

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



**AGENDA ITEM NO.: Z-5  
AGENDA DATE: Thu 03/09/2006  
PAGE: 1 of 1**

**SUBJECT:** C14-05-0212 - 2222 Business Park Lot 4 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 6612 Sitio Del Rio Boulevard (West Bull Creek & North Edwards Aquifer Recharge Zone) from general office-conditional overlay (GO-CO) combining district zoning to community commercial-conditional overlay (GR-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning. Applicant: International Bank of Commerce (Pete Dwyer). Agent: Urban Design (Laura Toups). City Staff: Jorge E. Rousselin, 974-2975.

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

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

**ZONING REVIEW SHEET****CASE:** C14-05-0212**Z.A.P. DATE:** February 7, 2006**ADDRESS:** 6612 Sitio Del Rio Boulevard**OWNER:** International Bank of Commerce  
(Pete Dwyer)**AGENT:** Urban Design  
(Laura Toups)**REZONING FROM:** GO-CO (General office – conditional overlay) combining district zoning**TO:** GR (Community commercial) district**AREA:** 2.4 Acres**SUMMARY ZAP RECOMMENDATION:***February 7, 2006:****APPROVED STAFF'S RECOMMENDATION FOR GR-CO DISTRICT ZONING;  
LIMITED TO DANCE STUDIO AS THE ONLY GR USE & PERMITTED GO USES.  
[M.HAWTHORNE, J.PINNELLI 2<sup>ND</sup>] (6-0) K.JACKSON, J.GOHIL, J.MARTINEZ –  
ABSENT*****Prohibited uses:**

- |  |                                      |
|--|--------------------------------------|
| ▪ Automotive rentals                     | ▪ General retail sales (convenience) |
| ▪ Automotive repair services             | ▪ General retail sales (general)     |
| ▪ Automotive sales                       | ▪ Hotel-motel                        |
| ▪ Automotive washing (of any type)       | ▪ Indoor entertainment               |
| ▪ Bail bond services                     | ▪ Indoor sports and recreation       |
| ▪ Commercial off-street parking          | ▪ Outdoor entertainment              |
| ▪ Consumer convenience services          | ▪ Outdoor sports and recreation      |
| ▪ Consumer repair services               | ▪ Pawn shop services                 |
| ▪ Custom manufacturing                   | ▪ Pet services                       |
| ▪ Drop-off recycling collection facility | ▪ Plant nursery                      |
| ▪ Exterminating services                 | ▪ Research services                  |
| ▪ Financial services                     | ▪ Restaurant (general)               |
| ▪ Food preparation                       | ▪ Service station                    |
| ▪ Funeral services                       | ▪ Theater                            |

**SUMMARY STAFF RECOMMENDATION:**

Staff recommends community commercial – conditional overlay combining district zoning (GR-CO). The recommended conditional overlay will limit the vehicle trips to less than 2,000 vehicle trips per day. Furthermore, on all structures constructed beyond 1,000 feet from F.M. 2222 and which will be for office and retail uses, the maximum height shall not

exceed 40 feet from ground level. An existing restrictive covenant under document No. 12791-0717 limits vehicular access and imposes a traffic impact analysis.

**DEPARTMENT COMMENTS:**

The subject rezoning area is a 2.4 acre site of undeveloped land zoned GO-CO. The applicant proposes to rezone the property to community commercial (GR) district to allow for an office and dance studio. Access to the property is via an existing 50-foot access easement located off Sitio Del Rio Boulevard. The applicant offers to limit the uses to only GO uses with the exception of the only GR use allowed is a dance studio (personal improvement services). The subject property was rezoned on August 15, 1996 under Ordinance No. 960815 which imposed a conditional overlay addressing a maximum height limitation of 40 feet from ground level on all structures constructed beyond 1,000 feet from F.M. 2222 and which will be for office and retail uses. Furthermore, there is an existing restrictive covenant limiting vehicular access and imposing a traffic impact analysis.

