

A U S T I N C I T Y C O U N C I L  
**AGENDA**

Thursday, September 28, 2006

Back Print

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

ITEM No. 96

**Subject:** C14-06-0140 - Church for the Holy Vietnamese Martyrs Parish Diocese of Austin - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1112 East Yager Lane (Walnut Creek Watershed) from townhouse and condominium residence (SF-6) district zoning, and development reserve (DR) district zoning to community commercial (GR) district zoning. Staff Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning for Tract 1 and neighborhood office-conditional overlay (NO-CO) combining district zoning for Tract 2. Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning for Tract 1 and neighborhood office-conditional overlay (NO-CO) combining district zoning for Tract 2. Applicant: Roman Catholic Diocese of Austin (The Most Reverent Bishop Gregory M. Aymond). Agent: Bury & Partners, Inc. (Melissa Matthiesen). 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:** C14-06-0140

**Z.A.P. DATE:** August 15, 2006

**ADDRESS:** 1112 East Yager Lane

**OWNER/APPLICANT:** Roman Catholic Diocese of Austin (Bishop Gregory M. Aymond)

**AGENT:** Bury & Partners, Inc. (Melissa Matthiesen)

**ZONING FROM:** Tract 1: SF-6,  
Tract 2: DR      **TO:** GR

**AREA:** Tract 1: 3.07 acres  
Tract 2: 5.85 acres  
Total: 8.92 acres

**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay District, zoning for Tract 1 and NO-CO, Neighborhood Office-Conditional Overlay District, zoning for Tract 2. The conditional overlay will limit the development intensity to less than 2,000 vehicle trips per day.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

8/15/06: Approved staff's recommendation for GR-CO for Tract 1 and NO-CO for Tract 2 by consent (8-0, K. Jackson-absent); J. Martinez-1<sup>st</sup>, J. Pinnelli-2<sup>nd</sup>

**DEPARTMENT COMMENTS:**

The property in question is currently undeveloped. The applicant proposes to rezone the SF-6 site (Tract 1) to the 'GR' district to construct a church that will provide community and cultural religious services in this area. The applicant would like to develop accessory uses for the church, including offices and a meditation garden, on the DR portion of the property (Tract 2).

The staff's recommendation is to grant GR-CO zoning for Tract 1 and NO-CO zoning for Tract 2. The GR-CO zoning district on Tract 1 will allow for commercial uses to be located at the intersection of two collector roadways, Yager Lane and Thompkins Drive, to serve surrounding the surrounding residential areas. In addition, the staff recommends NO-CO zoning for Tract 2 because the Neighborhood Office district is the designation for a small office use that serves neighborhood or community needs located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more. The proposed NO-CO district will allow the applicant to develop offices and a meditation garden on the site adjacent to existing single-family residential uses to the north, east, and west. NO-CO zoning will provide a transition in the intensity of uses away from Yager Lane to the north.

The applicant agrees with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LR, DR	Undeveloped, Drainage Area
<i>North</i>	SF-4A	Single-Family Residential Neighborhood
<i>South</i>	LR	Church
<i>East</i>	SF-2	Single-Family Residential Neighborhood
<i>West</i>	GR	Shopping Center, Gas Station

**AREA STUDY:** N/A**TIA:** N/A**WATERSHED:** Walnut Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

64 - River Oaks Lakes Estates Neighborhood  
 114 - North Growth Corridor Alliance  
 511 - Austin Neighborhoods Council  
 643 - North East Action Group  
 693 - North Copperfield Neighborhood Association  
 937 - Taking Action Inc.

