

Zoning Ordinance Approval
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION



AGENDA ITEM NO.: 53
AGENDA DATE: Thu 03/02/2006
PAGE: 1 of 1

SUBJECT: C14-05-0113.03 - East Riverside/Oltorf Neighborhood Plan, Tracts 304 & 305 - Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 5602, 5604, 5700 E. Riverside Drive (Country Club Creek Watershed) from family residence (SF-3) district zoning to single-family residence-large lot (SF-1) district zoning and neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district zoning. First reading approved on January 26, 2006. Vote: 6-0, Mayor Wynn - absent. Applicant: Larry and Robin Yount. Agent: Neighborhood Planning and Zoning Department. City Staff: Robert Heil, 974-2330.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-05-0113.03 (Pleasant Valley Tracts 304-305)

REQUEST:

Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 5700, 5602 and 5604 East Riverside Drive from family residence (SF-3) to single family residence large lot (SF-1) base district and neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district

DEPARTMENT COMMENTS:

This was one of several tracts in the East Riverside – Oltorf Combined Neighborhood Plan that were supported by the neighborhood, property owner and staff. Planning Commission recommended that these tracts move forward while the rest of the plan is completed.

The conditional overlay limits residential development in the LR-MU district to no more than 40 units and imposes a 2000 daily vehicle trip limit on the stie..

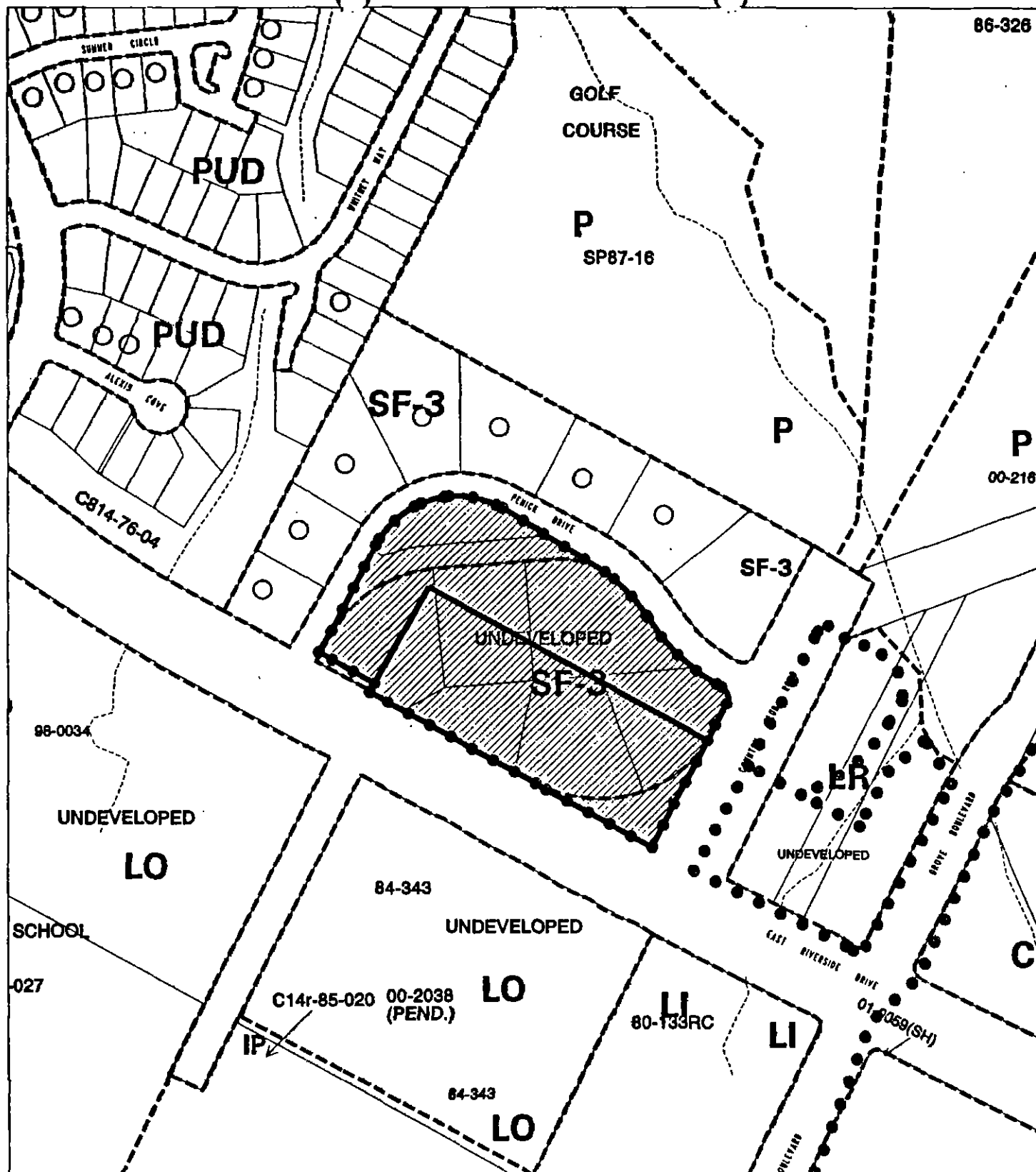
APPLICANT/AGENT: City of Austin


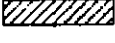
DATE OF FIRST READING: January 26, 2006 (6-0).

CITY COUNCIL ACTION: Approved single family residence large lot (SF-1) base district and neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district (6-0 vote).

ORDINANCE NUMBER:

ASSIGNED STAFF: Robert Heil, e-mail: robert.heil@ci.austin.tx.us



 1" = 200'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: S. WALKER	<div style="display: flex; justify-content: space-between;"> <div>  - - - - - </div> <div> ZONING CASE #: C14-05-0113.03 ADDRESS: 5700 - 5604 E RIVERSIDE OR SUBJECT AREA (acres): N/A </div> <div> DATE: 05-11 INTLS: SM </div> </div>	CITY GRID REFERENCE NUMBER K19
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MEMORANDUM

TO: Will Wynn, Mayor and City Councilmembers

FROM: Greg Guernsey, Director
Neighborhood Planning and Zoning Department

DATE: January 9, 2006

RE: East Riverside / Oltorf Combined Neighborhood Plan

On October 25, the Planning Commission held a public hearing on the East Riverside / Oltorf Combined Neighborhood Plan and three associated zoning cases for the Parker Lane (C14-05-0111), Riverside (C14-05-0112) and Pleasant Valley (C14-05-0113) neighborhood plans.

Planning Commission postponed action on the Neighborhood Plan and on the associated rezoning cases until March 28, to allow additional time for areas of disagreement to be worked out.