Staff recommends community commercial – conditional overlay combining district zoning (GR-CO). The recommended conditional overlay will limit the vehicle trips to less than 2,000 vehicle trips per day. Furthermore, on all structures constructed beyond 1,000 feet from F.M. 2222 and which will be for office and retail uses, the maximum height shall not exceed 40 feet from ground level. An existing restrictive covenant under document No. 12791-0717 limits vehicular access and imposes a traffic impact analysis. The recommendation is based on the following considerations:

- 1.) The proposed land use is compatible with existing commercial uses along FM 2222 and Sitio del Rio Boulevard;
- 2.) Established adjacent commercial uses allow for a compatibility of commercial intensities and uses; and
- 3.) A vehicle trip limitation of less than 2,000 vehicle trips per day is recommended.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	GO-CO	Undeveloped land
<i>North</i>	GO-CO	Undeveloped land
<i>South</i>	P	Water Tower
<i>East</i>	GO-CO	Undeveloped land
<i>West</i>	GR-CO	Undeveloped land

**AREA STUDY:** N/A

**TIA:** N/A

**WATERSHED:** West Bull Creek and North Edwards Aquifer Recharge Zone

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** Yes (See Site Plan comments)

**NEIGHBORHOOD ORGANIZATIONS:**

157--Courtyard Homeowner Assn.  
 269--Long Canyon Homeowners Assn.  
 426--River Place Residential Community Assn., Inc.  
 434--Lake Austin Business Owners  
 439--Concerned Citizens For P&B of FM 2222  
 475--Bull Creek Foundation  
 965--Old Spicewood Springs Rd. Neighborhood Assn.

**SCHOOLS:**

- Steiner Ranch Elementary School
- Murchison Middle School
- Anderson High School

**RELATED CASES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C3V-85-018	Variance request to allow cut exceeding 4' at Steiner ranch	N/A	N/A

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-95-0193	SF-2 to GO-CO	<p>04/16/96: PC: APVD GR (TR 1/2); GO (TR 3); MF-2-CO (TR 4) W/CONDS (8-2).            Conditions:</p> <ul style="list-style-type: none"> <li>▪ RC limiting access to Riverplace Blvd.;</li> <li>▪ Traffic signal at F.M. 2222 &amp; Business Park Dr.;</li> <li>▪ Approval by Riverplace Home owners Assn.</li> </ul> <p>CO:</p> <ul style="list-style-type: none"> <li>▪ On all structures constructed beyond 1,000 feet from F.M. 2222 and which will be for office and retail uses, the maximum height shall not exceed</li> </ul>	<p>08/15/96: APVD GR (1-2); GO (3); MF-2-CO (4) W/CONDS (6-1, DS-NO).            Conditions:</p> <ul style="list-style-type: none"> <li>▪ RC limiting access to Riverplace Blvd.;</li> <li>▪ Traffic signal at F.M. 2222 &amp; Business Park Dr.;</li> <li>▪ Approval by Riverplace Home owners Assn.</li> </ul> <p>CO:</p> <ul style="list-style-type: none"> <li>▪ On all structures constructed beyond 1,000 feet from F.M. 2222 and which will be for office and retail uses, the maximum height shall not exceed 40 feet from ground level.</li> </ul>