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C14-01-0130	DR to GR	11/13/01: Approved staff's recommendation of LR-CO zoning with a 25' vegetative buffer along the northern property line, for the properties fronting Markham Lane. (8-0, J. Martinez-absent)	12/13/01: Approved ZAP recommendation by consent (7-0)  1/17/02: Approved (7-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-01-0051	LR to SF-6	6/01/01: To approve staff's recommendation for SF-6 district zoning by consent (7-0, Ortiz, Robertson-absent)	7/19/01: Approved SF-6, on all 3 readings (6-0)
C14-98-0046	DR to GR-CO	7/14/98: Approved GR-CO with staff rec.(8-0) [the staff rec. was GO-CO for Tract 1 and LO-CO for Tract 2]	8/13/98: Approved PC rec. of GR w/ conditions: 2,000 vehicle trip limit per day, 70% maximum impervious cover, prohibit all Automotive uses, Commercial Off-Street Parking and Pawn Shop Services, and preserve protected trees 6 inches or greater located within 60 feet east of the drainage easement (6-0); 1 <sup>st</sup> reading

			1/21/99: Approved GR-CO (7-0); 2 <sup>nd</sup> reading  2/04/99: Approved GR-CO (7-0); 3 <sup>rd</sup> reading
C14-86-233	DR to LR	11/25/86: Approved LR (8-0)	12/04/86: Approved LR zoning on 1 <sup>st</sup> reading 1/29/87: Approved LR (6-0); 2 <sup>nd</sup> /3 <sup>rd</sup> readings
C14-86-214	GR, CS-1	11/04/86: Approved GR and CS-1 for 1,900 sq. ft. food pkg store, subject to conditions (9-0)	12/04/86: Approved GR, CS-1 (5-0); 1 <sup>st</sup> reading  2/12/87: GR & CS-1 (7-0, 2 <sup>nd</sup> /3 <sup>rd</sup> reading, emergency pass)
C14-86-158	SF-2 to SF-6	7/22/86: Approved SF-6 (6-0)	8/28/86: Approved SF-3, on all 3 readings
C14-86-039	DR to MF-3, SF-6		5/08/86: Approved MF-3, SF-6 with RR for floodplain, 1 <sup>st</sup> reading  9/18/86: Approved SF-6, MF-3, RR (2 <sup>nd</sup> /3 <sup>rd</sup> readings)

**RELATED CASES:** There are no pending related cases.

**ABUTTING STREETS:**

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
Yager Lane	70'	Varies	Collector	N/A
Copperfield	70'	40'	Collector	N/A

