NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Oak Hill Combined Neighborhood Plan

CASE#: NPA-2011-0025.02 **DATE FILED:** February 28, 2011 (In-cycle)

PC DATE: September 11, 2012
August 28, 2012
August 16, 2012 (Special Called Meeting)
August 14, 2012 (meeting cancelled)
July 24, 2012
July 10, 2012
March 27, 2012
December 13, 2011
August 23, 2011

ADDRESS: 7401 Old Bee Caves Road

SITE AREA: 1.00 acre

APPLICANT/OWNER: WEAPSA, L.L.C.

AGENT: A. Ron Thrower

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Mixed Residential **To:** Mixed Use (*Revised to Neighborhood Mixed Use)

(*On August 24, 2012, the applicant revised his plan amendment request to Neighborhood Mixed Use. See page 12 of this report).

Base District Zoning Change

Related Zoning Case: (none filed at this time)
From: n/a **To:** n/a

NEIGHBORHOOD PLAN ADOPTION DATE: December 11, 2008

PLANNING COMMISSION RECOMMENDATION: On September 11, 2012, the motion to approve staff's recommendation for Neighborhood Mixed Use was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Richard

Hatfield seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

Previous actions:

On **August 23, 2011**, the motion to postpone to December 13, 2011 by the request of the applicant, was approved on the consent agenda by Commissioner Saundra Kirk's motion, Commissioner Mandy Dealey seconded the motion on a vote of 7-0; Commissioner Danette Chimenti was absent, 1 vacancy on the commission.

On **December 13, 2011**, the motion to postpone to March 27, 2012 by the request of the applicant, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Danette Chimenti seconded the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

On **March 27, 2012**, the motion to postpone to June 12, 2012 by the request of the applicant, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Donna Tiemann seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

On **June 12, 2012** there was a staff error and the item was not scheduled for this hearing date. New public notices were mailed for the July 10, 2012 Planning Commission hearing date.

On **July 10, 2012**, the motion to postpone to July 24, 2012 by the request of staff, was approved on the consent agenda by Commissioner Danette Chimenti's motion, Commissioner Alfonso Hernandez seconded the motion on a vote of 6-0; Commissioners Dave Anderson, Richard Hatfield and Jean Stevens were absent.

On **July 24, 2012,** the motion to postpone to August 14, 2012 by the request of the applicant, was approved on the consent agenda by Commissioner Saundra Kirk's motion, Commissioner Jean Stevens seconded the motion on a vote of 7-0; Commissioner Richard Hatfield was absent, with 1 vacancy on the commission.

Note: The August 14, 2012 planning commission hearing was cancelled. This case was heard at the Special Called meeting on August 16, 2012.

On **August 16, 2012**, the case was postponed to the August 28, 2012 hearing.

On **August 28, 2012**, the motion to postpone to September 11, 2012 by the request of staff, was approved on the consent agenda by Commissioner Alfonso Hernandez's motion, Commissioner Jean Stevens seconded the motion on a vote of 9-0.

STAFF RECOMMENDATION: Not Recommended for Mixed Use. Recommended for Neighborhood Mixed Use.

BASIS FOR STAFF'S RECOMMENDATION: The applicant's revised request for Neighborhood Mixed Use is compatible with the plan's goal to locate low-intensity uses along Old Bee Caves Road.

The plan amendment request for Mixed Use does not support the following Goals, Objectives, and Recommendations:

CHAPTER 6: LAND USE AND DEVELOPMENT
6.A. Provide opportunities for high-quality new development and redevelopment.
6A.1
Ensure quality of new construction and renovations.
6.A.1a—Bring back businesses that have left the Oak Hill area (example: loss of Albertson's store).
6A.1b—Businesses that redevelop should meet Development Code standards and should meet the goals and objectives of the Oak Hill Combined Plan.
6A.1c—Find ways to attract quality development in Oak Hill, such as Escarpment Village. Development should be innovative, mixed use, walkable, and transit-oriented.
6.B. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.
6.B.1
Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.
6.B.1a—Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.
6.B.1b—Cluster higher density development in appropriate areas, striving to balance the interests of stakeholders while taking into consideration environmental concerns.
6.B.2
Provide business and residential expansion without creating urban sprawl.
6.B.2a—Provide support of targeted development, which are areas with existing infrastructure
at commercial nodes.
6.C. Create a mix of uses in existing corridors of commercial development that will provide a diversity of local services convenient to neighborhoods and establish commercial "nodes" (concentrated activity areas) at strategic locations.

This text relates to the Old Bee Caves Road section of the plan:

> "***Mixed Residential and Neighborhood Mixed Use*** are the primary land use recommendations along this corridor. Currently, this road has an assortment of zoning districts, ranging from Rural Residential (RR) to Commercial Service (CS), with everything in between—single family, multifamily, limited office, and community commercial. ***Further intensifying the land uses along this corridor is not recommended.*** Stakeholders reported that Old Bee Caves Road was dangerous because of its limited width (22 feet–32 feet); its low-water crossing that prohibits access during heavy rainfall, and its curviness.

Because of these limitations, this plan primarily recommends Mixed Residential, which allows for a variety of different housing types, including single family homes, townhomes, duplexes, apartments, and limited neighborhood-serving retail. By providing a variety of housing types, this land use recommendation could help to achieve the goal under Community and Neighborhoods to "preserve neighborhood identity, character, affordability, and diversity." This designation allows the development of small stores that serve the basic needs of residents along the corridor. This would allow people to walk or take a short drive to get a loaf of bread or a gallon of milk.

Neighborhood mixed use would allow the development of a mixed use, pedestrian-friendly corridor. Shoppers could park their cars in one location and walk to local-serving, boutique-type shops. Adding sidewalks, bike lanes, and street trees could facilitate this type of development."

Staff Analysis: As the above section of the Oak Hill Combined Neighborhood Plan states, the zoning and uses along Old Bee Caves Road is mix of low intensity uses, with some high intensity uses mixed in. Because the road is narrow with blind curves, during the planning process it was determined that low-intensity uses were better-suited for this area and intensifying the uses is not recommended. Rezoning this property from RR- Rural Residential to CS-Commercial Services for a Construction Sales and Services business does not support this plan.

BACKGROUND: The case was filed on February 28, 2011, which is within the open filing period for City Council-approved neighborhood plans located on the east side of I.H.-35.

The property is zoned RR- Rural Residential. The business currently operating on the property is a landscaping business that is considered a Construction, Sales, and Service use, which is not allowed in the RR – Rural Residential zoning district. The applicant proposes to change the future land use map from Mixed Residential to Mixed Use.

Currently, no zoning application has been filed on this property. Eventually the applicant proposes to change the zoning on the property from RR- Rural Residential to CS-MU-CO-NP, Commercial Services – Mixed Use – Conditional Overlay- Neighborhood Plan. The Conditional Use would prohibit some uses.

The property owner says he purchased the property believing it had the necessary zoning, but later determined that it did not.

Since the initial public hearing date, the applicant's agent, Ron Thrower, has requested postponements to explore the option of amending the Oak Hill Combined Neighborhood Plan to change the wording that would allow the proposed use on Old Bee Caves Road. The plan document does not support the intensification of uses along this road.

The Oak Hill Combined Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on December 11, 2008. The Oak Hill Combined Neighborhood Planning area is located in southwest Austin and is generally bounded by MOPAC (Loop 1) on the east, Thomas Spring Road, Circle Drive on the west, Southwest Parkway and Travis Country neighborhood on the north, and Convict Hill, Davis Lane, and Granada Hills neighborhood on the south.

PUBLIC MEETINGS: The plan amendment was held on June 22, 2011. Approximately 102 notices were mailed to surrounding property owners. Thirteen people attended the meeting.

At the meeting, Ron Thrower, the property owner's agent, said the current owners have had the property since 2005 using the site as a landscape business without a certificate of occupancy. Before that, the property was used as an office and before that a single family home.

The current landscaping business does not sale plants on the premises. The business sends employees out to off-site business to do landscaping.

The property is located within the Contributing Zone of the Barton Springs Zone. The maximum impervious cover (IC) is 25%. Ron Thrower stated that the exiting site exceeds the 25% maximum IC, but will have to reduce the IC if the zoning request during the site plan stages.

A property owner who lives directly north of the property who attended the meeting said the site generates loud truck noises, especially early in the morning around 4:30 a.m. and 5:30 a.m. She wanted assurances from the property owner that the noise would meet the Development Code regulations, which prohibits noise or use sound equipment in public between 10:30 p.m. and 7:00 a.m. Mr. Thrower said the hours of operation could be a condition places on the property through the zoning ordinance.

Although there is no zoning change application with this plan amendment request, the Oak Hill Planning Contact Team members in attendance, along with other property owners, decided to support the plan amendment request to Mixed Use. If the plan amendment is approved and then the zoning case is filed, the Oak Hill Planning Contact Team said they will support the zoning change application with conditions stated in the letter on page 13.

UPDATE: At the July 10, 2012 Planning Commission hearing, the Commissioners postponed the case to the July 24, 2012 hearing date and directed the City Attorney's Office to determine if the existing use of Construction, Sales, and Service was a grandfathered use and directed neighborhood planning staff to determine that if the property were to be rezoned whether would it have to comply The S.O.S. Ordinance limiting the property to a maximum of 25% impervious cover.

The preliminary research on the property since the July 10, 2012 hearing does not seem to show that the property is Grandfathered because staff was not able to find any site plans, subdivision plats or permits on file to show the Construction, Sales, and Service was ever a legal use or that the use on the property was anything other than a residential use.

Below is the information found as of Wednesday, July 17, 2012:

Permits – No permits for a commercial use have been found. In 1994 there were residential permits to Upgrade Electric Service Relocate and to Cut Over to City Sewer, but no commercial permits to establish a commercial use.

Site Plans – No site plans have been found.

Subdivisions – The property is not platted. The legal description is: ABS 114 SUR 91 BOND A J ACR 1.0000.

Land Status Determination – No land status determination has been found, although two applications were filed: one in 1994 and one in 2004, which was withdrawn by applicant. The case files have been requested by staff, but at time of updating this report, they have not been received from storage.

Aerial photos from 1997, 2000, 2003, 2006, 2008, and 2009 are at the back of this report. There are no aerial photos from 2004 and 2005. The photos appear to show a residential use during 1997, 2000, and 2003, but in 2006 the use appears to change to the existing commercial use.

Zoning –An ordinance was found that approved the RR Rural Residential zoning from I-RR Interim RR on May 5, 1988; however, staff has not been able to find the ordinance that rezoned the property from RR- Rural Residential to GO-General Office, even though there are zoning maps from 1991, 1998, and 2003 that shows the property as zoned GO – General Office. Those maps are at the back of this report.

In 1988 the adjacent Church property was rezoned to GO-General Office and it appears that the 1 acre property at 7401 Old Bee Caves Road as erroneously included in that area and shown on the subsequent zoning maps as being rezoned to GO-General Office. On July 17, 2012, GIS staff replotted the field notes from that ordinance and it does NOT show the 7401 Old Bee Caves Road property being included in the GO- General Office zoning for the Church. That map is also at the map of this report.

Code Enforcement: The property was cited by Code Enforcement Officer Luther Perez on December 3, 2010. The notes from the report read:

"There is no number on the fence or the mailbox, it is on the backside of the property by the Southwest Hills Community Church. They are building an 8 foot fence and it goes out to the street in the ROW. They park along the road and it causes a blind area for on-coming traffic. They have no permits and they are running a business from the location."

Below is the Code Enforcement report from Luther Perez:

City of Austin
Founded By Congress, Republic of Texas 1839
Code Compliance Department
P.O. Box 1088, Austin, Texas 78767 - 1088

December 3, 2010

NOTICE OF VIOLATION
via Certified Mail # 7010 0290 0001 4213 2765

Weapsa Llc
7401 Old Bee Caves Rd
Austin Texas 78735

RE: **7401 OLD BEE CAVES RD AUSTIN 78735**
Legally described as ABS 114 SUR 91 BOND A J ACR 1.0000
Zoned as RR-NP
Parcel Number 0406380406

Dear Weapsa Llc:
An investigation by the City of Austin's Code Compliance Department was conducted relating to the property indicated above and violations of Austin City Code were found that require your immediate attention. An investigation report is enclosed which defines the code violation(s) found with required remedies for attaining compliance with the City Code.

After receipt of this notice, you may not sell, lease, or give away this property unless you have provided the buyer, lessee, or other transferee a copy of this notice, and provided the name and address of the buyer to the Building Official. Also, it is a misdemeanor to rent this property if the code violation(s) on this property pose a danger to the health, safety and welfare of the tenants.

If you have any questions, please contact me by telephone at (512) 974-1940 between 7:30AM - 4:00PM. You may leave a voicemail message at any time.

Si usted tiene alguna pregunta, contácteme por favor por teléfono en (512) 974-1940 de lunes a viernes o puede dejar un mensaje de correo vocal en cualquier momento.

Ownership Information
According to the real property records of Travis County, you own the real property described in this notice. If you no longer own this property, you must execute an affidavit stating that you no longer own the property and stating the name with the last known address of the person who acquired the property from you. The affidavit must be delivered in person or by certified mail, return receipt requested, to our office not later than the 20th day after the date you receive this notice. If you do not submit an affidavit, it will be presumed that you own the property described in this notice, even if you do not.

An affidavit form is available at our office located at 1520 Rutherford Lane. An affidavit may be mailed to:

City of Austin
Code Compliance Department
P.O. Box 1088

Austin, Texas 78767

Additionally, if this property has other owner(s), please provide me with this information.

Failure to Correct
If a violation is not corrected, any existing site plan, permit, or certificate of occupancy may be suspended or revoked by the City. If the site plan, permit or certificate of occupancy is suspended or revoked, the utility service to this property may be disconnected.

If the violation continues, the City may take further legal action to prevent the unlawful action as authorized by State law and may seek civil injunctions or penalties in State court.

For dangerous or substandard buildings, the City may also take further action to require the vacation, relocation of occupants, securing, repair, removal or demolition of a building.

If the violations are not brought into compliance within the timeframes listed in the investigation report, criminal charges may be filed against you in the City of Austin Municipal Court subjecting you to fines of up to $2,000 per violation, per day.

