

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



**AGENDA ITEM NO.: Z-8
AGENDA DATE: Thu 12/15/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0196A - Lowe's on Brodie Lane - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as Brodie Lane at Ben Garza Lane (Williamson Creek Watershed - Barton Springs Zone) from interim-rural residence (I-RR) district zoning to general commercial services-conditional overlay (CS-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant general commercial services-conditional overlay (CS-CO) combining district zoning. Applicant: City of Austin. Agent: Neighborhood Planning and Zoning Department. City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0196A

Z.P.C. DATE: December 6, 2005

ADDRESS: Brodie Lane at Ben Garza Lane

APPLICANT: City of Austin

AGENT: Neighborhood Planning &
Zoning Department
(Wendy Walsh)

ZONING FROM: I-RR (upon annexation) **TO:** CS-CO **AREA:** 13.545 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay: 1) prohibits the following uses: agricultural sales and services; building maintenance services; campground; commercial blood plasma center; convenience storage; electronic prototype assembly; electronic testing; equipment repair services; equipment sales; kennels; laundry services; limited warehousing and distribution; maintenance and service facilities; monument retail sales; transitional housing; transportation terminal; vehicle storage; and veterinary services. 2) makes the following uses conditional: custom manufacturing; food preparation; outdoor entertainment; plant nursery; and special use historic.

ZONING & PLATTING COMMISSION RECOMMENDATION:

December 6, 2005: *APPROVED STAFF'S RECOMMENDATION FOR CS-CO DISTRICT ZONING; BY CONSENT.*

[M. HAWTHORNE, J. DONISI – 2ND] (7-0) J. PINNELLI – ILL; K. JACKSON - ABSENT

ISSUES:

The requested zoning to CS-CO is in accordance with the original Settlement Agreement executed by the City of Austin, Lowe's Home Centers, Inc. and the Garza owners in December 2003. The requested zoning was reaffirmed in the Settlement Agreement between and among the City of Sunset Valley, Save Barton Creek Association, Save Our Springs Alliance, the City of Austin and Lowe's Home Centers, Inc., executed in March 2005.

DEPARTMENT COMMENTS:

The subject property consists of a 116,000 square feet home improvement store that is presently under construction. Annexation into the City limits is scheduled to be finalized on December 15, 2005 and will precede the zoning cases. Access will be taken to Brodie Lane, an arterial roadway, and to the realignment of Ben Garza Lane that extends east-west through the center of this zoning area. There is a grocery store to the south (GR), a few residences and undeveloped land and to the west (DR; SF-2; MF-2-CO), single family residences on

large lots within the City of Sunset Valley to the north and east, and apartments to the southeast (I-RR). Please refer to Exhibits A and A-1 (Zoning Map), A-2 (Aerial View) and A-3 (Vicinity Map), B (Recorded Plat) and C (Site Plan).

Consistent with the terms of the Settlement Agreement, Staff is recommending general commercial services – conditional overlay (CS-CO) district for the construction sales and services use being developed on the property. The conditional overlay allows for the construction sales and services use, as well as both permitted and conditional uses in the community commercial (GR) district. It prohibits all other CS uses not permitted in the GR district.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR (upon Annexation)	Under construction for a home improvement store
<i>North</i>	N/A – City of Sunset Valley	Single family residences on large lots
<i>South</i>	I-RR (upon Annexation); GR	Under construction for a home improvement store (0196B); Grocery store
<i>East</i>	N/A – City of Sunset Valley; I-RR	Undeveloped; Single family residences on large lots; Apartments
<i>West</i>	SF-2; DR; MF-2-CO; RR	Residences; Undeveloped

AREA STUDY: N / A

TIA: Is not required

WATERSHED: Williamson Creek –
Barton Springs Zone

DESIRED DEVELOPMENT ZONE: No

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

288 – City of Sunset Valley

298 – Oak Hill Association of Neighborhoods

384 – Save Barton Creek Association

385 – Barton Springs Coalition

428 – Barton Springs / Edwards Aquifer Conservation District

446 – Westgate Boulevard / Jones Road Neighborhood Association

511 – Austin Neighborhoods Council

627 – Onion Creek Homeowners Association

705 – OHAN 78735 706 – OHAN 78736

707 – OHAN 78737

708 – OHAN 78738 709 – OHAN 78739

710 – OHAN 78749

742 – Austin Independent School District

943 – Save Our Springs Alliance

SCHOOLS:

Sunset Valley Elementary School Porter Middle School Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-99-0139	LI-PDA to GR	To Grant GR with conditions in a Restrictive Covenant.	Approved GR (4-24-97).
C14-93-0042	LR to MF-2	To Grant MF-2-CO	Withdrawn
C14-88-068	DR; SF-2 to MF-2; GR; P	To Grant	Approved RR and MF-2-CO with the CO limiting dwelling units to 289 for Tracts 6 and 6A, (adjacent to the west property line); as well as LO-CO; GR-CO on properties further west and south with a Restrictive Covenant (3-9-89).
C14-86-302	Various; For Tract 8 (closest to the zoning case), DR to RR	To Grant RR	Approved RR (10-19-89).