**CITY COUNCIL DATE:** September 28, 2006

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>

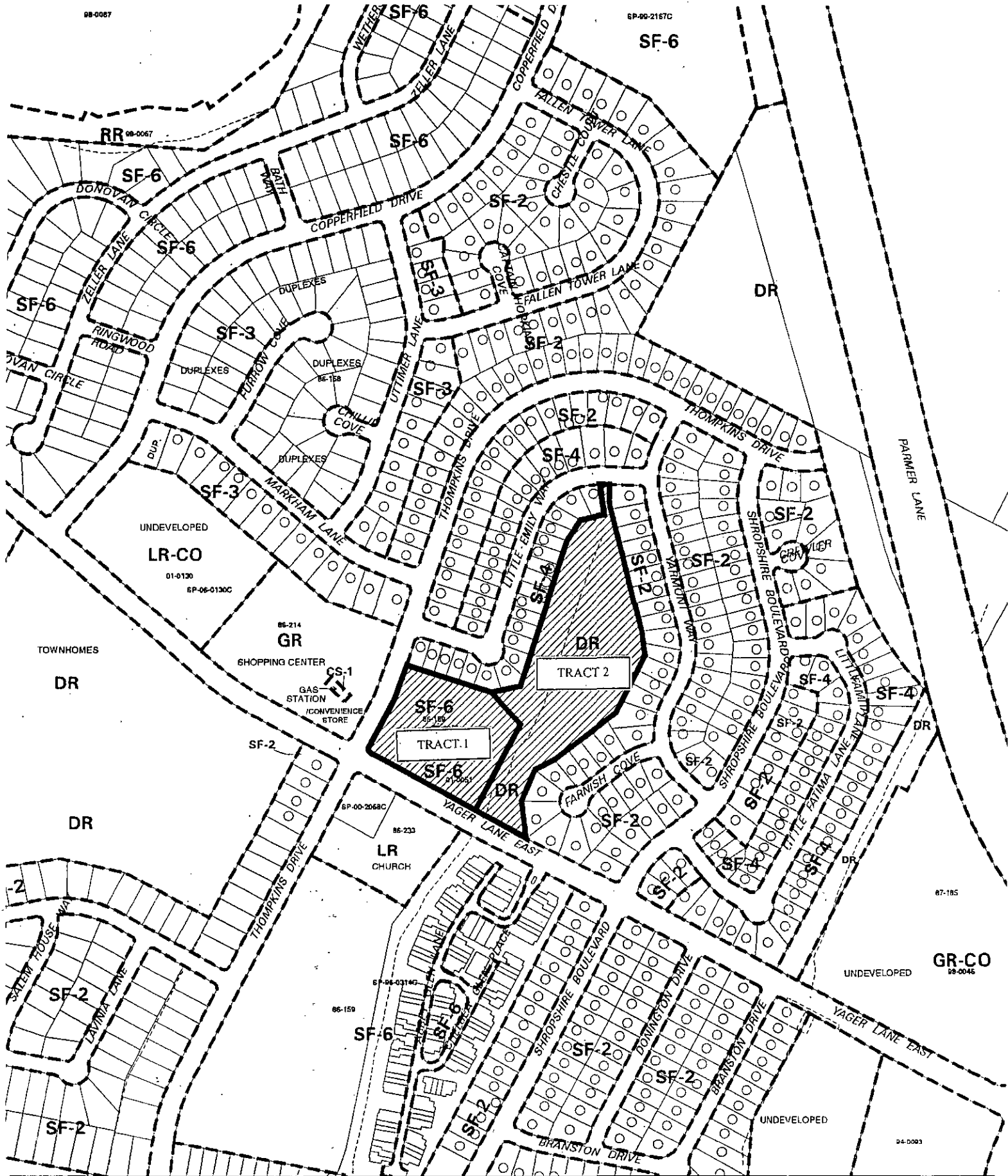
2<sup>nd</sup>


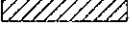


3<sup>rd</sup>

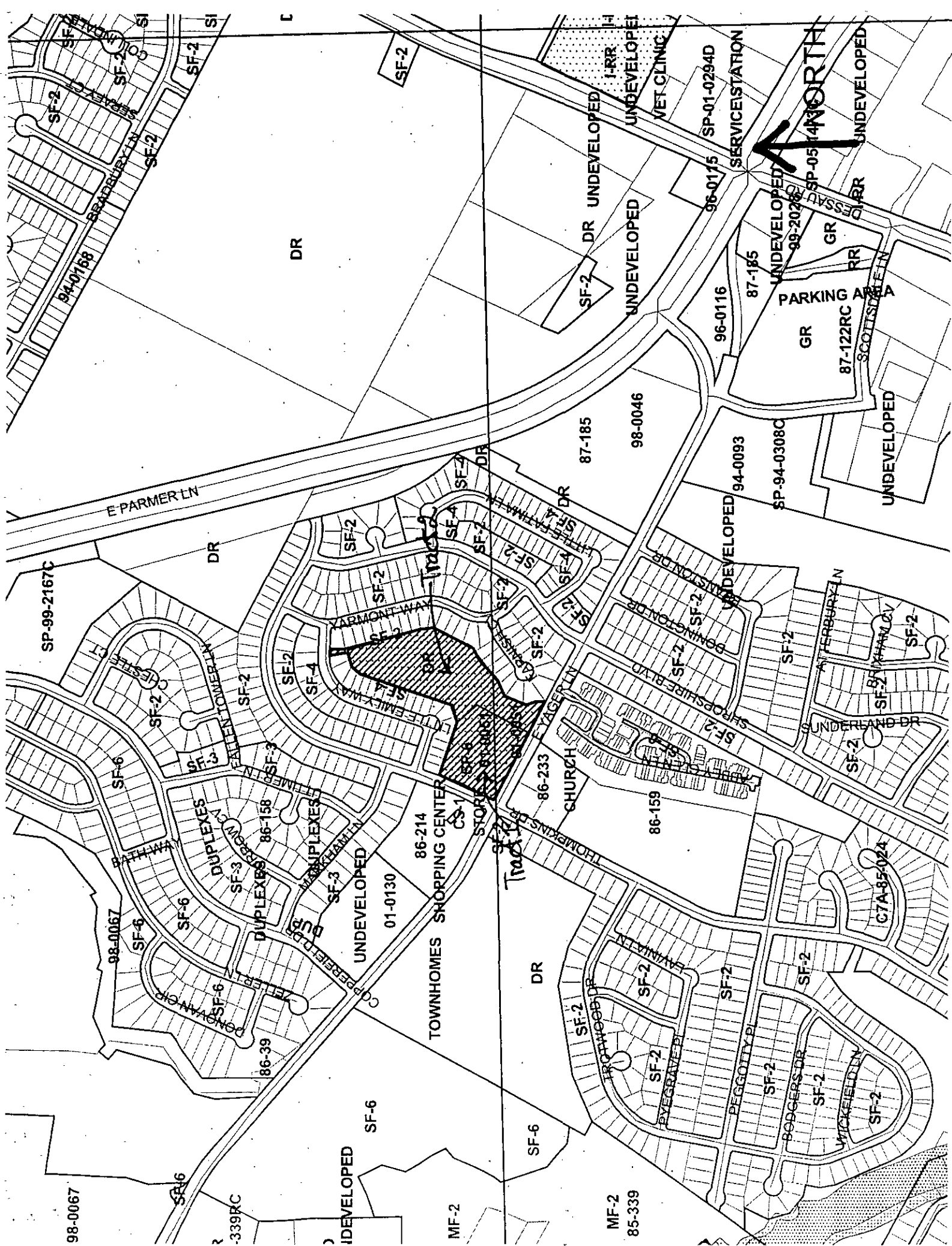
**ORDINANCE NUMBER:**

**CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057,  
[sherri.sirwaitis@ci.austin.tx.us](mailto:sherri.sirwaitis@ci.austin.tx.us)



 1" = 400'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: S.SIRWAITIS	  	<b>ZONING</b> CASE #: C14-06-0140 ADDRESS: 1112 E YAGER LN SUBJECT AREA (acres): 8.940	DATE: 06-09 INTLS: SM	CITY GRID REFERENCE NUMBER N33
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## **STAFF RECOMMENDATION**

The staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay District, zoning for Tract 1 and NO-CO, Neighborhood Office-Conditional Overlay District, zoning for Tract 2. The conditional overlay will limit the development intensity to less than 2,000 vehicle trips per day.

## **BASIS FOR RECOMMENDATION**

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

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

Neighborhood office (NO) district is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic. An office in an NO district may contain not more than one use. Site development regulations applicable to an NO district use are designed to preserve compatibility with existing neighborhoods.

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

The proposed GR-CO zoning for Tract 1 would allow for commercial uses to be located at the intersection of two collector roadways, Yager Lane and Thompkins Drive, to serve surrounding the surrounding residential areas. GR-CO zoning would promote consistency and orderly planning because the property in question is located to the east of existing GR district zoning and to the north of existing LR district zoning.

On Tract 2, the proposed NO-CO district will allow the applicant to develop offices and a meditation garden on the site adjacent to existing single-family residential uses to the north, east, and west. NO-CO zoning will provide a transition in the intensity of uses away from Yager Lane to the north interior to the existing residential neighborhood.

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

GR-CO and NO-CO zoning will allow the applicant to develop a religious assembly use on a 8.92 acre property in an area with floodplain concerns adjacent to existing single-family residential uses.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The subject tract is currently undeveloped. The majority of the property is sparsely vegetated. The DR portion of the site slopes to the east and contains a drainage/floodplain area that runs from north to south.



