



Thursday, August 24, 2006

+ Back Print

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No. 73

Subject: C14-06-0070 - Lakes at Northtown, Tract 1 - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as East Howard Lane (Walnut Creek Watershed) from limited industrial service-conditional overlay (LI-CO) combining district zoning to single-family residence-standard lot (SF-2) district zoning. Staff Recommendation: To grant single-family residence-standard lot-conditional overlay (SF-2-CO) combining district zoning. Zoning and Platting Commission Recommendation: To grant single-family residence-standard lot-conditional overlay (SF-2-CO) combining district zoning. Applicant: NWC Howard and I-35 Ltd. (John Needham). Agent: Longaro & Clarke, L.P. (Alex Clarke). City Staff: Sherri Sirwaitis, 974-3057.

Additional Backup Material

(click to open)

- ☐ Staff Report
- ☐ Ordinance

For More Information: Sherri Sirwaitis, 974-3057.

ZONING CHANGE REVIEW SHEET

CASE: C14-06-0070

Z.A.P. DATE: May 16, 2006
June 20, 2006
July 18, 2006

ADDRESS: East Howard Lane

OWNER/APPLICANT: NWC Howard and I-35, Ltd. (John Needham)

AGENT: Longaro & Clarke, L.P. (Alex Clarke)

ZONING FROM: LI-CO

TO: SF-2

AREA: 7.034 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-2-CO, Single Family Residence-Standard Lot-Conditional Overlay District, zoning. The conditional overlay will require a fifty (50) foot building setback from the southern property line and a twenty-five foot vegetative buffer, within the building setback, along the southern property line to separate the proposed residential uses from the existing industrial uses developed to the south.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

5/16/06: Postponed to June 20, 2006 by the applicant (8-0, J. Gohil-absent); J. Martinez-1st, J. Pinnelli-2nd

6/20/06: Postponed to July 18, 2006 by the staff (7-0, S. Hale, J. Gohil-absent); J. Martinez-1st, M. Hawthorne-2nd

7/18/06: Approved staff's recommendation of SF-2-CO by consent (6-0, B. Baker, J. Martinez, J. Gohil-absent); M. Hawthorne-1st, J. Pinnelli-2nd

DEPARTMENT COMMENTS:

The site under consideration is currently undeveloped. This tract of land was annexed by the City of Austin on December 31, 2003 (Case C7A-03-012). The property is located to the north of an industrial warehouse/trucking distribution center know as Tech Ridge 4, which fronts West Howard Lane. This property is part of a larger site that was designated as a no fly zone for the Austin Executive Airport previously situated to the south, across Howard Lane. The subject tract is a portion of a 16.567 acre out parcel that is surrounded by the Northtown Municipal Utility District to the north, east, and west (MUD Land Use Plan Amendment No. 6 - Attachment A). The land use plan for the Northtown MUD was recently amended to designate the 52.10 acres of land located to the northeast of this site for future single family uses (MUD Land Use Plan Amendment No. 7 - Attachment B).

The staff recommends SF-2-CO zoning for this tract of land because this property is now located adjacent to planned single-family detached residential uses to the north in the Northtown Municipal Utility District. The property will be accessible through an arterial roadway, Heatherwilde Lane, that is proposed for construction alongside the planned multifamily uses in the MUD to the west (see amended Northtown MUD Land Use Plan No. 7 - Attachment B). The staff is recommending a fifty-

foot building setback from the southern property line with a twenty-five foot vegetative buffer along the southern property line to separate the proposed residential uses from the industrial uses developed to the south. It has been the staff's policy to provide 100-foot building setbacks between existing industrial zoned sites and proposed single-family residential zoned properties. However, in this case the staff believes that a 50-foot building setback is appropriate because there is an existing creek bed and a detention pond (which services the Tech Ridge 4 distribution center) that provide some separation between the property in question and the existing LI-CO zoning/industrial uses to the south.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	County	Undeveloped
<i>South</i>	LI-CO	Trucking/Distribution Center for Applied Materials; Ryder, Pearson, and APL Logistics
<i>East</i>	County	Undeveloped Tract, Single-Family Residential Neighborhood
<i>West</i>	County	Undeveloped

AREA STUDY: N/A

TIA: Waived

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

114 – North Growth Corridor Alliance

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0212	I-RR to Tract 1: MF-2, Tract 2: LI	3/29/05: Approved staff's recommendation for MF-2-CO zoning for Tract 1 and LI-CO zoning for Tract 2 by consent (9-0)	4/28/05: Granted MF-2-CO for Tract 1 and LI-CO for Tract 2 (5-0-McCracken/Wynn-off the dias); all 3 readings
C14-04-0120	I-LI to LI	9/7/04: Approved staff's recommendation of LI-CO by consent (8-0, J. Martinez-absent)	10/21/04: Approved LI-CO zoning (7-0); all 3 readings
C14-04-0073	CS-CO to CS-1	7/20/04: Approved staff's recommendation of CS-1 zoning by consent (8-0, J. Pinnelli-absent)	8/26/04: Approved CS-1 (7-0); all 3 readings
C14-03-0069	SF-2 to CS	5/6/03: Approved CS-CO zoning with condition to prohibit Adult Oriented Businesses, by consent (8-0, K. Jackson-absent)	6/5/03: Granted CS-CO on all 3 readings (7-0)

