



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-28
AGENDA DATE: Thu 12/02/2004
PAGE: 1 of 1

SUBJECT: C14-04-0162 - Arbor Square - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 12885 Research Boulevard (U.S. Highway 183 North) (Rattan Creek Watershed) from interim-rural residence (I-RR) district zoning to community commercial (GR) district zoning. Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) district zoning. Applicant: Lumberman's Investment Corporation (Wayne McDonald). Agent: Jim Bennett Consulting (Jim Bennett). City Staff: Sherri Gager. 974-3057.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0162

Z.A.P. DATE: November 2, 2004

ADDRESS: 12885 Research Boulevard (U.S. Highway 183 North)

OWNER/APPLICANT: Lumberman's Investment Corporation (Wayne McDonald)

AGENT: Jim Bennett Consulting (Jim Bennett)

ZONING FROM: I-RR

TO: GR

AREA: 1.651 acres

SUMMARY STAFF RECOMMENDATION:

The staff's alternate recommendation is to grant GR-CO (Community Commercial-Conditional Overlay) zoning. The conditional overlay would limit the development intensity to less than 2,000 vehicle trips per day.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

11/2/04: Approved staff's recommendation of GR-CO zoning by consent (9-0); J. Martinez-1st, J. Gohil-2nd.

DEPARTMENT COMMENTS:

The property in question is developed with an office center. From east to west the existing center contains Silver Tree Interiors, Terra Quest & Metrics, a vacant suite, a Dentist office, Austin Clinical Research, a vacant suite, Maxim, an After School Care and Summer Camp, an IDS Interiors Showroom, and another vacant suite (formerly Planned Parenthood). This property was annexed by the city on December 31, 1997. The applicant is proposing to zone the site to bring the existing uses into conformance with City of Austin Land Development Code regulations.

The staff recommends GR-CO zoning for this tract of land because the existing uses on the site are consistent with the office/commercial development in this area. The property takes access to two arterial roadways, U.S. Highway 183 North and Pond Springs Road. There is currently GR zoning to the west and GR-CO and CS-CO zoning to the north and east of this tract.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Office Center
<i>North</i>	I-RR	Self Storage Units (fronting U.S. Highway 183 North)
<i>South</i>	I-SF-2, GR, I-RR	Office Building, Retail Center
<i>East</i>	GR-CO	Undeveloped Tract, Plant Nursery
<i>West</i>	GR	Part of Office Center on Site

AREA STUDY: N/A

TIA: Waived

WATERSHED: Rattan Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

426 – River Place Residential Community Association, Inc.

475 – Bull Creek Foundation

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0070	I-RR to GR-CO	7/20/04: Approved staff's recommendation of GR-CO zoning by consent (8-0, J. Pinnelli-absent)	8/26/04: Granted GR-CO (7-0); all 3 readings
C14-03-0080	MF-3-CO to GR	6/10/03: Approved staff's alternate recommendation of GR-CO zoning with the following conditions: Limit the site to 2,000 vehicle trips per day; Prohibit the following uses: Automotive Rentals, Automotive Repair Services, Automotive Sales, and Automotive Washing (of any type), Pawn Shop Services, Restaurant (Drive-In, Fast Food), Personal Improvement Services, Commercial Off-Street Parking, Drop-Off Recycling Collection Facility, Adult Oriented Businesses, Urban Farm; Require a 10-foot landscape buffer along the Eastern property line (8-0, J. Martinez-absent)	7/17/03: Approved ZAP rec. of GR-CO (7-0); with the following 8/14/03: Approved (7-0); 2 nd /3 rd readings
C14-02-0138	I-RR to CS	9/17/02: Approve staff's rec. of CS-CO zoning with the following conditions: add Equipment Sales and Automotive Rentals as allowed/permitted uses (7-0)	10/24/02: Granted ZAP rec. of CS-CO on all 3 readings (6-0, Dunkerley-absent), including the following conditions: 1) 2,000 vehicle trips per day limit; 2) Allow Convenience Storage and Equipment Sales as the only "CS" uses; 3) Limit the property to "GR" uses; 4) Prohibit the following additional uses: a) Automotive Repair Services b) Automotive Sales c) Automotive Washing d) Drive-Through Facilities