However, rezoning on several tracts was supported by the property owners, staff and the stakeholders that had been involved in the neighborhood planning process. The Planning Commission recommended that City Council approve the rezoning on these tracts while work continues on the rest of the neighborhood plan.

The property owners, neighborhood representatives, staff and the Planning Commission support the following rezonings. These consensus tracts are:

Item	Case	Address	Plan/Tract(s)	From	To
Z-3	C14-05-0111.01	2600 Pleasant Valley	Parker Lane/203	LR	SF-3
Z-4	C14-05-0111.02	2507 Burleson Rd	Parker Lane/204	GR	MF-2
Z-5	C14-05-0111.03	2800, 2904 Metcalfe Rd	Parker Lane/208	SF-3	P
Z-6	C14-05-0111.04	2101 Wickshire	Parker Lane/213	SF-3	P
Z-7	C14-05-0111.05	4705-4811 E. Oltorf	Parker Lane/224	MF-2	SF-6
Z-8	C14-05-0112.01	1902-1912 E Riverside	Riverside/15	CS-1	GR
Z-9	C14-05-0112.02	2410 E Riverside Dr	Riverside/30	CS	GR
Z-10	C14-05-0112.03	2410 E Riverside Dr	Riverside/31	CS-1	GR
Z-11	C14-05-0112.04	1605 E Riverside Dr	Riverside/46	CS	GR
Z-12	C14-05-0112.05	1301 S IH-35	Riverside/49	LR	LO
Z-13	C14-05-0112.06	1840 Burton Dr	Riverside/57	LR	MF-3
Z-14	C14-05-0113.01	1005 1/2 Pleasant Valley	Pleasant Valley/300	MF-3/MF-5	P
Z-15	C14-05-0113.02	East Riverside & Oltorf	Pleasant Valley/302-303	LR	SF-1, LR-MU-CO
Z-16	C14-05-0113.03	5700, 5602, 5604 E Riverside Dr	Pleasant Valley/304-305	SF-3	SF-1, LR-MU-CO
Z-17	C14-05-0113.04	2101 Wickersham	Pleasant Valley/309	GR	GR-MU
Z-18	C14-05-0113.05	Grove Blvd & Hogan	Pleasant Valley/311	GO-CO	GO-MU-CO

The draft neighborhood plans are attached to provide the context for these zoning recommendations. The final neighborhood plan will be formally presented to City Council after Planning Commission action on March 28, 2006.



MEMORANDUM

TO: Mayor Will Wynn and Council Members

FROM: Greg Guernsey, Director
Neighborhood Planning and Zoning Department

CC: Toby Futrell, City Manager
Laura Huffman, Assistant City Manager
Jerry Rusthoven, Zoning Manager

DATE: January 20, 2006

SUBJECT: Update on East Riverside Zoning cases, Commercial Design and Vertical Mixed Use Standards

At the January 12, 2006 City Council meeting Council Member McCracken had questions regarding the absence of mixed-use zoning in several zoning cases along East Riverside Drive (Agenda items Z-8, Z-9, Z-10, Z-11 and Z-16). The following memorandum provides an overview of the process leading to the zoning recommendation and an update on the Commercial Design and Vertical Mixed Use (VMU) Standards.

East Riverside Neighborhood Plan Issue

Residents of the East Riverside Neighborhood Planning Area have expressed concerns over the high concentration of apartments in the area. In particular, neighborhood plan participants felt that the mixed-use overlay zoning district, as written, would merely result in more apartments, and not true mixed use development. In response to these concerns the Planning Commission postponed the consideration of the East Riverside/Oltorf combined neighborhood plan from October 25, 2005 until March 28, 2006, to allow for further discussion of the issue.

Several tracts were recommended by the Planning Commission, separated from the neighborhood plan and forwarded to City Council for approval. These tracts had a consensus opinion from staff, the neighborhoods, the property owners and the Planning Commission. Based on this staff brought these cases forward to Council for consideration.

Most of these cases did not include the mixed-use overlay. However, tracts 304 and 305 did include a recommendation for neighborhood commercial mixed (LR-MU) zoning along Riverside Drive and single family zoning (SF-3) along the residential street of Penick Drive. The neighborhood felt comfortable with supporting the MU overlay in this case as a result of private deed restrictions negotiated with the applicant.

These cases have been brought back for Council. The property owners, neighborhood representatives, staff and the Planning Commission support the following rezonings.

Case.....	Address.....	Plan/Tract(s)	From ..	To
C14-05-0112.01....	1902-1912 E Riverside.....	Riverside/15	CS-1....	GR
C14-05-0112.02....	2410 E Riverside Dr.....	Riverside/30	CS.....	GR
C14-05-0112.03....	2410 E Riverside Dr.....	Riverside/31	CS-1....	GR
C14-05-0112.04....	1605 E Riverside Dr	Riverside/46	CS.....	GR
C14-05-0113.03....	5700, 5602, 5604 E Riverside ...	Pleasant Valley/304-305	SF-3	SF-1, LR-MU-CO

One additional case is being heard by City Council related to these neighborhood plans. Case C14-05-0111.06 located at 3000 Montopolis, is being recommended for rezoning from SF-3 to CS. This case, too is supported by the neighborhood, property owner, staff and Planning Commission. This is the first time this case is being heard by the City Council.

Case.....	Address.....	Plan/Tract(s)	From ..	To
C14-05-0112.06....	3000 Montopolis	Parker Ln/225.....	SF-3	CS

The draft neighborhood plans are attached to provide the context for these zoning recommendations. The final neighborhood plan will be formally presented to City Council after Planning Commission action on March 28, 2006.

Update on Commercial Design and Vertical Mixed Use (VMU) Standards

There are three initiatives under way related to the Commercial Design Standards. First, the City has contracted with Clarion and Associates of Denver, Colorado to develop an ordinance based on the Commercial Design Standards Report approved by Council on May 12 and revised on November 17, 2005. The Consultant will deliver an outline of the ordinance the week of January 23, 2006. The outline will be reviewed by staff and then presented to the City Council along with a review of National Best Practices on design standards.

Once Council has reviewed the ordinance outline Clarion will move forward with drafting an ordinance. The ordinance will include the Vertical Mixed Use provisions described in the Commercial Design Standards Report.

Second, on Nov. 17, 2005 the City Council approved a set of revisions to the Commercial Design Standards and directed staff to draft interim rules to permit vertical mixed use as soon as possible. Staff is working on a draft ordinance to amend Section 25-2-647 of the Land Development Code (Mixed Use (MU) Combining District Regulations) to address this directive. We anticipate having a draft ordinance to the Planning Commission in mid-to-late February and to City Council in late-February or early March.

