



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

**AGENDA ITEM NO.: Z-5**  
**AGENDA DATE: Thu 11/18/2004**  
**PAGE: 1 of 1**

**SUBJECT:** C14-04-0142 - Dry Creek – Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 639 West Dittmar Road (Boggy Creek Watershed) from single family residence standard lot (SF-2) district zoning to family residence (SF-3) district zoning. Zoning and Platting Commission Recommendation: To grant family residence-conditional overlay (SF-3-CO) combining district zoning. Owner and Applicant: Larry Chabira. City Staff: Wendy Walsh, 974-7719.

**REQUESTING**      Neighborhood Planning  
**DEPARTMENT:**      and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-04-0142

**Z.P.C. DATE:** October 5, 2004

**ADDRESS:** 639 West Dittmar Road

**OWNER AND APPLICANT:** Larry Chabira

**ZONING FROM:** SF-2

**TO:** SF-3

**AREA:** 0.248 acres (10,802.88 square feet)

**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant family residence (SF-3) district zoning.

**ZONING & PLATTING COMMISSION RECOMMENDATION:**

October 5, 2004: *APPROVED STAFF'S RECOMMENDATION OF SF-3 ZONING; WITH A CONDITIONAL OVERLAY THAT REQUIRES ONE JOINT DRIVEWAY.*

*[T.R; M.W 2<sup>ND</sup>] (9-0)*

**ISSUES:**

The applicant is in agreement with the recommendation of the Zoning and Platting Commission.

**DEPARTMENT COMMENTS:**

The subject rezoning area consists of one undeveloped lot that has frontage on West Dittmar Road and is zoned single family residence (SF-2) district. This segment of West Dittmar Road between South First Street and Latteridge Drive consists of undeveloped land (zoned SF-2; SF-2-CO; LO), single family residences (SF-2; SF-4A-CO), two manufactured homes (I-RR; SF-2) and a service station with convenience store (LR). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The applicant proposes to rezone the lot to the family residence (SF-3) district to accommodate the development of two small residences (which fall under the two-family residence classification, first allowed in SF-3). SF-3 zoning for the development of a two-family residential lot is compatible with the adjacent single family residences and manufactured homes on the south side of Dittmar Road.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	SF-2	Undeveloped
<i>North</i>	SF-2-CO; DR; NO-MU-CO; SF-6-CO; SF-2; LO; LR	Undeveloped; Church; Pipeline easement; Single family residences on standard and large lots; Service station with convenience store
<i>South</i>	SF-2; SF-4A-CO	Undeveloped; Single family residences
<i>East</i>	SF-2	Single family residences; Manufactured home
<i>West</i>	SF-2; I-RR; SF-4A-CO	Undeveloped; Manufactured home; Single family residences

**AREA STUDY:** N / A

**TIA:** Is not required

**WATERSHED:** Boggy Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association

39 – Matthews Lane Neighborhood Association

262 – Beaconridge Neighborhood Association

300 – Terrell Lane Interceptor Association

428 – Barton Springs / Edwards Aquifer Conservation District

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Assocn.

948 – South by Southeast Neighborhood Organization

**SCHOOLS:**

Odom Elementary School

Bedichek Middle School

Crockett High School

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0069	DR to LO	To Grant NO-MU-CO with CO limited to day care (general) and permitted SF-2 uses with building and impervious cover limited to SF-2 development regulations	Approved NO-MU-CO as ZAP recommended (8-29-02)
C14-02-0039	DR to SF-6	To Grant SF-6-CO, to allow for a telecommunications tower, with SF-2 development standards	Approved SF-6-CO zoning as recommended by the Zoning and Platting Commission (6-27-02)
C14-02-0018	DR to MF-1	Withdrawn	N/A
C14-96-0126	I-RR to SF-2	To Grant SF-2-CO w/conds. to prohibit access to Reno Drive and Cooper Lane	Approved SF-2-CO as recommended by PC with additional conditions of prohibit driveway access to Dittmar, 2,000 trip limit, and require r-o-w dedication for Cooper and Dittmar (4-24-97)
C14-93-0122	SF-2 to SF-4A	To Grant SF-4A w/ max. of 209 units	Approved SF-4A as recommended by PC (11-18-93)

**RELATED CASES:**

The rezoning area is Lot 5 of T.Z. Evans Subdivision that was recorded in September 1969 and is provided as Exhibit B (C8s-69-156).