			e) Drop-Off Recycling f) Pawn Shop Services
C14-02-0132	MF-3-CO to GR	10/22/02: Approved GR-CO zoning with the following conditions: 1) The only permitted GR uses are Automotive Sales and Automotive Repair Services; 2) Permit LR uses, with the exception of the following uses: a) Service Station b) Food Sales c) Accessory Off-Site Parking d) Restaurant (Drive-In, Fast Food) e) Restaurant (Limited); 3) 2,000 vehicle trip per day limit; 4) Require that protected trees shall remain undisturbed; 5) Require that Compatibility Standards be applied along the eastern property line; 6) Require a 25' vegetative buffer along the eastern property line; 7) Limit structures to 40' in height, with an increase in height according to Compatibility Standards; 8) Require that all Automotive Maintenance and Repair be contained within a structure; 9) Restrict access to San Felipe Boulevard to emergency access only; 10) Allow no inoperable vehicle storage on the site; 11) Parking lot not allowed adjacent to the proposed vegetative buffer along the eastern property line.	11/21/02: Granted ZAP rec. of GR-CO zoning w/ conditions and a public restrictive covenant (6-0, Goodman-absent); 1 st reading 12/5/02: Granted GR-CO zoning (7-0); 2nd reading, with the following conditions: 1) No structural detention or water quality facility shall be allowed within the proposed 25' vegetative buffer; 2) Grow green standards shall be utilized; 3) Structural parking shall be prohibited 12/12/02: Granted GR-CO zoning (7-0); 3 rd reading [valid petition withdrawn]
C14-02-0017	I-RR to GR	2/26/02: Approved staff's rec. of GR-CO zoning by consent (7-0, K. Jackson-absent, A. Adams-off dias)	4/4/02: Approved ZAP rec. of GR-CO (6-0, Goodman out of room); all 3 readings, with the following conditions: 1) 2,000 vehicle trip per day limit; 2) Prohibit the following uses: a) Automotive Rentals

			b) Automotive Repair Services c) Automotive Sales d) Automotive Washing; e) Drive-Through Facilities
C14-01-0080	CS-CO to MF-2	6/26/01: Approved staff rec. of MF-2 by consent (8-0)	12/6/01: Approved MF-2 (7-0); all 3 readings
C14-00-2113	I-RR to GR	7/25/00: Approved staff rec. of GR-CO by consent (7-1, RC-Nay)	8/24/00: Approved GR-CO w/ conditions on all 3 readings (7-0)
C14-99-0016	I-RR to MF-3	2/23/99: Approved staff alternate rec. of MF-3-CO by consent (6-0)	5/20/99: Approved PC rec. of MF-3-CO w/ conditions (7-0); all 3 readings
C14-99-0005	I-RR to MF-3	2/23/99: Approved staff alternate rec. of MF-3-CO by consent (6-0)	5/20/99: Approved PC rec. of MF-#-CO w/ conditions (7-0); all 3 readings
C14-98-0200	I-RR to GR	12/8/98: Approved GR-CO by consent (8-0)	1/7/99: Approved PC rec. of GR-CO w/ conditions (7-0); all 3 readings
C14-98-0127	I-RR to GR	10/13/98: Approved GR-CO (9-0)	11/19/98: Approved PC rec. of GR-CO; all 3 readings
C14-98-0093	I-RR to LI	8/18/98: Approved LI-CO by consent (7-0)	10/8/98: Approved PC rec. of LI-CO w/ conditions (6-0); all 3 readings
C14-98-0003	I-RR to LI	2/17/98: Approved W/LO w/conditions (7-0)	3/26/98: Approved PC rec. of W/LO w/ conditions (6-0); 1 st reading 4/30/98: Approved CS-CO w/ conditions (7-0); 2 nd reading 6/11/98: Approved CS-CO w/ conditions (7-0); 3 rd reading
C14-95-0131	SF-2 to GO	11/7/95: Approved GO by consent (8-0)	12/7/95: Approved GO (6-0); 1 st reading 2/29/96: Approved GO (7-0); 2 nd /3 rd readings