		40 feet from ground level.	
C14-97-0083	DR to LR-CO	09/30/97: PC: APVD LR-CO PROHIBITING SERV. STATIONS (8-1)	04/09/98: APVD LR-CO W/CONDITIONS (6-1, JG-NO) 2 & 3 RDGS Conditions: Prohibiting Service station
C14-99-0128	DR to NO-CO	08/31/99: APVD NO-CO W/2,000 VEHICLE TRIPS LIMIT (7-0).	09/30/99: APVD NO W/LIMITATION OF 500 VEHICLE TRIPS PER DAY, ALL 3 RDGS (6-1, WATSON-NAY).
C14-99-2130	DR to GR	09/26/00: PC: APVD STAFF REC OF NO-CO BY CONSENT W/AGREEMENT BY NEIGH/AP INCLUDED (8-0)	10/26/00: APVD NO-CO W/CONDS (7-0) ALL 3 RDGS CO: 2,000 Vehicle trip limit
C14-99-2130	SF-5 to NO	08/22/00: PC: APVD STAFF REC OF NO-CO BY CONSENT (8-0); SA-ABSENT	09/28/00: APVD NO-CO (7-0) ALL 3 RDGS CO: LIMITATION OF 500 VEHICLE TRIPS PER DAY
C14-01-0121	RR to NO	09/25/01: DENIED STAFF ALT REC OF NO-CO (9-0)	12/06/01: APVD NO-CO (7-0); 2ND/3RD RDGS CO: 2,000 Vehicle trip limit
C14-04-0063	GO-CO to GR-CO	11/02/04: ZAP APVD STAFF ALT REC OF GR-CO W/TIA INCL BY CONSENT (9-0) Prohibited uses: <ul style="list-style-type: none"> <li>▪ Automotive rentals</li> <li>▪ Automotive repair services</li> <li>▪ Automotive sales</li> <li>▪ Automotive washing (of any type)</li> </ul>	12/16/04: APVD GR-CO (7-0); 2ND/3RD RDGS Prohibited uses: <ul style="list-style-type: none"> <li>▪ Automotive rentals</li> <li>▪ Automotive repair services</li> <li>▪ Automotive sales</li> <li>▪ Automotive washing (of any type)</li> </ul>
C14-04-0208	GO-CO to GR-CO	09/26/00: PC: APVD STAFF REC OF NO-CO BY CONSENT W/AGREEMENT BY NEIGH/AP INCLUDED (8-0)	10/26/00: APVD NO-CO W/CONDS (7-0) ALL 3 RDGS CO: 2,000 Vehicle trip limit
C14-05-0075	GR to CS	06/21/05: ZAP APVD CS-CO W/CONDS (7-0-1, MW-ABSTAIN) Prohibited uses: <ul style="list-style-type: none"> <li>▪ Pawn shop services</li> <li>▪ Campground</li> <li>▪ Consumer convenience services</li> </ul>	07/28/05: APVD CS-CO (7-0); ALL 3 RDGS Prohibited uses: <ul style="list-style-type: none"> <li>▪ Pawn shop services</li> <li>▪ Campground</li> <li>▪ Consumer convenience services</li> <li>▪ Drop-off recycling center</li> </ul>