Complaints
To register a complaint regarding a Code Compliance Department investigator, you may submit your complaint in writing no later than 3 days after receipt of this letter to:

City of Austin
Code Compliance Department Manager
P.O. Box 1088
Austin, Texas 78767

Sincerely,

Luther Perez, Code Enforcement Inspector
Code Compliance Department
Case CV-2010-103678

INVESTIGATION REPORT

Investigator: Luther Perez
Case: CV-2010-103678
Address: 7401 OLD BEE CAVES RD AUSTIN 78735
Zoned as RR-NP

The item(s) listed below are in violation of the Austin City Code. A required remedy may be specified after a violation and may include a time period for compliance. If no required remedy is specified for a violation, the **Required Remedy Summary** will be in effect. For questions concerning residential property, please contact the Zoning Review Division at (512) 974-2380. For questions concerning commercial property, please contact the Development Assistance Center (DAC) at (512) 974-6370.

LAND USE

Code Section: Permitted, Conditional, and Prohibited Uses (§25-2-491)
Description of Violation: A landscaping business is prohibited in a RR-NP zoning district.
Date Observed: December 3, 2010 Status: Not Cleared
Required Remedy: Cease prohibited business or have property re-zoned.

Code Section: Site Plans Required (§25-5-1)
Description of Violation: A person may not erect new structures or operate a business prior to obtaining an approved and released site plan or a site plan exemption.
Date Observed: December 3, 2010 Status: Not Cleared
Required Remedy: Secure a site plan/exemption.

Code Section: Building Permit Requirement (§25-12-241 [2000 IRC R105.1])
Description of Violation: Residential construction performed without required permits.
Date Observed: December 3, 2010 Status: Not Cleared
Required Remedy: Secure all required building permits for structures, fences and car ports.

Code Section: Site Development Regulations for Zoning Districts (§25-2-492)
Description of Violation: The carport is encroaching into the front yard setback and a minimum of 40 feet is required in a RR-NP zoning district.
Date Observed: December 3, 2010 Status: Not Cleared
Required Remedy: Move carport from front yard set back.

Required Remedy Summary
Cease operating prohibited business in 14 days
Obtain Certificate of Occupancy in 14 days
Obtain a Permits in 14 days
Submit Site Plan Application in 14 days

NOTE: The time period(s) indicated in this summary reflect the total time allowed for compliance. A time period indicated in an individual violation's required remedy is the actual time allowed for compliance of that individual violation. If no time period is indicated in an individual violation's required remedy, the summary time period associated with the required remedy will be the time allowed for compliance.

Appeal

No appeal is available for land use issues. However, a person may appeal a Stop Work Order to the City of Austin's Building Official. A written appeal must be filed no later than 3 days after the posting of the Order and contain:

- the name and address of the appellant;
- a statement of facts;
- the decision being appealed; and
- the reasons the decision should be set aside.

An appeal may be delivered in person to the Office of the Director of the Planning and Development Review Department located at 505 Barton Springs Road or mailed to:

Building Official
Planning and Development Review Department
P.O. Box 1088
Austin, Texas 78767

On the last page is information from the Travis County Appraisal District which shows the house was built in 1935 and the various canopies (totaling 4700 sq. ft.) were built in 2005.

CITY COUNCIL DATES:

September 22, 2011	**ACTION:** Postponed to December 15, 2011.
December 15, 2011	**ACTION:** This item was postponed on consent to April 12, 2012 at the applicant's re quest on Council Member Martinez' motion, Council Member Morrison's second ona7-0 vote.
April 12, 2011	**ACTION:** The case was not scheduled for this hearing date.
August 30, 2012	**ACTION:** New public notices were mailed for the September 27, 2012 hearing.
September 27, 2012	**ACTION:** Approved 1st Reading.
October 11, 2012	**ACTION:** Pending.

CASE MANAGER: Maureen Meredith, Senior Planner **PHONE:** 974-2695

EMAIL: Maureen.meredith@austintexas.gov

From: A. Ron Thrower
Sent: Friday, August 24, 2012 8:34 AM
To: Meredith, Maureen
Cc: Dave Anderson; Alfonso Hernandez; commjms@ net; dchimenti@ com; Richard Hatfield; james.nortey@ com; Stephen Oliver; brian@.com; myronds.ms@ com
Subject: 7401 Old Bee Caves Road - Landscape Resources

Maureen,

Please accept this email as notification that we are amending the Plan Amendment request for the FLUM to designate the subject property to Neighborhood Mixed-use. The owners of the property have decided to move all operations that would require the Commercial Land Use designation and subsequent "CS" zoning to an off-site location and will only use the subject property for office purposes. Pursuant to the previously agreed upon conditions with the Oak Hill Neighborhood Plan Contact Team, future rezoning to "LR-MU" would necessitate this property being designated as Neighborhood Mixed-use on the Future Land Use Map.

Ron Thrower

Thrower Design

P.O. Box 41957
Austin, Texas 78704
512 / 476-4456

CONFIDENTIALITY NOTICE: This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you are not the intended receiptient, you are notified that any use, dissemination, distribution, or copying of this communication or any attachment is strictly prohibited. In such an event, please contact the sender immediately and delete all copies of this communication and any attachment.

Brian Reis, Chair
Bill Schultz, Vice-Chair
Jackie Waters, Secretary

Date: August 17, 2011

To: Maureen Meredith, Senior Planner
City of Austin, Planning & Development Review Department,
505 Barton Springs Road, 5th Floor
Austin, TX 78704

Re: **7401 Old Bee Caves Road**
Owner's Representative: Ron Thrower

On June 22, 2011, the Oak Hill Planning Contact Team (OHNPCT) members in attendance at the plan amendment meeting for the above case, voted to **support the FLUM change from Mixed Residential to Mixed Use.**

Although there is no zoning change application filed at this time, the contact team members also voted in support of a zoning change from RR-Rural Residential to CS-MU-CO-NP Commercial Service-Mixed Use-Conditional Overlay-Neighborhood Plan. The property owner is currently operating a landscaping business (Construction Sales and Service use) on the property without the proper zoning. The Conditional Overlay approved by the contact team members on June 22nd, among other things, would prohibit certain uses allowed in the LR and CS zoning district. The OHNPCT also expects compliance with SOS.

Permitted uses should be restricted to: construction sales and services, medical office, religious use, safety services, consumer repair services, general retail sales/convenience, art gallery, art workshop, personal services, personal improvement service, plant nursery, professional office, publishing and printing, software development, medical office under 5000 square feet, bed and breakfast group 2, residential up to 4 units, and group home family home (subject to staff clarification).

The contact team's recommendation also includes the following: the applicant continues to follow city noise ordinance. The NPCT supports the site plan requirements of a buffer between residential properties.

Sincerely,

Brian Reis
Chair, OHNPCT

Cc: Bill Schultz
Jackie Waters

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PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed amendment. You may also contact a registered neighborhood or environmental organization that that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its won recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a plan amendment request, or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website: **http://www.ci.austin.tx.us/planning/planning.htm.**

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Development Review Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2011-0025.02
Contact: Maureen Meredith
Public Hearings -
Planning Commission: Aug. 23, 2011
City Council: Sept. 22, 2011

☒ I am in favor
☐ I object

Hans DeRocher
Your Name *(please print)*

7318, 7400, 7506, 7510 Old Bee Caves Rd.
Your address(es) affected by this application

Signature: [illegible] Date: 8-10-11

Comments: Landscape Resources have been a good neighbor. They fit well in this neighborhood.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Development Review Department
Maureen Meredith
P. O. Box 1088
Austin, TX 78767-8810

C1
8/28/12 PC

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission.

Case Number: NPA-2011-0025.02
Contact: Maureen Meredith
Public Hearings -
Planning Commission: August 28, 2012
City Council: Sept. 27, 2012

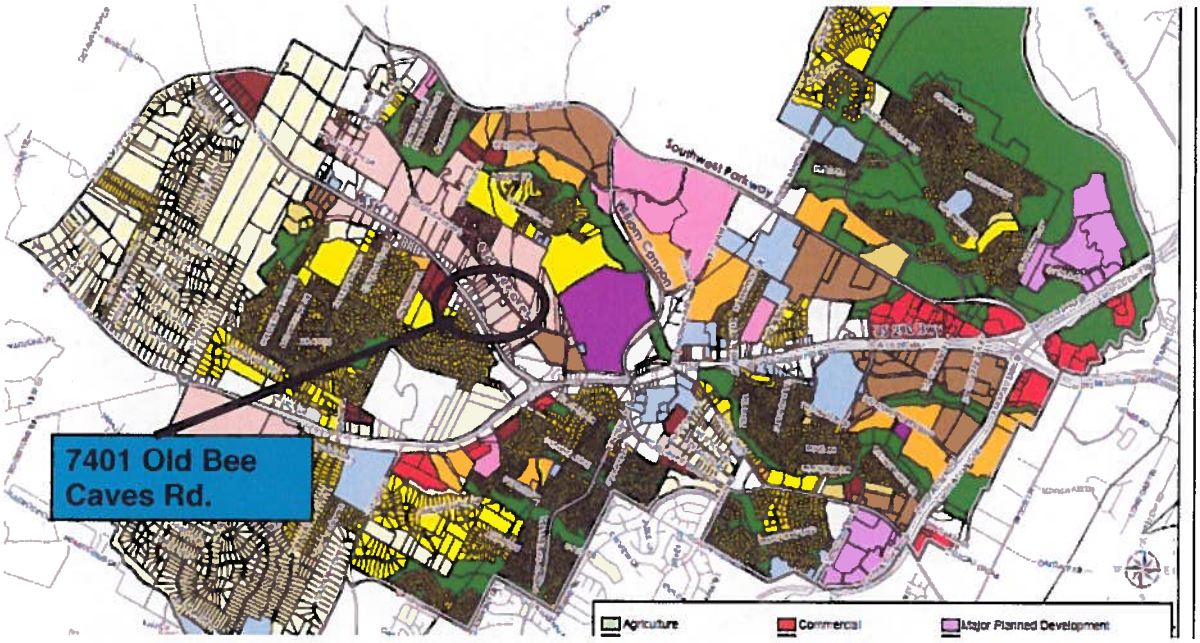
☐ I am in favor
☒ I object

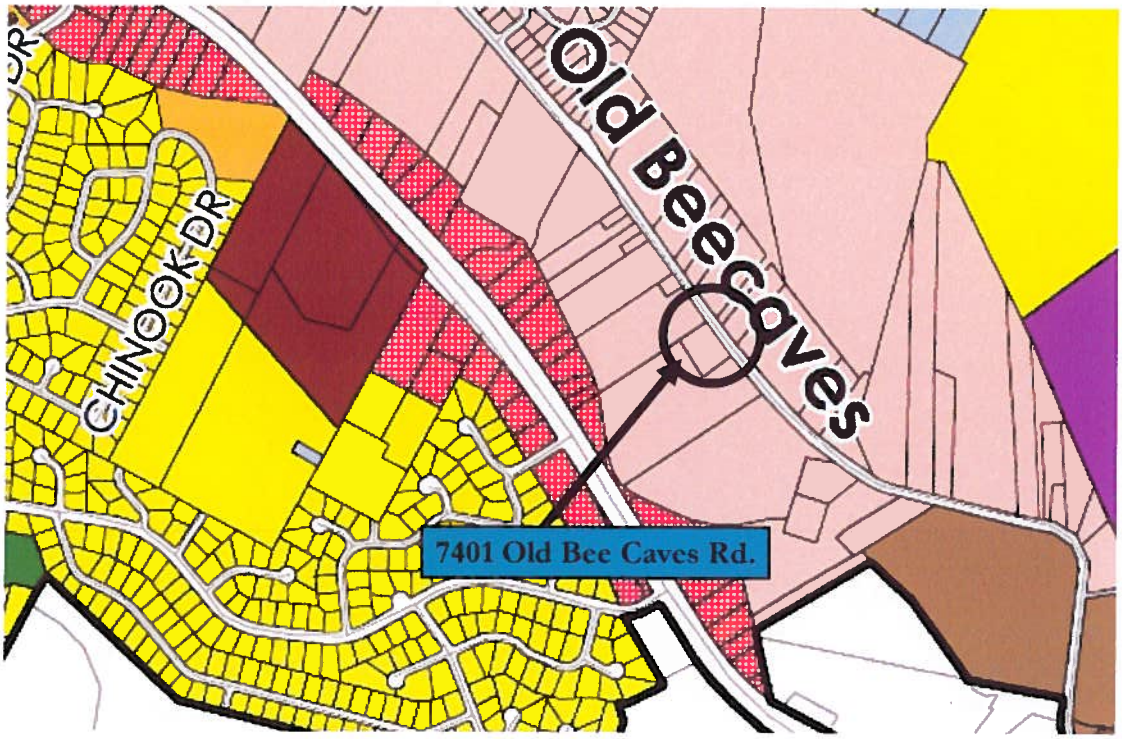
JAMES L Schorr
Your Name *(please print)*