**ABUTTING STREETS:**

<b>STREET</b>	<b>RIGHT-OF-WAY</b>	<b>PAVEMENT WIDTH</b>	<b>CLASSIFICATION</b>	<b>DAILY TRAFFIC</b>
Dittmar Road	93 feet	40 feet	Collector	3,330

- There are existing sidewalks along both sides of West Dittmar Road.
- Dittmar Road is under street reconstruction (widening) from a minor 2-lane arterial, undivided road to a major 2-lane arterial, divided road, between Manchaca Road and South First Street. Construction is anticipated to be completed in April 2005.
- The road widening project has resulted in a right-of-way acquisition of approximately 18 feet along the Dittmar Road frontage of the subject property.
- Capital Metro bus service is available along South First Street.

**CITY COUNCIL DATE:** November 4, 2004

**ACTION:** Approved a postponement request by the Neighborhood to November 18, 2004 (7-0)

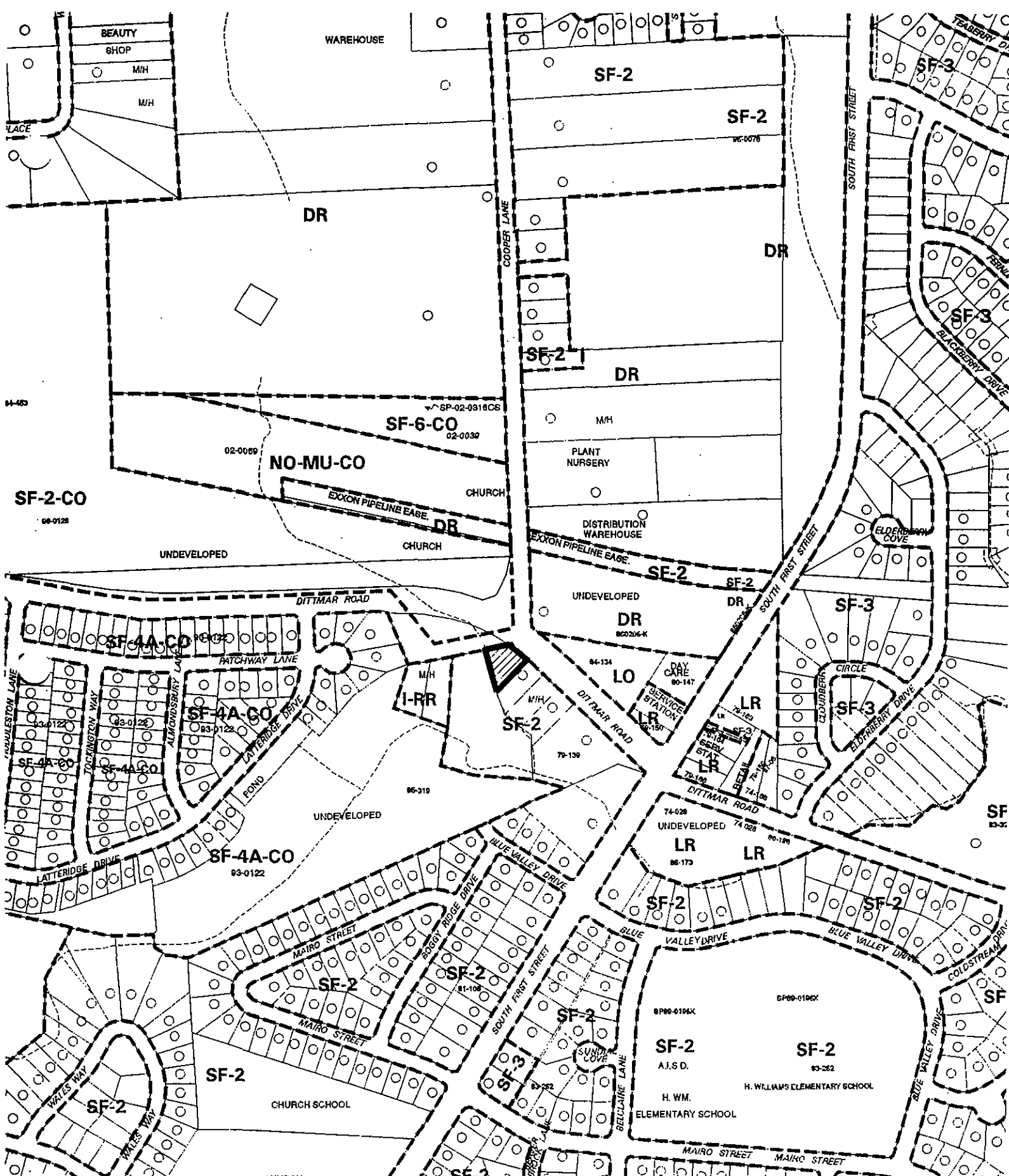
November 18, 2004

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

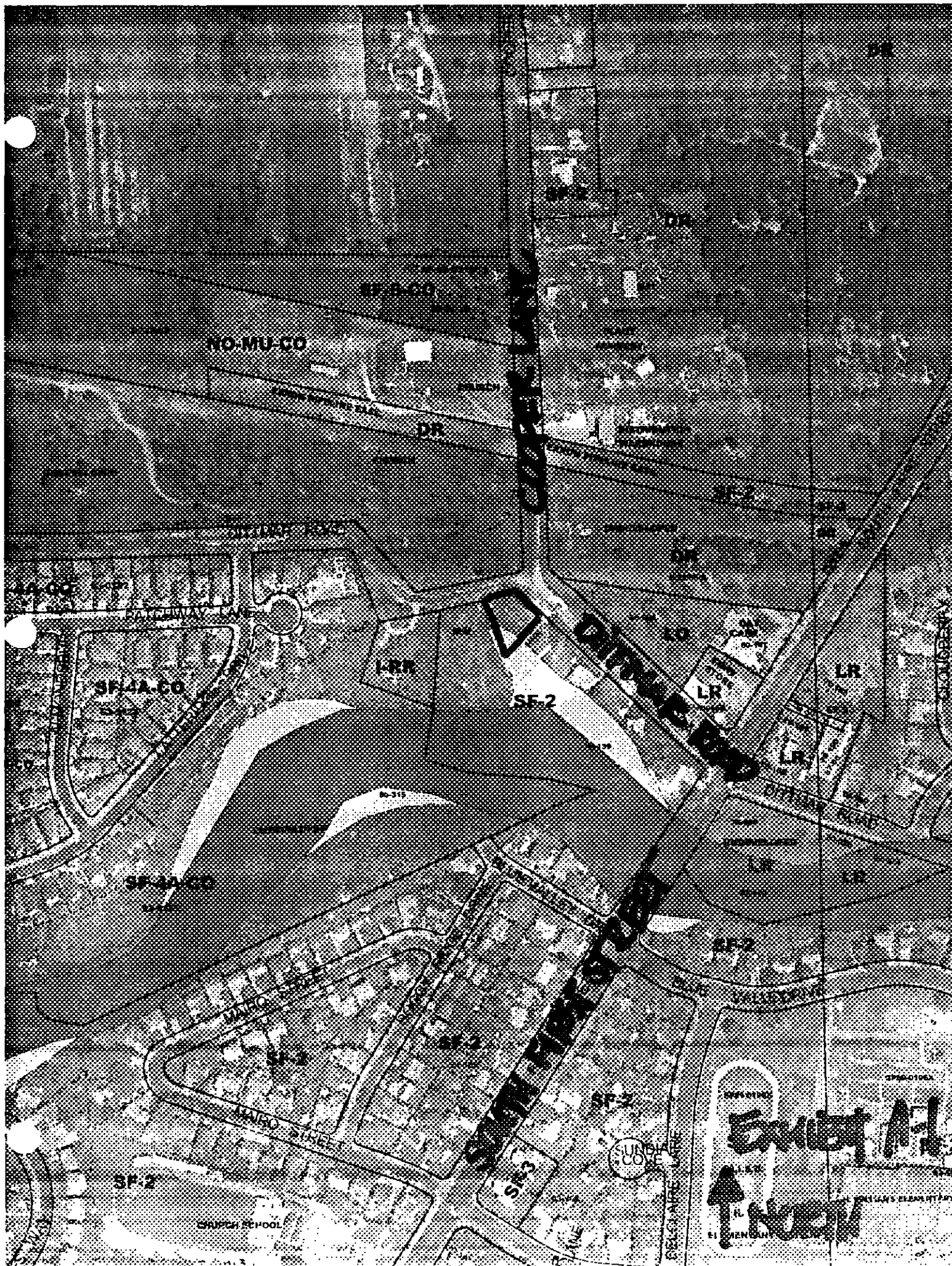
**ORDINANCE NUMBER:**

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

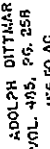
**PHONE:** 974-7719



 1" = 400'	SUBJECT TRACT		<b>ZONING EXHIBIT A</b>  CASE #: C14-04-0142 ADDRESS: 639 W DITTMAR RD SUBJECT AREA (acres): 0.248	CITY GRID REFERENCE NUMBER  F15
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: W. WALSH			
	DATE: 04-10			
			INTLS: SM	



PROPOSED REZONING AREA



**SEPTIC TANK NOTE:** Each house constructed in this subdivision shall be connected to a septic tank with a capacity of not less than 500 gallons and with a drain field of not less than 150 feet and shall be installed in accordance with the regulations of the City-County Health Officer and shall be inspected and approved by such Officer. This restriction is enforceable by the City of Austin, Travis County Health Unit and/or the subdivider.

LEGEND  
 ○ IRON STAKE PLACED  
 ○ IRON STAKE FOUND  