RELATED CASES: There are no pending related cases.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
US Highway 183	330'	Varies	Major Arterial
Pond Springs Road	100'	20'	Minor Arterial

CITY COUNCIL DATE: December 2, 2004

ACTION:

ORDINANCE READINGS: 1st

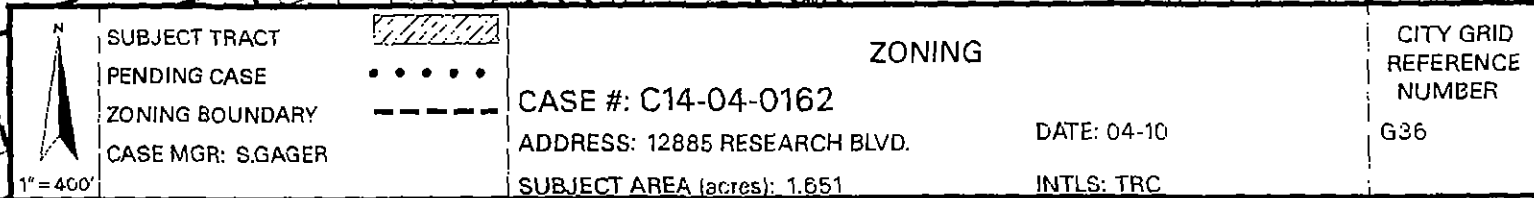
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Gager

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



STAFF RECOMMENDATION

The staff's alternate recommendation is to grant GR-CO (Community Commercial-Conditional Overlay) zoning. The conditional overlay would limit the development intensity to less than 2,000 vehicle trips per day.

BACKGROUND

The property in question is developed with an office center. From east to west the existing center contains Silver Tree Interiors, Terra Quest & Metrics, a vacant suite, a Dentist office, Austin Clinical Research, a vacant suite, Maxim, an After School Care and Summer Camp, an IDS Interiors Showroom, and another vacant suite (formerly Planned Parenthood). This property was annexed by the city on December 31, 1997. The applicant is proposing to zone the site to bring the existing uses into conformance with City of Austin Land Development Code regulations.

The staff recommends GR-CO zoning for this tract of land because the existing uses on the site are consistent with the office/commercial development in this area. The property takes access to two arterial roadways, U.S. Highway 183 North and Pond Springs Road. There is currently GR zoning to the west and GR-CO and CS-CO zoning to the north and east of this tract.

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.*

The Community Commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

The property in question is located on and takes access to two arterial roadways, U.S. Highway 183 North and Pond Springs Road.

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

The GR-CO zoning district would be compatible and consistent with the surrounding uses because there is GR zoning to the west, along U.S. 183 North. There is also GR-CO and CS-CO zoning to the east of this site, along Pond Springs Road

There are office and commercial located adjacent to the north, south, east and west of the property.

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

The GR-CO zoning district would allow for a fair and reasonable use of the site. The proposed zoning will bring the existing uses on the site into conformance with the City of Austin Land Development Code regulations.

GR-CO zoning is appropriate for this location because of the commercial character of the area.

EXISTING CONDITIONS

Site Characteristics

The site under consideration is developed with an office center. From east to west the existing center contains Silver Tree Interiors, Terra Quest & Metrics, a vacant suite, a Dentist, Austin Clinical Research, a vacant suite, Maxim, an After School Care and Summer Camp, an IDS Interiors Showroom, and a vacant suite (formerly Planned Parenthood). The property has existing driveways that access U.S. Highway 183 North and Pond Springs Road.

Impervious Cover

The maximum impervious cover allowed by the GR zoning district would be 90%. However, because the Watershed impervious cover is more restrictive than the GR zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance. 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>% NSA with Transfers</i>
Single-Family Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

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

Note: The most restrictive impervious cover limit applies.