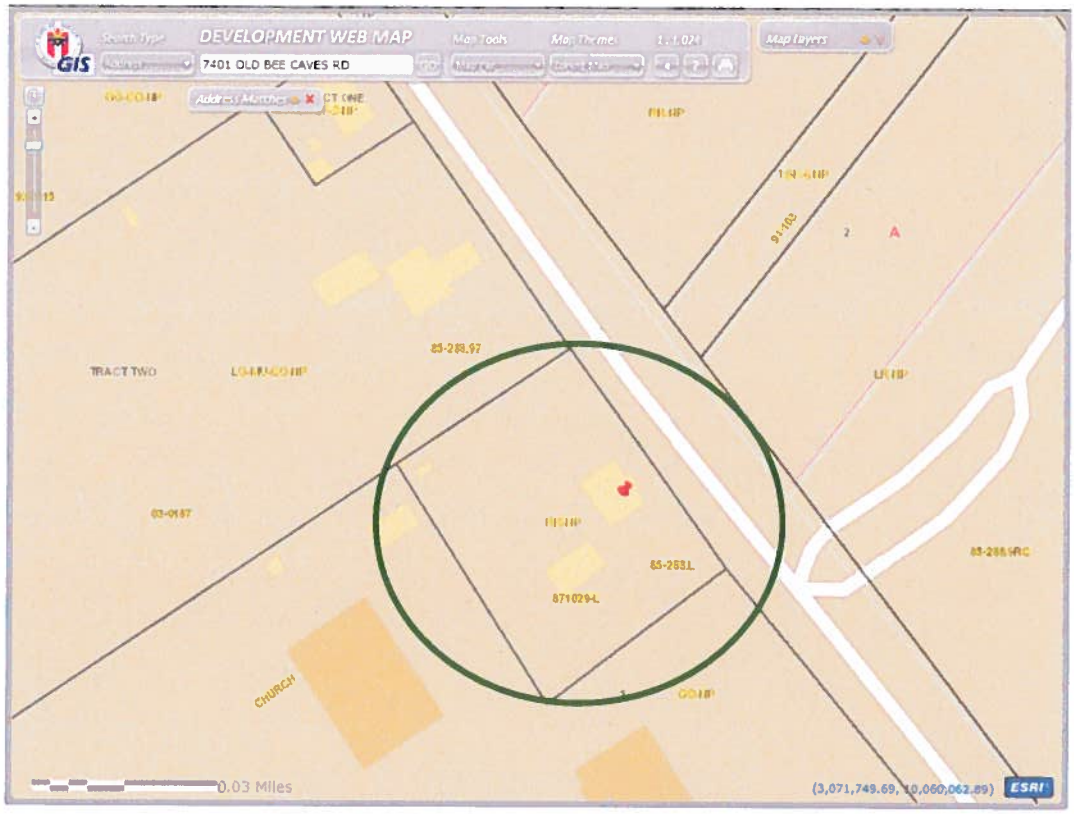
9209 OLD BEE CAVES Road.
Your address(es) affected by this application

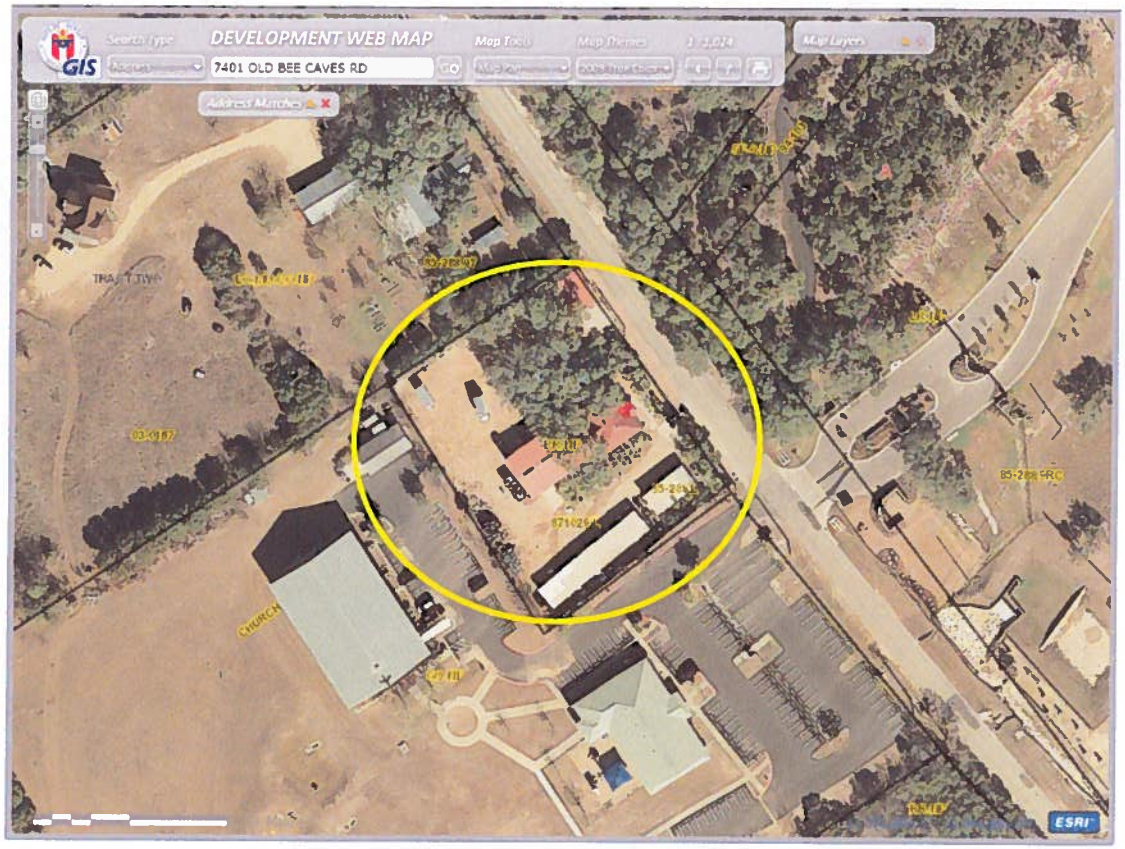
James L Schorr — 8-13-2012
Signature — Date

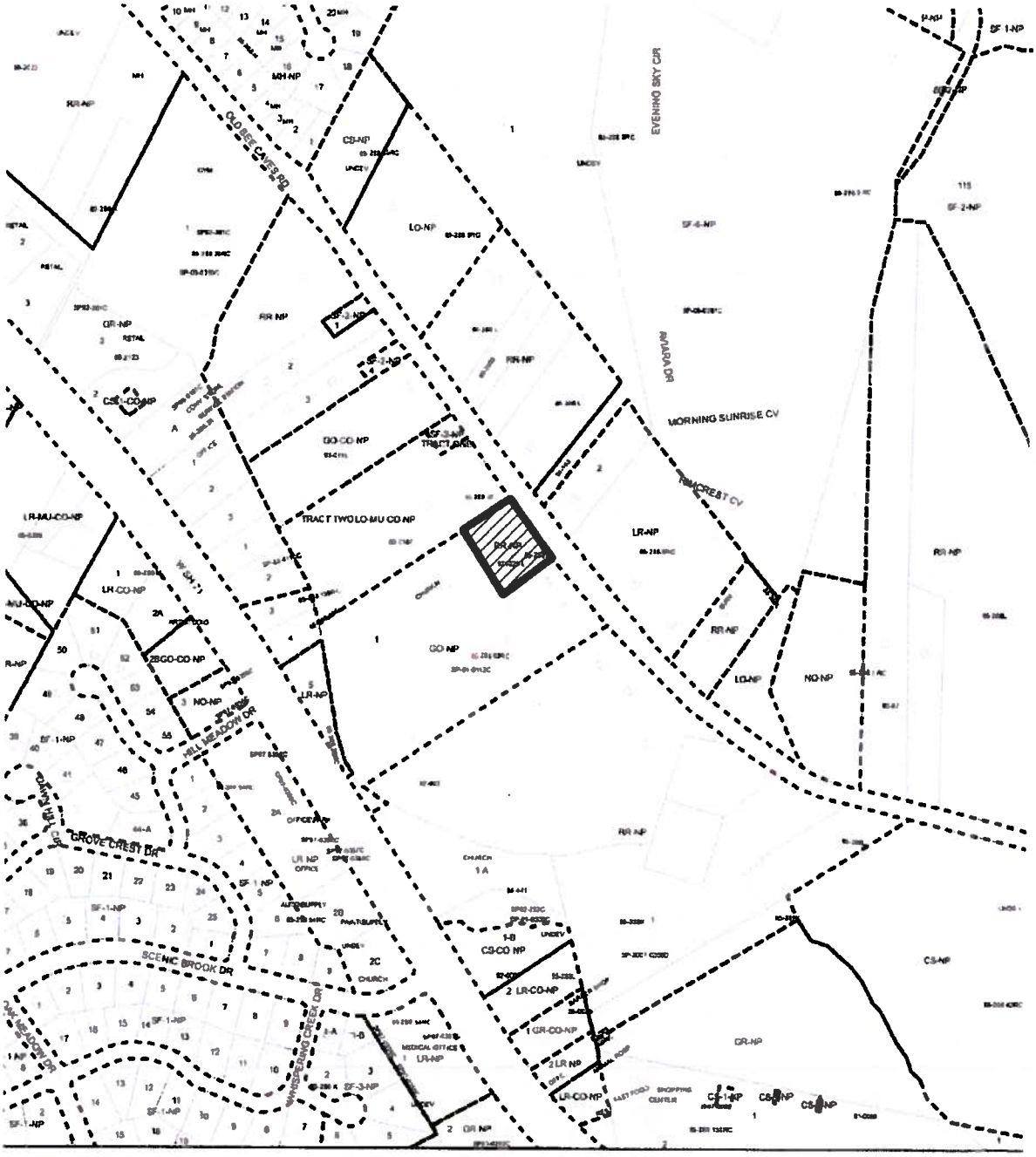
Comments: This and other "development" plans are changing the nature of our neighborhood, polluting the creek and diminishing our property value. I feel like I'm paying taxes to destroy my property! Is this a plan to get us to sell out?


7401 Old Bee Caves Rd.
Southwest Parkway
Bee Caves
Agriculture
Commercial
Major Planned Development


Old Bee Caves
CHINOOK DR
7401 Old Bee Caves Rd.