 SCALE 1" = 100'

PLAN-1087  
F. 9. 10; P. 47-50

This is to certify that City Code Chapter 23.27 of 1954 has been complied with.

083-69-156

**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant family residence (SF-3) district zoning.

**BACKGROUND**

The subject rezoning area consists of one undeveloped lot that has frontage on West Dittmar Road and is zoned single family residence (SF-2) district. This segment of West Dittmar Road between South First Street and Latteridge Drive consists of undeveloped land (zoned SF-2; SF-2-CO; LO), single family residences (SF-2; SF-4A-CO), two manufactured homes (I-RR; SF-2) and a service station with convenience store (LR).

The applicant proposes to rezone the lot to the family residence (SF-3) district to accommodate the development of two small residences (which fall under the two-family residence classification, first allowed in SF-3). SF-3 zoning for the development of a two-family residential lot is compatible with the adjacent single family residences and manufactured homes on the south side of Dittmar Road.

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

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

The SF-3, Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards which maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

2. *Zoning changes should promote an orderly and compatible relationship among land uses.*

SF-3 zoning for the development of a two-family residential lot is compatible with the adjacent single family residences and manufactured homes on the south side of Dittmar Road.

**EXISTING CONDITIONS****Site Characteristics**

The site is undeveloped and slopes to the south, towards Boggy Creek.

**Impervious Cover**

The maximum impervious cover allowed by the SF-3 zoning district would be 45%, 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 Boggy 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 flood plain in, or within close proximity of, the project location. Based upon the close proximity of 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 30%.