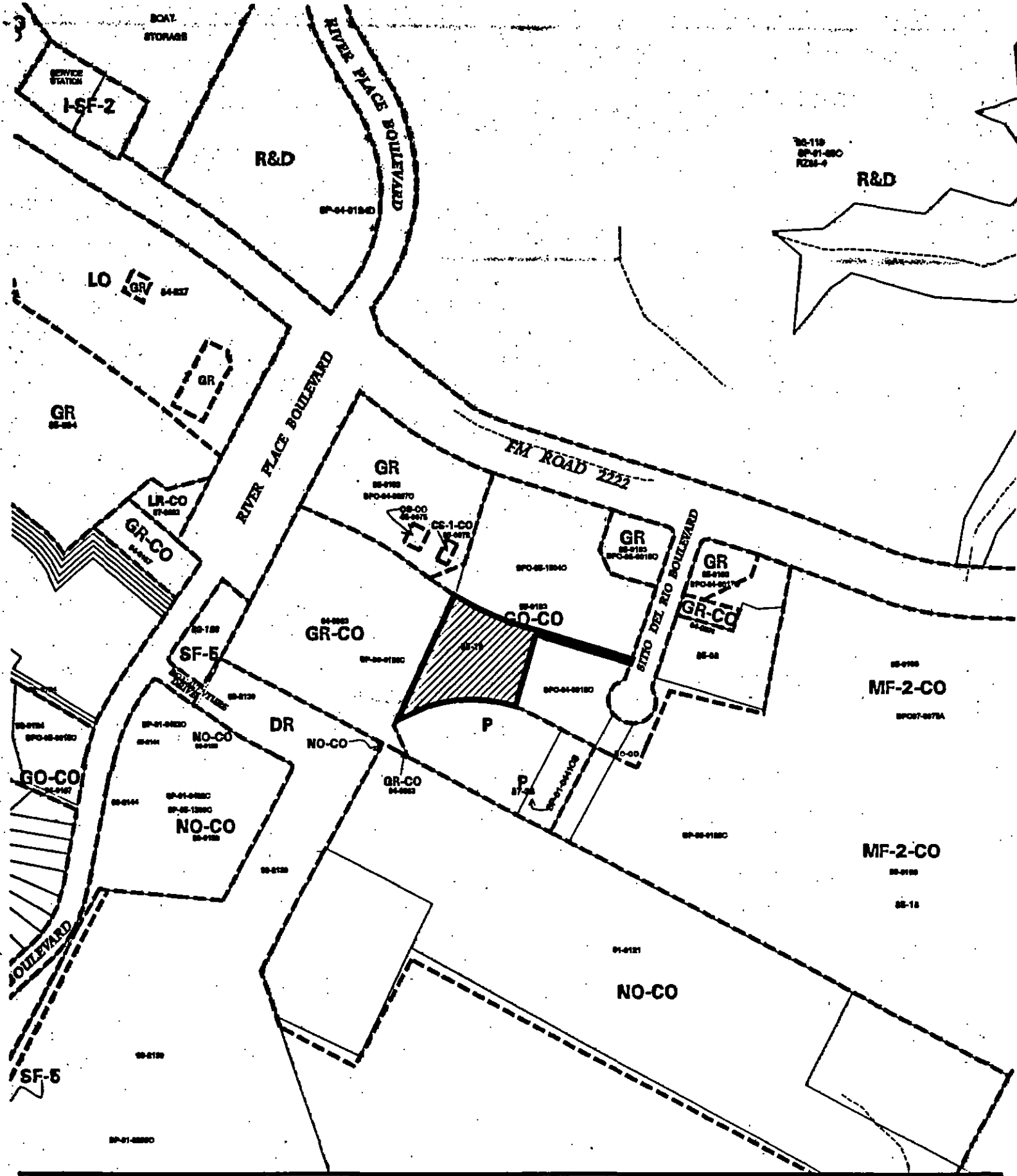
		<ul style="list-style-type: none"> <li>▪ Drop-off recycling center</li> <li>▪ Equipment repair services</li> <li>▪ Kennels</li> <li>▪ Off-site accessory parking</li> <li>▪ Vehicle storage</li> <li>▪ General warehousing and distribution</li> <li>▪ Transportation terminal</li> <li>▪ Agricultural sales and services</li> <li>▪ Commercial blood plasma center</li> <li>▪ Convenience storage</li> <li>▪ Electronic prototype assembly</li> <li>▪ Equipment sales</li> <li>▪ Monument retail sales</li> <li>▪ Plant nursery</li> <li>▪ Veterinary services</li> <li>▪ Transitional housing</li> </ul>	<ul style="list-style-type: none"> <li>▪ Equipment repair services</li> <li>▪ Kennels</li> <li>▪ Off-site accessory parking</li> <li>▪ Vehicle storage</li> <li>▪ General warehousing and distribution</li> <li>▪ Transportation terminal</li> <li>▪ Agricultural sales and services</li> <li>▪ Commercial blood plasma center</li> <li>▪ Convenience storage</li> <li>▪ Electronic prototype assembly</li> <li>▪ Equipment sales</li> <li>▪ Monument retail sales</li> <li>▪ Plant nursery</li> <li>▪ Veterinary services</li> <li>▪ Transitional housing</li> </ul>
C14-05-0076	GR to CS-1	<p>06/21/05: ZAP: APVD CS-1-CO W/CONDS (7-0-1, MW-ABSTAIN).</p> <p>Prohibited uses:</p> <ul style="list-style-type: none"> <li>▪ Pawn shop services</li> <li>▪ Campground</li> <li>▪ Consumer convenience services</li> <li>▪ Drop-off recycling center</li> <li>▪ Equipment repair services</li> <li>▪ Kennels</li> <li>▪ Off-site accessory parking</li> <li>▪ Vehicle storage</li> <li>▪ General warehousing and distribution</li> <li>▪ Transportation terminal</li> <li>▪ Agricultural sales and services</li> <li>▪ Commercial blood</li> </ul>	<p>07/28/05: APVD CS-1-CO (7-0); ALL 3 RDGS</p> <p>Prohibited uses:</p> <ul style="list-style-type: none"> <li>▪ Pawn shop services</li> <li>▪ Campground</li> <li>▪ Consumer convenience services</li> <li>▪ Drop-off recycling center</li> <li>▪ Equipment repair services</li> <li>▪ Kennels</li> <li>▪ Off-site accessory parking</li> <li>▪ Vehicle storage</li> <li>▪ General warehousing and distribution</li> <li>▪ Transportation terminal</li> <li>▪ Agricultural sales and services</li> <li>▪ Commercial blood plasma center</li> <li>▪ Convenience storage</li> <li>▪ Electronic prototype assembly</li> <li>▪ Equipment sales</li> </ul>