Environmental

The site is located over the North Edward's Aquifer Recharge Zone. It is in the Desired Development Zone. The site is in the RATTAN CREEK Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

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.

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.

Transportation

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

The trip generation under the requested zoning is estimated to be 5,479 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]

Capital Metro bus service is available along US Highway 183 (Route #71)

Pond Springs is classified in the Bicycle Plan as a Priority 2 bike route.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
US Highway 183	330'	Varies	Major Arterial
Pond Springs Road	100'	20'	Minor Arterial

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

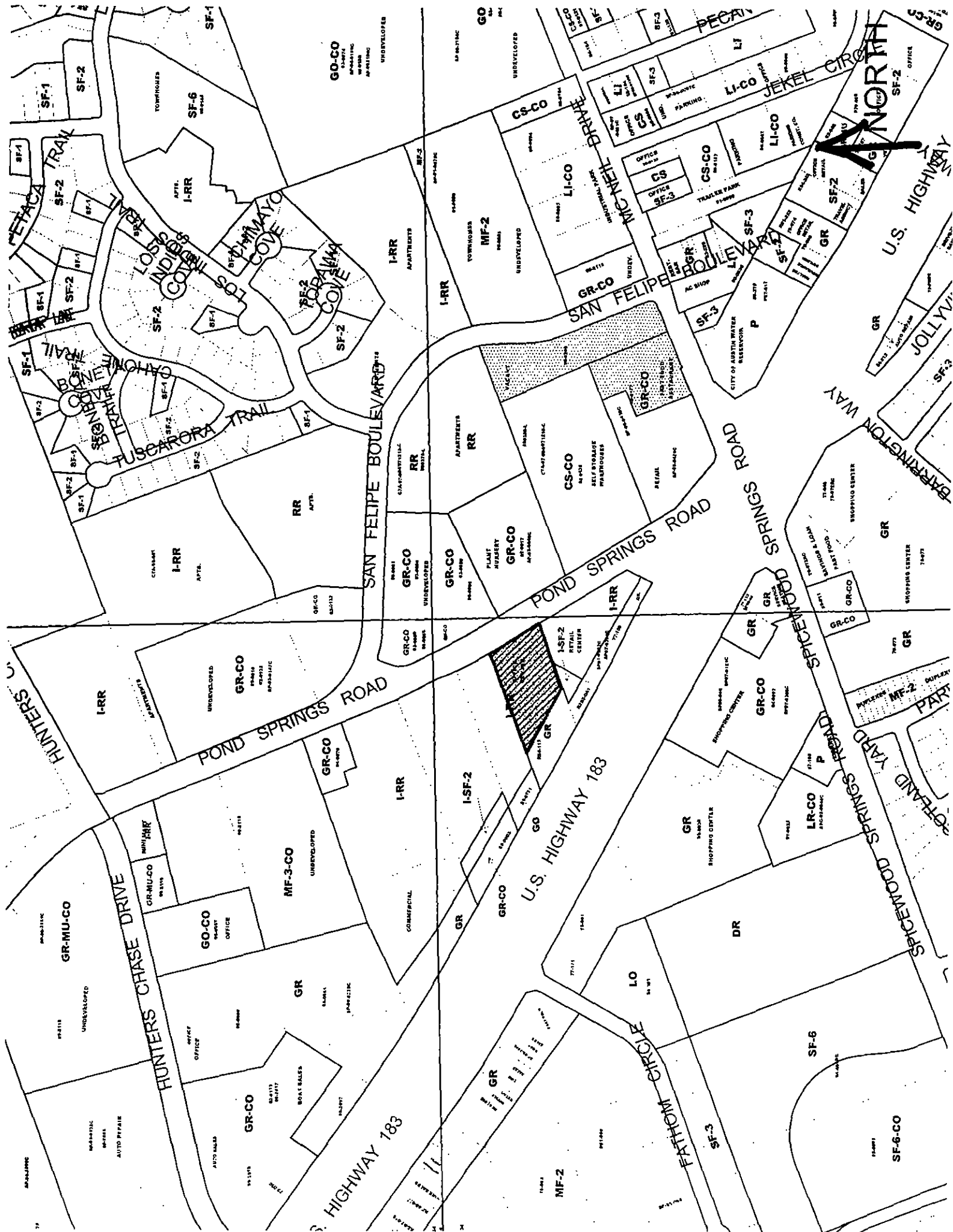
The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or system upgrades, or utility relocation, or utility adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City utility design criteria and specifications.