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.

### **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 rezoning 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.

### **Transportation**

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

The trip generation under the requested zoning is estimated to be 28 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 TIA is not required because the traffic generated will not exceed 2,000 trips per day.

**Water and Wastewater**

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustment are required, the landowner will be responsible for all costs and for providing. Also, 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 design criteria and specifications.

**Compatibility Standards**

Any development other than in an SF-5 or more restrictive zoning district, will be subject to compatibility development regulations along the south and west.

**Walsh, Wendy**

---

**From:** Emily Basham [ebasham@austin.rr.com]

**Sent:** Tuesday, October 05, 2004 11:13 AM

**To:** Walsh, Wendy

**Subject:** case # C14-04-0142

**Beverly Miller is in protest of the rezoning indicated in the case number listed above.**

10/5/2004

**Walsh, Wendy**

---

**From:** Jsvn337@aol.com

**Sent:** Tuesday, October 05, 2004 5:04 PM

**To:** Walsh, Wendy

**Subject:** (no subject)

Greetings Commission members,

I am Joe Evans and I live at 633 W. Dittmar here in Austin. In reference to case # C-14-04-0142. I would like you to deny the zoneing change due to the small size of these buildings. They will be low rent and will attract a bad element to the street. We have very heavy traffic on dittmar and two houses on this lot would only compound the problem.