C14-02-0111	Tract 1: GR-CO to GR Tract 2: CS-CO to CS	10/15/02: Approved staff's recommendation of GR-CO; CS-CO zoning with added condition to prohibit Automotive Sales; by consent (7-0, D. Castaneda-absent)	12/5/02: Granted GR-CO for Tract 1 and CS-CO for Tract 2 on all 3 readings (7-0)
C14-01-0169	IP to CS	2/5/02: Approved staff's alternate rec. of CS-CO w/conditions by consent (8-0)	3/21/02: Approved CS-CO w/ other conditions (7-0); 1 st reading 4/11/02: Approved CS-CO (6-0); 2 nd /3 rd readings
C14-00-2099	SF-2, GR to CS	10/17/00: Approved staff's rec. of CS-CO, with no Adult Oriented Businesses (8-0)	12/14/00: Approved CS-CO w/ additional prohibited uses (7-0); all 3 readings
C14-98-0265	AV to LI	5/25/99: Approved staff rec. of LI-PDA w/ condition regarding bicycle parking	6/3/03: Approved LI-PDA w/ conditions (7-0); all 3 readings-on emergency passage
C14-98-0212	I-RR to CS	Approved GR-CO w/conditions for front to match existing GR and CS-CO for remainder of property, prohibit auto repair and auto washing except for on-site tenants (5-2, GW/DS-Nay) on 12/15/98	Approved PC rec. of GR-CO w/ conditions 97-0); 1 st reading on 1/14/99 Approved CS-CO w/ conditions (7-0); 2 nd /3 rd readings on 4/15/99
C14-96-0131	SF-2 to GR	12/10/96: Approved staff rec. of GR (9-0)	1/9/97: Approved GR-CO w/ conditions (7-0); 1 st reading 3/20/97: Approved GR-CO w/conditions (7-0); 2 nd /3 rd readings
C14-93-0094	SF-2 to GR, CS-1	8/17/93: Approved CS-1-CO (TR1), GR-CO (TR2) w/ conditions (5-0)	11/3/94: Approved CS-1-CO & GR-CO (5-0); all 3 readings
C14-93-0047	SF-2 to CS	4/27/93: Approved GR-CO (6-0)	5/6/93: Approved GR-CO & CS-CO w/ conditions (6-0); 1 st reading 6/17/93: Approved GR-CO (7-0); 2 nd /3 rd readings

RELATED CASES: C7A-03-012 – Annexation

ABUTTING STREETS:

NAME	ROW	PAVEMENT	CLASSIFICATION
Howard Lane	130'	2@30'	Arterial
Heatherwilde/Arterial #14	Not yet constructed	Not yet constructed	Arterial

CITY COUNCIL DATE: August 24, 2006

ACTION:

ORDINANCE READINGS: 1st

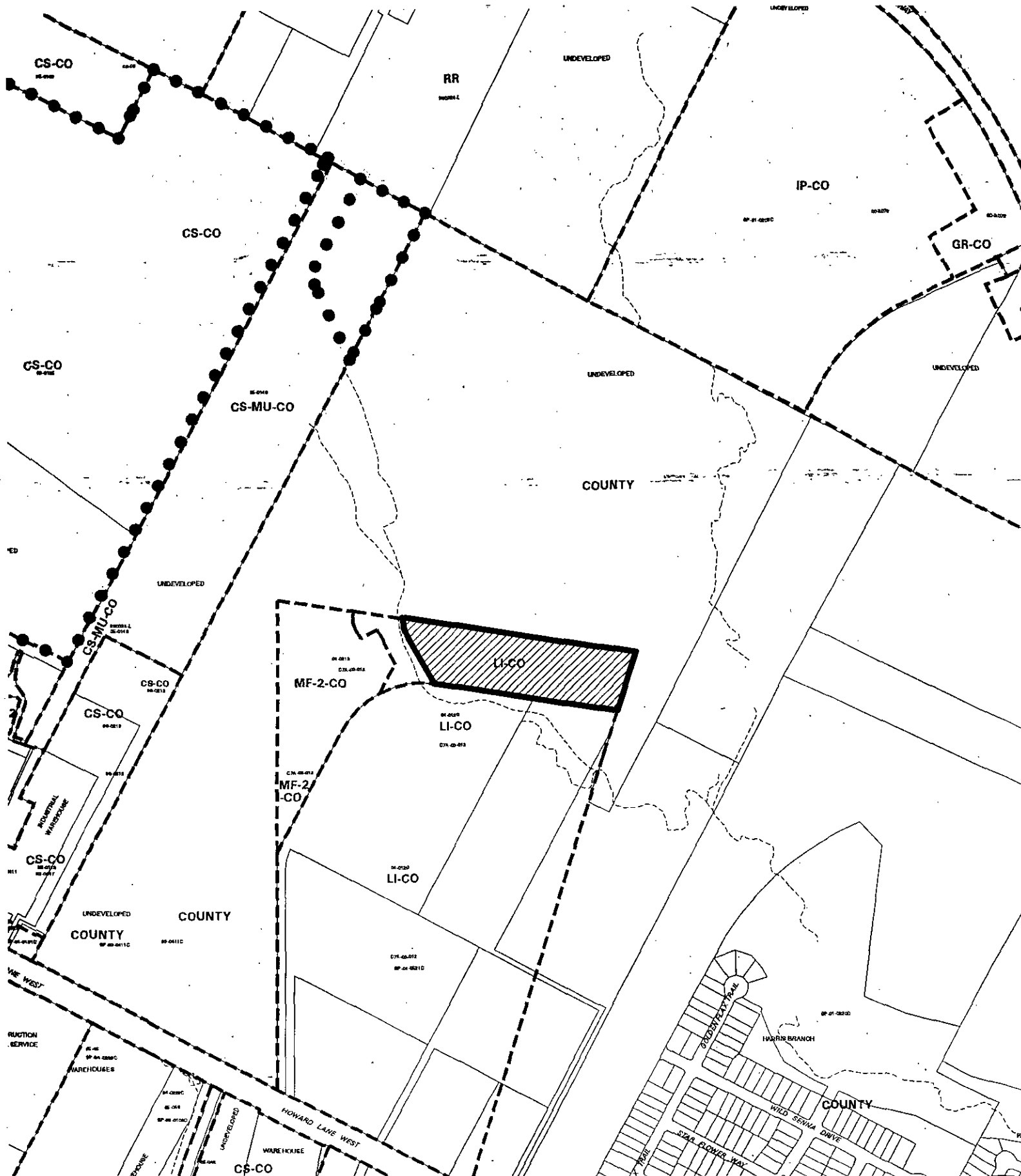
2nd


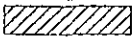


3rd

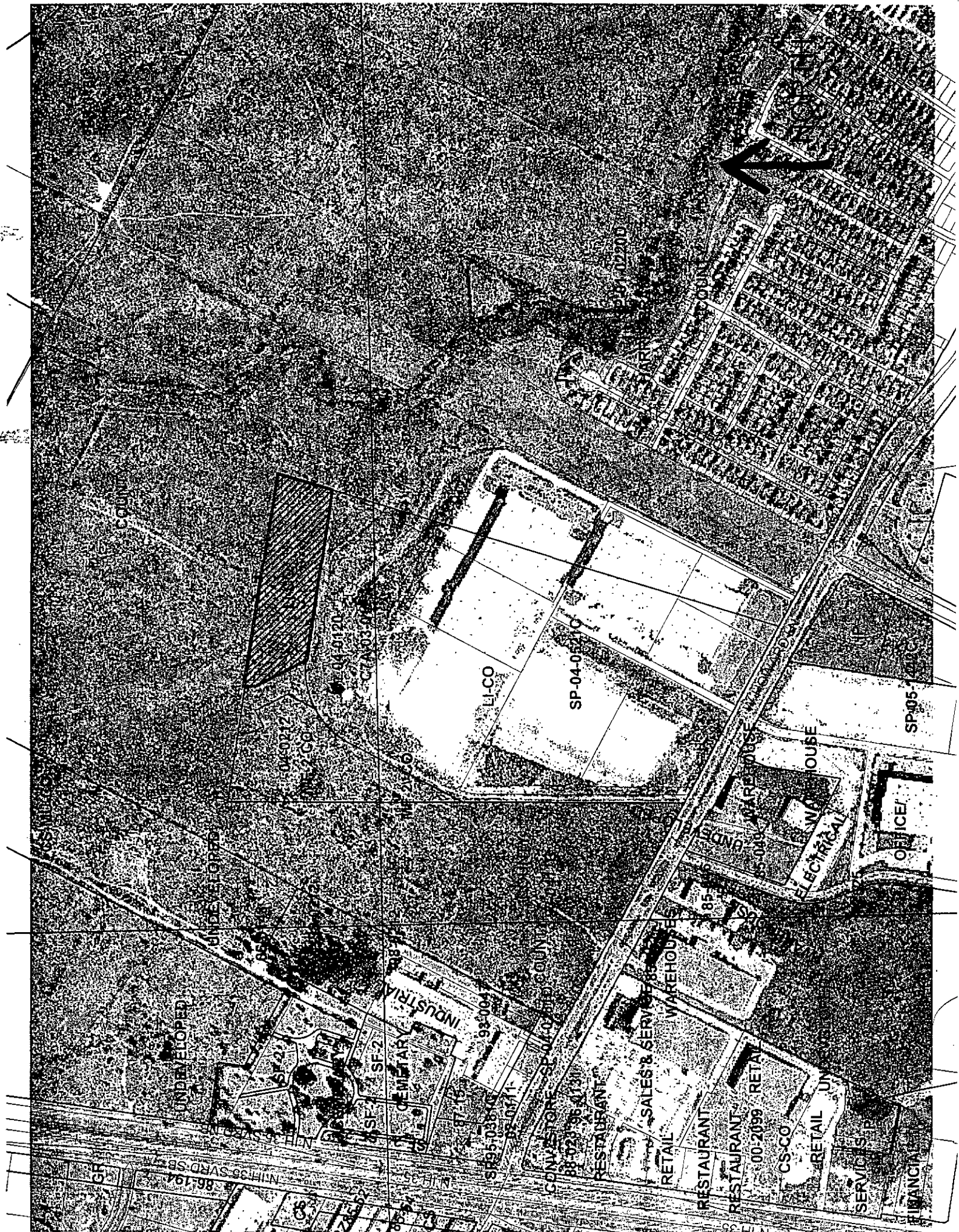
ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

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



 1" = 600'	SUBJECT TRACT		ZONING	CITY GRID REFERENCE NUMBER N36
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: S.SIRWAITIS			
	CASE #: C14-06-0070		DATE: 06-05	
	ADDRESS: E HOWARD LN		INTLS: SM	
	SUBJECT AREA (acres): 7.034			



STAFF RECOMMENDATION

The staff's recommendation is to grant SF-2-CO, Single Family Residence-Standard Lot-Conditional Overlay District, zoning. The conditional overlay will require a fifty (50) foot building setback from the southern property line and a twenty-five foot vegetative buffer, within the building setback, along the southern property line to separate the proposed residential uses from the existing industrial uses developed to the south.