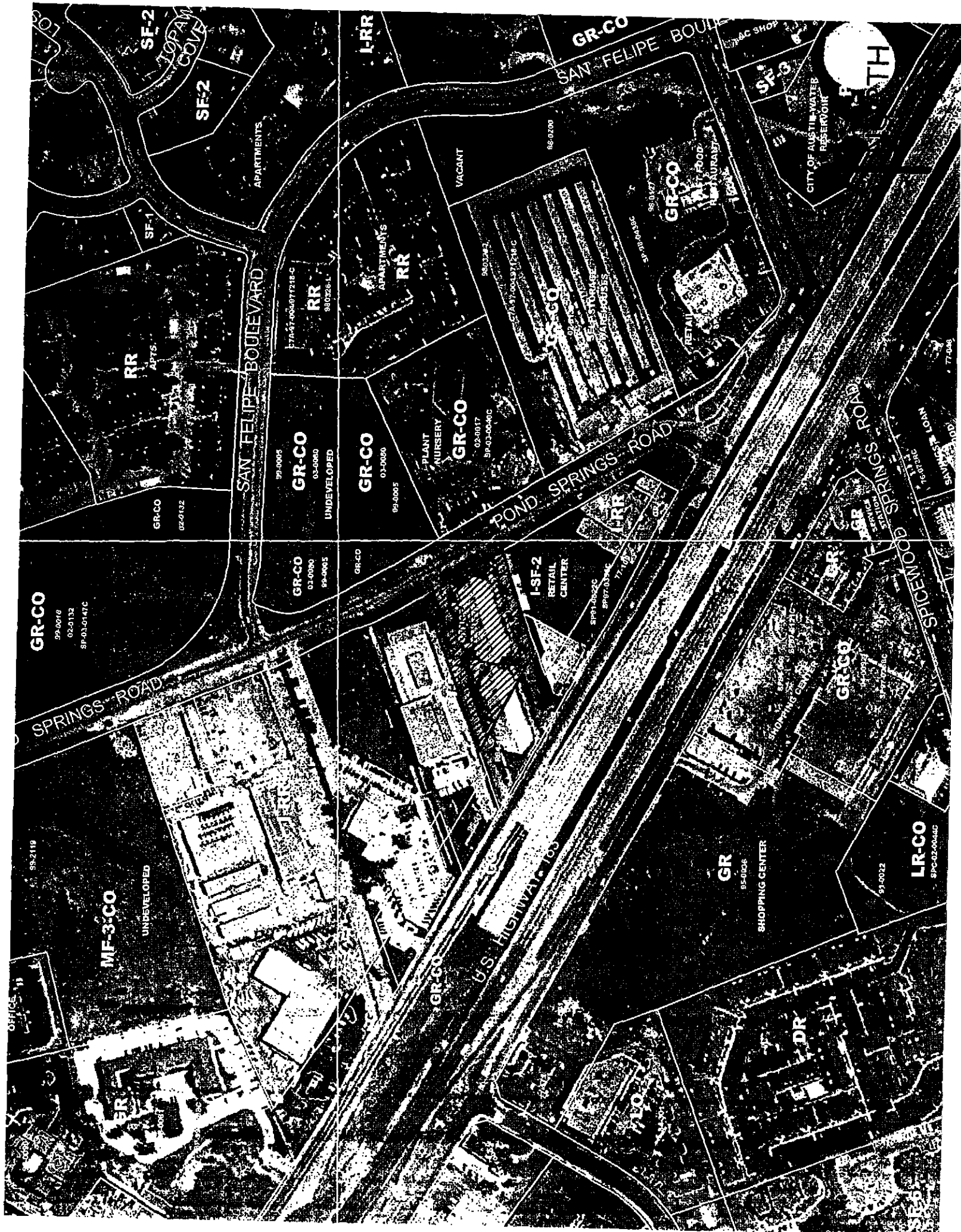
Stormwater Detention

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

No comments.





ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 12885 RESEARCH BOULEVARD (U.S. HIGHWAY 183 NORTH) AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING 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 interim rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-04-0162, on file at the Neighborhood Planning and Zoning Department, as follows:

A 1.6515 acre tract of land, more or less, out of the Henry Rhoades Survey, Abstract No. 522, Williamson County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance, (the "Property")

locally known as 12885 Research Boulevard (U.S. Highway 183 North) in the City of Austin, Williamson County, Texas, and generally identified in the map attached as Exhibit "B".

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

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

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

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

PASSED AND APPROVED

_____, 2004

www.wva.com

Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____

David Allan Smith
City Attorney

ATTEST:

Shirley A. Brown
City Clerk

METCALFE & SANDERS, INC./LAND SURVEYORS

4800 SOUTH CONGRESS
AUSTIN, TEXAS 78745
(512) 442-5363

SURVEYS & RECORDS SINCE 1904

EXHIBIT "A"

Zoning - 1.6515 Acres
Lot 1, Arbor Square

METES AND BOUNDS DESCRIPTION

METES AND BOUNDS DESCRIPTION OF 1.6515 ACRES OF LAND, A PORTION OF THE HENRY RHOADS (RHODES) SURVEY, ABSTRACT NO. 522, IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, SAID 1.6515 ACRES OF LAND BEING A PORTION OF LOT 1, ARBOR SQUARE, A SUBDIVISION OF A PORTION OF THE SAID HENRY RHOADS SURVEY, IN THE CITY OF AUSTIN, WILLIAMSON COUNTY, TEXAS, OF RECORD IN CABINET F, SLIDE 30, PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID LOT 1, ARBOR SQUARE BEING DESIGNATED AS TRACT I AND CONVEYED FROM MITCH MOTLEY, SUBSTITUTE TRUSTEE TO LUMBERMEN'S INVESTMENT CORPORATION AND RECORDED IN THE FOLLOWING INSTRUMENT:

SUBSTITUTE TRUSTEE'S DEED DATED DECEMBER 4, 1990 OF RECORD IN VOLUME 1964, PAGE 601:

WHICH APPEARS IN THE OFFICIAL RECORDS OF WILLIAMSON COUNTY, TEXAS, SAID 1.6515 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" steel pin found in the west line of Pond Springs Road at the southeast corner of said Lot 1, Arbor Square and the northeast corner of Lot B, Town & Country Village Addition Sec. 1, a subdivision of a portion of the said Henry Rhoads Survey, in the City of Austin, Williamson County, Texas, of record in Cabinet C, Slide 254 (Volume 11, Page 72), Plat Records of Williamson County, Texas, for the POINT OF BEGINNING and southeast corner of the herein described tract;

(1) THENCE with the south line of said Lot 1, Arbor Square and the north line of said Lot B, Town & Country Village Addition Sec. 1, being also with the north line of Lot A of said Town & Country Village Addition Sec. 1, S 69°57'55" W at 165.89 feet passing a PK nail found in asphalt at the northwest corner of said Lot B and the northeast corner of said Lot A, Town & Country Village Addition Sec. 1, in all 259.77 feet to a calculated point at the intersection of the south line of said Lot 1, Arbor Square and the north line of said Lot A, Town & Country Village Addition Sec. 1 with the corporate limit line of the City of Austin (now abandoned) annexed in