thank you

Joe Evans

441-4324

10/5/2004

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-04-0142

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

October 5, 2004 Zoning and Platting Commission

R.D. Logan Musee  
Your Name (please print)

☐ I am in favor  
☒ I object

637 W. DUTTMAR

Your address(es) affected by this application

Wendy Walsh  
Signature

10/5/04  
Date

Daytime Telephone: \_\_\_\_\_

Comments:

To place two small structures of 500 sq. ft. each, requiring 2 parking spaces each, on the small shaded area left for building on subject property. Includes structures that are within keeping with the developing neighborhood. These structures will be used for laundry, property values and is an attempt to circumvent requirements for central A.C., etc.

If you use this form to comment, it may be returned to:

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

## **M E M O R A N D U M**

**TO:** Betty Baker, Chair and Members of the Zoning and Platting Commission

**FROM:** Dora Anguiano, Zoning and Platting Commission Coordinator  
Neighborhood Planning and Zoning Department

**DATE:** October 27, 2004

**SUBJECT:** Zoning and Platting Commission Summary

Attached is a Zoning and Platting Commission summary, which will be forwarded to the City Council.

**CASE # C14-04-0142**

19. C14-04-0142 – DRY CREEK, By: Larry Chabira, 639 West Dittmar Road. (Boggy Creek). **FROM SF-2 TO SF-3. RECOMMENDED. City Staff: Wendy Walsh, 974-7719.**

**SUMMARY**

Commissioner Baker – “It was my understanding that there was someone here to speak on this”.

Wendy Walsh, staff – “The people who signed up may have left”.

[Inaudible]

Commissioner Baker – “We have a comment here from someone who stayed and then left. She is objecting to this because she feels that to place two small structures, each requiring two parking spaces, on the small usable area left for building on this property, invites structures that are not in keeping with the developing neighborhood. They will lower property values and this is an attempt to circumvent requirements for central A/C”. “I presume sir that since you’re requesting a zoning change from SF-2 to SF-3, you have 1 lot and that you’re going to subsequently subdivide it, is that correct?”

Mr. Chabira, applicant – “This is a small lot, I was going to build two 500-square feet cottages on it and they will be 1 person per cottage”.

Commissioner Baker- “Excuse me.... Staff, is that permitted under SF-2 zoning?”

Wendy Walsh, staff – “SF-3 zoning is needed for a two family residence. This is a platted lot; he would like to change the zoning from SF-2 to SF-3”.

Commissioner Baker – “It is not a duplex, it’s two free standing homes”.

Ms. Walsh – “That’s right, two small houses”.

Commissioner Rabago – “What’s the land area for this property?”

Ms. Walsh – “It’s about 10,000 or less than 11,000 square feet; there was a right-of-way taking on this for reconstruction of Dittmar Road and this is the area that’s left. There’s a mobile home next door, on the I-RR property”.

Commissioner Baker – “There’s no one here in opposition; I read you the comments and I believe we had another one handed out earlier. Could I have a motion to close the public hearing?”

Commissioner Rabago and Gohil moved to close the public hearing.

Commissioner Rabago – “I make a motion to approve staff’s recommendation of SF-3 zoning”.

Commissioner Whaley – “Second”.

Commissioner Baker – “Would you amend your motion to require only one driveway to both of these structures, as far as entering; a joint driveway?”

Commissioner Rabago – “Yes”.

Commissioner Whaley – “That would be fantastic with me”.

Motion carried.