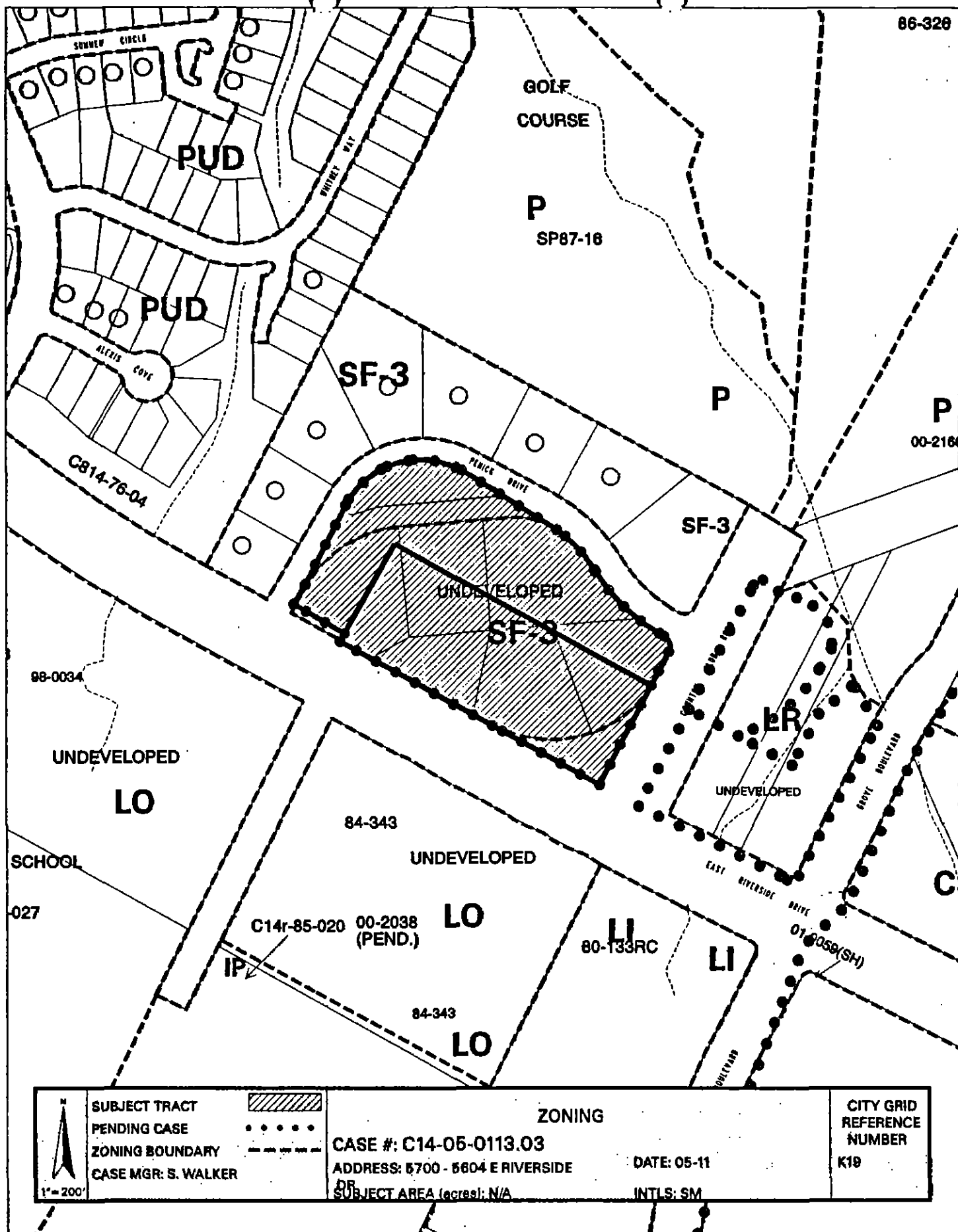
Finally, an interdepartmental team is developing recommendations for implementation of 10 policies items included in the Commercial Design Standards Report. Clarion and Associates will review the staff recommendations on the policy items and provide feedback on the staff recommendations in light of their experience with National Best Practices. These


recommendations will be incorporated into Clarion's presentation to Council once an ordinance is drafted.

Staff Recommendation

Staff recommends approval of the referenced zoning cases due to the consensus reached by the various stakeholders involved in the neighborhood planning process. Once the Commercial Design Standards ordinance is adopted the Vertical Mixed Use standards will apply to Riverside Drive, as well as the other Core Transit Corridors. These zoning cases in no way prohibit application of the proposed Vertical Mixed Use standards to these properties in the future.

If you have questions or need additional information on the referenced zoning cases please contact Robert Heil at 974-2330 or for more information on the Commercial Design Standards please contact George Adams at 974-2146.



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Z-7....	C14-05-0111.05 ..	4705-4811 E. Oltorf.....	Parker Lane/224	MF-2.....	SF-6
Z-8....	C14-05-0112.01..	1902-1912 E Riverside	Riverside/15	CS-1.....	GR
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Z-13..	C14-05-0112.06..	1840 Burton Dr	Riverside/57	LR.....	MF-3
Z-14..	C14-05-0113.01..	1005 ½ Pleasant Valley.....	Pleasant Valley/300.....	MF-3/MF-5..	P
Z-15..	C14-05-0113.02..	East Riverside & Oltorf	Pleasant Valley/302-303... LR.....	SF-1, LR-MU-CO	
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Z-18..	C14-05-0113.05..	Grove Blvd & Hogan	Pleasant Valley/311	GO-CO	GO-MU-CO

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CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS:

