

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



**AGENDA ITEM NO.: Z-11
AGENDA DATE: Thu 06/23/2005
PAGE: 1 of 1**

SUBJECT: C14-05-0062 - 1901 Matthews Lane - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 1901 Matthews Lane (Williamson Creek Watershed) from family residence (SF-3) to general office-mixed use (GO-MU) combining district zoning. Zoning and Platting Commission Recommendation: To grant general office - conditional overlay (GO-CO) combining district zoning. Applicant and Agent: Vicky Coffee-Fletcher. City Staff: Wendy Walsh, 974-7719.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Alice Glasco

ZONING CHANGE REVIEW SHEET

CASE: C14-05-0062

Z.P.C. DATE: May 17, 2005

ADDRESS: 1901 Matthews Lane

OWNER: Vicky Coffee-Fletcher

ZONING FROM: SF-3 **TO:** GO-MU **AREA:** 0.250 acres (10,890 square feet)

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant limited office – mixed use (LO-MU) combining district zoning.

ZONING & PLATTING COMMISSION RECOMMENDATION:

May 17, 2005: *APPROVED GO-CO DISTRICT ZONING WITH THE CO FOR PERSONAL SERVICES AS THE ONLY PERMITTED GO USE, AND ALL LO USES AND DEVELOPMENT STANDARDS.*

[K. JACKSON, J. MARTINEZ – 2ND](8-1, M. WHALEY-HAWTHORNE - NAY)

ISSUES:

The Applicant is in agreement with the recommendation of the Zoning and Platting Commission. Statements of support for the Applicant's GO-MU rezoning request have also been signed by surrounding property owners. All correspondence is located at the back of the Staff report.

DEPARTMENT COMMENTS:

The subject rezoning area represents a portion of a 1.50 acre tract owned by the Applicant, is developed with a single family residence and zoned family residence (SF-3) district. The rezoning area accesses Matthews Lane and is surrounded to the east by the undeveloped remainder of the Applicant's property, a single family residence and duplexes (SF-3, MF-2), to the south by undeveloped property also owned by the Applicant and other undeveloped property (SF-3, SF-6), and to the west by offices (LO-CO, LO). On the north side of Matthews Lane there is an assisted living center and single family residences (GR, SF-3). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The applicant proposes to convert the existing 1,356 square foot residence to a beauty salon / barber shop and requests a rezoning to the general office – mixed use (GO-MU) district zoning. A salon / barber shop is a personal services use that is first allowed in the GO district. The rezoning area is large enough to accommodate the required number of parking spaces necessary to accommodate a personal services use of the existing structure.

The Staff recommends LO - MU zoning as a continuation of the existing zoning and office uses, and scale of development that has been established at Manchaca Road / Matthews Lane intersection (adjacent to the west), and is also appropriate along a collector street. Although the LO district does not allow the personal services use as requested by the Applicant, it permits administrative and business offices, commercial day care services, medical offices, professional offices and software development, among others. Comparison charts of GO and LO uses, and development standards are provided as Exhibit B.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3	Single family residence
<i>North</i>	GR; SF-3	Assisted living center; Single family residences
<i>South</i>	SF-3; SF-6	Undeveloped property
<i>East</i>	SF-3; MF-2	Remainder of undeveloped property owned by the Applicant; Single family residences; Duplexes
<i>West</i>	LO-CO; LO; SF-2	Offices; Undeveloped; Single family residences

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

16 – Cherry Meadows Neighborhood Association
 26 – Far South Austin Community Association
 428 – Barton Springs / Edwards Aquifer Conservation District
 511 – Austin Neighborhoods Council
 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District

SCHOOLS:

Cunningham Elementary School Covington Middle School Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-99-2006	SF-3 to LO	To Grant LO-CO	Approved LO-CO with CO for 500 trips (12-9-99).

RELATED CASES:





There are no related cases on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Matthews Lane	70 feet	36 feet	Collector	Yes	Yes, Capital Metro bus service is available	In Bicycle Plan as a Priority 1 route

CITY COUNCIL DATE: June 23, 2005**ACTION:****ORDINANCE READINGS:** 1st2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Walsh
e-mail: wendy.walsh@ci.austin.tx.us**PHONE:** 974-7719



 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT A		CITY GRID REFERENCE NUMBER F10
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-05-0062 ADDRESS: 1901 MATTHEWS LA. SUBJECT AREA (acres): 0.250	DATE: 05-04 INTLS: TRC	
	CASE MGR: W.WALSH			