**COMMISSION ACTION:  
MOTION:**

**RABAGO, WHALEY  
APPROVED STAFF’S  
RECOMMENDATION OF SF-3  
ZONING; WITH A CONDITIONAL  
OVERLAY THAT REQUIRES ONE  
JOINT DRIVEWAY.**

**AYES:**

**GOHIL, MARTINEZ, BAKER, DONISI,  
HAMMOND, WHALEY, RABAGO,  
JACKSON, PINNELLI.**

**MOTION CARRIED WITH VOTE: 9-0.**



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

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE  
2 PROPERTY LOCATED AT 639 WEST DITTMAR ROAD FROM SINGLE  
3 FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO FAMILY  
4 RESIDENCE-CONDITIONAL OVERLAY (SF-3-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 single family residence standard lot (SF-2) district to family  
10 residence-conditional overlay (SF-3-CO) combining district on the property described in  
11 Zoning Case No. C14-04-0142, on file at the Neighborhood Planning and Zoning  
12 Department, as follows:

13  
14 Lot 5, T.Z. Evans Subdivision, a subdivision in the City of Austin, Travis County,  
15 Texas, according to the map or plat of record in Plat Book 48, Page 11, of the Plat  
16 Records of Travis County, Texas, SAVE AND EXCEPT a 0.33 acre tract of land,  
17 more or less, out of Lot 5, T.Z. Evans Subdivision, the tract of land being more  
18 particularly described by metes and bounds in Exhibit "A" incorporated into this  
19 ordinance, (the "Property")

20  
21 locally known as 639 Dittmar Road, in the City of Austin, Travis County, Texas, and  
22 generally identified in the map attached as Exhibit "B".

23  
24 **PART 2.** The Property within the boundaries of the conditional overlay combining district  
25 established by this ordinance is subject to the following conditions:

26  
27 The maximum number of curb cuts on the Property that fronts Dittmar Road, is one.

28  
29 Except as specifically restricted under this ordinance, the Property may be developed and  
30 used in accordance with the regulations established for the family residence (SF-3) base  
31 district and other applicable requirements of the City Code.  
32  
33  
34  
35  
36

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

**PASSED AND APPROVED**

\_\_\_\_\_, 2004

www.wws

Will Wynn  
Mayor

**APPROVED:**

David Allan Smith  
City Attorney

**ATTEST:**

Shirley A. Brown  
City Clerk

Thomas Z. Evans  
to  
City of Austin  
(for Street Purpose)  
Dittmar Road

## Field Notes for Parcel 17A

BEING 0.033 OF ONE ACRE (1,450 S.F.) OF LAND, MORE OR LESS, OUT OF AND A PART OF THE WILLIAM CANNON SURVEY NO 19 IN TRAVIS COUNTY, TEXAS, SAME BEING A PORTION OF LOT 5 OF THE T. Z. EVANS SUBDIVISION RECORDED IN BOOK 48, PAGE 11 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THOMAS Z. EVANS BY DEED FILED FOR RECORD ON MARCH 25, 1964 RECORDED IN VOLUME 2748, PAGE 330 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 0.033 OF ONE ACRE OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS AND AS SHOWN ON THE ATTACHED SKETCH

Beginning at a 5/8 inch iron pin with tag set in the proposed south line of Dittmar Road, same being in the north line of Lot 5, T. Z. Evans Subdivision, recorded in Book 48, Page 11 of the Plat Records of Travis County, Texas, conveyed to Thomas Z. Evans by deed recorded in Volume 2748, Page 330 of the Real Property Records of Travis County, Texas, same also being North 78°13'26" East, a distance of 63.36 feet from the northwest corner of said Lot 5, for the Point of Beginning and the most westerly corner of the herein described tract of land and having grid coordinates, N=10040224.34 and E=3098769.87;

(1) THENCE, North 78°13'26" East, a distance of 25.87 feet, with the existing south line of Dittmar Road and the north line of said Lot 5, to a point at the most northerly corner of said Lot 5, for the most northerly corner of the herein described tract of land;

(2) THENCE, South 45°40'03" East, a distance of 74.37 feet, with the existing south line of Dittmar Road and the northeasterly line of said Lot 5, to a point at the most easterly corner of said Lot 5, same being the most northerly corner of Lot 4 of said T. Z. Evans Subdivision, for the most easterly corner of the herein described tract of land,

(3) THENCE, South 44°19'57" West, a distance of 16.93 feet, with the southeasterly line of said Lot 5 and the northwesterly line of said Lot 4 to a 5/8 inch iron pin with tag set in the proposed south line of Dittmar Road, for the most southerly corner of the herein described tract of land,

(4) THENCE, North 45°14'19" West, a distance of 12.90 feet, with the proposed southwesterly line of Dittmar Road to a 5/8 inch iron pin with tag set at the point of curvature of a circular curve to the left,

(5) THENCE, along said curve to the left of 555.00 feet radius, an arc distance of 76.09 feet, having an angle of intersection of 07°51'20" (the long chord of said curve bears North 49°09'58" West, a distance of 76.03 feet), to the Point of Beginning and containing an area of 0.033 of one acre of land, more or less.