BASIS FOR RECOMMENDATION

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

Single-family residence standard lot (SF-2) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

The site under consideration is located in an area planned for new development of single-family housing on lots that are 5,750 square feet or more. The Northtown MUD Land Use Plan designates the property to the north for single family detached residential uses and the property to the west for multifamily uses.

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

The proposed SF-2 zoning will promote consistency and orderly planning because the property is located adjacent to planned residential uses to the north and west and to designated green space areas to the east.

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

The proposed SF-2 zoning will allow for a reasonable use of the property in question because it will permit the applicant to develop residential uses on this site in conjunction with a planned single-family residential development to the north in the County. The residential development will be accessible through an arterial roadway, Heatherwilde Lane, planned for construction alongside the planned multifamily uses to the west in the Northtown MUD.

EXISTING CONDITIONS

Site Characteristics

The site is currently an undeveloped grassy field. The property is located to the north of an industrial warehouse/trucking distribution center know as Tech Ridge 4, which fronts Howard Lane. There is an existing tributary for Walnut Creek traversing this property to the south. To the east and west of the property are large undeveloped parcels of land.

Impervious Cover

The maximum impervious cover allowed by the SF-2 zoning district would be 45%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	% of Net Site Area	% with Transfers
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family-or-Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Harris Branch Watershed of the Colorado River Basin, 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.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

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

The trip generation under the requested zoning is estimated to be 106 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 not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Capital Metro bus service is not available within 1/4 mile of this property.

Howard Lane is classified in the Bicycle Plan as a Priority 1 bike route.

There are existing sidewalks along Howard Lane.

Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION
Howard Lane	130'	2 @ 30'	Arterial
Heatherwilde/Arterial #14	Not yet constructed	Not yet constructed	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 water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, and system upgrades to serve each lot. 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 all associated and applicable City fees.

Stormwater Detention

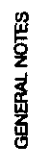
At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Compatibility Standards

No comments.

5020-02
ALBANY, NEW YORK

NOTE:
DEVELOPMENT OF THE PROPERTY INVOLVED IN THIS LAND USE PLAN SHALL BE SUBJECT TO THE DEVELOPMENT CRITERIA CONTAINED IN THE NORTHOWN MAID COAST AGREEMENT, AS AMENDED FROM TIME TO TIME.



SUMMARY		2002	REVISED	UNITS	ACRE	UNIT PRICE
SINGLE FAMILY DETACHED		534.00	ac.	2675	5	u/ac.
SINGLE FAMILY ATTACHED		58.33	ac.	583	10	u/ac.
SINGLE FAMILY ATTACHED		62.07	ac.	889	14	u/ac.
MULTI FAMILY - 2000 AMENDMENT		52.20	ac.	1148	22	u/ac.
MULTI FAMILY - 2003 AMENDMENT		155.49	ac.	3421	22	u/ac.
RETAIL		59.78	ac.			
OFFICE		2.98	ac.			
R & D INDUSTRIAL		21.68	ac.			
C.O.W.		54.00	ac.			
PARK		37.02	ac.			
PRIVATE PARK		3.50	ac.			
GREEN SPACE (FLOORPLAN)		117.24	ac.			
INDUSTRIAL		52.10	ac.			
SCHOOL		12.00	ac.			
PUBLIC USE-FIRE STA.		1.25	ac.			

TOTAL	1224.54 EC, net savings to policy financing
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NOTE: DETENTION AREAS WILL BE IN DEVELOPED AREAS. SIZE AND LOCATION OF DETENTION AREAS TO BE DETERMINED AT TIME OF DEVELOPMENT.