### **Hill Country Roadway**

The site is not within a Hill Country Roadway Corridor.

### **Impervious Cover**

The maximum impervious cover allowed by the GR zoning district would be 90 %. However, because the watershed impervious cover is more restrictive than the 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%

Note: The most restrictive impervious cover limit applies.

### **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 Walnut 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.

According to flood plain maps, there is 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 16,433 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 20,000sf church will generate approximately 182 vehicle trips per day.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

**Existing Street Characteristics:**

<b>Name</b>	<b>ROW</b>	<b>Pavement</b>	<b>Classification</b>	<b>Sidewalks</b>	<b>Bus Route</b>	<b>Bike Route</b>
Yager Lane	74'	36'	Collector	No	Yes	Priority 2
Thompkins Drive	64'	42'	Collector	No	No	No

**Water and Wastewater**

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at their own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extension, system upgrades, utility adjustment, and utility relocation. Also, 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**

Site plans will be required for any new development other than single-family or duplex residential.

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 will be subject to compatibility development regulations.

**Compatibility Standards**

The site is subject to compatibility standards. Along all property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

Additional design regulations will be enforced at the time a site plan is submitted.

- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

June 23, 2006

Mr. Greg Guernsey  
Neighborhood Planning and Zoning Department  
City of Austin  
505 Barton Springs, 5<sup>th</sup> floor  
Austin, Texas 78704

Re: Church for the Holy Vietnamese Martyrs Parish Diocese of Austin  
1112 East Yager Lane  
Request for Community Commercial (GR) Zoning  
Approximately 8.92 acres ("Property")

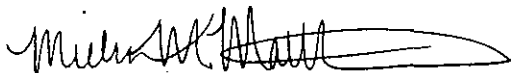
Dear Greg:

As representatives of the above-stated Property owner, we respectfully submit the enclosed zoning application packet for your review. The Property is currently made up of two tracts, and they are zoned Townhouse and Condominium Residence (SF-6) and Development Reserve (DR). The tract zoned SF-6 is approximately 3.07 acres, and the tract zoned DR is approximately 5.85 acres. The owner is requesting a rezoning from SF-6 to GR and DR to GR to allow for the development of a Church for the Holy Vietnamese Martyrs Parish.

The zoning to the north and east of the Property is Single Family Residence Small Lot (SF-4A) and Single Family Residence Standard Lot (SF-2), south of the Property is Neighborhood Commercial (LR) zoning and the zoning to the west is Community Commercial (GR). The land uses surrounding the tracts are single-family to the north and east, a church to the south and a shopping center to the west. We feel the zoning request is consistent with the surrounding land uses and zoning.

Please let me know if your Team should require any additional information or have any questions. Thank you in advance for your time and attention to this project. I look forward to working with you all on this project.

Sincerely,



Melissa M. Matthiesen

Enclosures

Cc: ✓ Sherri Sirwaitis, *Neighborhood Planning and Zoning Department*  
Charles Muller, *Diocese of Austin*  
Jim Knight, *Firm*

BURY+PARTNERS, INC.  
3345 Bee Caves Road, Suite 200  
Austin, Texas 78746

TEL (512) 328-0011  
FAX (512) 328-0325

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

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1112 EAST YAGER LANE FROM TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING DISTRICT FOR TRACT ONE AND FROM DEVELOPMENT RESERVE (DR) DISTRICT TO NEIGHBORHOOD OFFICE-CONDITIONAL OVERLAY (NO-CO) COMBINING DISTRICT FOR TRACT TWO.**

**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 districts on the property described in Zoning Case No. C14-06-0140, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From townhouse and condominium residence (SF-6) district to community commercial-conditional overlay (GR-CO) combining district.

Lot 61, Block F, Copperfield Section Three-C Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 85, Page 63B-63C, of the Plat Records of Travis County, Texas; and

Tract Two: From development reserve (DR) district to neighborhood office-conditional overlay (NO-CO) combining district.