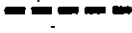
		plasma center ▪ Convenience storage ▪ Electronic prototype assembly ▪ Equipment sales ▪ Monument retail sales ▪ Plant nursery ▪ Veterinary services ▪ Transitional housing ▪ Cocktail lounge	▪ Monument retail sales ▪ Plant nursery ▪ Veterinary services ▪ Transitional housing ▪ Cocktail lounge
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**ABUTTING STREETS:**

Name	ROW	Pavement	Classification
Sitio del Rio Blvd.	90'	70'	Collector
River Place Blvd.	300'	2 @30'	Arterial
RM 2222	170'	70'	Arterial

**CITY COUNCIL DATE:** March 9, 2006**ACTION:****ORDINANCE READINGS:**1<sup>st</sup>2<sup>nd</sup>3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Jorge E. Rousselin, NPZD**PHONE:** 974-2975**E-MAIL:** [jorge.rousselin@ci.austin.tx.us](mailto:jorge.rousselin@ci.austin.tx.us)



 1" = 400'	SUBJECT TRACT	  	ZONING		CITY GRID REFERENCE NUMBER  D33	
	PENDING CASE		CASE #: C14-05-0212			DATE: 05-12
	ZONING BOUNDARY		ADDRESS: 8612 SITIO DEL RIO BLVD			INTLS: TRC
	CASE MGR: J.ROUSSELIN		SUBJECT AREA (acres): 2.400			