 VILLAGE @ NORTHTOWN PROPERTY

THE UNIVERSITY OF CHICAGO

City of Austin
Copy

NORTHTOWN MUD
REVISED LAND USE PLAN
PER SIXTH AMENDMENT

C21A-00-0005

EXHIBIT G

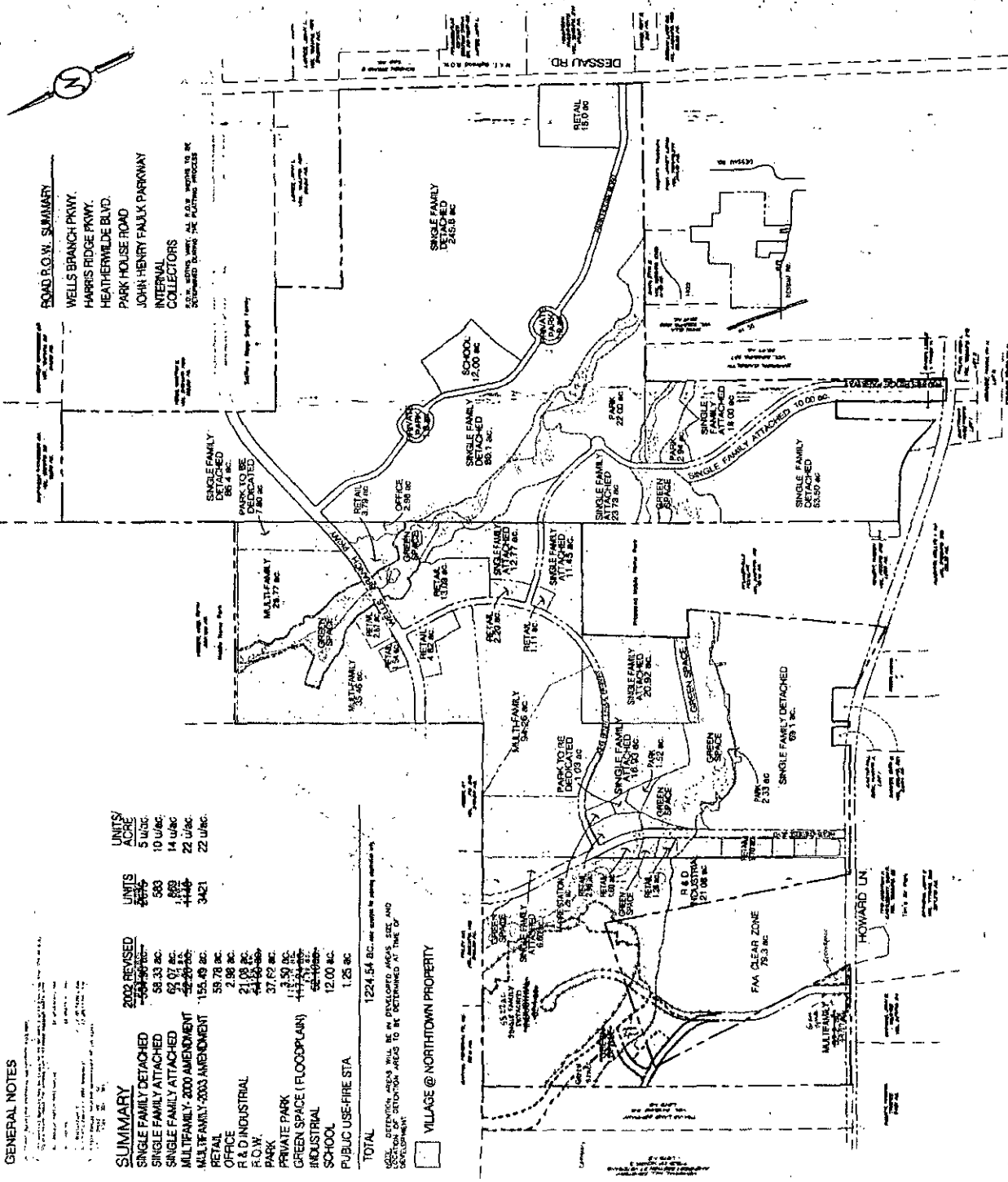


ROAD R.O.W. SUMMARY
WELLS BRANCH PKWY.
HARRIS RIDGE PKWY.
HEATHERWILDE BLVD.
PARK HOUSE ROAD
JOHN HENRY FAULK PARKWAY
INTERNAL COLLECTORS
5.0% GRADE, 10' WIDE, 12' DEPTH
5.0% GRADE, 10' WIDE, 12' DEPTH

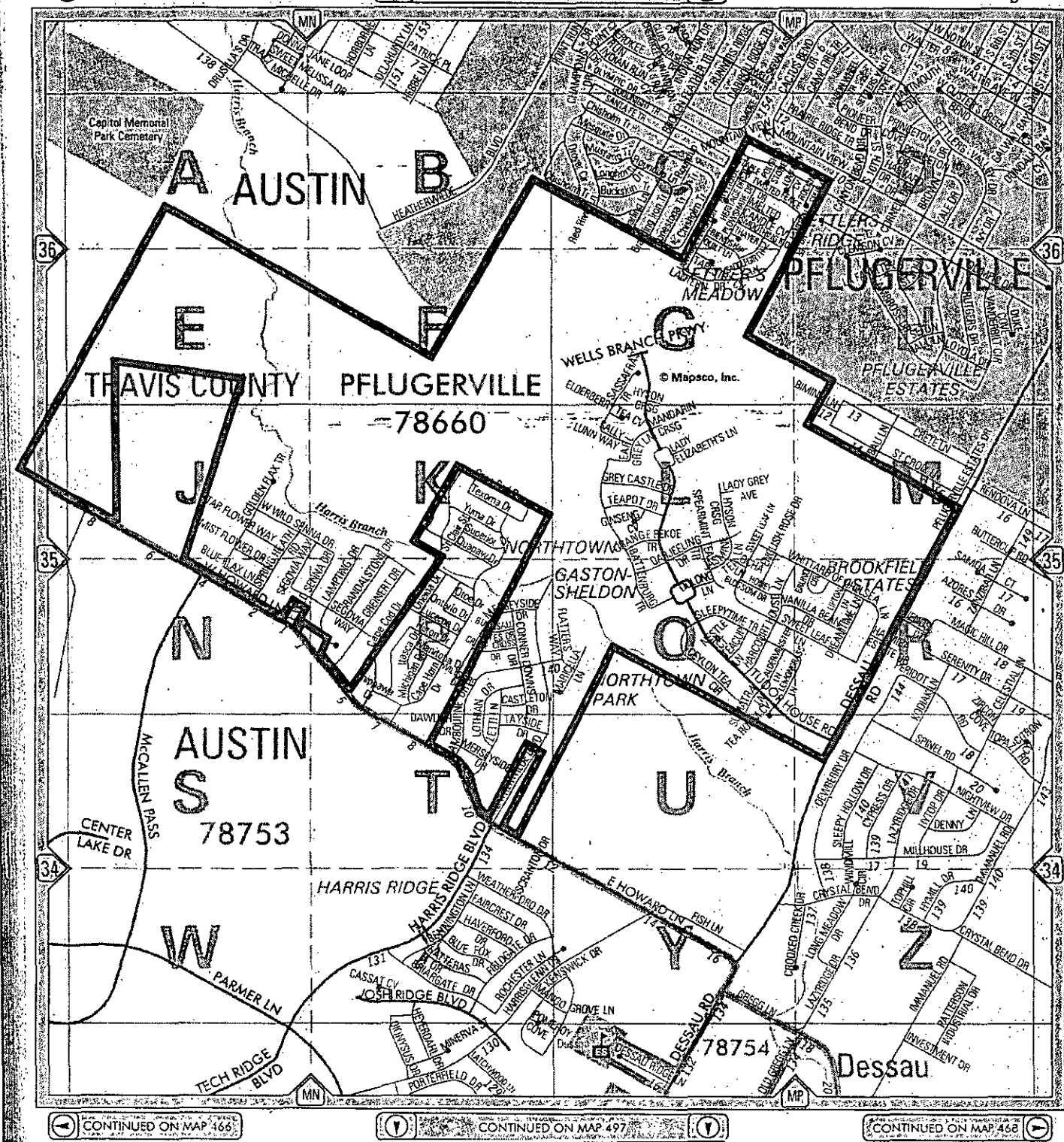
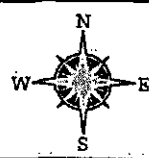
SUMMARY	2002 REVISED	UNITS/ACRE
SINGLE FAMILY DETACHED	58.33 AC.	5 U/AC
SINGLE FAMILY ATTACHED	62.07 AC.	10 U/AC
MULTIFAMILY-2000 AMENDMENT	155.49 AC.	14 U/AC
MULTIFAMILY-2003 AMENDMENT	37.72 AC.	22 U/AC
RETAIL	59.78 AC.	
OFFICE	2.98 AC.	
R & D INDUSTRIAL	21.03 AC.	
PARK	37.72 AC.	
PRIVATE PARK	3.50 AC.	
GREEN SPACE (FLOODPLAIN)	11.71 AC.	
SCHOOL	12.00 AC.	
PUBLIC USE-FIRE STA.	1.25 AC.	
TOTAL	1224.54 AC.	