Ordinance No. 770512-A, for the south or southwest corner of the herein described tract, said corporate limit line of the City of Austin (now abandoned) being 300 feet east of and parallel to the centerline of U. S. Highway No. 183 (Research Boulevard), Project No. 8014-1-15, Approved December 28, 1965, and from which calculated point a 1/2" steel pin with plastic cap set in the current east line of U. S. Highway No. 183 (Research Boulevard) for the east corner of that 0.435 of one acre tract, a portion of said Lot 1, Arbor Square as described in an Agreed Judgment styled The State of Texas v. Lumbermen's Investment Corporation in Cause No. 91-437-C26, 26th District Court of Williamson County, Texas, and recorded in DOC# 9711747, Official Records of Williamson County, Texas and as described in an Agreed Judgment styled The State of Texas v. New Arbor Two, Inc. in Cause No. 94-100-C26, 26th District Court of Williamson County, Texas, and recorded in DOC# 9711746, Official Records of Williamson County, Texas bears S 69°57'55" W 167.31 feet, and from which 1/2" steel pin with plastic cap set for the east corner of the said State of Texas 0.435 of one acre tract a Texas Department of Transportation Type II monument found at Station 983+38.62 - 175.00 feet left, Account No. 8014-1-57 bears S 61°42'05" E (bearing basis for this survey) 309.24 feet;

(2) THENCE with the corporate limit line of the City of Austin (now abandoned) annexed in Ordinance No. 770512-A, N 61°43'40" W 288.32 feet to a calculated point at the intersection of said corporate limit line of the City of Austin (now abandoned) with the north line of said Lot 1, Arbor Square and the south line of Lot 1, Block A, B & K Addition, a subdivision of a portion of the said Henry Rhoads Survey, in the City of Austin, Williamson County, Texas, of record in Cabinet N, Slides 51 & 52, Plat Records of Williamson County, Texas, for the west corner of the herein described tract, and from which calculated point a 1/2" steel pin with plastic cap set in the current east line of U. S. Highway No. 183 (Research Boulevard) for the north corner of the said State of Texas 0.435 of one acre tract bears S 69°19'40" W 165.51 feet;

THENCE with the north line of said Lot 1, Arbor Square and the south line of said Lot 1, Block A, B & K Addition, courses numbered 3 through 4 inclusive as follows:

- (3) N 69°19'40" E 12.50 feet to a 1/2" steel pin with plastic cap set;
- (4) N 69°53'00" E 394.44 feet to a 1/2" steel pin with plastic cap set in the curving west line of Pond Springs Road for the northeast corner of said Lot 1, Arbor Square and for the southeast corner of said Lot 1, Block A, B & K Addition, for the northeast corner of the herein described tract;

THENCE with the west line of Pond Springs Road and the east line of said Lot 1, Arbor Square, courses numbered 5 through 6 inclusive as follows:

- (5) with a curve to the left an arc distance of 28.97 feet, said curve having a radius of 2864.90 feet, a central angle of 0°34'46" and a chord of which bears S 31°27'20" E 28.97 feet to a PK nail set in asphalt at end of curve, and from which PK nail set a cotton gin spindle found in asphalt bears N 5°14' W 0.10 of one foot;
- (6) S 31°44'20" E 191.59 feet to the POINT OF BEGINNING of the herein described tract, containing 1.6515 acres of land.

Survey Completed July 20, 2004



METCALFE & SANDERS, INC.
Land Surveyors

By:

A handwritten signature in black ink, appearing to read "George L. Sanders". The signature is fluid and cursive, written over a horizontal line.

George L. Sanders
Texas Registered Professional
Land Surveyor No. 1838

Note: The plastic caps on the steel pins set are inscribed with "M & S 1838".