2nd

3rd

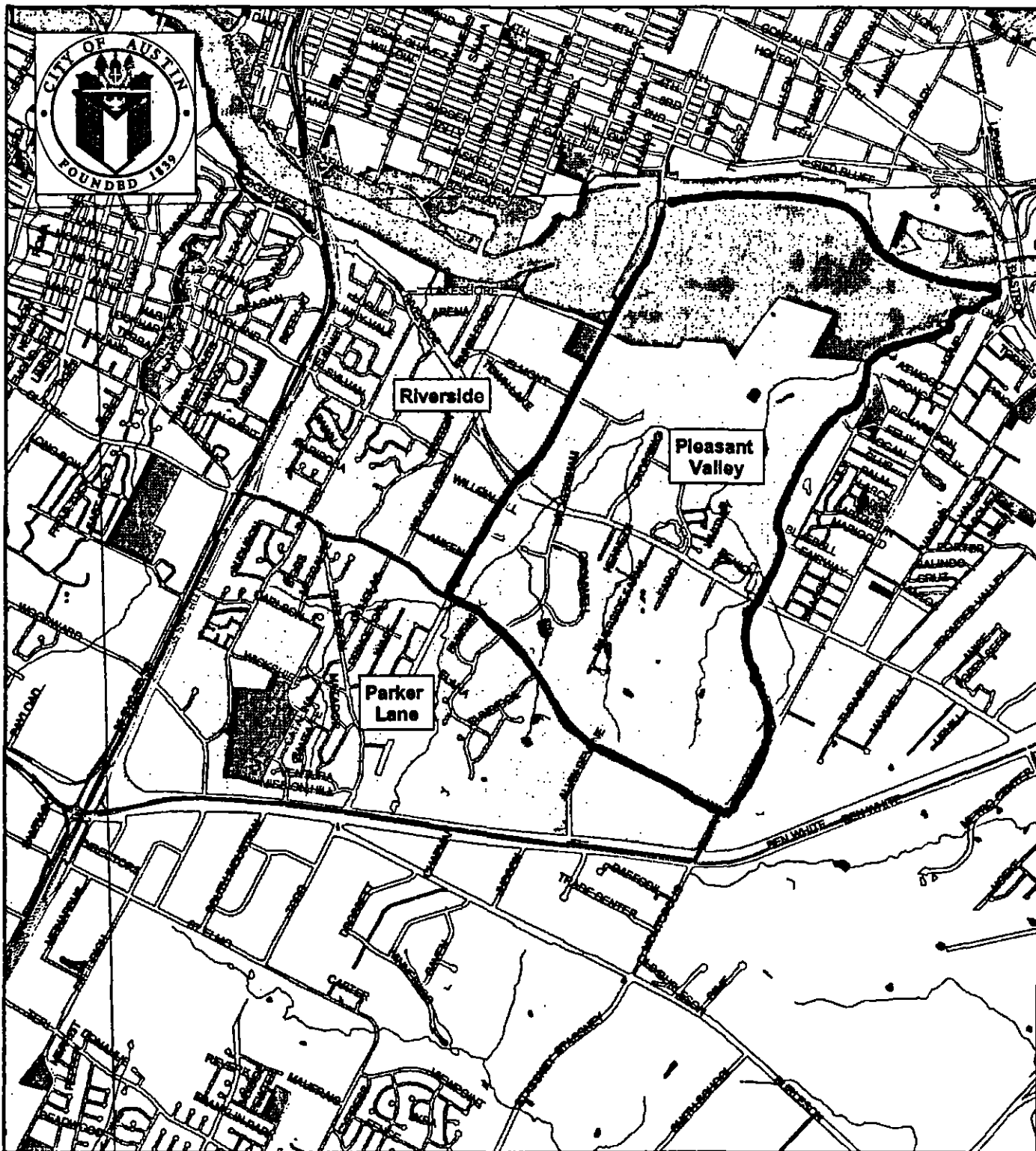
ORDINANCE NUMBER:

CASE MANAGER: Robert Heil
e-mail address: robert.heil@ci.austin.tx.us

PHONE: 974-2330






NEIGHBORHOOD PLANNER: Jackie Chuter
e-mail address: jackie.chuter@ci.austin.tx.us

PHONE: 974-2613



East Riverside/Oltorf Combined Neighborhood Planning Area

Legend

- | | |
|--|---|
|  Park |  Planning Area |
|  Creek |  Street |
|  Lake or Pond | |

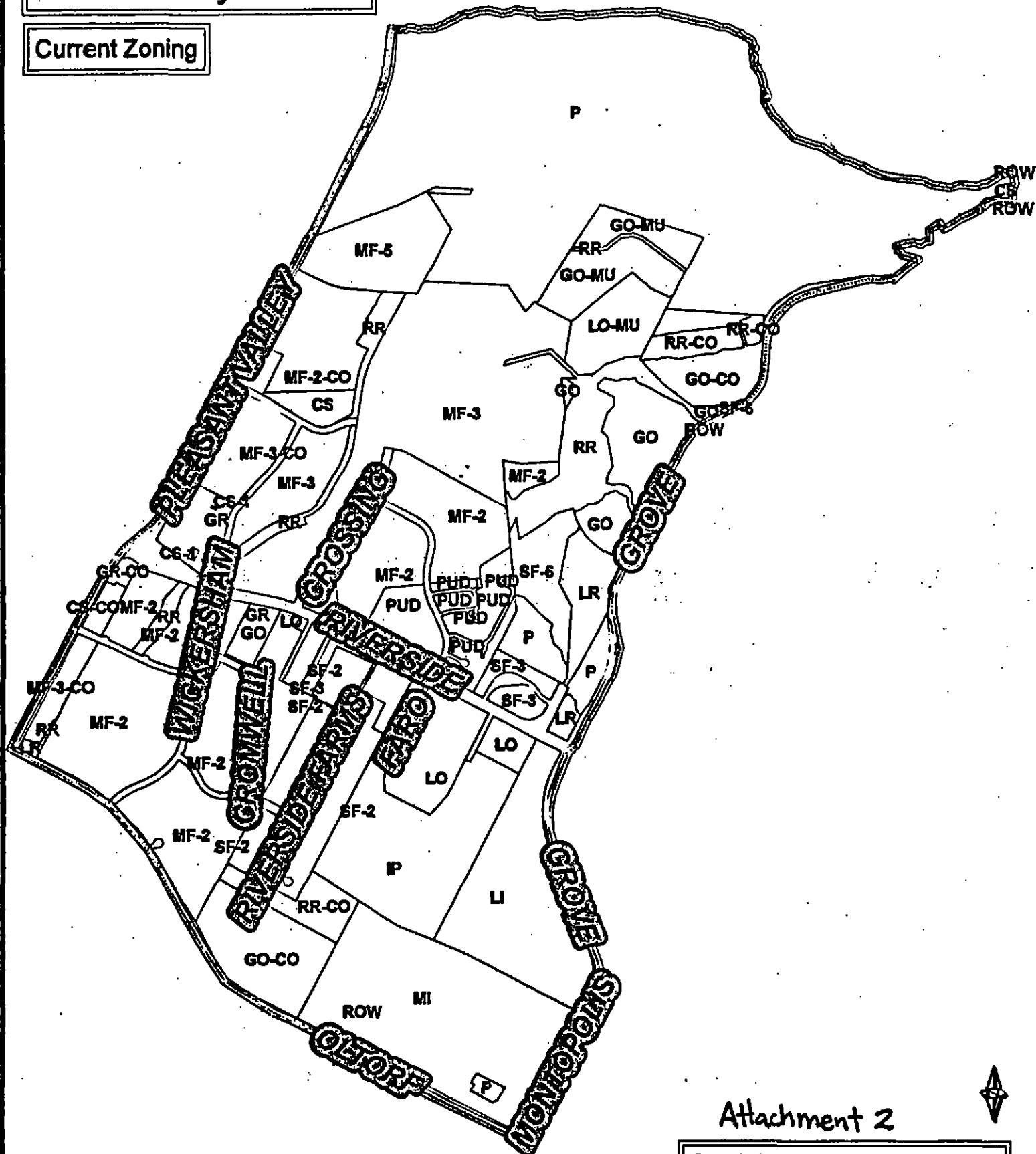
0 2,500 5,000 10,000 Feet

EAST RIVERSIDE/COTTONFORD NEIGHBORHOOD PLANNING AREA

Pleasant Valley Plan Area

C14-05-0113

Current Zoning



Attachment 2

This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of facilitating neighborhood planning. It should not be referred to as an official source of land use or zoning and is not warranted for any other use. No warranty is made regarding its accuracy or completeness.