NOTE: SETBACK AREAS WILL BE IN DEVELOPED AREAS, SIZE AND LOCATION OF SETBACK AREAS TO BE DETERMINED AT TIME OF DEVELOPMENT.

VILLAGE @ NORTHTOWN PROPERTY



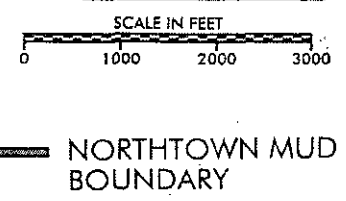
NOTES:
1. DEVELOPMENT OF THE PROPERTY INCLUDED IN THIS LAND USE PLAN IS SUBJECT TO THE CITY OF AUSTIN'S LAND USE PLAN AND THE NORTHTOWN MUD LAND USE PLAN, AS WELL AS THE NORTHTOWN MUD LAND USE PLAN, AS AMENDED BY THE CITY OF AUSTIN.



LC LONGARO & CLARKE
Consulting Engineers

Land Development • Stormwater Management • Water Resources

1101 Capital of Texas Highway South • Building C • Suite 100 Austin, Texas 78746
 (512) 306-0228 ~ www.LongaroClarke.com ~ (512) 306-0338 fax



ORDINANCE NO. _____

1 AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE
2 PROPERTY LOCATED IN THE VICINITY OF EAST HOWARD LANE FROM
3 LIMITED INDUSTRIAL SERVICE-CONDITIONAL OVERLAY (LI-CO)
4 COMBINING DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT-
5 CONDITIONAL OVERLAY (SF-2-CO) COMBINING DISTRICT.

6
7 BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

8
9 **PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to
10 change the base district from limited industrial service-conditional overlay (LI-CO)
11 combining district to single family residence standard lot-conditional overlay (SF-2-CO)
12 combining district on the property described in Zoning Case No. C14-06-0070, on file at
13 the Neighborhood Planning and Zoning Department, as follows:

14
15 A 7.034 acre tract of land, more or less, out of the L.C. Cunningham Survey No.
16 68, Abstract No. 163, Travis County, the tract of land being more particularly
17 described by metes and bounds in Exhibit "A" incorporated into this ordinance (the
18 "Property"),

19
20 locally known as the property located in the vicinity of East Howard Lane, in the City of
21 Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

22
23 **PART 2.** The Property within the boundaries of the conditional overlay combining district
24 established by this ordinance is subject to the following conditions:

- 25
26 1. A 50-foot wide building setback shall be established along and adjacent to the south
27 property line.
28
29 2. A 25-foot wide vegetative buffer shall be provided and maintained along and adjacent
30 to the south property line within the 50-foot building setback. Improvements
31 permitted within the buffer zone are limited to drainage, underground utility
32 improvements or those improvements that may be otherwise required by the City of
33 Austin or specifically authorized in this ordinance.
34

35 Except as specifically restricted under this ordinance, the Property may be developed and
36 used in accordance with the regulations established for the single family residence standard
37 lot (SF-2) base district and other applicable requirements of the City Code.

1
2 **PART 3.** This ordinance takes effect on _____, 2006.
3

4
5 **PASSED AND APPROVED**
6

7
8
9 _____, 2006

§
§
§

Will Wynn
Mayor

10
11
12
13
14 **APPROVED:** _____

ATTEST: _____

15 David Allan Smith
16 City Attorney

Shirley A. Gentry
City Clerk



Landesign Services, Inc.