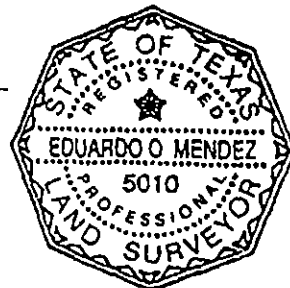
*Eduardo O. Mendez*

Eduardo O. Mendez

Registered Professional Land Surveyor 5010

6/7/00

Date



Martinez, Wright & Mendez, Inc  
1106 Clayton Lane, Suite 400W  
Austin, Texas 78723  
(512) 453-0767

## References:

Bearing Basis. The grid coordinates shown are State Plane Coordinates, Central Zone, NAD 83 (HARN). For surface coordinates, multiply by 1.00005. All distances shown are surface distances.

TCAD No. : 4-2314-01-04 --

Austin Grid: F15-3

## FIELD NOTES REVIEWED

By *[Signature]* Date 6/8/00  
Arch/Eng. Services Division  
Department of Public Works

SCALE:  
1"=60'

THOMAS Z. EVANS  
OL. 2748 PG. 330

**PARCEL**

**0.033 ACRES**

PHILIP PRESSE  
AND  
CHARLES R. BURTON  
12082/598

C1


$\Delta = 07^{\circ}51'20''$   
 $R = 555.00'$   
 $T = 38\ 11'$   
 $A = 76.09'$   
 $C = 76.03'$   
 $CB = N49^{\circ}09'58''W$

WILLIAM CANNON SURVEY NO. 19  
DITMAR  
3/8"  
170.00'