SUMMARY STAFF RECOMMENDATION

C14-05-0113

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) for the entire area.

For each of the 12 tracts (numbered 300-311) the attached chart lists the street address, the existing zoning, and proposed zoning. Staff recommends the adoption of the proposed zoning base zoning for these tracts.

Additionally there are some tracts not recommended for rezoning by staff which are being offered by the neighborhood stakeholders for consideration by the commission. (See Attachment 5)

This case is associated with C14-05-0111 Parker Lane Neighborhood Plan Rezoning, C14-05-0112 Riverside Neighborhood Plan Rezoning and NP-05-0021 East Riverside/Oltorf Combined Neighborhood Plan.

BASIS FOR LAND USE RECOMMENDATION

The staff recommendation is derived from the goals and objectives for land use as described in the East Riverside/Oltorf Combined Neighborhood Plan.

DEPARTMENT COMMENTS:

Transportation

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract by tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

Existing Conditions:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Oltorf Street	90'	60'	Arterial	Yes	#27, 14, 26, 300, 331	#61, 68
Pleasant Valley Rd.	120'	Varies	Arterial	Yes	#8, 26, 300, 320, 490	#59, 61
E. Riverside Dr.	Varies	2 @ 33'	Arterial	Yes	#26, 27, 350, 411, LS, NR, CP	#60
Grove Blvd.	90'	2 @ 24'	Collector	Yes	#4, 26, 331, 350	No
Wickersham Lane	80'	2 @ 24'	Collector	Yes	#26, 411, CP	No

Environmental

The neighborhood is not located over the Edward's Aquifer Recharge Zone. The neighborhood is in the Desired Development Zone. The majority of the neighborhood lies in the Country Club 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. A smaller portion of the northern side of this neighborhood falls within the Colorado River Watershed, which is, in this location, classified as an Urban Watershed.

Under current watershed regulations, development or redevelopment within the Suburban Watershed portion of this neighborhood is 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%

Impervious cover is not limited in the Urban Watershed; therefore the zoning district impervious cover limits apply.

According to flood plain maps, there are floodplains throughout the neighborhood. Offsite drainage should be calculated to determine the exact location of the boundaries. In both the suburban and urban watersheds, no development is permitted in the Critical Water Quality Zone. In the suburban watershed, impervious cover is limited to 30% in the Water Quality Transition Zone.

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.

Water quality requirements for each watershed classification are as follows

Suburban: Under current watershed regulations, development or redevelopment will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

Urban: Projects are required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm.

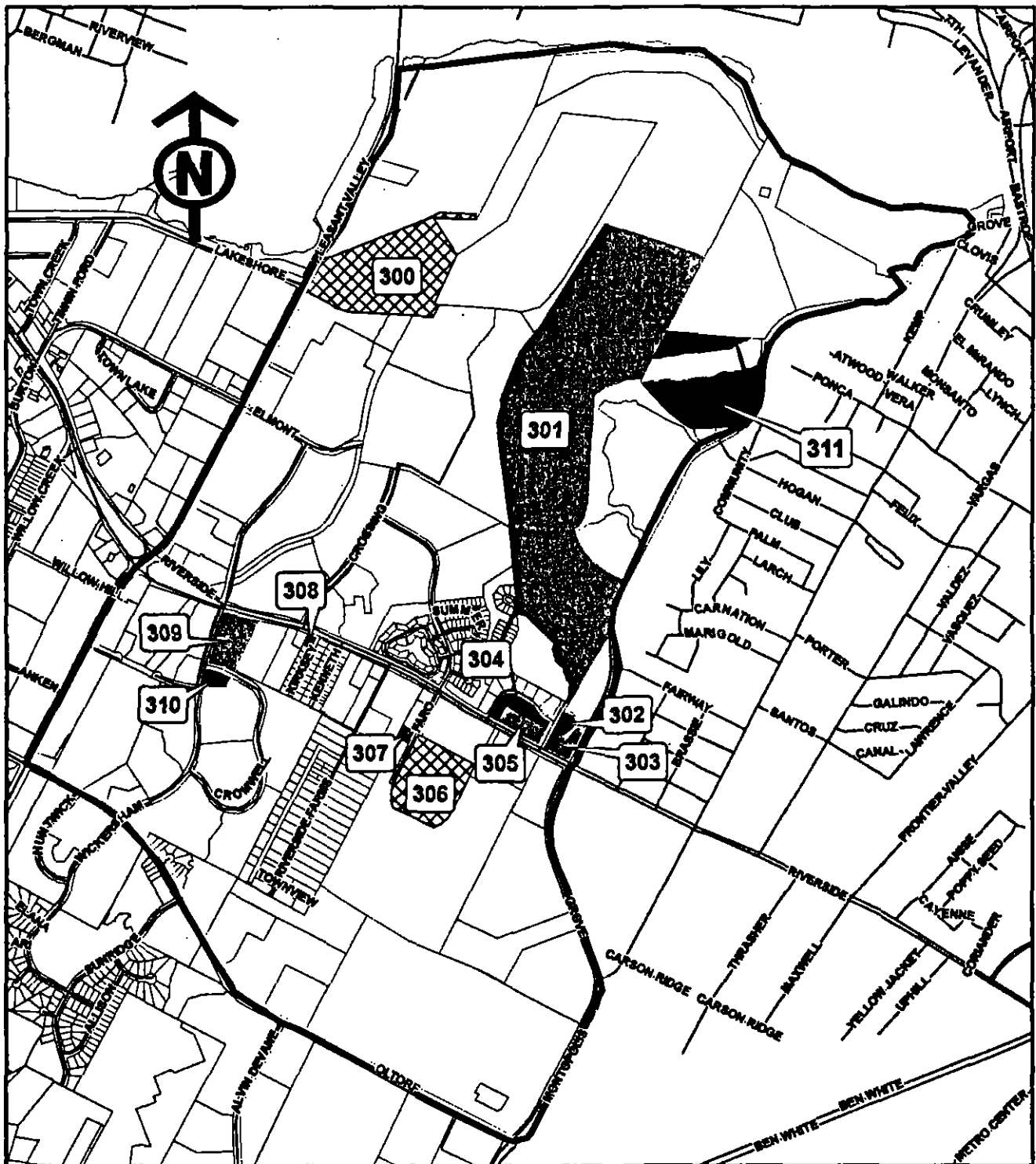
Site Plan

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district or used as single family residential, will be subject to compatibility development regulations. Additional design regulations will be enforced at the time a site plan is submitted.