	LO, LIMITED OFFICE DISTRICT ZONING	GO, GENERAL OFFICE DISTRICT ZONING
DEVELOPMENT STANDARDS		
Minimum lot size	5,750 square feet	5,750 square feet
Minimum lot width	50 feet	50 feet
Maximum F.A.R.	0.7 : 1	1 : 1
Maximum building coverage	50%	60%
Maximum impervious cover	70%	80%
Maximum height	40 feet or 3 stories	60 feet
Minimum setbacks	<u>Street front:</u> 25 feet <u>Street side:</u> 15 <u>Interior side:</u> 5 feet <u>Rear:</u> 5 feet	<u>Street front:</u> 15 feet <u>Street side:</u> 15 feet <u>Interior side:</u> 5 feet <u>Rear:</u> 5 feet

Uses Allowed in GO, but not in LO

Business or Trade School
 Guidance Services
 Off-site Accessory Parking
 Printing and Publishing

Business Support Services
 Hospital Services – General (Conditional use)
 Personal Services
 Restaurant – Limited (Conditional use)

EXHIBIT B

Comparison of Uses in Office Districts

[illegible]

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant limited office – mixed use (LO-MU) combining district zoning.

BACKGROUND

The subject rezoning area represents a portion of a 1.50 acre tract owned by the Applicant, is developed with a single family residence and zoned family residence (SF-3) district. The rezoning area accesses Matthews Lane and is surrounded to the east by the undeveloped remainder of the Applicant's property, a single family residence and duplexes (SF-3, MF-2), to the south by undeveloped property also owned by the Applicant and other undeveloped property (SF-3, SF-6), and to the west by offices (LO-CO, LO). On the north side of Matthews Lane there is an assisted living center and single family residences (GR, SF-3).

The applicant proposes to convert the existing 1,356 square foot residence to a beauty salon / barber shop and requests a rezoning to the general office – mixed use (GO-MU) district zoning. A salon / barber shop is a personal services use that is first allowed in the GO district. The rezoning area is large enough to accommodate the required number of parking spaces necessary to accommodate a personal services use of the existing structure.

The Staff recommends LO – MU zoning as a continuation of the existing zoning and office uses, and scale of development that has been established at Manchaca Road / Matthews Lane intersection (adjacent to the west), and is also appropriate along a collector street. Although the LO district does not allow the personal services use as requested by the Applicant, it permits administrative and business offices, commercial day care services, medical offices, professional offices and software development, among others. Comparison charts of GO and LO uses, and development standards are also provided.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The GO, General Office, district is intended for offices and selected commercial uses predominantly serving community or City-wide needs, such as medical or professional offices. A building in a GO district may contain more than one use.

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

LO – MU zoning would be a continuation of the existing zoning and office uses, and scale of development that has been established at Manchaca Road / Matthews Lane intersection (adjacent to the west), and is also appropriate along a collector street.

EXISTING CONDITIONS

Site Characteristics

The rezoning area is developed with a single family residences and is a portion of a 1.5 acre tract. The site is relatively flat and there appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the GO zoning district would be 80%, which is a consistent figure between the watershed and zoning regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Williamson 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. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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

In the Water Quality Transition Zones, impervious cover is limited to 30%.

According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.

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 which 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 230 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]

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or offsite main extension, or system upgrades, or utility relocation, or utility adjustment are required, the landowner, at own expense, will be responsible for providing. Also, the utility plan must be reviewed and approved by the Austin #Water Utility. The plan must be in accordance with the City design criteria. The utility construction must be inspected by the city. The landowner must pay the associated City fees.

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.

The site is subject to compatibility standards. Along the south and east property line, 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 is allowed within 23' of the property line.
- No driveways are allowed within 18' feet of the property line.

- A landscape area is required along 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.
- 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.

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

To: Zoning and Planning Commission
From: Vicky Coffee-Fletcher and James Fletcher
Re: Case Number C14-05-0062
Date of Hearing: May 17, 2005

We are the owners of 1.5 acres of property located at 1901 Matthews Lane, just one block South East of the Manchaca Rd. and William Cannon Dr. Intersection. For .25 acres of the property, facing Matthews Ln., we are proposing a zoning change from SF-3 to GO-MU, with the remaining 1.25 acres located directly South of the existing structure to stay as SF-3. Our reason for the request is to convert the existing 1356 sq. ft. home to a Beauty/Barber Salon.

We have been informed by our contact person, Wendy Walsh, Senior Planner with the Neighborhood Zoning and Planning Department, that staff would only recommend LO zoning for our property, as it marks the start of residential properties with the zoning designation of SF-3, SF-8 and MF-2. While we respect the Department's decision to agree to LO zoning, LO zoning does not permit personal services to be operated within that specific LO zoning designation. GO zoning is required in order to operate a Beauty/Barber Salon, as it falls under the category of personal services.