DEVELOPMENT WEB MAP
7401 OLD BEE CAVES RD
TRACT TWO
CHURCH
0.03 Miles
ESRI


DEVELOPMENT WEB MAP
7401 OLD BEE CAVES RD
CHURCH
ESRI



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SUBJECT TRACT

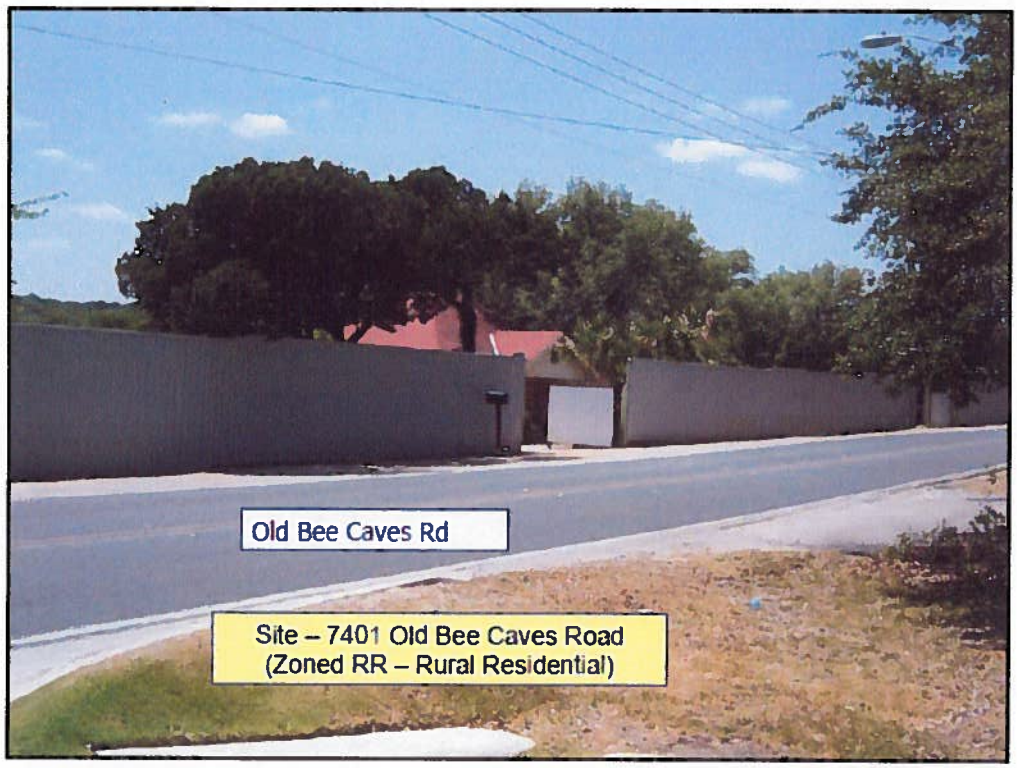
PENDING CASE

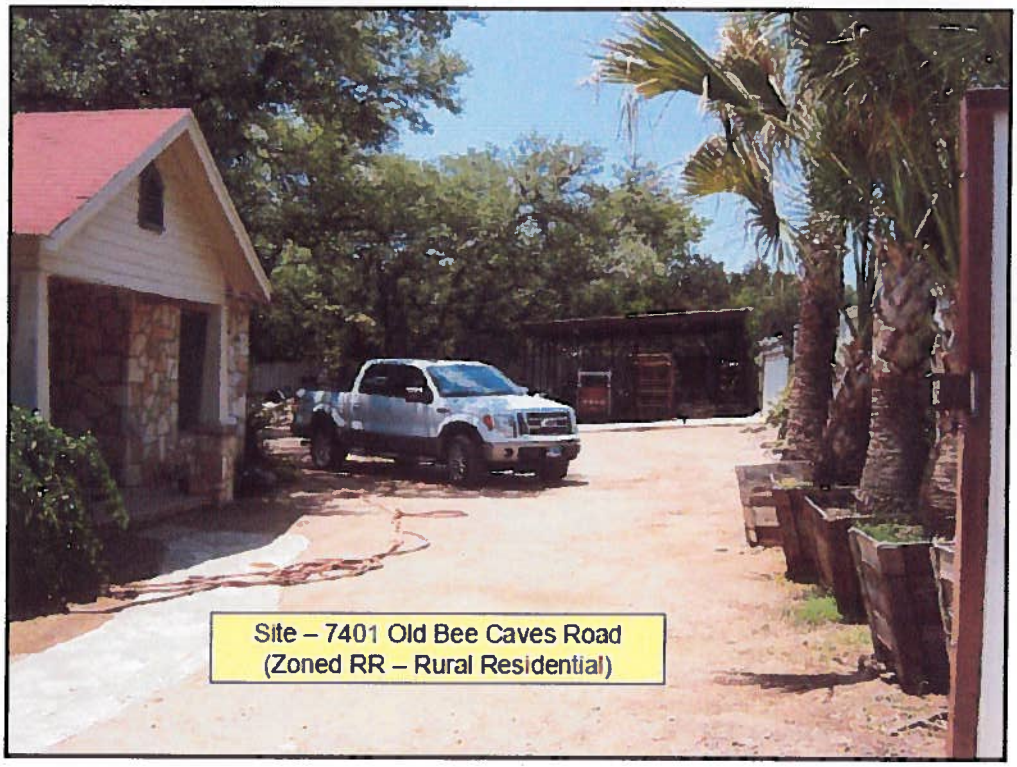
ZONING BOUNDARY

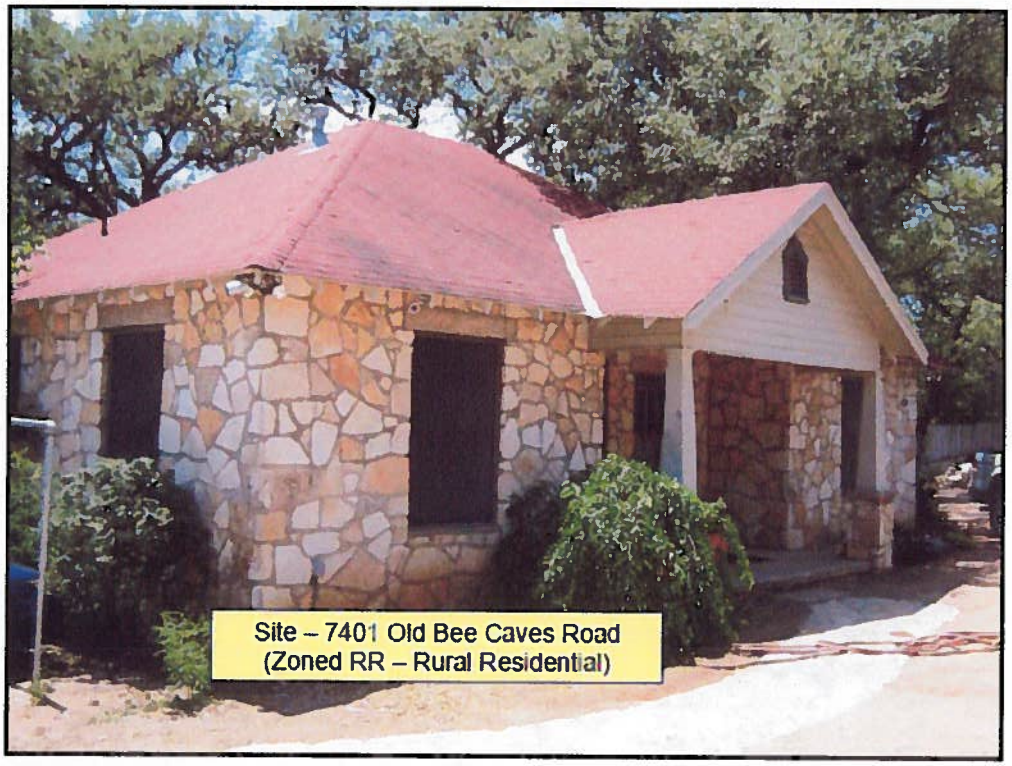
NEIGHBORHOOD PLAN AMENDMENT

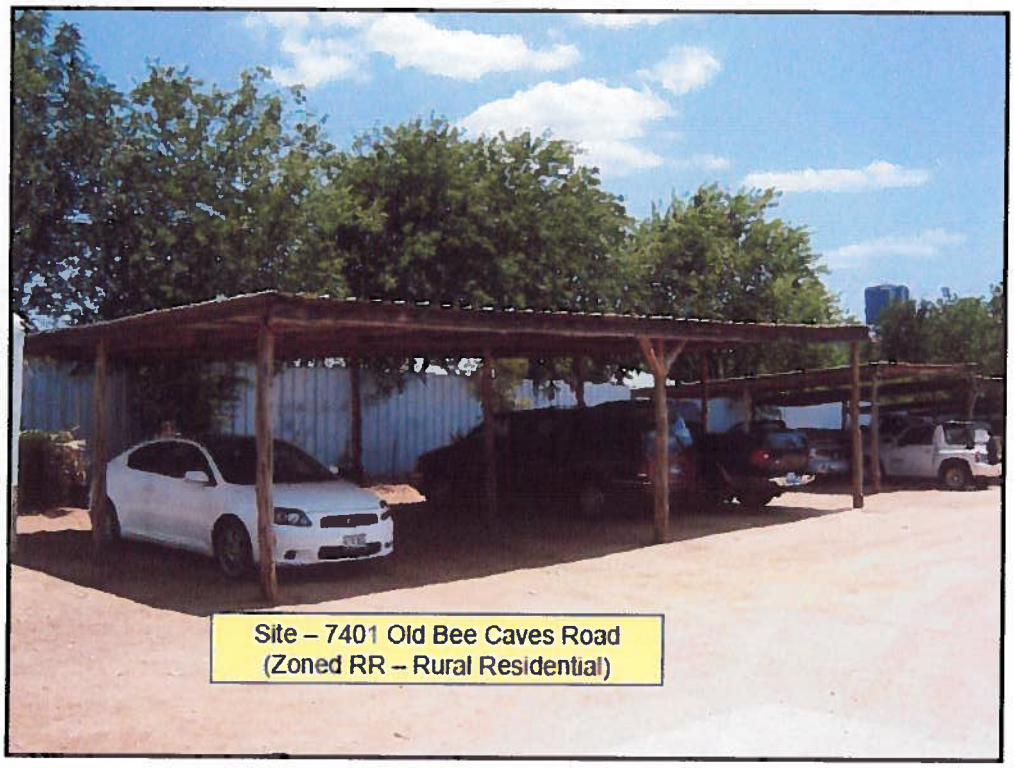
NPA CASE#: NPA-2011-0025.02
LOCATION: 7401 OLD BEE CAVES RD
SUBJECT AREA: 1.00 ACRES
GRID: B20
MANAGER: MAUREEN MEREDITH

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

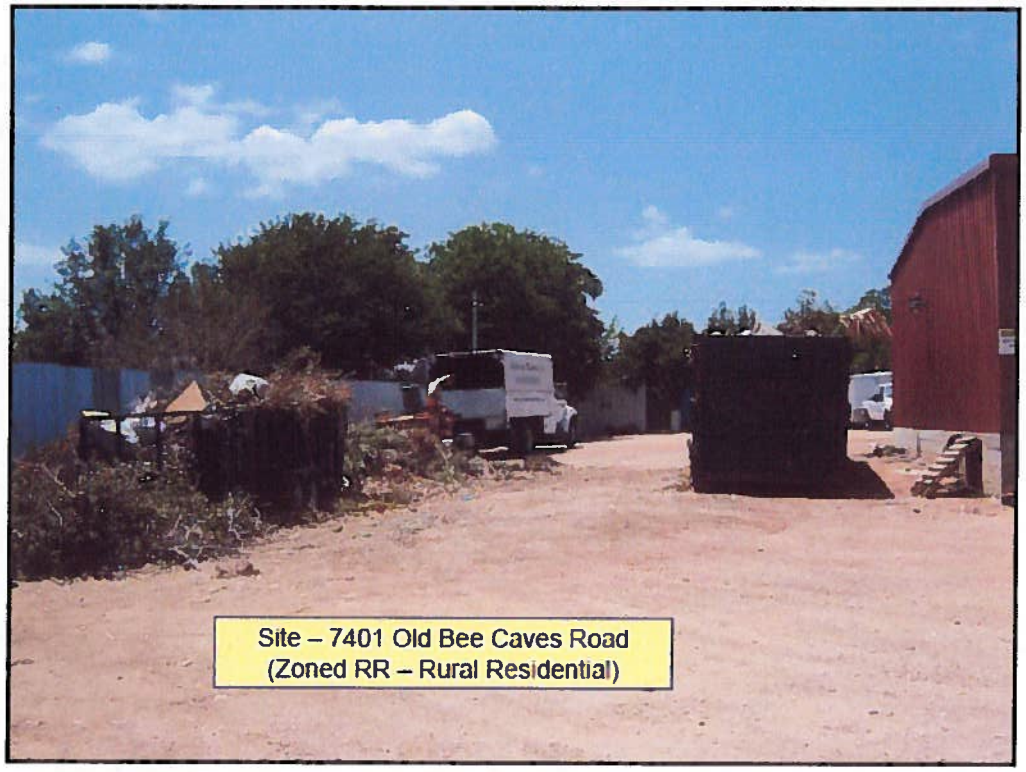

Old Bee Caves Rd
Site – 7401 Old Bee Caves Road
(Zoned RR – Rural Residential)

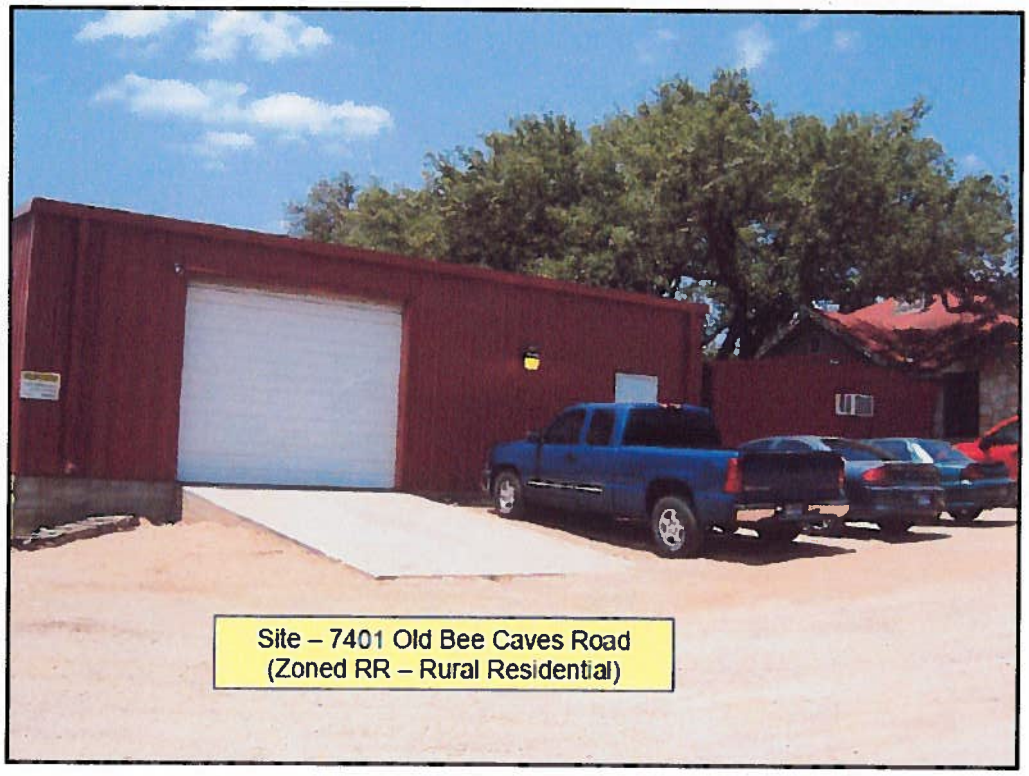

Site – 7401 Old Bee Caves Road
(Zoned RR – Rural Residential)

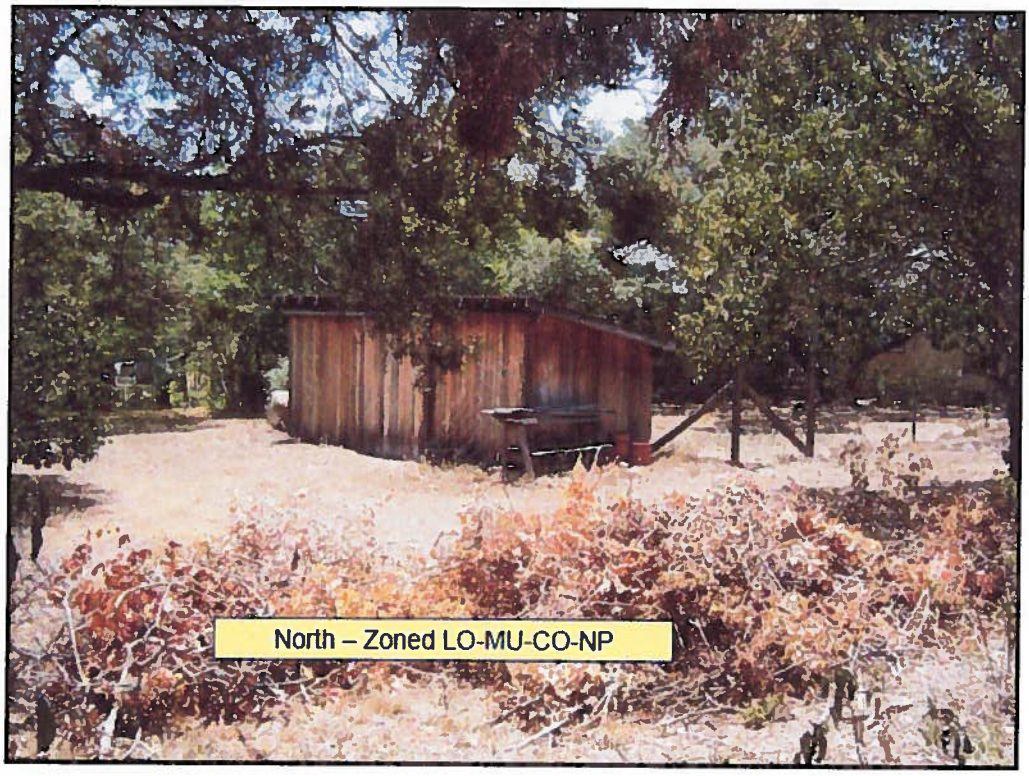

Site – 7401 Old Bee Caves Road
(Zoned RR – Rural Residential)