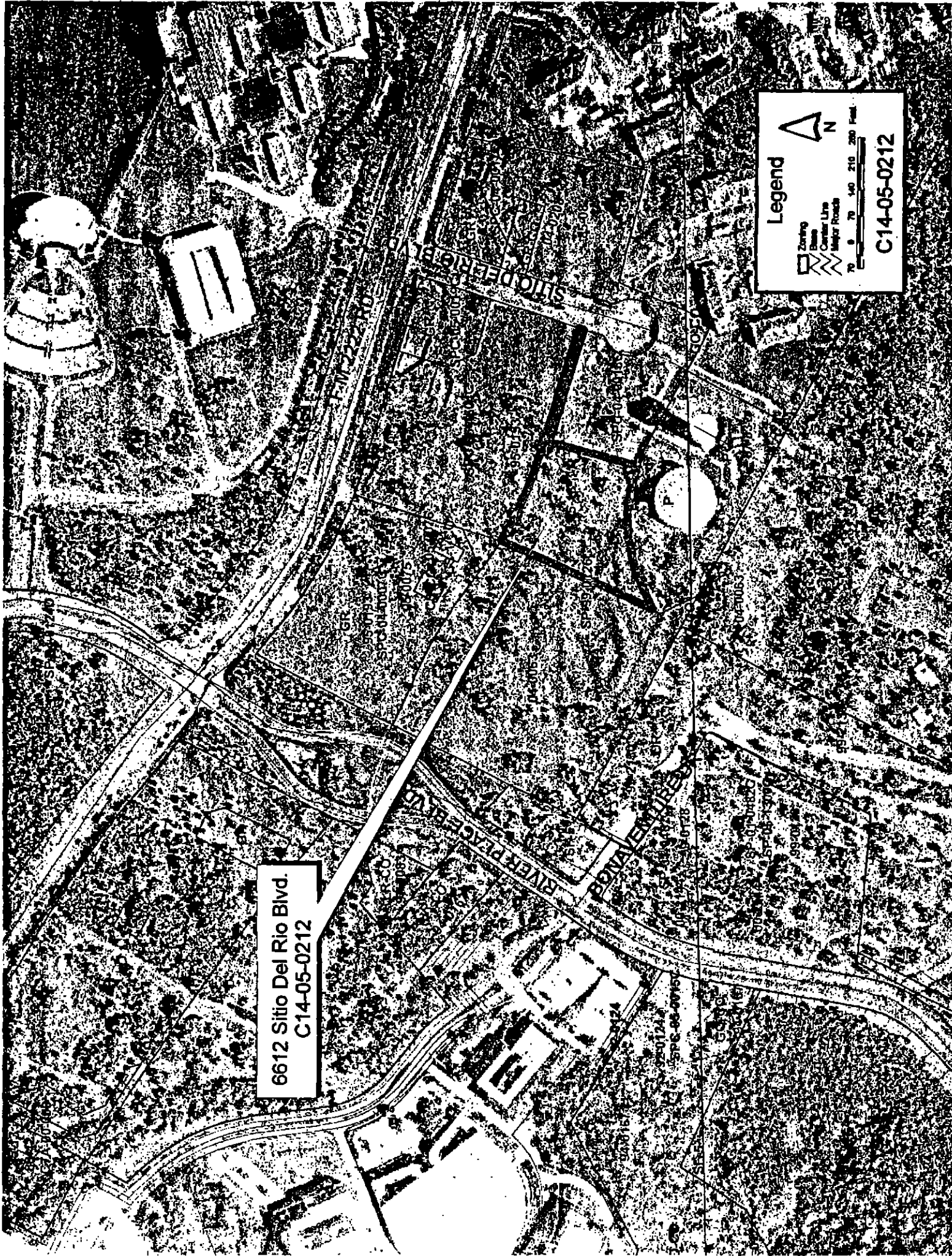
6612 Sitio Del Rio Blvd.  
C14-05-0212

**Legend**

- Zoning
- Boundaries
- Center Line
- Major Roads

0 70 140 210 280 Feet

**C14-05-0212**





## **STAFF RECOMMENDATION**

Staff recommends community commercial – conditional overlay combining district zoning (GR-CO). The recommended conditional overlay will limit the vehicle trips to less than 2,000 vehicle trips per day. Furthermore, on all structures constructed beyond 1,000 feet from F.M. 2222 and which will be for office and retail uses, the maximum height shall not exceed 40 feet from ground level. An existing restrictive covenant under document No. 12791-0717 limits vehicular access and imposes a traffic impact analysis.

## **BASIS FOR RECOMMENDATION**

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

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 proposed rezoning meets the purpose statement set forth in the Land Development Code. The proposed office and dance studio will provide services to surrounding commercial uses. The site is adjacent to office and commercial uses and is compatible with existing commercial uses along F.M. 2222.

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

The recommendation is based on the following considerations:

- 1.) The proposed land use is compatible with existing commercial uses along F.M. 2222 and Sitio Del Rio Boulevard;
- 2.) Established adjacent commercial uses allow for a compatibility of commercial intensities and uses; and
- 3.) A vehicle trip limitation of less than 2,000 vehicle trips per day is recommended.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The subject rezoning area is a 2.4 acre site of undeveloped land zoned GO-CO. The subject property was rezoned on August 15, 1996 under Ordinance No. 960815 which imposed a conditional overlay addressing a maximum height limitation of 40 feet from ground level on all structures constructed beyond 1,000 feet from F.M. 2222 and which will be for office and retail uses.

### **Transportation**

1. No additional right-of-way is needed at this time.
2. The trip generation under the requested zoning is estimated to be 6,990 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 proposed use of 2,500sf office and 9,000sf dance studio will generate approximately 501 trips per day.
3. This tract is subject to the 2222 Business Park TIA dated February 22, 1996, and subsequent addendums.
4. There are existing sidewalks along River Place Boulevard.
5. Capital Metro bus service is available along RM 2222.
6. RM 2222 is classified in the Bicycle Plan as a Priority 1 bike route.

### **Environmental and Impervious Cover**

1. The site is located over the North Edward's Aquifer Recharge Zone. The site is in the Lake Austin Watershed of the Colorado River Basin, and is classified as a Water Supply Rural Watershed by Chapter 25-8 of the City's Land Development Code. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i><b>Development Classification</b></i>	<i><b>% of Net Site Area</b></i>	<i><b>% NSA with Transfers</b></i>	<i><b>Allowable Density</b></i>
One or Two Family Residential	n/a	n/a	1 unit/2 acres net site area
Multifamily Residential	20%	25%	n/a
Commercial	20%	25%	n/a

2. Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain, and must have a minimum lot size of 2 acres.
3. According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.

6. Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.
7. At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

#### **Water and Wastewater**

1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements and system upgrades to serve the site and land use. 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. The water and wastewater utility construction must be inspected by the City. The landowner must pay the associated and applicable City fees.