Riverside Drive is a scenic roadway.

Water and Wastewater

The area is currently served with City of Austin water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or adjustments are required, the landowner, at own expense, will be responsible for providing. Also, the water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The utility construction must be inspected by the City. The landowner must pay the associated City fees.



Pleasant Valley Neighborhood Plan Combining District
Tract Map of Rezoning
Zoning Case #C-14-05-0113
Exhibit _____



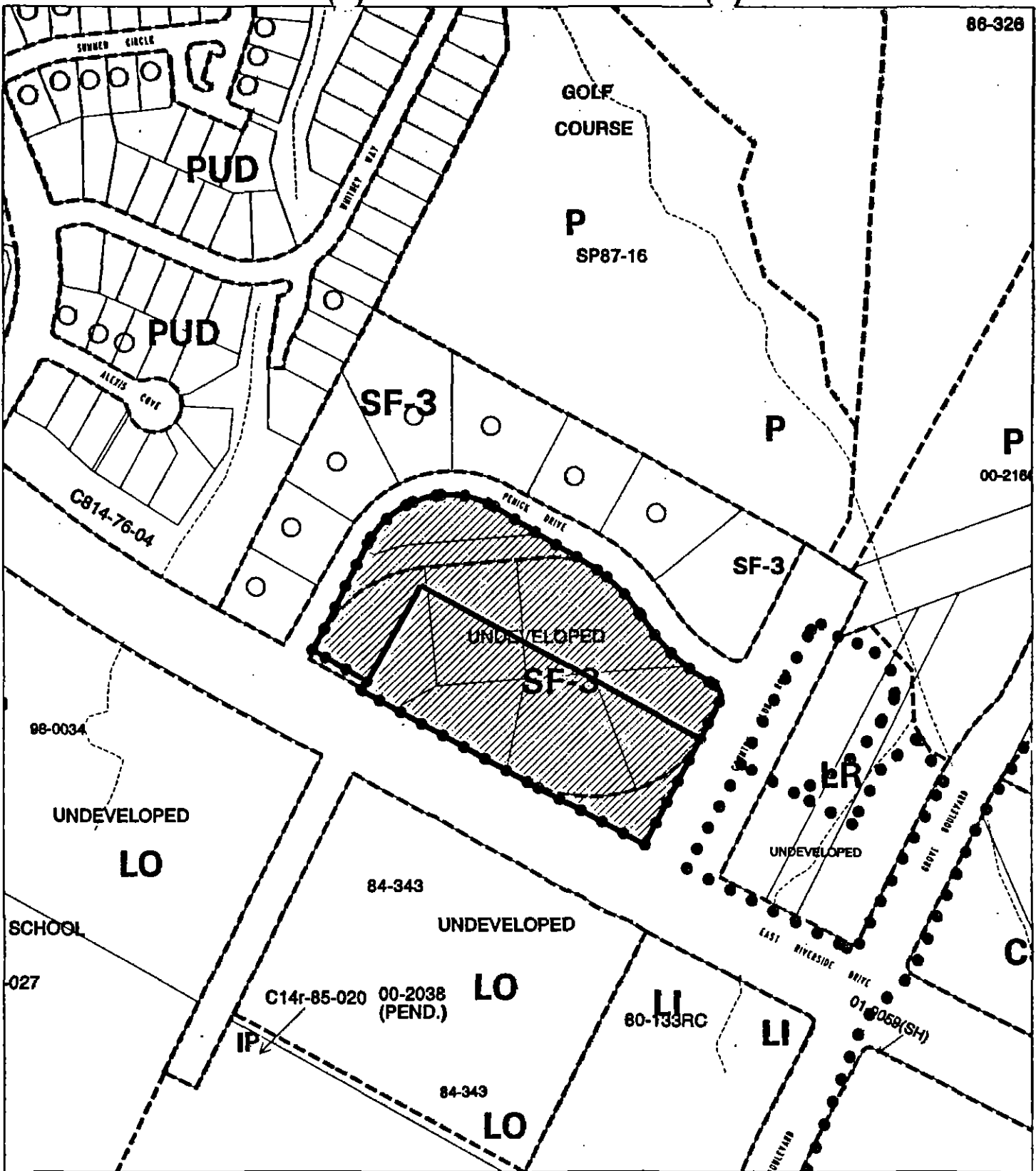
City of Austin
 Neighborhood Planning and Zoning Department
 September 20, 2005



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**Pleasant Valley Neighborhood Plan Combining District:
Tracts Proposed for Rezoning**
Case #C14-05-0113

TRACT NUMBER	ADDRESS	FROM	TO
300	1005 1/2 S. Pleasant Valley Road	MF-3, MF-5	P-NP
301	1020 Grove Blvd. (approx. 128.5 acre tract of land out of Santiago Del Valle Grant)	RR, SF-6, MF-2, MF-3, LO-MU, GO-MU, LR	GO-CO-NP
302	0.943 acres out of the Santiago Del Valle Grant	LR	SF-1-NP
303	1.710 acres out of the Santiago Del Valle Grant	LR	LR-MU-CO-NP
304	5700 E. Riverside Drive (2.499 acres out of the Santiago del Valle Grant)	SF-3	SF-1-NP
305	5602, 5604 E. Riverside Drive (2.434 acres out of the Santiago del Valle Grant)	SF-3	LR-MU-CO-NP
306	2101 Faro Drive	LO	P-NP
307	2100 1/2 Faro Drive	LO	P-NP
308	4825 E. Riverside Drive	LO	LO-MU-NP
309	2101 Wickersham Lane	GR	GR-NP
310	2207 Wickersham Lane (A 46,089 square foot tract of land out of the Santiago Del Valle Grant)	GR	MF-2-NP
311	0 Grove Blvd. (A 19.406 acre tract of land out of the Santiago del Valle Grant)	GO-CO	GO-CO-NP