RELATED CASES:

The property is platted as Garza / Brodie subdivision and the site plan for Lowe's (Garza Brodie Settlement Agreement) is under construction at this time (SP-04-0115D).

First Reading of the annexation ordinance for the rezoning areas (both C14-05-0196A and C14-05-0196B) was approved on November 17, 2005. Second and Third Readings are scheduled for December 15, 2005.

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION	CAPITAL METRO	BICYCLE PLAN	SIDEWALKS
Brodie Lane	110 feet	Varies	Arterial	No	No	Yes
Ben Garza Lane	70 feet	Under construction	Collector	No	No	No

CITY COUNCIL DATE: December 15, 2005 **ACTION:**

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 974-7719

VF-2-CO
004

SP-96-0225C

94-0117
96-302

MO-PAC EXPRESSWAY SOUTH

RR

96-302

WILLIAMSON CREEK

FOREST OAK DRIVE

DR

MF-2-CO

UNDEV.

96-068
SP92-228C

COUNTRY WHITE LANE

SP92-228C
95-0042

DR

SF-2

APR 18

BEN GARZA LANE

BRODIE LANE

OAKDALE DRIVE

GR

96-0138

UNDEV.



1" = 400'

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



CASE #: C14-05-0196A

ADDRESS: BRODIE LN AT BEN GARZA

SUBJECT AREA (acres): 13.545

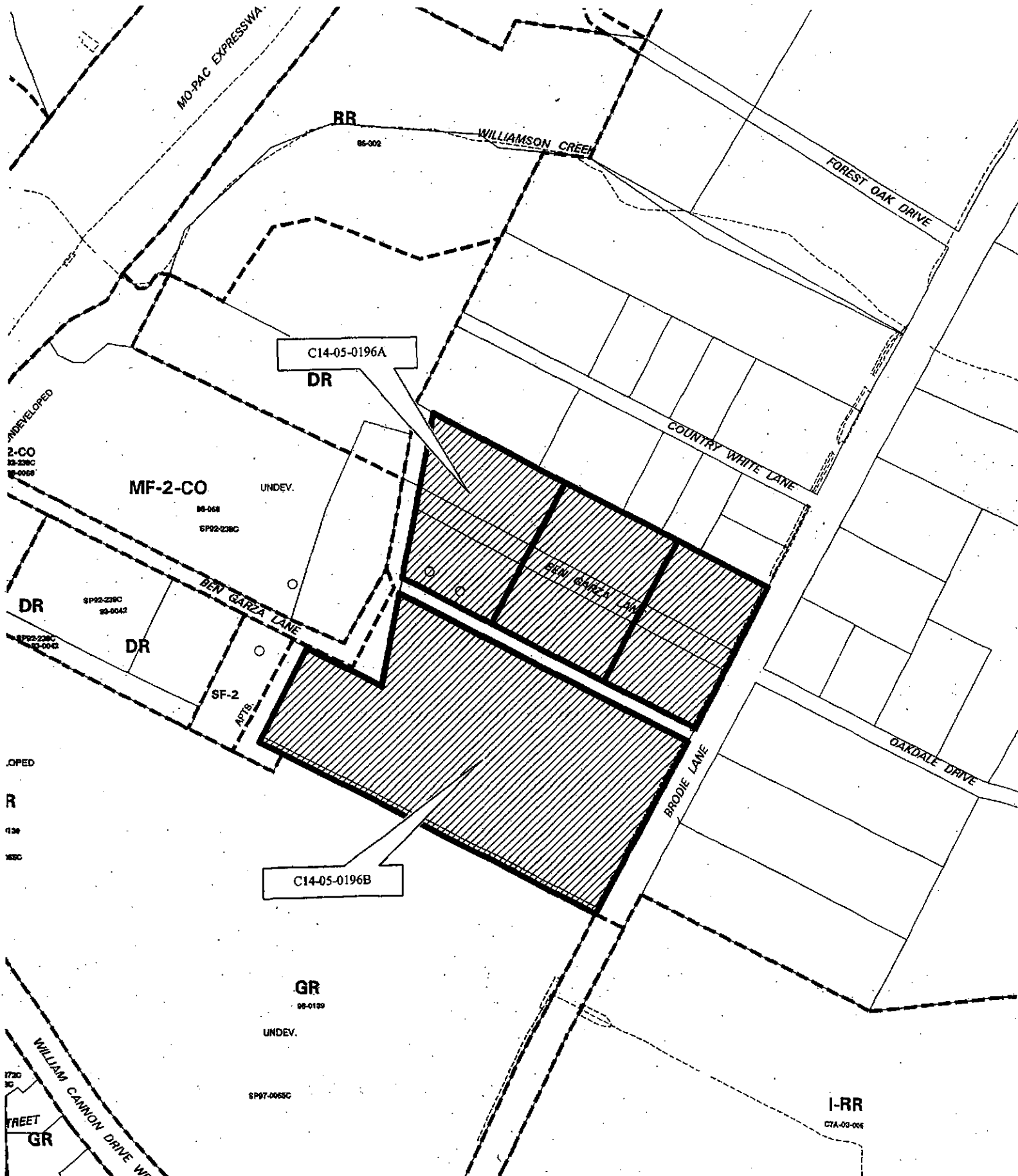
ZONING EXHIBIT A

DATE: 05-11

INTLS: SM

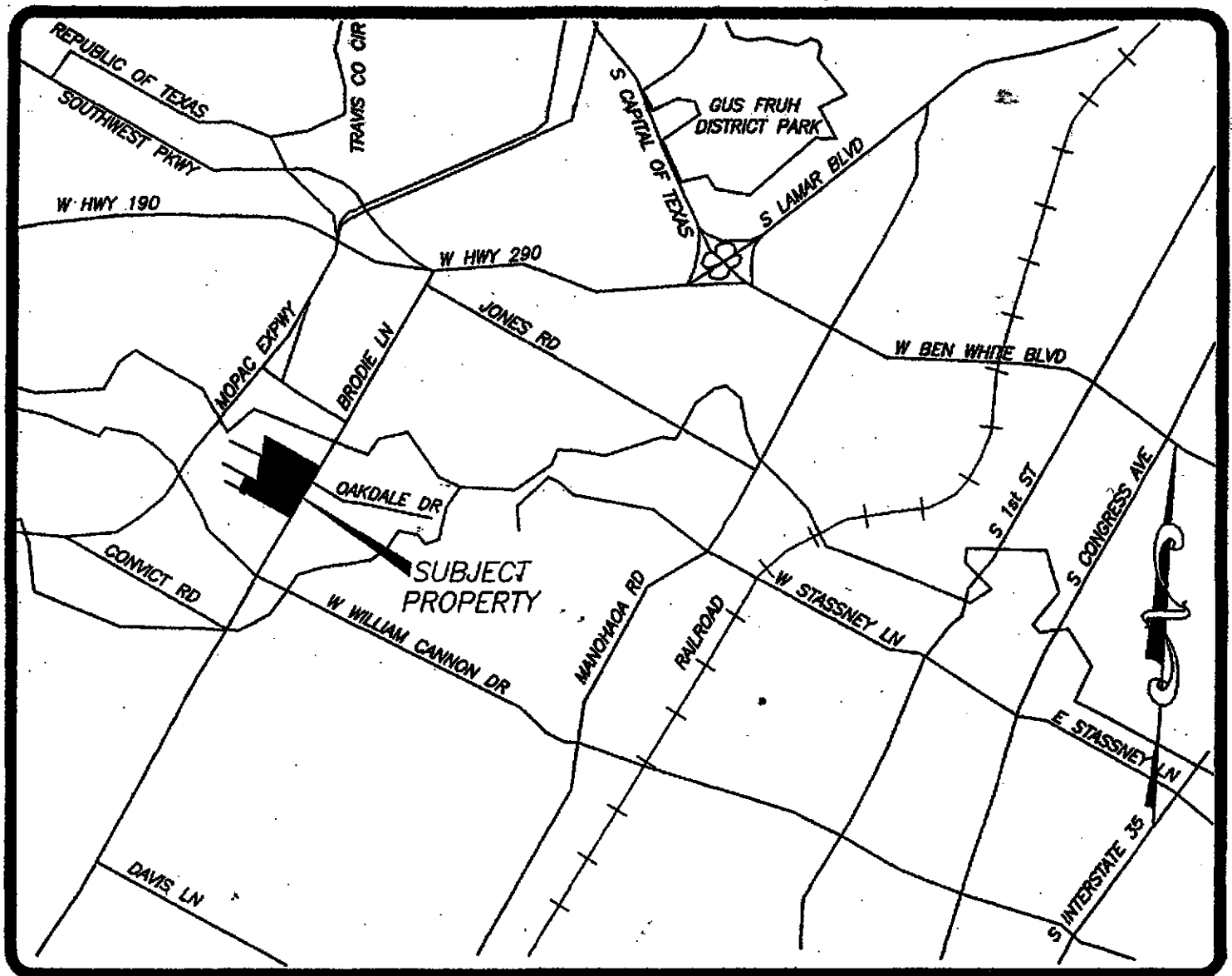
CITY GRID
REFERENCE
NUMBER

E18



 1" = 400'	SUBJECT TRACT		ZONING	EXHIBIT A-1	CITY GRID REFERENCE NUMBER E18
	PENDING CASE		CASE #:	C14-05-0196A & C14-05-0196B	
	ZONING BOUNDARY		ADDRESS:	BRODIE LN AT BEN GARZA LN	
	CASE MGR: W.WALSH		SUBJECT AREA (acres):	29.989	
			DATE:	05-11	
			INTLS:	SM	