117 West 4th Street
Taylor, Texas 76574
512-352-8055 office
512-352-8807 fax

EXHIBIT "A" COA LIMITS TRACT 1 METES AND BOUNDS DESCRIPTION

BEING 7.034 ACRES OF LAND, AS SURVEYED BY LANDESIGN SERVICES, INC., BEING OUT OF THE L.C. CUNNINGHAM SURVEY NO. 68, ABSTRACT NO. 163, TRAVIS COUNTY, TEXAS, AND A PART OF CALLED 139.803 ACRE TRACT OF LAND CONVEYED BY BEAL BANK, S.S.B. TO NWC HOWARD & I-35, LTD. IN SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2005166846 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2 inch iron rebar found for the northeast corner of Lot 4, amended plat of tech. ridge section four, a subdivision of record in Document No. 200000307 of the Official Public Records of Travis County, Texas and in the southerly line of said 139.803 acre and also being the northeast corner of a 78.86 acre tract of land recorded in Volume 9568, Page 741 of the Real Property Records of Travis County, Texas and in the easterly line of Austin City Limits annexed 12/31/2003 and a southerly line of the North Town Municipal Utility District Limits;

THENCE North 81°17'43" West along the southerly line of said 139.803 acre tract and the northerly line of said amended plat of tech. ridge section four a distance of 891.67 feet to a 1/2 inch iron rebar found at the beginning of a curve to the left;

THENCE along said curve to the left, having a radius of 440.00 feet, a delta angle of 00°40'11", a length of 5.14 feet and a chord which bears North 81°37'49" West a distance of 5.14 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set;

THENCE North 29°50'14" West crossing the said 139.803 acre tract a distance of 252.52 feet to a 1/2 inch iron rebar with cap marked "LANDESIGN" set at the beginning of a curve to the right;

THENCE along said curve to the right, having a radius of 200.00 feet, a delta angle of 31°22'04", a length of 109.50 feet, and a chord which bears North 14°09'11" West a distance of 108.13 feet to a calculated point in the northerly line of said Austin City Limits and a southerly line of the North Town Municipal Utility District Limits;

THENCE South $81^{\circ}14'50''$ East along the northerly line of said Austin City Limits and a southerly line of the North Town Municipal Utility District Limits a distance of 1140.76 feet to a calculated point at a corner of said Austin City Limits and said North Town Municipal Utility District Limits;

THENCE South $17^{\circ}16'10''$ West with the easterly line of said Austin City Limits and a southerly line of the North Town Municipal Utility District Limits a distance of 299.50 feet to the POINT OF BEGINNING.

This parcel contains 7.034 acres of land, more or less, out of the L.C. Cunningham Survey No. 68, Abstract No. 163, Travis County, Texas. Description prepared from an on-the-ground survey made during February 2006. All bearings are based on the Texas State Plane Coordinate System, Central Zone, with all distances and coordinates being NAD 83 Datum.

 11 MAY 06

Joseph Beavers
Registered Professional Land Surveyor
State of Texas No. 4938

Date

Project Number: 01106009

Attachments: Survey Drawing L:\LONGARO & CLARKE\HOWARD LANE\DWGS\01100902-cll.dwg

L:\LONGARO & CLARKE\HOWARD LANE\FNOTES\COA Limits Tract1.doc

Created on 05/10/2006

CURVE TABLE					
NUMBER	Delta Angle	Radius	Length	Chord Bearing	Chord Length
C1	00°40'11"	440.00'	5.14'	N81°37'49"W	5.14'
C2	40°03'54"	200.00'	139.85'	N09°48'16"W	137.02'
C3	31°22'05"	200.00'	109.50'	N14°09'11"W	108.13'

L. C. CUNNINGHAM
SURVEY NO. 68, ABS. NO. 163

NORTH TOWN M.U.D.
AUSTIN CITY LIMITS
ANX. 12/31/03
ORDINANCE #: 031106-39

NWC HOWARD
& I-35, LTD.
(139.803 ACRES)
2005166846
O.P.R.T.C.

PUBLIC UTILITY EASEMENT
DOC. NO. 1999058163
O.P.R.T.C.T.

NORTH TOWN M.U.D.
AUSTIN CITY LIMITS
ANX. 12/31/03
ORDINANCE #: 031106-39

COA LIMITS
TRACT 1
7.034 ACRES

POINT OF BEGINNING

NORTH

SCALE IN FEET

200 100 0 200

[0.461 AC.]
PFLUGERVILLE
WATER LINE EASEMENT
TRACT 1-PART 2
DOC. NO. 200031296

LEGEND

- 1/2" IRON REBAR FOUND
- 1/2" IRON REBAR
- W/PLASTIC CAP SET
- ▲ NAIL FOUND
- △ CALCULATED POINT
- Ø UTILITY POLE
- X - BARBED WIRE FENCE
- ⊗ 4 FOOT DIAMETER STONE ENCASED WATER WELL
- (D.R.T.C.) DEED RECORDS OF TRAVIS COUNTY
- (R.P.R.T.C.) REAL PROPERTY RECORDS OF TRAVIS COUNTY
- (O.P.R.T.C.) OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
- (P.R.T.C.) PLAT RECORDS OF TRAVIS COUNTY

amended plat of
tech. ridge
section four
DOC #: 200000307
O.P.R.T.C.T.

