allan tract (0.45 acre), as recorded in Document Number 2001161131 of the Official Public Records of Travis County, Texas, for an outside ell corner hereof;

THENCE, along the dividing line of the aforementioned Romami and Allan tracts S 29° 00' 00" W (Bearing Basis) 114.97 feet to an iron pipe found at the common rear corner of the Romami and Allan tracts, for the Southeast corner hereof;

THENCE along the South line of the aforementioned Romami tract, N 61° 16' 26" W, 85.65 feet to a 1/2inch iron rod found at the Southwest corner of the said Romami tract, for the Southwest corner hereof;

THENCE, along the West line of the aforementioned Romami tract, N 29° 16' 50" E, 235.94 feet to a 1/2inch iron rod set at the Northwest corner of the said Romami tract, being a point on the aforementioned South r-o-w line of Radam Lane, for the northwest corner hereof;

THENCE, along the North line of the aforementioned Romami tract and the aforementioned South r-o-w line of Radam Lane, S 60° 37' 09" E, 24.50 to the PLACE OF BEGINNING and containing 0.28 of an acre of land, more or less.

THIS LEGAL DESCRIPTION IS TO BE USED IN CONJUNCTION WITH THE ACCOMPANING SURVEY PLAT (BY SEPARATE INSTRUMENT), ONLY.

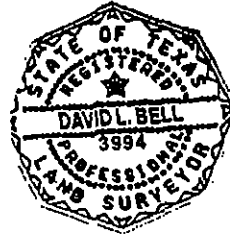


*David L. Bell*

*7-8-04*

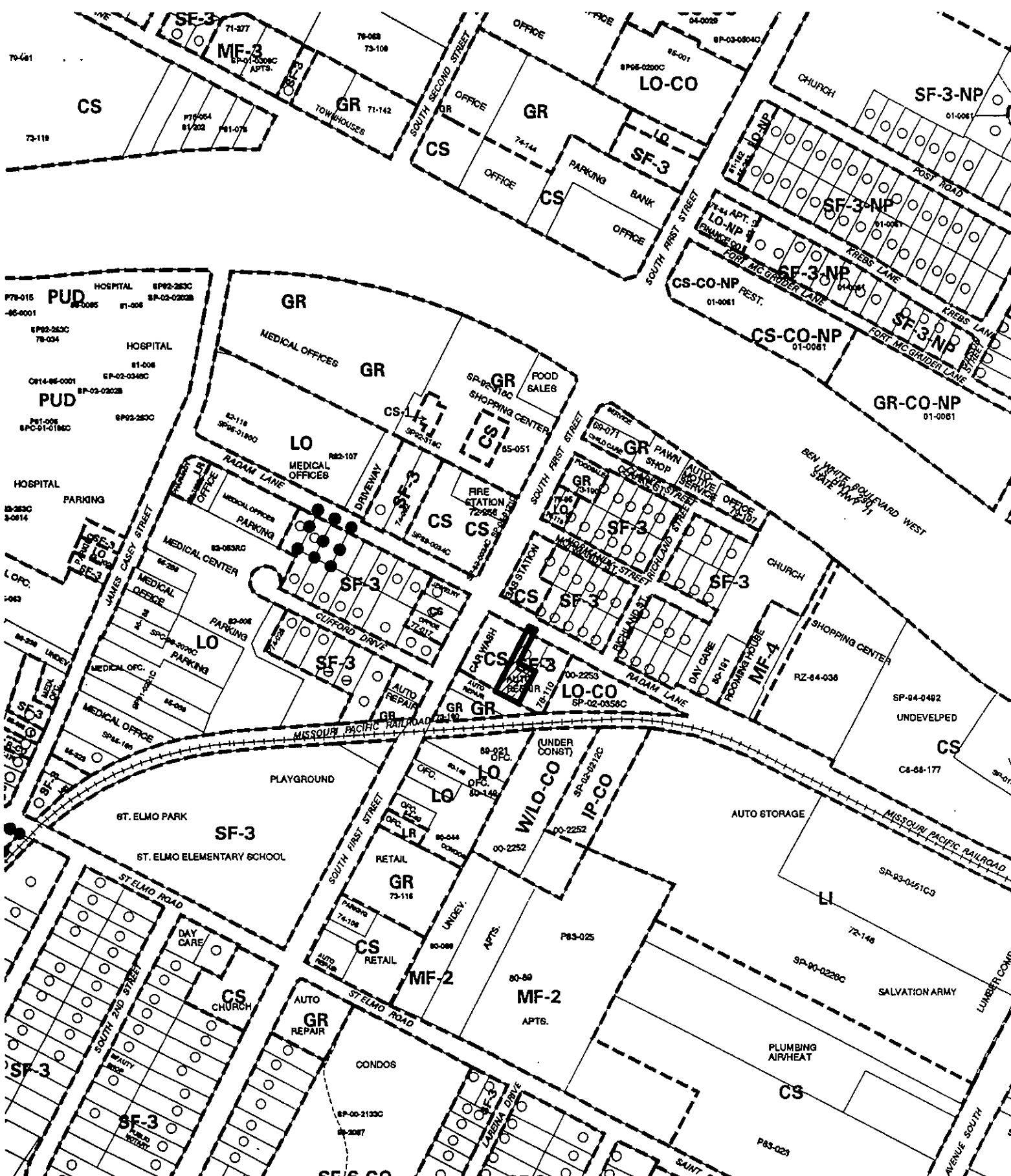
DAVID L. BELL R.P.L.S. NO. 3994  
B & G SURVEYING, INC.  
1404 W. NORTH LOOP BLVD.  
AUSTIN, TEXAS 78756  
(512) 458 - 6969.  
JOB.NO. B0615404





DATE



**509 RADAM LANE**





  
 1" = 400'  
 SUBJECT TRACT   
 PENDING CASE   
 ZONING BOUNDARY   
 CASE MGR: W. WALSH

<b>CASE #: C14-04-0117</b> <b>ADDRESS: 509 RADAM LANE</b> <b>SUBJECT AREA (acres): 0.280</b>		<b>ZONING EXHIBIT B</b> <b>DATE: 04-08</b> <b>INTLS: SM</b>	<b>CITY GRID REFERENCE NUMBER</b> <b>H18</b>
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