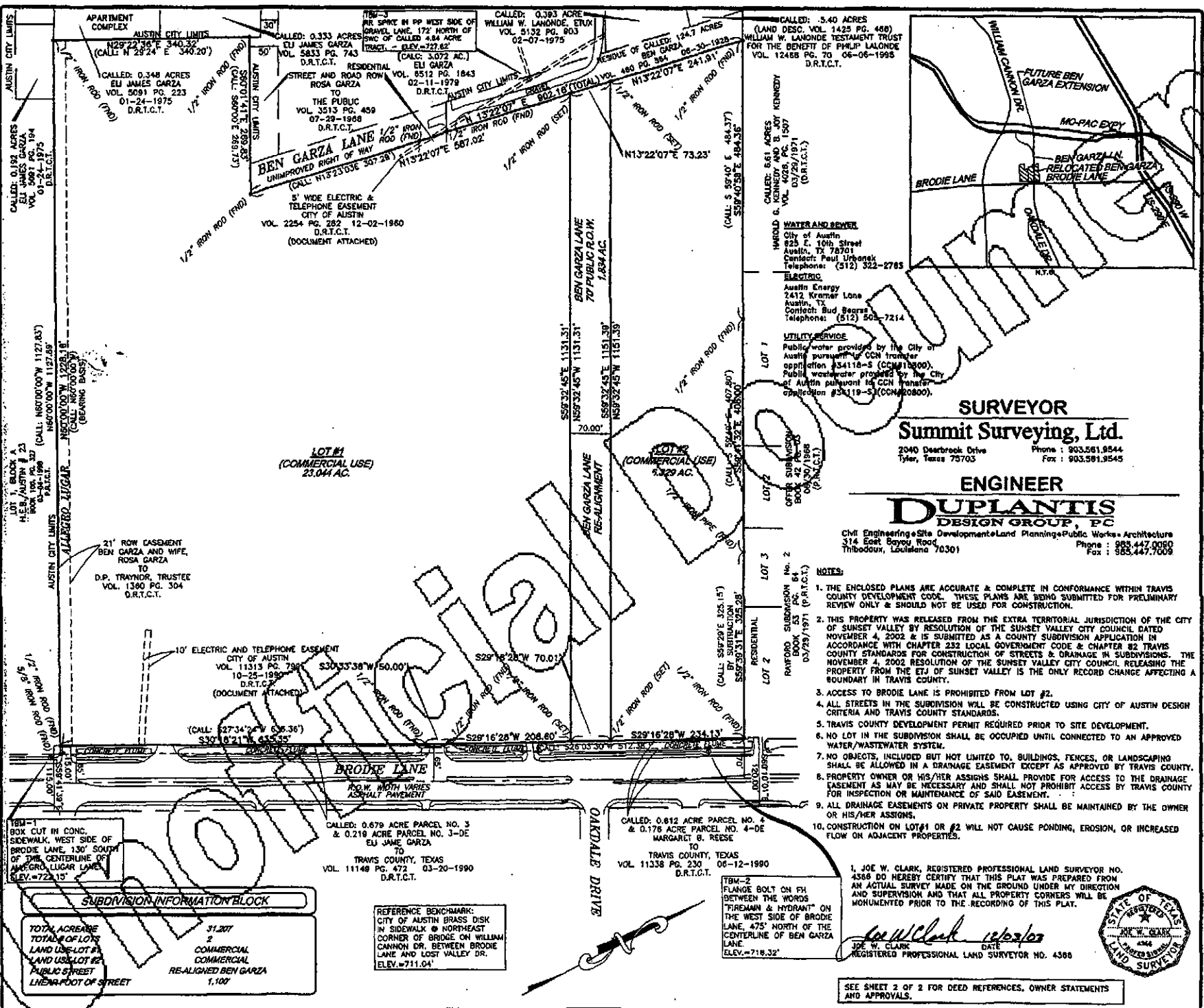
SITE VICINITY MAP

EXHIBIT A-3

200300328

\$61.00

EXHIBIT B-RECORDED RA



REVISION

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

GRAPHIC SCALE IN FEET

0 100 200 300 400

FINAL PLAT

GARZA BRODIE SUBDIVISION

DRAIN

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT NO. 4344

DATE 11/04/02

SHEET 1 OF 2

STATE OF TEXAS

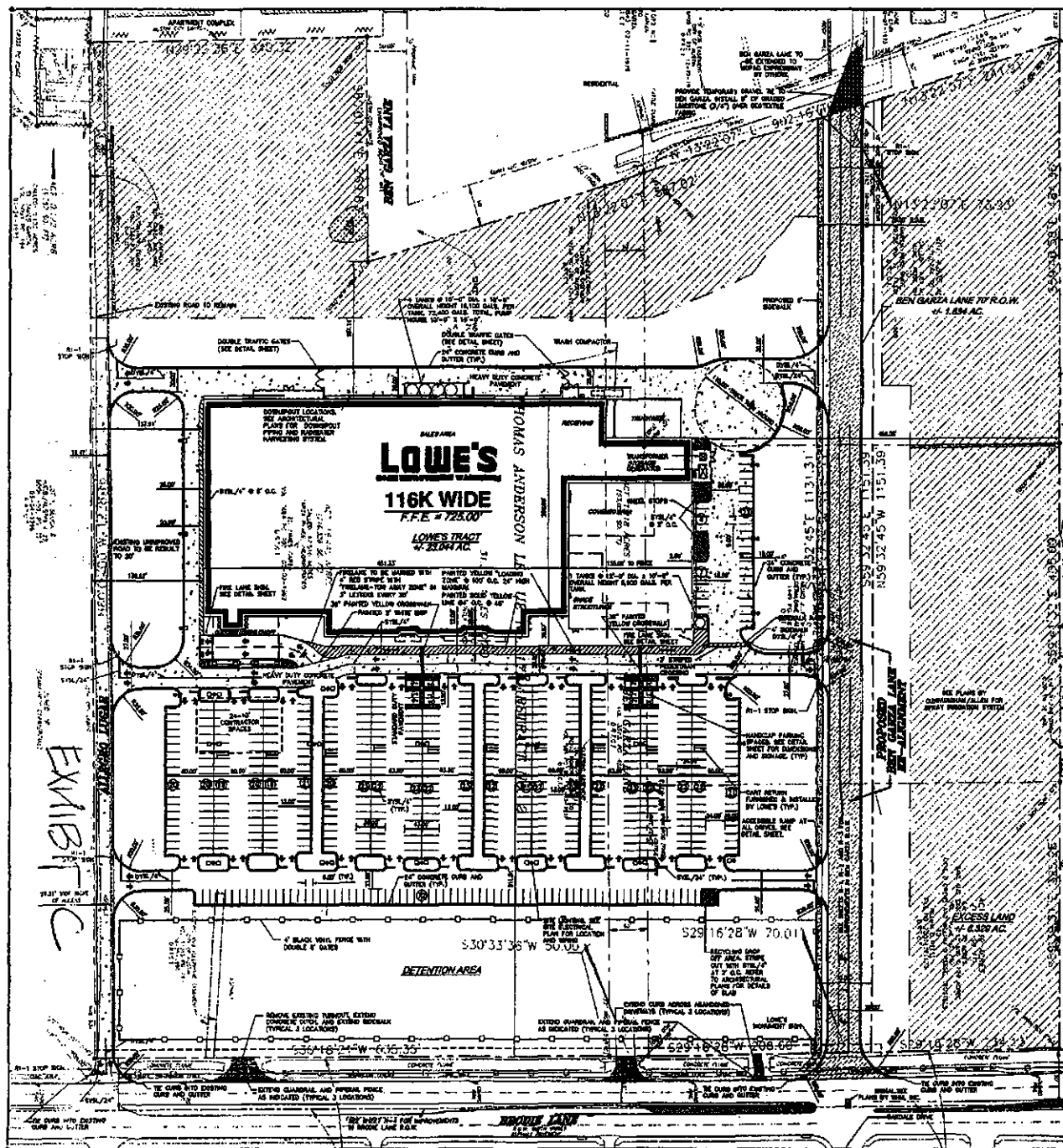
REGISTERED PROFESSIONAL LAND SURVEYOR

JOE W. CLARK










NOV 4 2002

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4368

SEE SHEET 2 OF 2 FOR DEED REFERENCES, OWNER STATEMENTS AND APPROVALS.



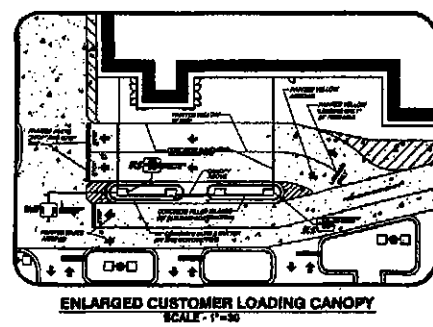
SITE DATA	
ANALYSIS	
Lot Area Total	23,540
Sanctioned P.C.M.	1,124
Required Land	1,500
Yield	37.50%
ANALYSIS	
Office Floor	177,267 S.F.
Office Area	3,080 S.F.
Office Circulation	70,430 S.F.
Lobby Areas	2,000 S.F.
ANALYSIS	
Office Circulation	1,000 S.F.
Office Area	371 S.F.
Lobby	1,600 S.F.
OFFICE BUILDING TOTAL	174,267 S.F.
OFFICE BUILDING	
Office Circulation	8,200 S.F.
Office Area	4,071 S.F.
Office Circulation	12,000 S.F.
OFFICE BUILDING TOTAL	24,271 S.F.
ANALYSIS	
Leasehold Parking Requirement	380
Handicap	25
Total Parking Required	405
Auto = 64 percent of Total	
Leasehold Parking Required	257
Handicap	25