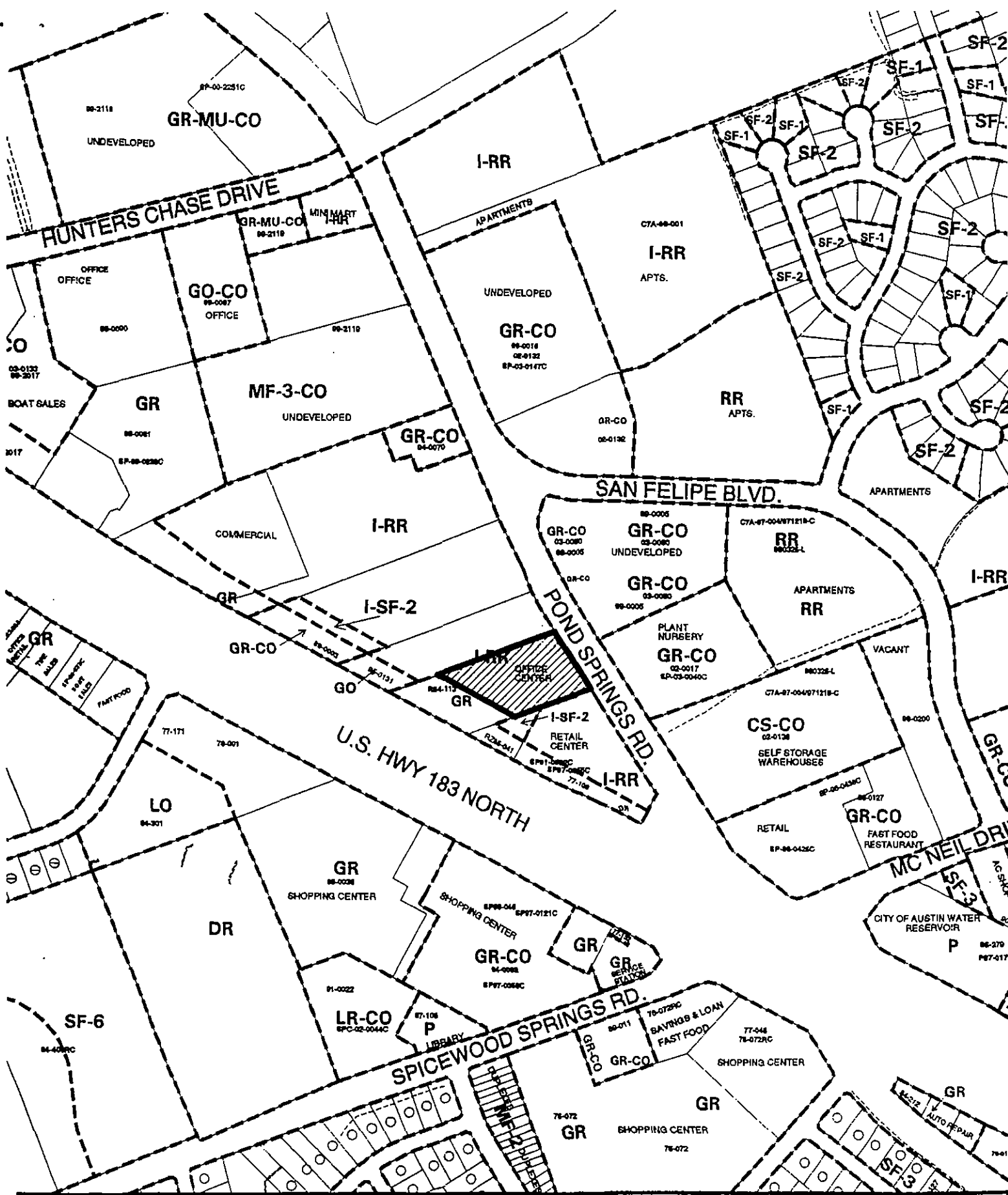
FB 889, P 11-14 & DC
Job No. 04185.01




Williamson County Appraisal District
Parcel ID No. R094510

City of Austin Grid No.'s
G36 & G37

Address of property:
12885 Research Boulevard
Austin, Texas 78759

c:\project\04185\doc\zn1_65ac.doc



SUBJECT TRACT 
 PENDING CASE 
 ZONING BOUNDARY 
 CASE MGR: S.GAGER

CASE #: C14-04-0162
 ADDRESS: 12885 RESEARCH BLVD.
 SUBJECT AREA (acres): 1.651

ZONING EXHIBIT B

DATE: 04-10

INTLS: TRC

CITY GRID
 REFERENCE
 NUMBER
 G36