	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: S. WALKER	ZONING CASE #: C14-05-0113.03 ADDRESS: 5700 - 5804 E RIVERSIDE SUBJECT AREA (acres): N/A	DATE: 05-11 INTLS: SM	CITY GRID REFERENCE NUMBER K19
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5. a distance of 91.62 feet along the arc of a curve to the right, having a radius of 146.11 feet, a central angle of $35^{\circ}55'48''$, and a chord which bears $S 78^{\circ}25'05'' E$ a distance of 90.13 feet to a calculated point of non-tangency hereof;
6. departing said back of curb, $S 58^{\circ}07'10'' E$ a distance of 199.94 feet to a point on the southwest right-of-way line of said Penick Drive, to a $\frac{1}{2}$ " iron rod with Baker-Aicklen Inc. cap found for a point of curvature hereof;
7. a distance of 19.62 feet along the arc of a curve to the right, having a radius of 136.99 feet, a central angle of $08^{\circ}12'24''$, and a chord which bears $S 53^{\circ}48'02'' E$ a distance of 19.60 feet to a $\frac{1}{2}$ " iron rod with Baker-Aicklen Inc. cap found for a point of compound curvature hereof;
8. a distance of 85.30 feet along the arc of a curve to the right, having a radius of 272.83 feet, a central angle of $17^{\circ}54'45''$, and a chord which bears $S 40^{\circ}44'20'' E$ a distance of 84.95 feet to $\frac{1}{2}$ " iron rod with Baker-Aicklen Inc. cap found for a point of reverse curvature hereof;
9. a distance of 169.51 feet along the arc of a curve to the left, having a radius of 323.98 feet, a central angle of $29^{\circ}58'41''$, and a chord which bears $S 46^{\circ}46'06'' E$ a distance of 167.58 feet to a $\frac{1}{2}$ " iron rod with Baker-Aicklen Inc. cap found for a point of reverse curvature hereof;
10. a distance of 33.67 feet along the arc of a curve to the right, having a radius of 21.62 feet, a central angle of $89^{\circ}12'52''$, and a chord which bears $S 17^{\circ}10'43'' E$ a distance of 30.37 feet to a 1" iron pipe found for a point of non-tangency hereof, and
11. $S 26^{\circ}57'57'' W$ passing at a distance of 48.99 feet a 1" iron pipe in concrete found at a point of curvature for said Lot 9, in all a total distance of 69.03 feet to a calculated point, for the southeast corner hereof;

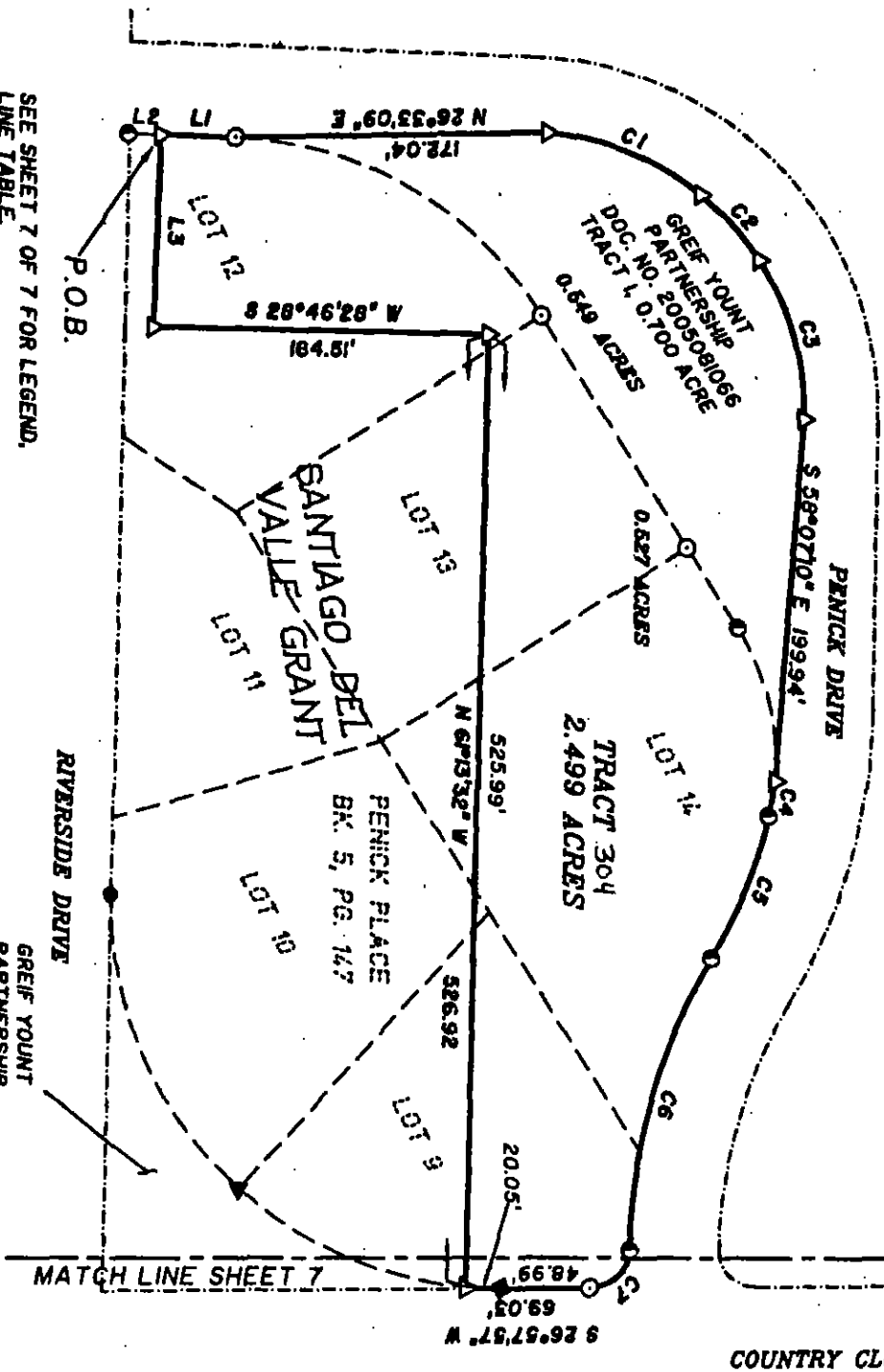
THENCE over and across said tract 2, and said Lots 9, 10, 12, 13, 14 the following three (3) courses and distances:

1. $N 61^{\circ}13'32'' W$ a distance of 526.92 feet to a calculated point for an inside ell corner hereof;
2. $S 28^{\circ}46'28'' W$ a distance of 184.51 feet to a calculated point for an outside ell corner hereof, and
3. $N60^{\circ}09'32'' W$ a distance of 104.74 feet to the **POINT OF BEGINNING** hereof and containing 2.499 acres of land.