Total Parking Required	282
Auto = 64 percent of Total	
Auto Parking	181
Handicap	15
Total Parking Provided	196

- # LEGEND FOR PROPOSED IMPROVEMENTS
- | | |
|---|---|
|  | PROPOSED BUILDING |
|  | PROPOSED CURB AND GUTTER |
|  | PROPOSED PARKING SPACES |
|  | PROPOSED LIGHT POLE LOCATIONS |
|  | PROPOSED HEAVY DUTY
CONCRETE PAVEMENT |
|  | PROPOSED STANDARD DUTY
CONCRETE PAVEMENT |
|  | PROPOSED PUBLIC ROADWAY
(HEAVY DUTY CONCRETE PAVEMENT) |
|  | EXCESS LAND NOT TO BE UTILIZED
UNLESS OTHERWISE NOTED |
|  | PROPOSED CONCRETE SIDEWALK |

- STRIPING LEGEND**
- | | | |
|--------|----------------------------|-----------|
| SYSL/— | = SINGLE WHITE SOLID LINE | WIDE |
| SYSL/— | = DOUBLE YELLOW SOLID LINE | WIDE EACH |
| SYSL/— | = SINGLE YELLOW SOLID LINE | WIDE |
| SYSL/— | = SINGLE WHITE DASHED LINE | WIDE |
| SYSL/— | = SINGLE WHITE SOLID LINE | WIDE |
| SYSL/— | = SINGLE WHITE SOLID LINE | WIDE |
- SITE NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL RAMP SHALL BE 4% UNLESS OTHERWISE NOTED.
 3. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION

- SITE NOTES**
1. ALL DIMENSIONS ARE TO FACE OF CURB UNLESS OTHERWISE NOTED.
 2. ALL RADIUS SHALL BE 4' UNLESS OTHERWISE NOTED.
 3. ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 100 STANDARD SPECIFICATIONS.