A 5.87 acre tract of land, more or less, out of the Menucan Hunt Survey No. 83, Abstract 397, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1112 East Yager Lane, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

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

A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with

1 all existing or previously authorized development and uses, generate traffic that exceeds  
2 2,000 trips per day.

3  
4 Except as specifically restricted under this ordinance, the Property may be developed and  
5 used in accordance with the regulations established for the respective base districts and  
6 other applicable requirements of the City Code.

7  
8 **PART 3.** This ordinance takes effect on \_\_\_\_\_, 2006.

9  
10  
11 **PASSED AND APPROVED**

12  
13  
14  
15 \_\_\_\_\_, 2006

§  
§  
§

Will Wynn  
Mayor

16  
17  
18  
19  
20 **APPROVED:**

David Allan Smith  
City Attorney

**ATTEST:**

Shirley A. Gentry  
City Clerk

**FIELD NOTES**

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DATE: August 20, 2004

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All that certain tract or parcel of land situated in Travis County, Texas, out of the Menucan Hunt Survey No. 83, Abstract 397, and being that same tract described as Tract Three, 5.87 acres, in a Special Warranty Deed granted to Copperfield IV Venture, dated September 22, 1993, and recorded in Volume 12034, Page 3040, Real Property Records of Travis County, Texas and further described by metes and bounds as follows:

BEGINNING at a ½" iron pin found in the north R.O.W. line of Yager Lane for the southwest corner of Lot 47, Block "F", Copperfield Section Three-C, a subdivision in Travis County, Texas as recorded in Volume 85, Pages 63B-63C, Plat Records, Travis County, Texas and the most southerly corner of Lot 46, Block "F" of said Copperfield Section Three-C for the southeast corner of said Tract Three, Copperfield IV Venture and this tract;

THENCE: N 60°04'39" W 188.45 feet with the north R.O.W. line of said Yager Lane and the south line of said Tract Three, Copperfield IV Venture, to a ½" iron pin with a cap inscribed "TJ Dodd" found for the southeast corner of Lot 61, Block "F" of said Copperfield Section Three-C and the southwest corner of said Tract Three, Copperfield IV Venture and this tract;

THENCE: with the west line of said Tract Three, Copperfield IV Venture in the following seven (7) courses:

- (1) N 28°46'16" E 312.47 feet to a ½" iron pin found for the northeast corner of said Lot 61, Block "F", Copperfield Section Three-C and an interior ell corner of said Tract Three, Copperfield IV Venture and this tract,
- (2) N 45°09'03" W 140.02 feet to a ½" iron pin found for an angle point in the north line of said Lot 61, Block "F", Copperfield Section Three-C and an angle point in the south line of Lot 6, Block "F", Copperfield Section Three-B, a subdivision in Travis County, Texas as recorded in Volume 85, Pages 79B-79C, said plat records and an angle point of said Tract Three, Copperfield IV Venture and this tract,
- (3) N 75°43'00" E 96.51 feet with the south line of Block "F" of said Copperfield Section Three-B to a ½" iron pin found for an angle point in the south line of Lot 7, Block "F", said Copperfield Section Three-B and an angle point of said Tract Three, Copperfield IV Venture and this tract,
- (4) N 19°48'27" E 492.42 feet to a ½" iron pin found for the southeast corner of Lot 18, Block "F", said Copperfield Section Three-B and the northeast corner of Lot 17, Block "F", said Copperfield Section Three-B, and an angle point of said Tract Three, Copperfield IV Venture,
- (5) N 36°40'15" E 79.65 feet to a ½" iron pin found for the southeast corner of Lot 20, Block "F", said Copperfield Section Three-B and the northeast corner of Lot 19, Block "F", said Copperfield Section Three-B, and an angle point of said Tract Three, Copperfield IV Venture and this tract,
- (6) N 84°40'33" E 80.22 feet to a ½" iron pin found for the southeast corner of Lot 21, Block "F", said Copperfield Section Three-B and an interior ell corner of said Tract Three, Copperfield IV Venture and this tract,
- (7) N 07°48'34" W 104.04 feet to a ½" iron pin found in the south R.O.W. line of Emily Way, for the northeast corner of said Lot 21, Block "F", and the northwest corner of said Tract Three, Copperfield IV Venture;