SKETCH TO ACCOMPANY DESCRIPTION

SANTIAGO DEL VALLE GRANT

TRAVIS COUNTY, TEXAS



SEE SHEET 7 OF 7 FOR LEGEND, LINE TABLE.

GREIF YOUNT PARTNERSHIP
DOC. NO. 2005081066
TRACT 2, 0.241 ACRE

JOB NO.: 1497-2-001-25
BY: BJ
PAGE 6 OF 7



BAKER-AICKLEN & ASSOCIATES, INC.
ENGINEERS/SURVEYORS

DESCRIPTION
TRACT 305

FOR A 2.434 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 9, 10, 12, 13, 14, AND ALL OF LOT 11, PENICK PLACE, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORD IN BOOK 5, PAGE 147 OF THE PLAT RECORDS OF SAID COUNTY AND BEING A PORTION OF TRACT 2, A 0.241 ACRE TRACT OF LAND AS DESCRIBED IN THAT DEED TO GRIEF YOUNT PARTNERSHIP, RECORDED AS DOCUMENT NO. 2005081066 OF THE REAL PROPERTY RECORDS OF SAID COUNTY, SAID 2.434 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a calculated point on the southwest boundary line of said Penick Place and on the northeast right-of-way line of said Riverside Drive for the most westerly northwest corner hereof, from which a 1/2" iron rod with "Baker-Aicklen cap found at the southwest corner of said Lot 12 bears, N 61°13'32"W a distance of 105.00 feet;

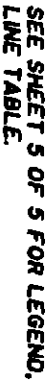
THENCE over and across said Lots 9, 10, 12, 13 and 14, Penick Place, the following two (2) courses and distances:

1. N 28°46'28" E a distance of 200.00 feet to a calculated point for the most northerly northwest corner hereof, and
2. S 61°13'32" E passing at a distance of 525.99 feet to a calculated point on the curving southeast boundary line of said Penick Place and on the northwest boundary line of said 0.241 acre tract, in all a total distance of 526.92 feet to a point on the southeast boundary line of said 0.241 acre tract and on the northwest right-of-way line of Country Club Drive, for the southeast corner hereof, from which a 1" iron pipe found in concrete at a point of curvature of said Lot 9 bears, N 26°57'56" E a distance of 20.05 feet;

THENCE with the southeast boundary line of said 0.241 acre tract and on the northwest right-of-way line of said Country Club Drive, S 26°57'56" W a distance of 200.10 feet to a calculated point at the south corner of said 0.241 acre tract and on the northeast right-of-way line of said Riverside Drive, for the southwest corner hereof;

THENCE with the northeast right-of-way line of said Riverside Drive and in part with the southwest boundary line of said 0.241 acre tract and the southwest boundary line of said Penick Place, N 61°13'32" W, passing at a distance of 219.82 to a 1/2" iron found on the southwest boundary line of said Penick Place and at the west corner of said 0.241 acre tract, in all a total distance of 533.24 feet to the **POINT OF BEGINNING** hereof and containing 2.434 acres of land.

0 100
SCALE: 1" = 100'



**BAKER-NICKLEN
& ASSOCIATES, INC.**
ENGINEER/SURVEYORS

METES AND BOUNDS DESCRIPTION

BEING A 4.469 ACRE TRACT OF LAND SITUATED IN THE SANTIAGO DEL VALLE GRANT IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF THAT TRACT OF LAND (CALLED 28.112 ACRES) CONVEYED TO GREIF YOUNT PARTNERSHIP AS DESCRIBED BY INSTRUMENT RECORDED IN VOLUME 13316, PAGES 3189-3195 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 4.469 ACRE TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING on a 1/2" iron rod found on the southwest corner of that certain tract of land conveyed to The Trust For Public Land as described by instrument recorded in Volume 12312, Page 1431 of the Real Property Records of Travis County, Texas, same being the northwest corner of said Grief Yount Partnership tract, same being on a point in the easterly boundary line of a tract of land conveyed to Austin Community College as described by instrument recorded in Volume 8519, Page 428 of said Real Property Records, for the northwest corner and POINT OF BEGINNING hereof, and from which a 1/2" iron rod found on a point in the northerly boundary line of said Grief Yount Partnership tract bears S 82° 54' 58" E 1086.02 feet (bearing basis for this survey);

THENCE with the common boundary line of said Grief Yount Partnership tract and The Trust For Public Land tract, S 82° 54' 58" E, for a distance of 957.87 feet to the northeast corner hereof;

THENCE departing the common boundary line of said Grief Yount Partnership tract and The Trust For Public Land tract, through the interior of said Grief Yount Partnership tract the following seventeen (17) courses and distances:

- 1) S 20° 59' 22" W, for a distance of 23.51 feet;
- 2) S 64° 16' 14" W, for a distance of 23.38 feet;
- 3) S 72° 06' 59" W, for a distance of 61.35 feet;
- 4) S 65° 00' 06" W, for a distance of 124.63 feet;
- 5) S 88° 53' 41" W, for a distance of 48.72 feet;
- 6) S 82° 22' 02" W, for a distance of 62.34 feet;
- 7) N 75° 58' 14" W, for a distance of 11.63 feet;
- 8) S 67° 35' 38" W, for a distance of 16.28 feet;
- 9) S 85° 20' 33" W, for a distance of 94.92 feet;
- 10) S 86° 09' 44" W, for a distance of 95.71 feet;

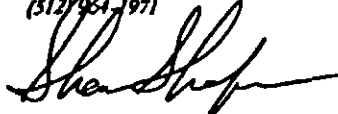
EXHIBIT E

- 11) S 84° 10' 38" W, for a distance of 88.71 feet;
- 12) S 85° 36' 44" W, for a distance of 108.21 feet;
- 13) N 88° 46' 36" W, for a distance of 44.02 feet;
- 14) S 76° 22' 52" W, for a distance of 68.02 feet;
- 15) S 87° 44' 43" W, for a distance of 100.62 feet;
- 16) S 79° 15' 16" W, for a distance of 105.87 feet;
- 17) N 89° 00' 46" W, for a distance of 82.09 feet to a point in the westerly boundary line of said Grief Yount Partnership tract, same being a point in the easterly boundary line of said Austin Community College tract, for the southwest corner hereof;

THENCE with the common boundary line of said Grief Yount Partnership tract and Austin Community College tract, N 29° 18' 59" E, for a distance of 347.43 feet to the POINT OF BEGINNING hereof and containing 4.469 acres of land more or less.

<> **DIAMOND SURVEYING**

103 OAKLAND DRIVE, GEORGETOWN, TX 78628
(512) 964-1971



SHANE SHAFER, R.L.S. NO. 5281
JANUARY 31, 2000