IMPERVIOUS COVER ANALYSIS	
DEVELOPMENT ACREAGE (31.307 ACRES)	1,360,574.00 S.F.
ONSITE IMPERVIOUS COVERAGE (LOT 142)	(34.11%) 463,711.00 S.F.
ALLEGED LUGAR IMPERVIOUS COVERAGE (27)	(1.57%) 21,332.70 S.F.
BEN GARZA IMPERVIOUS COVERAGE (437)	(3.67%) 46,670.00 S.F.
TOTAL IMPERVIOUS COVERAGE	(39.35%) 531,713.70 S.F.



SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant general commercial services – conditional overlay (CS-CO) combining district zoning. The Conditional Overlay: 1) prohibits the following uses: agricultural sales and services; building maintenance services; campground; commercial blood plasma center; convenience storage; electronic prototype assembly; electronic testing; equipment repair services; equipment sales; kennels; laundry services; limited warehousing and distribution; maintenance and service facilities; monument retail sales; transitional housing; transportation terminal; vehicle storage; and veterinary services. 2) makes the following uses conditional: custom manufacturing; food preparation; outdoor entertainment; plant nursery; and special use historic.

BACKGROUND

The subject property consists of a 116,000 square feet home improvement store that is presently under construction. Annexation into the City limits is scheduled to be finalized on December 15, 2005 and will precede the zoning cases. Access will be taken to Brodie Lane, an arterial roadway, and to the realignment of Ben Garza Lane that extends east-west through the center of this zoning area. There is a grocery store to the south (GR), a few residences and undeveloped land and to the west (DR; SF-2; MF-2-CO), single family residences on large lots within the City of Sunset Valley to the north and east, and apartments to the southeast (I-RR).

Consistent with the terms of the Settlement Agreement, Staff is recommending general commercial services – conditional overlay (CS-CO) district for the construction sales and services use being developed on the property. The conditional overlay allows for the construction sales and services use, as well as both permitted and conditional uses in the community commercial (GR) district. It prohibits all other CS uses not permitted in the GR district.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The general commercial services (CS) district is intended predominantly for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. The CS district is best suited for uses located at intersections of arterial roadways or arterials with collector status. The intention is to promote safe and efficient use of transportation facilities.

The property is located on Brodie Lane, an arterial roadway. Consistent with the terms of the Settlement Agreement, Staff is recommending general commercial services – conditional overlay (CS-CO) district for the construction sales and services use being developed on the property. The conditional overlay allows for the construction sales and

services use, as well as both permitted and conditional uses in the community commercial (GR) district. It prohibits all other CS uses not permitted in the GR district.

EXISTING CONDITIONS

Site Characteristics

The site is under construction for a home improvement store.

Impervious Cover

The maximum impervious cover allowed by the Garza Brodie Settlement Agreement is 40%.

Environmental

This site is located over the Edward's Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which in this area is classified as a Barton Springs Zone (BSZ) watershed. It is in the Drinking Water Protection Zone.

The project application at the time of this report is subject to the Garza Brodie Settlement Agreement, approved with ordinance # 20050324-048. This agreement contains development standards including impervious cover restrictions and drainage / water quality standards, as well as landscape, green building and other standards.

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

The site is located within the endangered species survey area.

Transportation

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

The trip generation under the requested zoning is estimated to be 56,629 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).

The traffic impact analysis for this site was waived because this site is subject to the Garza Brodie Settlement agreement.

Water and Wastewater

The site is served with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements to serve the site and land use.

ORDINANCE NO. 20051215-

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT BRODIE LANE AT BEN GARZA LANE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (IRR) DISTRICT TO GENERAL COMMERCIAL SERVICES-CONDITIONAL OVERLAY (CS-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 (IRR) district to general commercial services-conditional overlay (CS-CO) combining district on the property described in Zoning Case No. C14-05-0196A, on file at the Neighborhood Planning and Zoning Department, as follows:

A 13.544 acre tract of land, more or less, out of the Thomas Anderson League No. 17, Abstract No. 2, comprised of three parcels of land, the tract of land being more particularly described by metes and bounds in Exhibits "A" through "C" incorporated into this ordinance (the "Property").

locally known as the property located at Brodie Lane at Ben Garza Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "D".