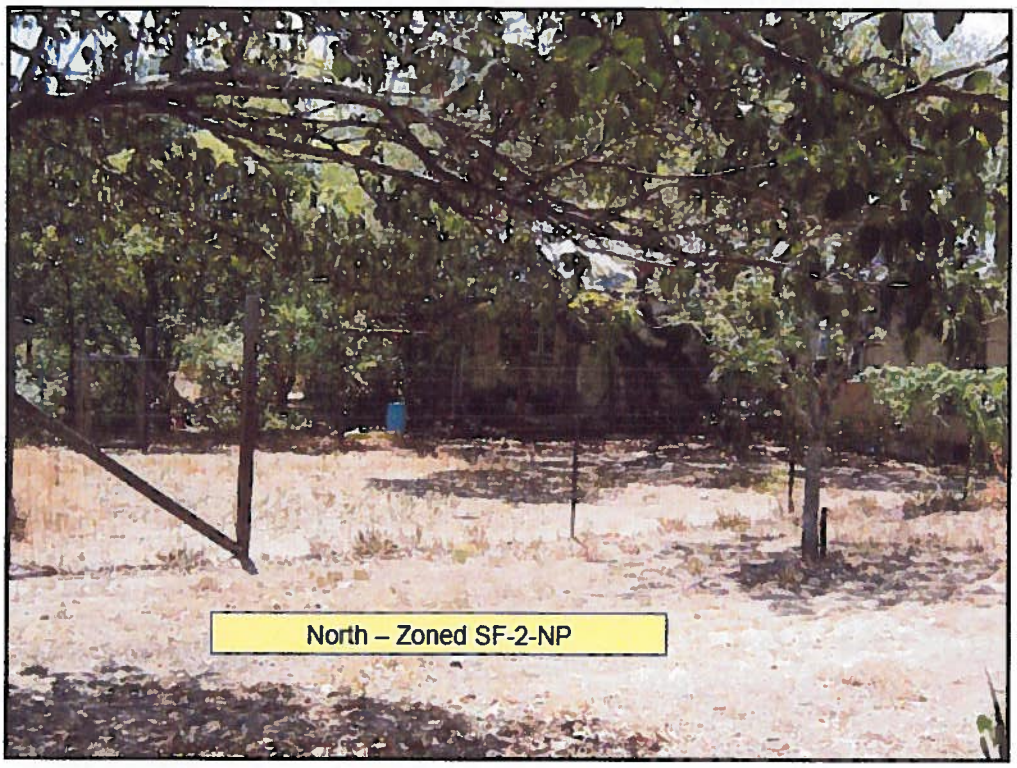

Site – 7401 Old Bee Caves Road
(Zoned RR – Rural Residential)

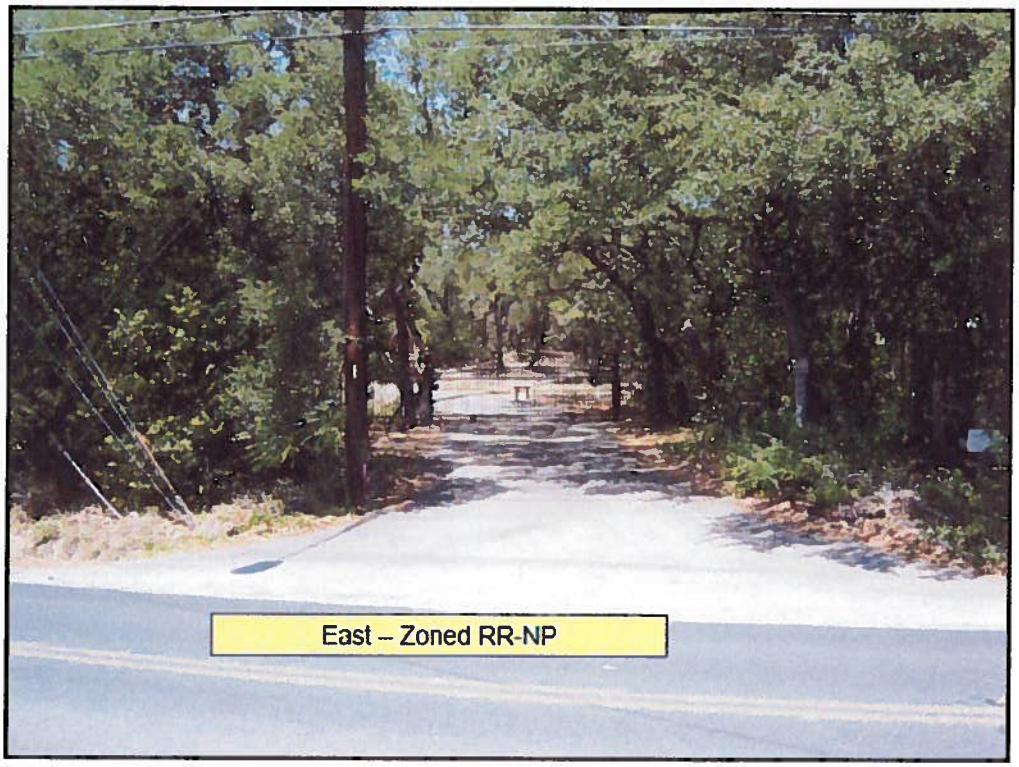
Site – 7401 Old Bee Caves Road
(Zoned RR – Rural Residential)


Site – 7401 Old Bee Caves Road
(Zoned RR – Rural Residential)

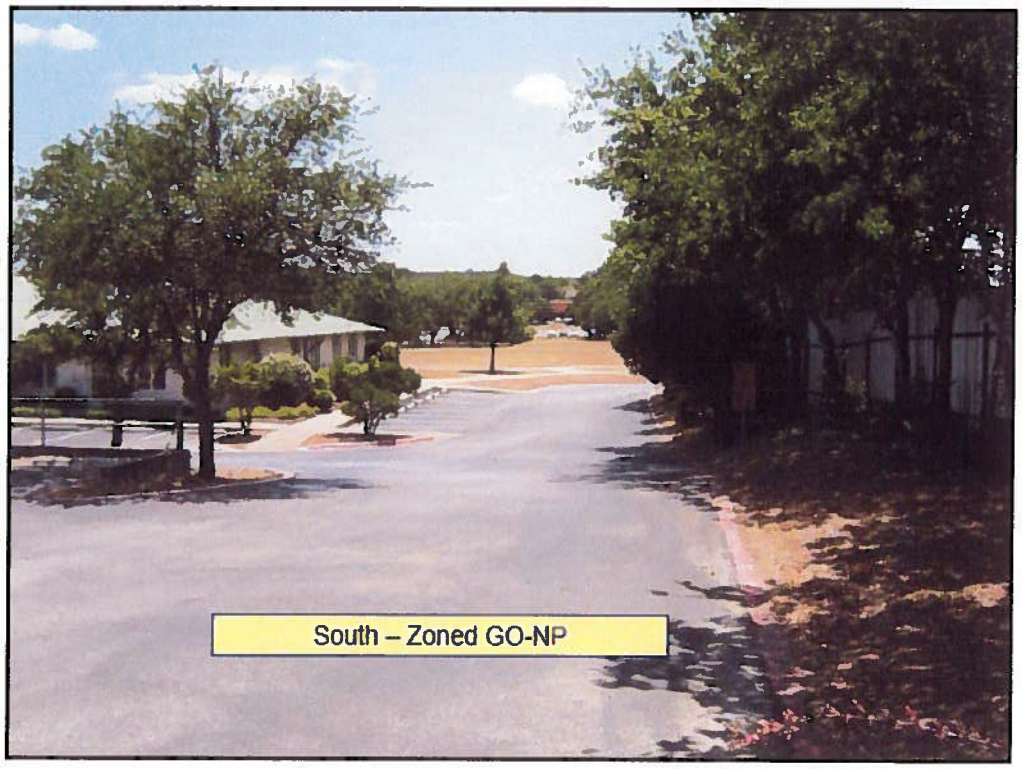

Site – 7401 Old Bee Caves Road
(Zoned RR – Rural Residential)