**EXHIBIT "A"**



FIELD NOTES

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DATE: August 20, 2004

PAGE: 3 OF 3

THENCE: S 86°23'12" E 30.12 feet with the south R.O.W. line of said Emily Way and the north line of said Tract Three, Copperfield IV Venture, to a ½" iron pin found for the northwest corner of Lot 24, Block "F", said Copperfield Section Three-C, and the northeast corner of said Tract Three, Copperfield IV Venture and this tract;

THENCE: with the west line of Block "F", said Copperfield Section Three-C and the east line of said Tract Three, Copperfield IV Venture in the following eight (8) courses:

- (1) S 00°53'41" E 54.32 feet to a ½" iron pin found for an angle point in the west line of Lot 24, Block "F", said Copperfield Section Three-C, and an angle point of said Tract Three, Copperfield IV Venture and this tract,
- (2) S 13°11'00" E 423.69 feet, being the basis of bearings cited hereon, to a ½" iron pin found, for the southwest corner of Lot 32, Block "F", said Copperfield Section Three-C, and an angle point of said Tract Three, Copperfield IV Venture and this tract,
- (3) S 12°02'53" E 85.46 feet to a 60 D nail found in a fence corner for the southwest corner of Lot 34, Block "F", said Copperfield Section Three-C, and the northwest corner of Lot 35, Block "F", and an angle point of said Tract Three, Copperfield IV Venture and this tract,
- (4) S 29°19'45" W 202.17 feet to a ½" iron pin with a yellow plastic cap inscribed "CCC 4835" set for an angle point in the west line of Lot 38, Block "F", said Copperfield Section Three-C, and an angle point of said Tract Three, Copperfield IV Venture and this tract,
- (5) S 54°12'22" W 252.84 feet to a ½" iron pin found for the most westerly corner of Lot 43, Block "F", said Copperfield Section Three-C and the most northerly corner of Lot 44, Block "F", said Copperfield Section Three-C, and an angle point of said Tract Three, Copperfield IV Venture and this tract,
- (6) S 62°25'38" W 87.23 feet to a ½" iron pin found for the most westerly corner of said Lot 44, Block "F", and the most northerly corner of Lot 45, Block "F", said Copperfield Section Three-C, and an angle point of said Tract Three, Copperfield IV Venture, and this tract,
- (7) S 23°00'43" W 99.93 feet to a ½" iron pin found for most southerly corner of said Lot 45, Block "F", and the northwest corner of said Lot 46, Block "F", and an angle point of said Tract Three, Copperfield IV Venture, and this tract,
- (8) S 06°31'00" E 120.12 feet to the point of beginning and containing 5.86 acres of land.

Castleberry Surveying, Ltd.  
203 South IH 35, Suite 101C  
Georgetown, Texas 78628