#### **Site Plan and Compatibility Standards**

1. The site is located within 1,000 feet of RM 2222 and within a Hill Country Roadway Corridor. The site is located within the moderate intensity zone of the Hill Country Roadway. The site may be developed with the following maximum floor-to-area ratio (FAR):

<u>Slope</u>	<u>Maximum FAR</u>
0-15%	.25:1
15-25%	.10:1
25-35%	.05:1

2. Except for clearing necessary to provide utilities or site access, a 100 foot vegetative buffer will be required along RM 2222. However this buffer may not be required since the subject site is more than 400 feet from the right of way. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: Within 200 feet of RM 2222 the maximum height is 28 feet, and beyond 200 feet the maximum height is 40 feet.
3. Prior to the issuance of a building permit for the proposed use, a site plan must be approved by the Zoning and Platting Commission.

12/15/2005 10:28

4143391317

CNA

PAGE 02/02

**RIVER PLACE RESIDENTIAL COMMUNITY ASSOCIATION, INC.**  
c/o Certified Management of Austin  
2127 West Parmer Lane  
Austin, Texas 78727 (512) 339-6962 fax (512) 339-1317

**VIA FAX 344-1678**

**December 16, 2005**

**Linda Holland**  
8605 Chalkstone Cove  
Austin, Texas 78730

**RE: River Place Village - Zoning Case**

**Dear Mrs. Holland:**

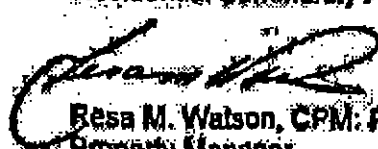
The Board of Directors of River Place Residential Community Association, Inc. supports your application for site zoning for an approximately 9,000 square foot dance school offering courses in ballroom dancing, ballet, pilates, yoga and social dancing.

The intended use of the property is office with a dance studio with a combined square footage of 11,500 square feet.

The zoning change would be from G0 to GR with a conditional overlay exclusive to the use outlined above.

**Sincerely,**

**CERTIFIED MANAGEMENT OF AUSTIN**  
Management Agent for River Place  
Residential Community Association, Inc.

  
**Betsy M. Watson, CPM, PCAM, CMCA**  
Property Manager

RMV/ie  
Cc: Board of Directors

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 6612 SITIO DEL RIO BOULEVARD FROM GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING 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 general office-conditional overlay (GO-CO) combining district to community commercial-office-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-05-0212, on file at the Neighborhood Planning and Zoning Department, as follows:

Lot 4, Block A, Twenty-Two Twenty-Two Business Park Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 100, Pages 170-172, of the Plat Records of Travis County, Texas (the "Property")

locally known as 6612 Sitio Del Rio Boulevard, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

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

1. A building or structure constructed beyond 1000 feet from F.M. 2222, and which is used for those office uses permitted in a general office (GO) zoning district under this ordinance, may not exceed 40 feet in height.

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

Automotive rentals  
Automotive sales  
Bail bond services  
Consumer convenience services  
Custom manufacturing  
Exterminating services

Automotive repair services  
Automotive washing (of any type)  
Commercial off-street parking  
Consumer repair services  
Drop-off recycling collection facility  
Financial services



1 Food preparation  
2 General retail sales (general)  
3 Hotel-motel  
4 Indoor sports and recreation  
5 Outdoor sports and recreation  
6 Pet services  
7 Research services  
8 Restaurant (general)  
9

Funeral services  
General retail sales (convenience)  
Indoor entertainment  
Outdoor entertainment  
Pawn shop services  
Plant nursery  
Service station  
Theater

10 Except as specifically restricted under this ordinance, the Property may be developed and  
11 used in accordance with the regulations established for the community commercial (GR)  
12 base district and other applicable requirements of the City Code.  
13