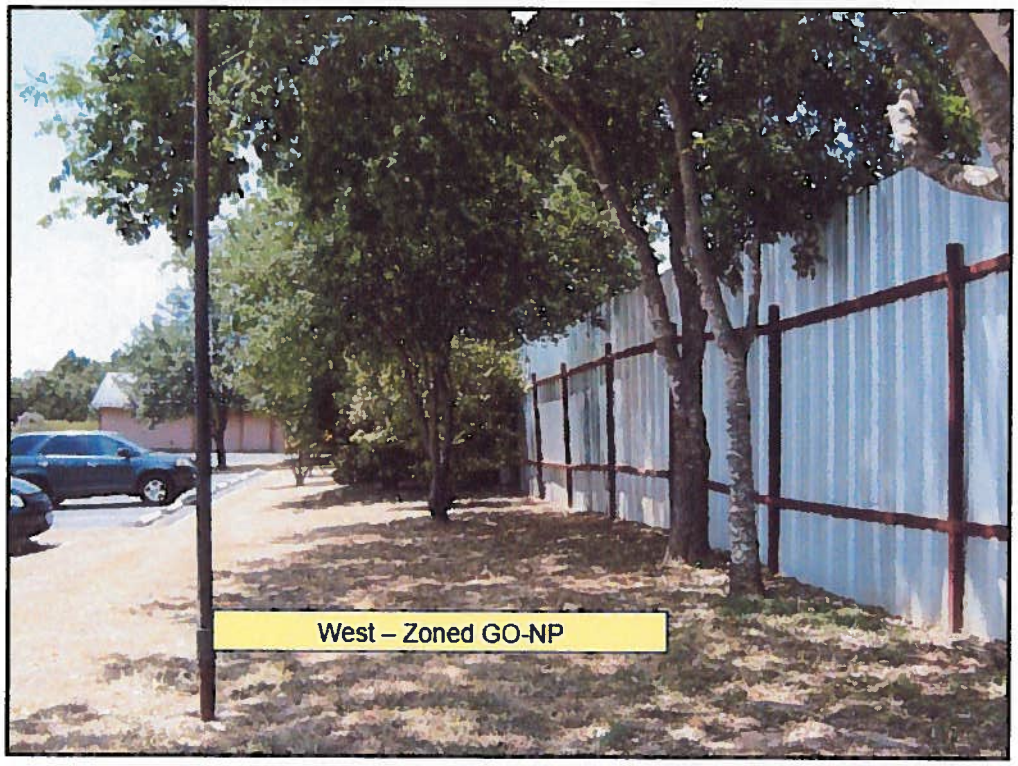

North – Zoned LO-MU-CO-NP

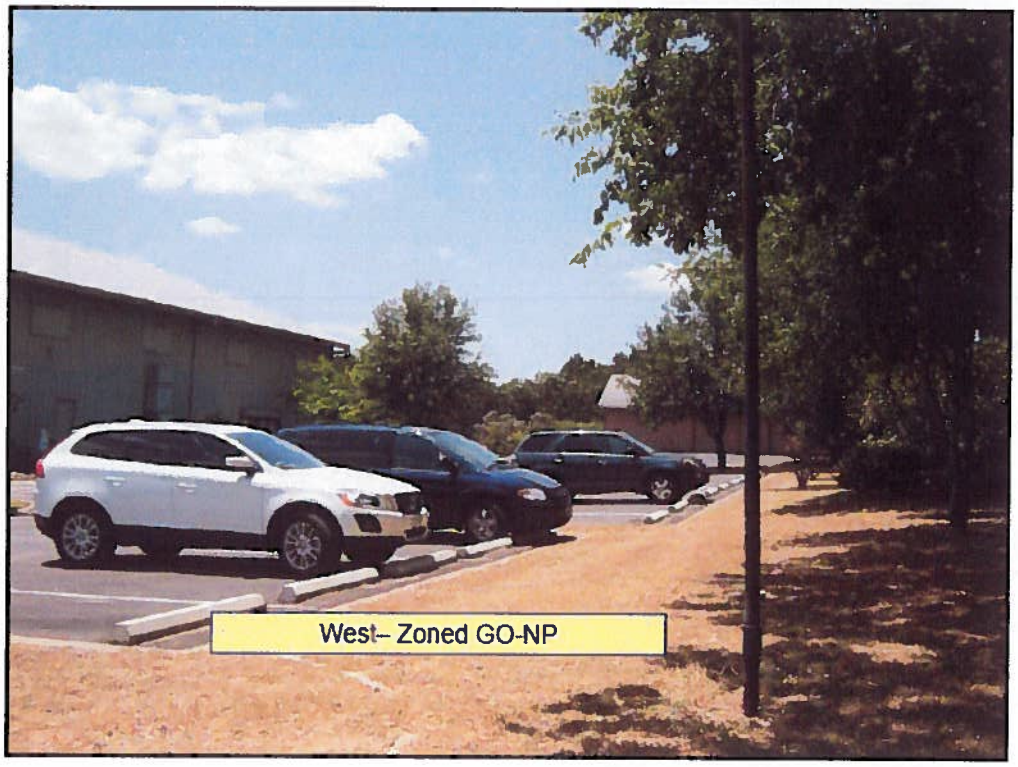

North – Zoned SF-2-NP

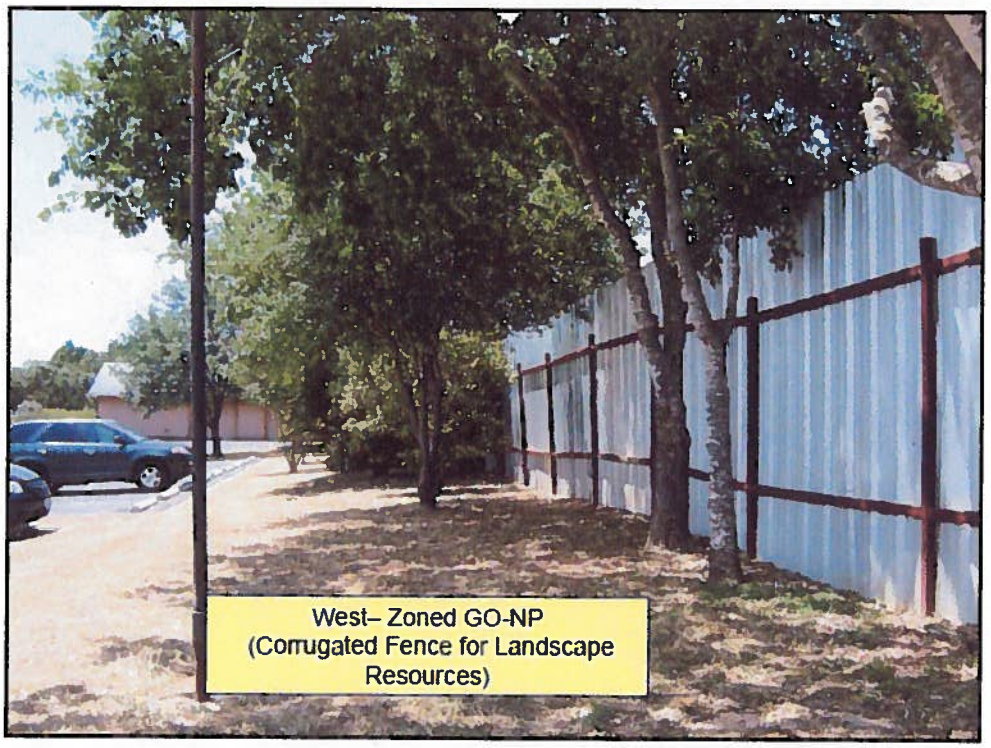

East – Zoned RR-NP

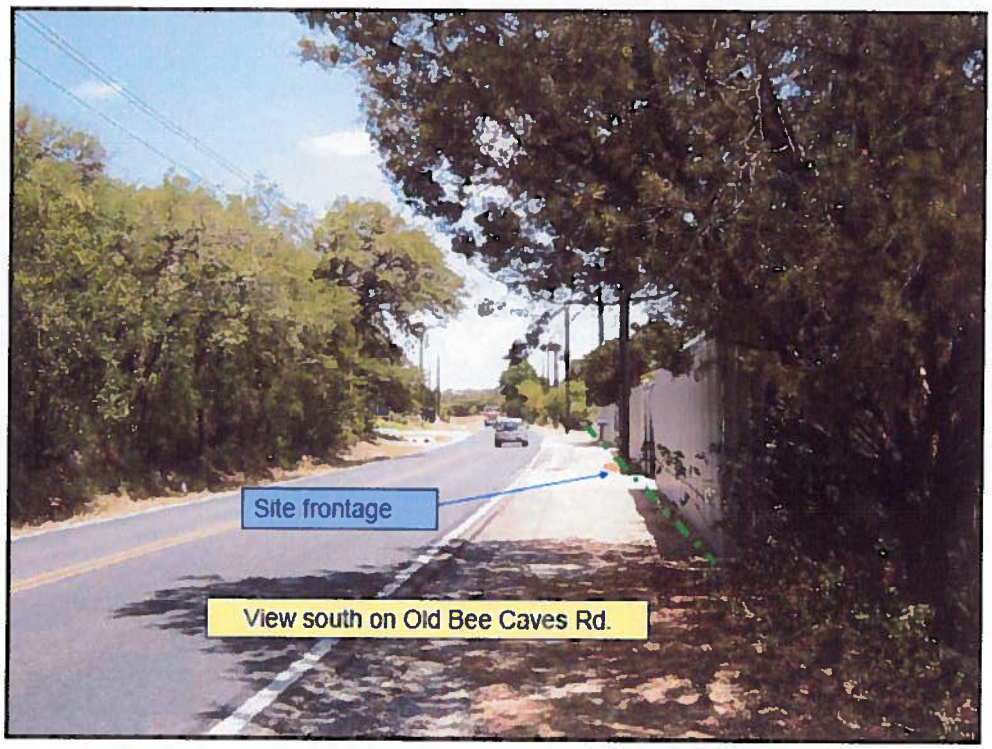
East – Zoned LR-NP (front), SF-6 (back)

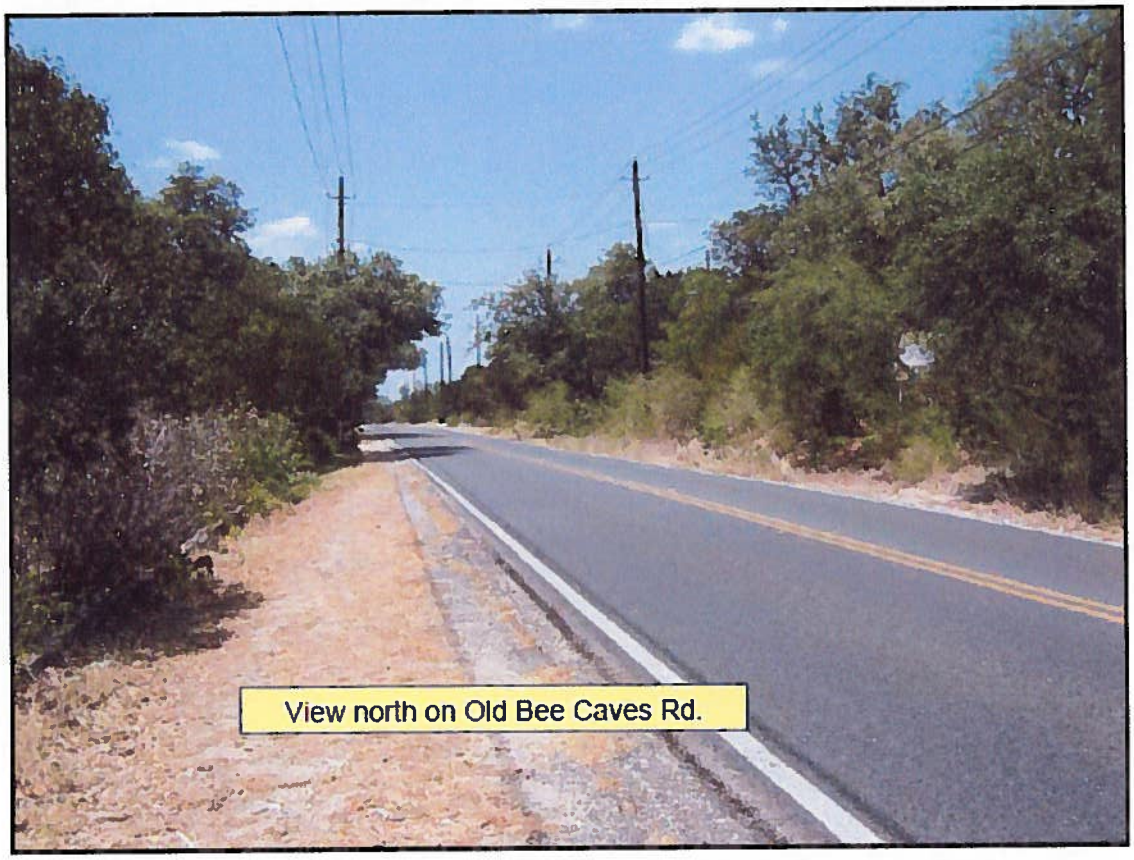

South – Zoned GO-NP

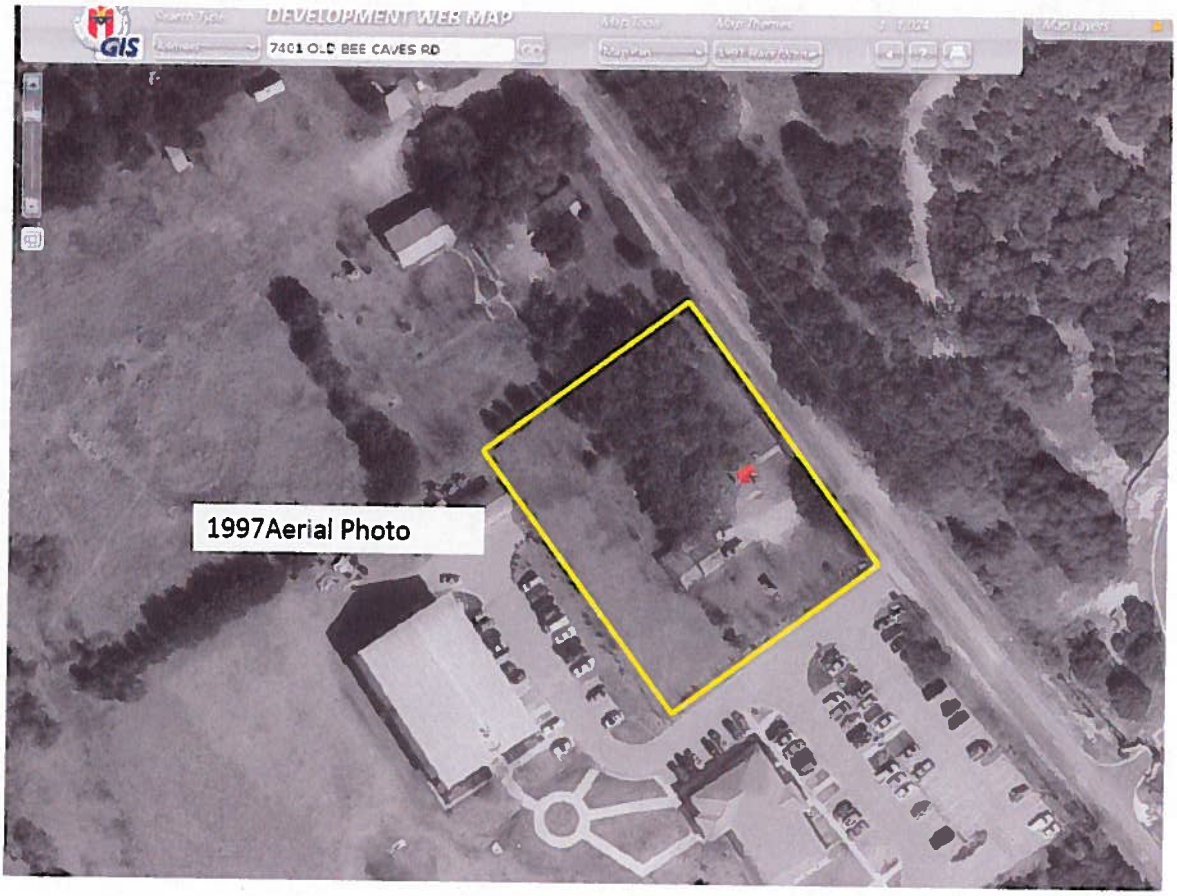

West – Zoned GO-NP


West– Zoned GO-NP


West– Zoned GO-NP
(Corrugated Fence for Landscape
Resources)


Site frontage
View south on Old Bee Caves Rd.

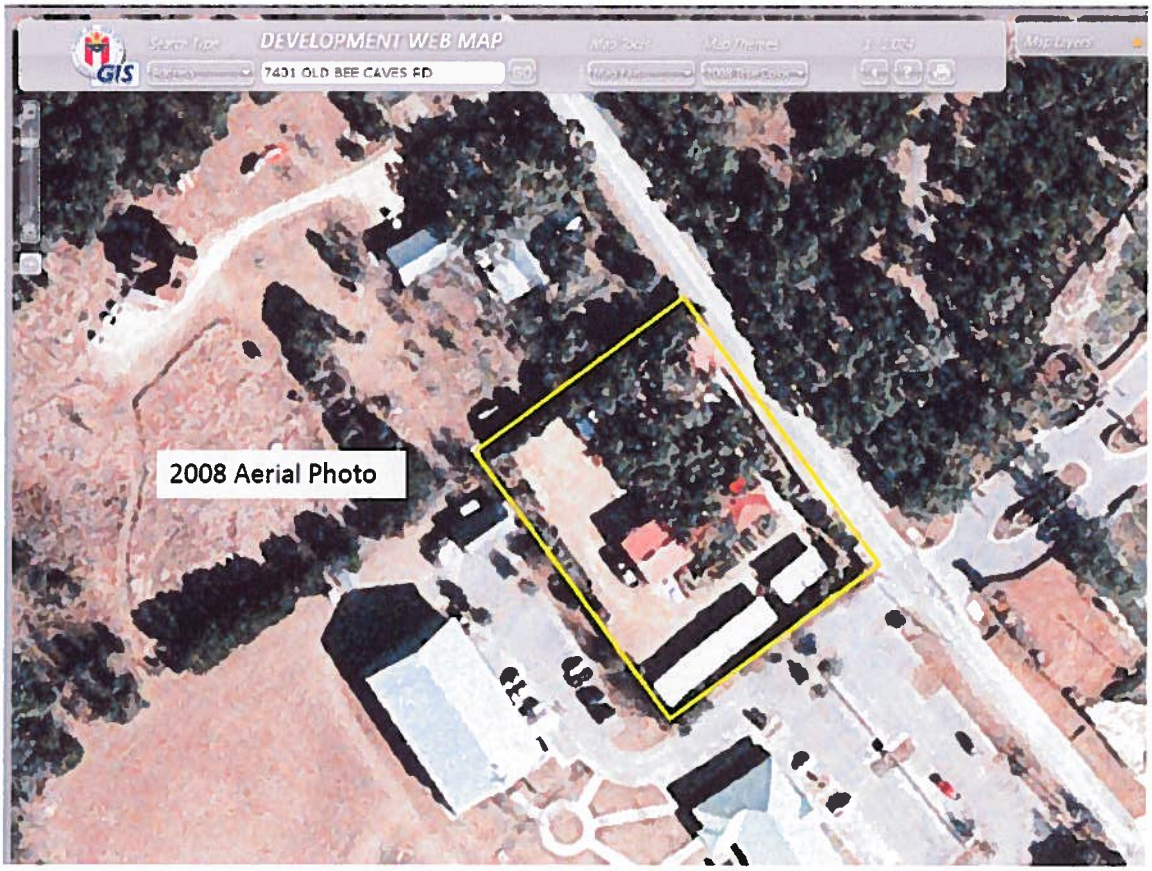

View north on Old Bee Caves Rd.