LOT 4

(N19°28'05"E 465.04')
(S19°28'05"W 465.03')
(N17°16'10"E 465.12')

LOT 3

(N62°34'23"W 108.59')
(N60°22'28"W 108.59')
(S60°22'28"E 108.59')

AUSTIN CITY LIMITS
ANX. 12/31/03
ORDINANCE #: 031106-39

NORTH TOWN M.U.D.

JOB NUMBER: 011-06-009 DRAWING NAME: 01100903-ccl

PROJECT NAME: HOWARD LANE

DATE: 05/10/2006

SCALE: 1"=100'

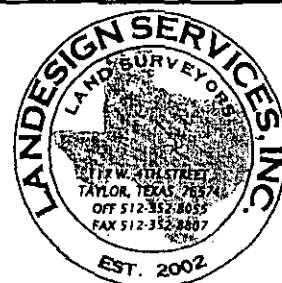
DRAWING FILE PATH:
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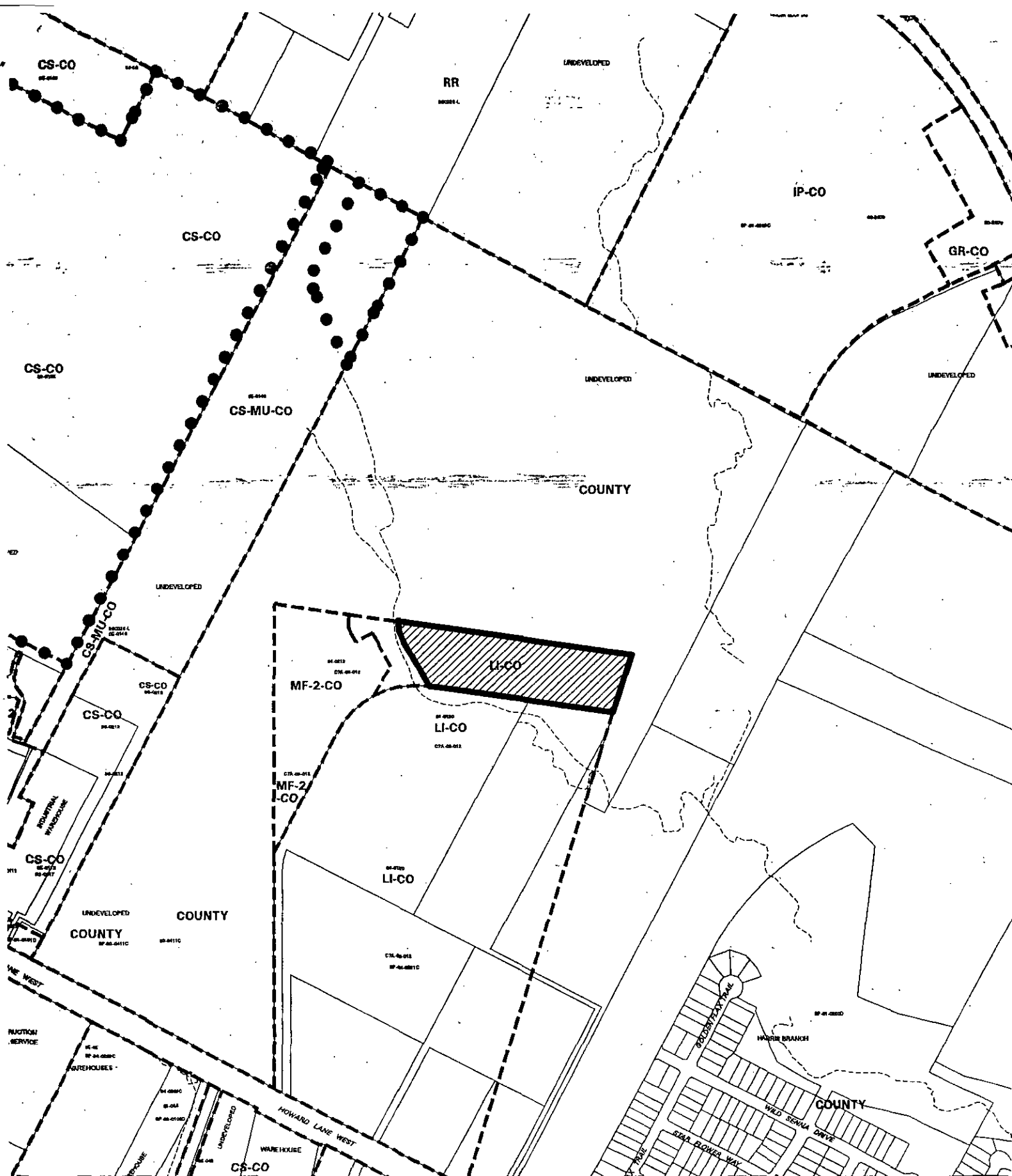
FIELDNOTE FILE PATH:
L:\LONGARO & CLARKE\HOWARD LANE\FNOTES

RPLS: JB TECH: MP PARTYCHIEF: JA

SHEET 3 of 3 FIELDBOOKS: NA CHK BY: JB

SKETCH TO
ACCOMPANY
FIELD NOTES





 1" = 600'	SUBJECT TRACT		ZONING EXHIBIT B CASE #: C14-06-0070 ADDRESS: E HOWARD LN SUBJECT AREA (acres): 7.034	DATE: 06-05 INTLS: SM	CITY GRID REFERENCE NUMBER N36
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: S.SIRWAITIS				