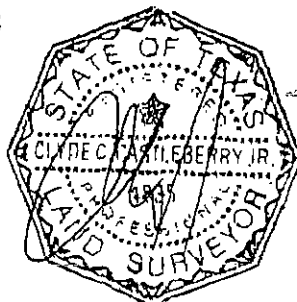
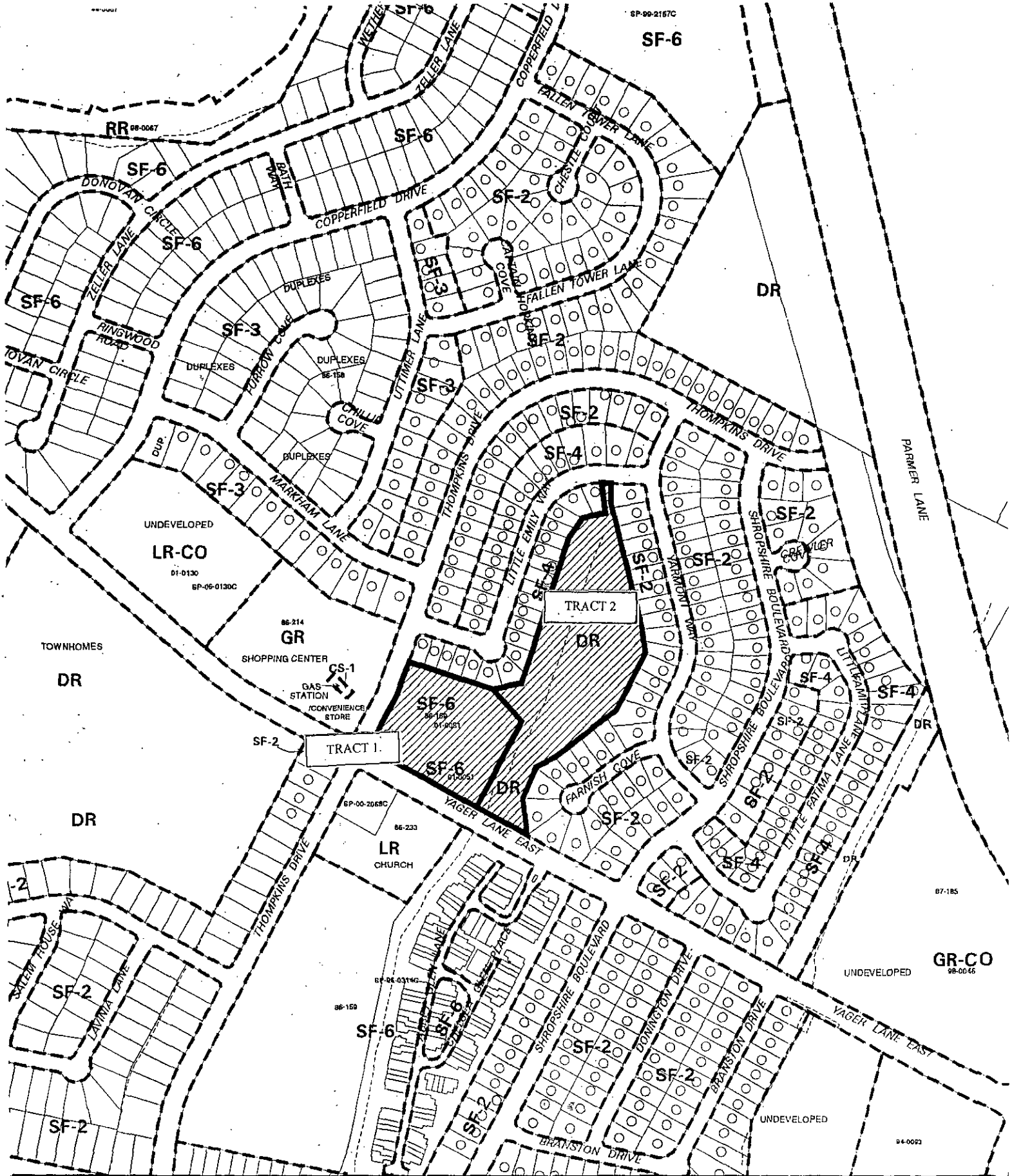


EXHIBIT "A"

Clyde C. Castleberry, Jr.  
Registered Professional Land Surveyor No. 4835

CCC/tcp



 1" = 400'	SUBJECT TRACT		<b>ZONING EXHIBIT B</b>		CITY GRID REFERENCE NUMBER N33
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: S.SIRWAITIS				
CASE #: C14-06-0140			DATE: 06-09		JORDAN CRO
ADDRESS: 1112 E YAGER LN			INTLS: SM		
SUBJECT AREA (acres): 5.850					