DEVELOPMENT WEB MAP
7401 OLD BEE CAVES RD
1997Aerial Photo

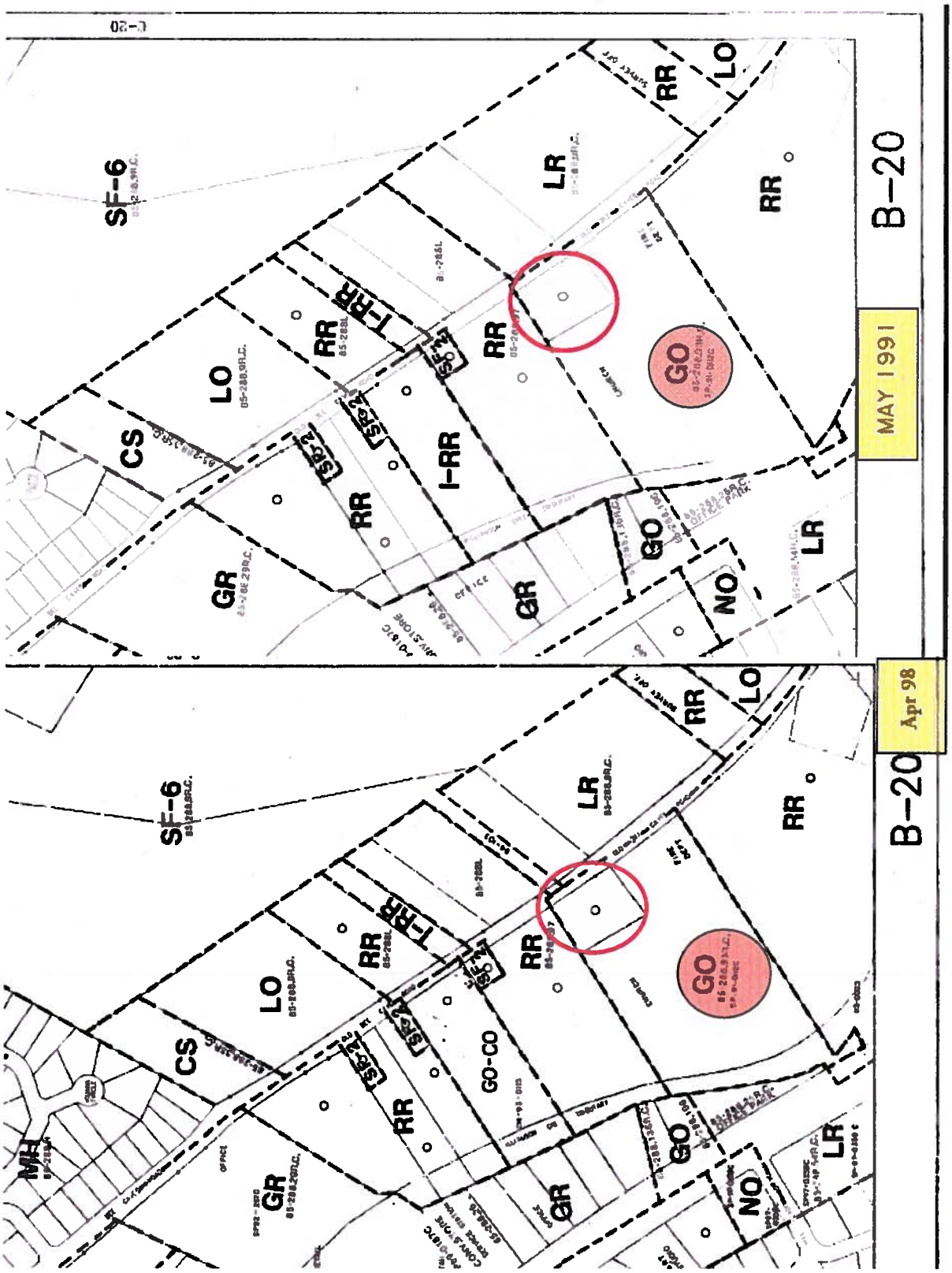
DEVELOPMENT WEB MAP
7401 OLD BEE CAVES RD
2000 Infared Photo

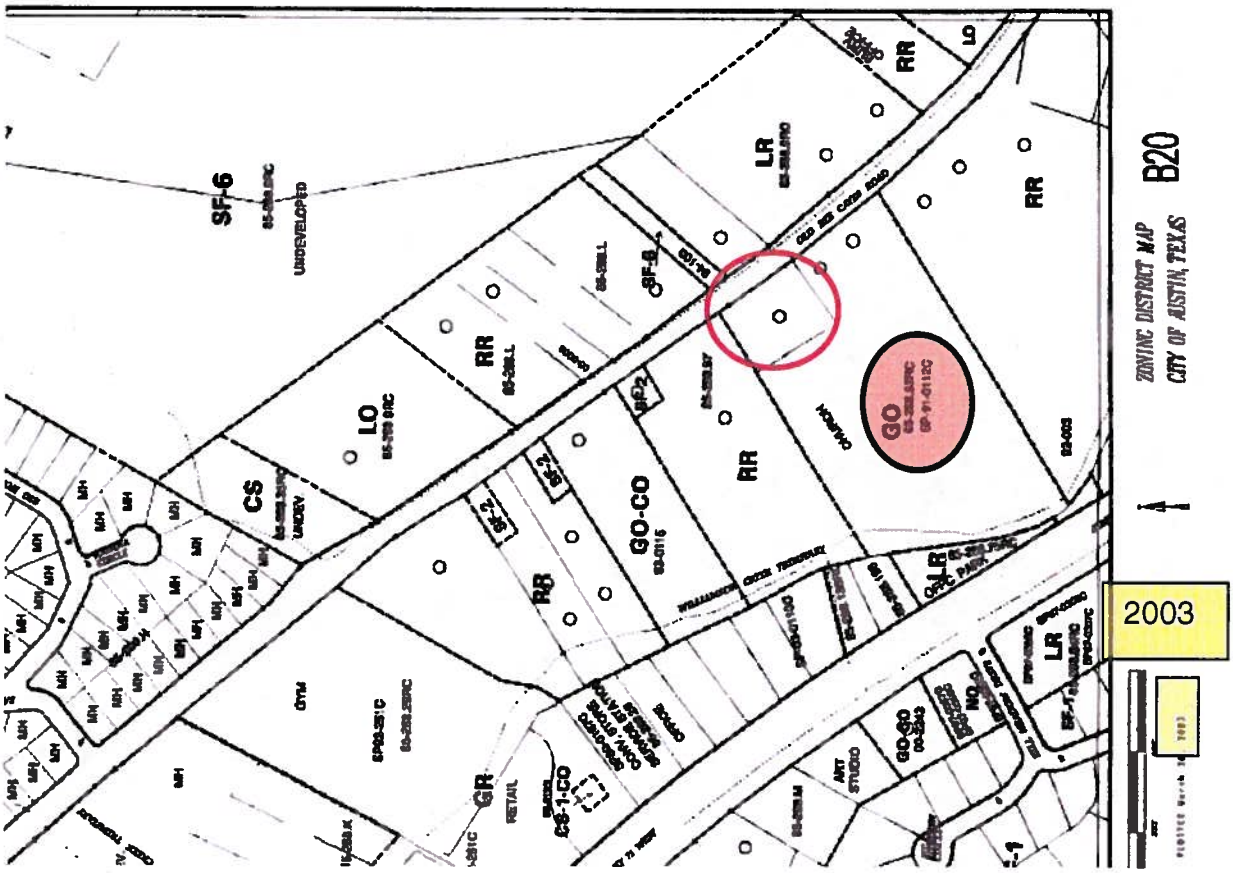
DEVELOPMENT WEB MAP
7401 OLD BEE CAVES RD
2003 Aerial Photo

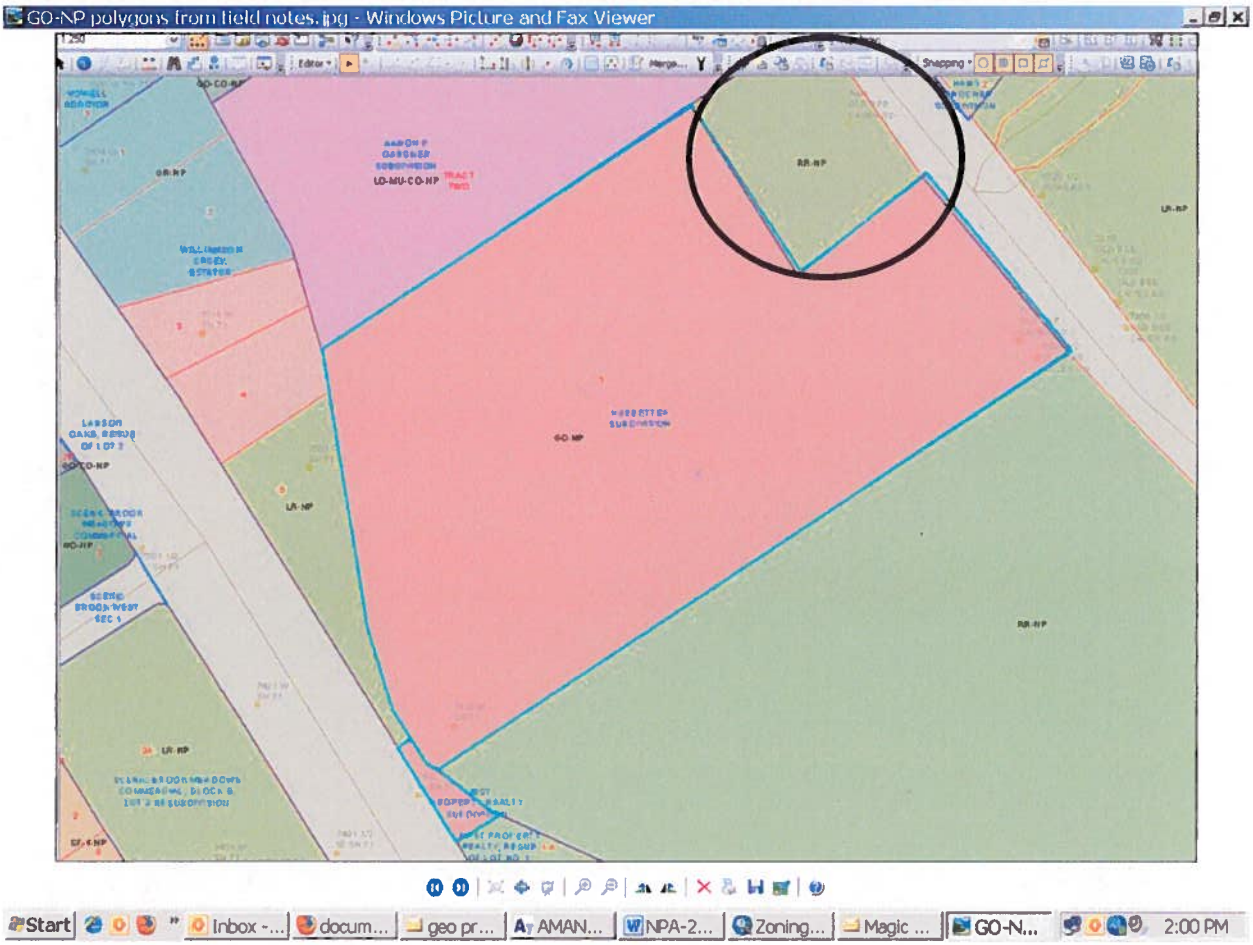
DEVELOPMENT WEB MAP
7401 OLD BEE CAVES RD
2006 Aerial Photo


DEVELOPMENT WEB MAP
7431 OLD BEE CAVES RD
2008 Aerial Photo

DEVELOPMENT WEB MAP
7401 OLD BEE CAVES RD
Base Map
Cadastral Map
Zoning Map
Aerials
2009 True Color
2008 True Color
2006 Infrared
2003 True Color
2000 Infrared
1997 Black/White
2009 Aerial Photo


B-20
MAY 1991
SF-6
LO
RR
LR
CS
I-RR
GO
GR
NO
B-20
Apr 98
SF-6
LO
RR
LR
CS
I-RR
GO
GO-CO
GR
NO
MH


ZONING DISTRICT MAP
CITY OF AUSTIN, TEXAS
B20
2003
SF-6
UNDEVELOPED
LO
CS
RR
GO-CO
GO
LR
GR
RETAIL
CS-1-CO
GYM
ART STUDIO
GO-GO
OFFC PARK
CHARRON



Plotted field notes from Ordinance # 880505-A that rezoned the adjacent Church property to GO – General Office. See ordinance on next pages.

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 880505-A

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS:

TRACT 1. 8.678 ACRE TRACT OF LAND OUT OF THE A. J. BOND SURVEY, ABSTRACT NO. 114, FROM INTERIM "RR" RURAL RESIDENCE TO "GO" GENERAL OFFICE; AND

TRACT 2. 0.109 ACRE TRACT OF LAND OUT OF THE A. J. BOND SURVEY NO. 91, FROM INTERIM "RR" RURAL RESIDENCE TO "GO" GENERAL OFFICE;

LOCALLY KNOWN AS 7416 HWY 71 WEST, SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; WAIVING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND PROVIDING AN EFFECTIVE DATE.

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

PART 1. Chapter 13-2A of the Austin City Code of 1981 is hereby amended to change the base zoning district on the property described in File C14-85-288.93, as follows:

TRACT 1. From Interim "RR" Rural Residence to "GO" General Office.

8.678 acre tract of land out of the A. J. Bond Survey, Abstract No. 114, also being out of that certain tract having been conveyed to Oscar J. Huebetter in Volume 575, Page 374 of the Deed Records of Travis County, Texas, said tract being more particularly described by metes and bounds in Exhibit "A," attached hereto and incorporated herein for all purposes; and ; and

TRACT 2. From Interim "RR" Rural Residence to "GO" General Office.

0.109 acre tract of land out of the A. J. Bond Survey No. 91, also being out of Lot 1 of the "First Property Realty Subdivision" as recorded in Book 64, Page 45 of the Plat Records of Travis County, Texas, said tract being more particularly described by metes and bounds in Exhibit "B," attached hereto and incorporated herein for all purposes; and ;

locally known as 7416 Hwy. 71 West in the City of Austin, Travis County, Texas.

PART 2. It is hereby ordered that the Zoning Map accompanying Chapter 13-2A of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

CITY OF AUSTIN, TEXAS

PART 3. The requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three separate days shall be waived by the affirmative vote of five members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 4. This ordinance shall be effective ten days following the date of its final passage.