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

1. The following uses are prohibited uses of the Property:

Agricultural sales and services
Campground
Convenience storage
Electronic testing
Equipment sales
Laundry services
Maintenance and service facilities
Transitional housing
Vehicle storage

Building maintenance services
Commercial blood plasma center
Electronic prototype assembly
Equipment repair services
Kennels
Limited warehousing and distribution
Monument retail sales
Transportation terminal
Veterinary services

1 2. The following uses are conditional uses of the Property:

2
3 Custom manufacturing
4 Outdoor entertainment
5 Special use historic

Food preparation
Plant nursery

6
7 Except as specifically restricted under this ordinance, the Property may be developed and
8 used in accordance with the regulations established for the general commercial services
9 (CS) base district and other applicable requirements of the City Code.

10
11 **PART 3.** This ordinance takes effect on December 31, 2005.

12
13
14 **PASSED AND APPROVED**

15
16
17
18 _____, December 15, 2005

19 _____
20 Will Wynn
21 Mayor

22
23 **APPROVED:**

24 _____
25 David Allan Smith
City Attorney

ATTEST:

Shirley A. Gentry
City Clerk

EXHIBIT A

Legal Description
4.838 AcresState of Texas
County of Travis

All that certain tract or parcel of land situated in the Thomas Anderson League No. 17, Abstract No. 2, Travis County, Texas, being all of a called 4.84 acre tract, described in a deed to Marcia Rose White, Trustee, dated July 25, 1988, recorded in Volume 10738 on Page 17 in the Real Property Records of Travis County, Texas and being more particularly described as follows:

BEGINNING at a 1/2" iron rod (found) for the south corner of the above referenced 4.84 acre tract, same being the west corner of a called 4.84 acre tract, described in a deed to Edmund J. Flemming, et ux, dated January 21, 1954, recorded in Volume 1449 on Page 487 in the Deed Records of Travis County, Texas, and in a northeast line of a 50 feet wide strip of land (Ben Garza Lane) dedicated to the public for use as a street and road way, described in a Dedication Document from Rosa Garza to the Public, dated July 29, 1968, recorded in Volume 3513 on Page 459 in said Deed Records;

THENCE North 60 deg. 01 min. 01 sec. West with the southwest line of said 4.84 acre tract (Volume 10738 on Page 17) and with a northeast line of said 50 feet wide strip of land, a distance of 329.03 feet to a 1/2" iron rod (found) for the west corner of said 4.84 acre tract;

THENCE North 13 deg. 22 min. 07 sec. East with the northwest line of said 4.84 acre tract (Volume 10738 on Page 17), a distance of 542.52 feet to a 1/2" iron rod (found) for north corner of same and being in the southwest line of a called 6.61 acre tract, described in a deed to Harold G. Kennedy and B. Joy Kennedy, dated March 29, 1971, recorded in Volume 4026 on Page 1507 in said Deed Records;

THENCE South 59 deg. 40 min. 58 sec. East with the northeast line of said 4.84 acre tract (Volume 10738 on Page 17) and the southwest line of said 6.61 acre tract, and then with the southwest line of Lot 1 of the Offer Subdivision, as recorded in Book 42 on Page 03 in the Plat Records of Travis County, Texas, a distance of 484.36 feet to a 1/2" iron rod (found) for east corner of said 4.84 acre tract (Volume 10738 on Page 17), same being the north corner of the aforementioned 4.84 acre tract (Volume 1449 on Page 487);

THENCE South 30 deg. 00 min. 22 sec. West with the southeast line of said 4.84 acre tract (Volume 10738 on Page 17) and the northwest line of the 4.84 acre tract (Volume 1449 on Page 487), a distance of 517.05 feet to the PLACE OF BEGINNING, containing 4.838 acres (210,744 sq. ft.) of land.

 09/10/03
Joe W. Clark Date
Registered Professional Land Surveyor No. 4366

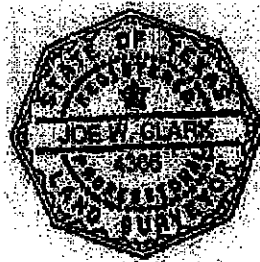


EXHIBIT B

Legal Description
4.837 Acres

State of Texas
County of Travis

All that certain tract or parcel of land situated in the Thomas Anderson League No. 17, Abstract No. 2, Travis County, Texas, being all of a called 4.84, described in a deed to Edmund J. Flemming, et ux, dated January 21, 1954, recorded in Volume 1449 on Page 487 in the Deed Records of Travis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod (found) for the south corner of the above referenced 4.84 acre tract, same being the west corner of a called 4.70 acre tract, described in a deed to William D. Reese, dated October 6, 2001, recorded under Clerk File No. 2001171175 in the Real Property Records of Travis County, Texas, and in a northeast line of a 50 feet wide strip of land (Ben Garza Lane) dedicated to the public for use as a street and road way, described in a Dedication Document from Rosa Garza to the Public, dated July 29, 1968, recorded in Volume 3513 on Page 459 in said Deed Records;

THENCE North 60 deg. 01 min. 01 sec. West with the southwest line of said 4.84 acre tract and with a northeast line of said 50 feet wide strip of land, a distance of 408.87 feet to a 1/2" iron rod (found) for the west corner of said 4.84 acre tract, same being the south corner of another called 4.84 acre tract, described in a deed to Marcia Rose White, Trustee, dated July 25, 1988, recorded in Volume 10738 on Page 17 in said Real Property Records;