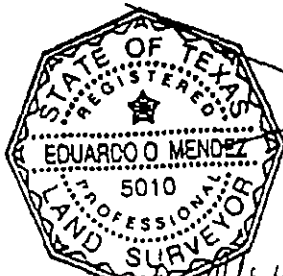
T. Z. EVANS SUBDMISION  
BK. 48. PG 11

DITTMARVILLE  
BK 77, PG 5

### LEGEND

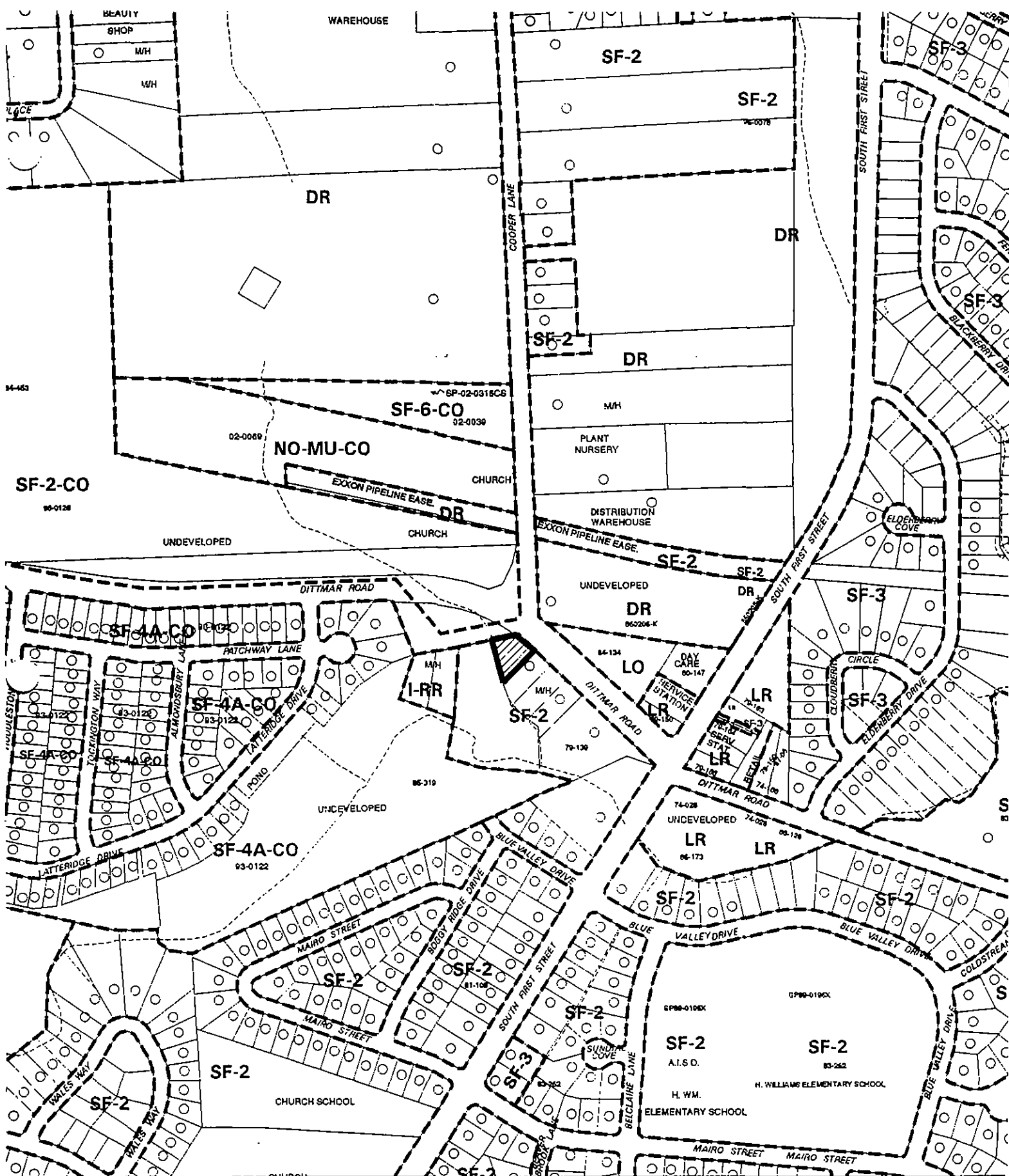
- IP FOUND
- 5/8" IP W/TAG SET
- ( ) INDICATES RECORD DATA
-  AREA OF TAKING

THE GRID COORDINATES SHOWN ARE  
STATE PLANE COORDINATES, CENTRAL  
ZONE, NAD 83 (HARN). FOR SURFACE  
COORDINATES, MULTIPLY GRID  
COORDINATES BY 1.00005. ALL  
DISTANCES SHOWN ARE SURFACE  
DISTANCES

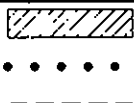


PAUL R. SAMANIEGO, JR.  
3900/427

**Martinez, Wright & Mendez, Inc.**  
CIVIL ENGINEERING LANDSURVEYING ARCHITECTURE  
Twin Towers  
1106 Clayton Ln., Suite 400w  
Austin, Texas 78723



SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY  
 CASE MGR: W. WALSH



CASE #: C14-04-0142  
 ADDRESS: 639 W DITTMAR RD  
 SUBJECT AREA (acres): 0.248

ZONING **EXHIBIT B**

DATE: 04-10  
 INTLS: SM

CITY GRID  
 REFERENCE  
 NUMBER  
 F15

1" = 400'

**Walsh, Wendy**

---

**From:** Logan Miller [logan@maravillatx.com]  
**Sent:** Thursday, November 04, 2004 2:55 PM  
**To:** Walsh, Wendy  
**Subject:** Case No. C14-04-0142, Z10

Wendy, please consider this our formal request to postpone the hearing scheduled for this afternoon on Case No. C14-04-0142, 639 Dittmar Z10. Beverly and I are unable to both leave work as we are preparing for an open house this weekend. We at this time are still protesting the change in zoning on subject property; however, we are in communication with the owner of that lot to see if we can arrive at some reasonable compromise. Thank you. Logan

Logan Miller

Maravilla Homes  
15213 General Williamson Drive  
Austin, TX 78734  
Telephone: (512) 266-7348  
Fax: (512) 266-7008  
Email: logan@maravillatx.com  
URL: www.maravillatx.com