14 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2006.  
15

16  
17 **PASSED AND APPROVED**  
18

19  
20  
21 \_\_\_\_\_, 2006

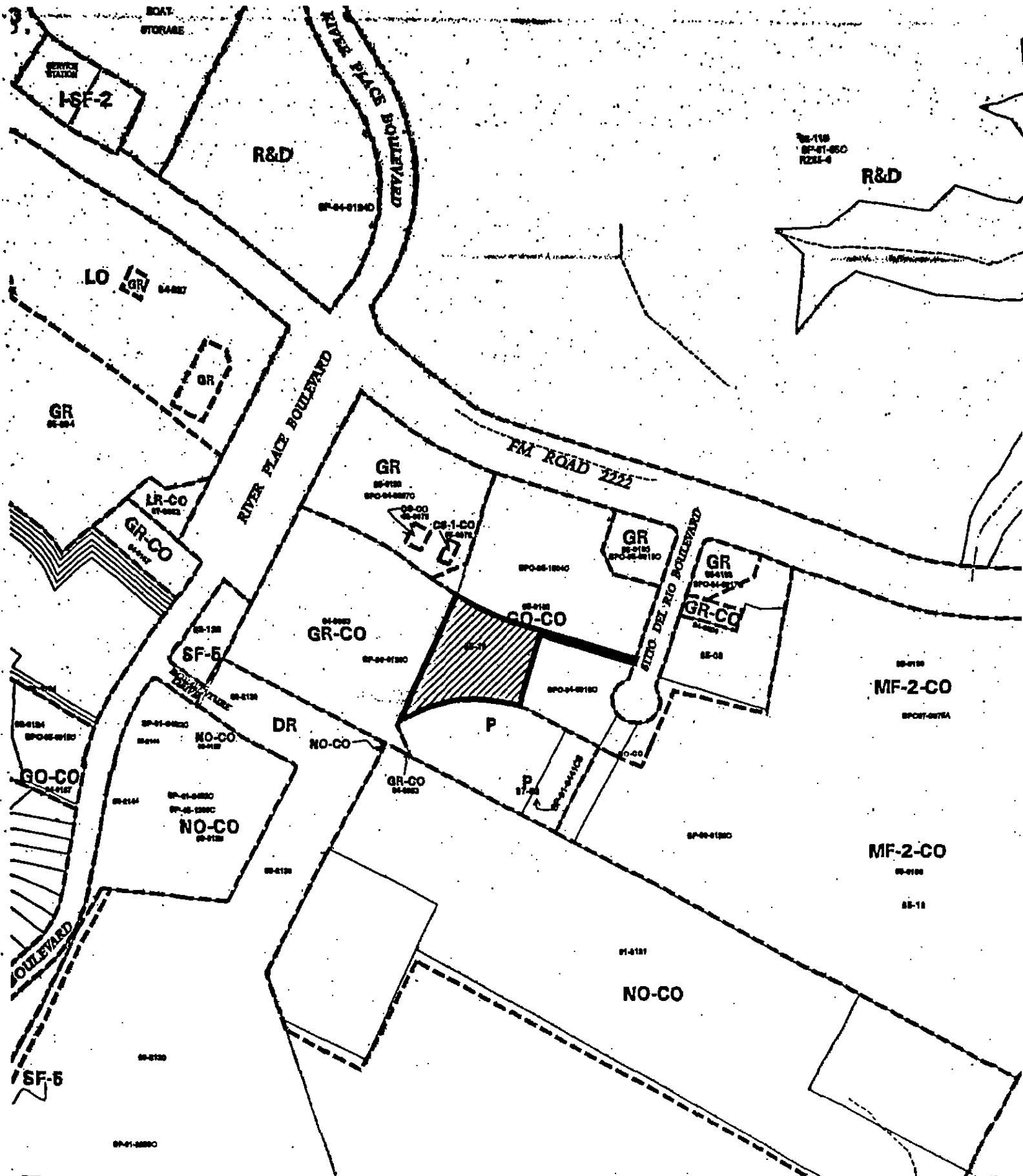
Will Wynn  
Mayor

22  
23  
24  
25  
26 **APPROVED:** \_\_\_\_\_ **ATTEST:** \_\_\_\_\_

27 David Allan Smith  
City Attorney

Shirley A. Gentry  
City Clerk





 1" = 400'	SUBJECT TRACT		<b>ZONING EXHIBIT A</b>  <b>CASE #: C14-05-0212</b> <b>ADDRESS: 8812 SITIO DEL RIO BLVD</b> <b>SUBJECT AREA (acres): 2.400</b>	<b>DATE: 05-12</b>  <b>INTLS: TRC</b>	<b>CITY GRID REFERENCE NUMBER</b>  <b>D33</b>
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: J.ROUSSELIN				