THENCE North 30 deg. 00 min. 22 sec. East with the northwest line of said 4.84 acre tract (Volume 1449 on Page 487) and with the southeast line of said 4.84 acre tract (Volume 10738 on Page 17), a distance of 517.05 feet to a 1/2" iron rod (found) for the north corner of said 4.84 acre tract (Volume 1449 on Page 487) and the east corner of said 4.84 acre tract (Volume 10738 on Page 17) and being in the southwest line of Lot 1 of the Offer Subdivision, as recorded in Book 42 on Page 03 in the Plat Records of Travis County, Texas;

THENCE South 59 deg. 41 min. 32 sec. East with the northeast line of said 4.84 acre tract (Volume 1449 on Page 487) and with the southwest line of Lot 1 and Lot 2 of said Offer Subdivision, and the with the southwest line of Lot 3 of the Rayford Subdivision No. 2, as recorded in Book 53 on Page 64 in said Plat Record, a distance of 408.00 feet to a 1/2" iron pipe (found) for the east corner of said 4.84 acre tract (Volume 1449 on Page 487), same being the north corner of the aforementioned 4.70 acre tract;

THENCE South 29 deg. 54 min. 31 sec. West with the southeast line of said 4.84 acre tract (Volume 1449 on Page 487) and the northwest line of the 4.70 acre tract, a distance of 514.74 feet to the **PLACE OF BEGINNING**, containing 4.837 acres (210,709 sq. ft.) of land.

 08/01/03
Joe W. Clark Date
Registered Professional Land Surveyor No. 4366

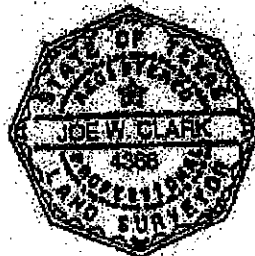


EXHIBIT C

Legal Description
3.869 Acres -

State of Texas
County of Travis

All that certain tract or parcel of land situated in the Thomas Anderson League No. 17, Abstract No. 2, Travis County, Texas, being part of a called 4.70 acre tract, described in a deed to William D Reese, dated October 6, 2001, recorded under Clerk File No. 2001171175 in the Real Property Records of Travis County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2" iron rod (found) for corner in the southwest line of the above referenced 4.70 acre tract, same being in a northeast line of a 50 feet wide strip of land (Ben Garza Lane) dedicated to the public for use as a street and road way, described in a Dedication Document from Rosa Garza to the Public, dated July 29, 1968, recorded in Volume 3513 on Page 459 in said Deed Records, and in the northwest right of way line of Brodie Lane;

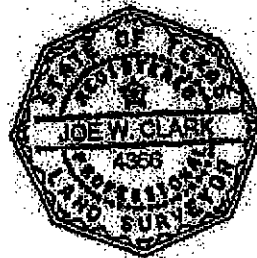
THENCE North 60 deg. 01 min. 01 sec. West with the southwest line of said 4.70 acre tract and with a northeast line of said 50 feet wide strip of land, a distance of 330.94 feet to a 1/2" iron rod (found) for the west corner of said 4.70 acre tract, same being the south corner of a called 4.84 acre tract, described in a deed to Edmund J. Flemming, et ux, dated January 21, 1954, recorded in Volume 1449 on Page 487 in the Deed Records of Travis County, Texas;

THENCE North 29 deg. 54 min. 31 sec. East with the northwest line of said 4.70 acre tract and with the southeast line of said 4.84 acre tract, a distance of 514.74 feet to a 1/2" iron pipe (found) for the north corner of said 4.70 acre tract and the east corner of said 4.84 acre tract and being in the southwest line of Lot 3 of the Rayford Subdivision No. 2, as recorded in Book 53 on Page 64 in the Plat Records of Travis County, Texas;

THENCE South 59 deg. 39 min. 31 sec. East with the northeast line of said 4.70 acre tract and with the southwest line of Lot 3 and Lot 2 of said Rayford Subdivision No. 2, a distance of 325.28 feet to a 1/2" iron rod (found) for corner in the northwest right of way line of said Brodie Lane;

THENCE South 29 deg. 16 min. 28 sec. West with the northwest right of way line of said Brodie Lane, a distance of 512.74 feet to the **PLACE OF BEGINNING**, containing 3.869 acres (168,551 sq. ft.) of land.

Joe W. Clark 08/01/03
Joe W. Clark Date
Registered Professional Land Surveyor No. 4368



IF-2-CO

MO-PAC EXPRESSWAY SOUTH

94-0117
86-302

RR

WILLIAMSON CREEK

FOREST OAK DRIVE

DR

COUNTRY WHITE LANE

MF-2-CO

UNDEV.

86-068
SP92-208C

SP92-208C
86-042

DR

BEN GARZA LANE

SF-2

ACT'S

GR

99-0128

UNDEV.

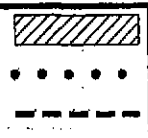
OAKDALE DRIVE

BRODIE LANE



1" = 400'

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



CASE #: C14-05-0196A
ADDRESS: BRODIE LN AT BEN GARZA
SUBJECT AREA (acres): 13.545

ZONING EXHIBIT D

DATE: 05-11

INTLS: SM

CITY GRID
REFERENCE
NUMBER

E18