PASSED AND APPROVED

May 5, 1988 §

Frank C. Cooksey
Mayor

APPROVED: Jonathan Davis
Acting City Attorney

ATTEST: James E. Aldridge
City Clerk

AFM/gv
Exhibits

EXHIBIT "A"

BRYANT-CURINGTON INC. *consulting engineers*

8428 guadalupe street • austin, texas 78758 • 454-0371

1-93-4627

FIELD NOTES FOR A 8.678 ACRE TRACT OF LAND OUT OF THE A. J. BOND SURVEY, ABSTRACT NO. 114, IN TRAVIS COUNTY, TEXAS. SAID TRACT OF LAND ALSO BEING OUT OF AND A PORTION OF THAT CERTAIN TRACT HAVING BEEN CONVEYED TO OSCAR J. HUEBETTER IN VOLUME 575, PAGE 374 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin found on the north R.O.W. line of Old Bee Caves Road. Said point also being the most northeasterly corner of the said tract of land having been conveyed to Oscar J. Huebetter;

THENCE, as fenced, the following eight (8) courses:

1. S57°39'W., for a distance of 919.20 feet to an iron pin set;
2. N61°51'W., for a distance of 15.71 feet to an iron pipe found;
3. N31°38'W., for a distance of 78.15 feet to an iron pin set;
4. N15°58'W., for a distance of 102.20 feet to an iron pin set;
5. N08°23'W., for a distance of 100.00 feet to an iron pin set;
6. N08°06'W., for a distance of 186.35 feet to an iron pipe found;
7. N08°07'W., for a distance of 56.82 feet to an iron pipe found;
8. N57°41'E., for a distance of 536.42 feet to an iron pin set;

THENCE, the following two (2) courses:

1. S32°19'E., for a distance of 241.65 feet to an iron pin set;
2. N52°50'E., for a distance of 192.72 feet to an iron pin set on the south R.O.W. line of Old Bee Caves Road;

THENCE, along said south R.O.W. line S38°14'E., for a distance of 278.66 feet to the POINT OF BEGINNING, containing 8.678 acres of land.

WITNESS MY HAND AND SEAL this the 3rd day of January, 1979.

BRYANT-CURINGTON, INC.

H. W. Curington
Registered Public Surveyor

STATE OF TEXAS
H. W. CURINGTON
1307
REGISTERED
PUBLIC SURVEYOR

FN:DM/da
Job #78-242-M

I HEREBY CERTIFY THAT these notes were prepared from an actual survey made on the ground under my supervision according to law and are true and correct to the best of my knowledge.

STATE OF TEXAS — COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, as stamped hereon by me, on

JAN 12 1979

COUNTY CLERK
TRAVIS COUNTY, TEXAS

ORIGINAL DOC

FILED
JAN 12 1 37 PM '79

COUNTY CLERK
TRAVIS COUNTY, TEXAS

EXHIBIT "A"

6448 6

BRYANT-CURINGTON INC.
consulting engineers
2433 guadalupe street • austin, texas 78705 • 454-0371

2-09-11

FIELD NOTES FOR A 0.109 ACRE (4,765 SQ. FT.) TRACT OF LAND OUT OF THE A. J. BOUD SURVEY NO. 91 IN TRAVIS COUNTY, TEXAS AND ALSO BEING OUT OF AND A PORTION OF LOT 1 OF THE "FIRST PROPERTY REALTY SUBDIVISION" AS RECORDED IN BOOK 64, PAGE 45 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at an iron pin set on the east R.O.W. line of the Texas State Highway No. 71;

THENCE, along said R.O.W. line N 31° 09' W., for a distance of 135.00 feet to a pipe found;

THENCE, as fenced the following five (5) courses:

1. N 58° 17' E., for a distance of 19.42 feet to a pipe found;
2. S 31° 38' E., for a distance of 35.75 feet to a pipe found;
3. S 61° 51' E., for a distance of 15.71 feet to a pin found;
4. S 51° 12' E., for a distance of 81.48 feet to a pipe found;
5. S 64° 48' E., for a distance of 11.33 feet to an iron pin set.

THENCE, S 58° 51' W., for a distance of 61.95 feet to the POINT OF BEGINNING containing 0.109 acres of land.

I HEREBY CERTIFY that these notes were prepared from a survey made on the ground under my supervision according to law and are true and correct to the best of my knowledge.

WITNESS MY HAND AND SEAL this the 7th day of May, 1979, A.D.

BRYANT-CURINGTON, INC.

Registered Public Surveyor

FN:CJ:11d
5-7-79
78-242-M

STATE OF TEXAS
H. W. CURINGTON
1307
REGISTERED PUBLIC SURVEYOR

ORIGINAL DAM

6669 1474

EXHIBIT "B"

Ordinance that rezoned 7401 Old Bee Caves Road from IRR to RR

CITY OF AUSTIN, TEXAS

ORDINANCE NO. 87 1029-L

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2A OF THE AUSTIN CITY CODE OF 1981 AS FOLLOWS: CERTAIN PROPERTY INCLUDED IN ZONING CASE C14-85-288.L, AS IDENTIFIED ON THE MAP ATTACHED AND INCORPORATED INTO THIS ORDINANCE AS EXHIBIT "A", FROM INTERIM "RR" RURAL RESIDENCE AND INTERIM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "RR" RURAL RESIDENCE DISTRICT AND "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT), LOCALLY KNOWN AS PROPERTIES IN THE OAK HILL AREA STUDY WITHIN THE GENERAL VICINITY OF THE INTERSECTION OF U.S. HIGHWAY 290 AND STATE HIGHWAY 71 (KNOWN AS THE "Y"), INCLUDING A 32 ACRE TRACT LOCATED AT 5904-7304 CONVICT HILL ROAD, AND SEVERAL PARCELS ALONG THE EASTERN BEND OF OLD BEE CAVES ROAD NORTH OF THE INTERSECTION OF OLD BEE CAVES ROAD AND STATE HIGHWAY 71, AND INCLUDING A PARCEL OF LAND AT 7748 U.S. HIGHWAY 290 WEST AND SEVERAL PROPERTIES SLIGHTLY WEST OF THE HILL MEADOW DRIVE AND STATE HIGHWAY 71 INTERSECTION; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; AND PROVIDING AN EFFECTIVE DATE.

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

PART 1. Chapter 13-2A of the Austin City Code of 1981 is hereby amended to change the base zoning district on that property which is within the incorporated city limits of the City of Austin, Travis County, Texas, included in zoning case C14-85-288.L, identified on the map attached hereto and hereby incorporated into this ordinance as Exhibit "A", from Interim "RR" Rural Residence District and Interim "SF-2" Single Family Residence (Standard lot) to "RR" Rural Residence District and "SF-2" Single Family Residence (Standard Lot), locally known as properties in the Oak Hill Area Study within the general vicinity of the intersection of U.S. Highway 290 and State Highway 71 (known as the "Y"), including a 32 acre tract located at 5904-7304 Convict Hill Road,and several parcels along the eastern bend of Old Bee Caves Road north of the intersection of Old Bee Caves Road and State Highway 71, and including a parcel of land at 7748 U.S. Highway 290 West, and several properties slightly west of the Hill Meadow Drive and State Highway 71 intersection.

PART 2. It is hereby ordered that the Zoning Map accompanying Chapter 13-2A of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the change ordered in this ordinance.

PART 3. The requirement imposed by Section 2-2-3 of the Austin City Code of 1981 that this ordinance be read on three (3)

1

CITY OF AUSTIN, TEXAS

separate days shall be waived by the affirmative vote of five (5) members of the City Council to pass this ordinance through more than one reading on a single vote.

PART 4. This ordinance shall be effective ten (10) days following the date of its final passage.

PASSED AND APPROVED §
§
October 29 §
, 1987 §

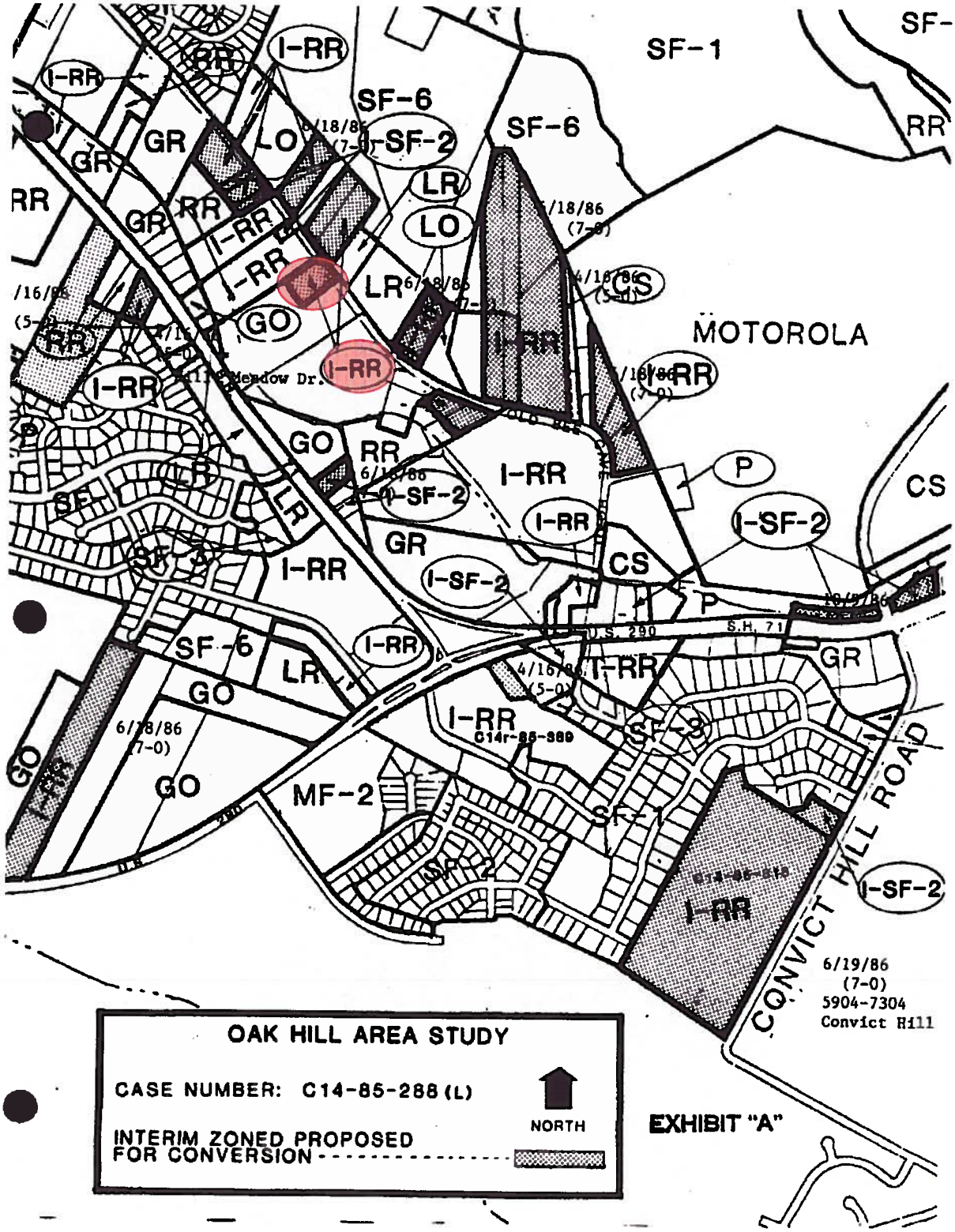
Frank C. Cooksey
Mayor

APPROVED
Barney L. Knight
City Attorney

ATTEST:
James E. Aldridge
City Clerk

29OCT87
SJS:saf
ord85288.L

2


SF-1
SF-6
SF-2
I-RR
GR
LO
LR
GO
CS
P
MOTOROLA
Meadow Dr.
SF-3
MF-2
U.S. 290
S.H. 71
CONVICT HILL ROAD
6/19/86
(7-0)
5904-7304
Convict Hill
OAK HILL AREA STUDY
CASE NUMBER: C14-85-288 (L)
NORTH
INTERIM ZONED PROPOSED FOR CONVERSION
EXHIBIT "A"

TaxNetUSA: Travis County Property ID Number: **308765** Ref ID2 Number: **04063804060000**

Owner's Name	**WEAPSA LLC**
Mailing Address	PO BOX 92198 AUSTIN, TX 78709-2198
Location	7401 OLD BEE CAVES RD AUSTIN 78735
Legal	ABS 114 SUR 91 BOND A J ACR 1.0000

Property Details

Deed Date	08312004
Deed Volume	
Deed Page	
Exemptions	
Freeze Exempt	F
ARB Protest	F
Agent Code	0
Land Acres	1.0000
Block	
Tract or Lot	
Docket No.	2004169351TR
Abstract Code	A0114
Neighborhood Code	59SWE

Value Information

	2012 Certified
Land Value	54,450.00
Improvement Value	174,376.00
AG Value	0.00
AG Productivity Value	0.00
Timber Value	0.00
Timber Productivity Value	0.00
Assessed Value	228,826.00
10% Cap Value	0.00
Total Value	228,826.00

Data up to date as of 2012-07-16

Value By Jurisdiction

Entity Code	Entity Name	2011 Tax Rate	Assessed Value	Taxable Value	Market Value	Appraised Value
0A	TRAVIS CENTRAL APP DIST		228,826.00	228,826.00	228,826.00	228,826.00
01	AUSTIN ISD	1.242000	228,826.00	228,826.00	228,826.00	228,826.00
02	CITY OF AUSTIN	0.481100	228,826.00	228,826.00	228,826.00	228,826.00
03	TRAVIS COUNTY	0.485500	228,826.00	228,826.00	228,826.00	228,826.00
2J	TRAVIS COUNTY HEALTHCARE DISTRICT	0.078900	228,826.00	228,826.00	228,826.00	228,826.00
68	AUSTIN COMM COLL DIST	0.094800	228,826.00	228,826.00	228,826.00	228,826.00

Improvement Information

Improvement ID	State Category	Description
257046		OFF/RETAIL (SFR)
603312		WAREHOUSE <20000

Segment Information

Imp ID	Seg ID	Type Code	Description	Class	Effective Year Built	Area
257046	300080	1ST	1st Floor	WV4+	1935	1,732
257046	1362276	011	PORCH OPEN 1ST F	*4+	1935	120
257046	1362277	011	PORCH OPEN 1ST F	*4+	1935	15
257046	1787102	630	PORCH CLOS FIN	*4+	1935	384
257046	3877142	501	CANOPY	F	2005	2,500
257046	3877148	501	CANOPY	F	2005	1,000
603312	3877080	1ST	1st Floor	S4	2005	1,200

Total Living Area 2,932