In meeting with Ms. Walsh, it was explained to us that the current home and facility as it stands, meets the standards or requirements appropriate for LO zoning. Our intentions are merely to convert the existing structure to a salon. However, we realize that the GO zoning designation is required in order to use the property for our intended purposes, therefore, we are willing to adopt the LO covering standards or restrictions if we are given the GO zoning designation.

For the following reasons listed below, we are requesting that you strongly consider and approve our application for GO-MU zoning:

- It is very important to us that this property be rezoned. In addition, it is also very important to us that property owners within 300 ft. of the proposed rezone have full disclosure of our intent. We have personally talked with them regarding our request to rezone and have obtained signatures of support from those whose property adjoins ours, as well as others within the 300 foot range.
- None of the neighbors with whom we spoke, were in opposition to our request. We only received strong support in favor of the proposed changes. Please review the attached document verifying their support.
- Located to the west of our property are offices used for medical purposes that are designated LO zoning status. Immediately across from our property (to the North) is an Assisted Living Center for the elderly.
- Within a quarter mile of the property, GR zoned commercial and retail businesses are located to include; Restaurants, Medical Offices, a Drug Store, Bank, Veterinarian, Craft Store, Fitness Center, Gas Station)
- Within a quarter mile, in the heart of the residentially zoned district to the East of our property, there are existing businesses, (Building and Supplies, Mini-warehouses).
- We own the vacant lot that separates the property we are requesting to rezone GO, from the residential property located to the East, which is the beginning of the residential zoned properties.
- As African American entrepreneurs, we are committed to providing a quality service that will benefit the community, as well as contribute to the growth of minority owned businesses in Austin Travis County.
- The zoning change request is for a partial rezone of an existing structure that occupies .25 of 1.5 acres.

Thanks so much for time and consideration. We look forward to meeting with you in person to further discuss our plans or answer any questions you may have regarding our request.

Date of Hearing	May 17, 2005
Case Number	C14-05-0062
Property Location	1901 Matthews Ln Austin, TX 78745
Current Zoning	SF-3 Proposed Zoning GO-MU

My property is within 300 ft. of the proposed zoning change area. It is my understanding that the current owners have requested a change in zoning for .25 acres of their 1.5 acres for the purpose of converting the existing structure into a Barber/Beauty Salon. My signature below constitutes my support of the proposed zoning change.

[illegible]

MEMORANDUM

TO: Betty Baker, Chair and Members of the Zoning and Platting Commission

FROM: Dora Anguiano, Zoning and Platting Commission Coordinator
Neighborhood Planning and Zoning Department

DATE: May 27, 2005

SUBJECT: Zoning and Platting Commission Summary

Attached is a Zoning and Platting Commission summary, which will be forwarded to the City Council.

CASE # C14-05-0062

18. Rezoning: C14-05-0062 - Fletcher
Location: 1901 Matthews Lane, Williamson Creek Watershed
Owner/Applicant: Vicky Coffee-Fletcher
Request: SF-3 to GO-MU
Staff Rec.: RECOMMENDATION OF LO-MU
Staff: Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us
Neighborhood Planning and Zoning Department

SUMMARY

Wendy Walsh, staff – “This is a portion of a 1.5-acre tract; it is zoned SF-3, they are proposing to convert the residence to a beauty salon/barber shop and are requesting zoning GO-MU, which is the first district that allows for the personal service use. Staff is recommending LO as a continuation of the LO zoning that’s immediately adjacent to the west. I’ll let the applicant make her presentation”.

Vicky Coffee-Fletcher, owner – “We have asked that we are allowed to use the existing structure that is there to convert that into a barber/beauty salon; it is located next to another property that has medical uses; and to the east starts the residential properties. Directly across the street is a huge assisted living center and everything north of us is GR, commercial areas. We added a letter of support for you to read; with our reason why we should get the GO zoning. We would recommend or request for LO zoning, however, personal services are not allowed under that zoning; therefore, we are asking for the GO zoning, but we are amenable to having LO conditions. We have gone out to the community who lie within 300-feet of our property and we have attached signatures from all of the bordering neighbors who are in support of it, but in addition we have had telephone conversations with other owners who are in favor. They are not only in support of us having the salon there, but they are anxious and anticipating this way of bringing more conveniently located services to their community. They are excited about the cosmetic upgrades that we have made to the existing structure. A shop that will provide services for African American hair care, in South Austin, those services are very limited. We feel that these services are much needed; we are not only going to focus on African American hair, but other ethnicities as well; so we are asking for GO for the purpose of operating a beauty/barber shop. Only .25 of our 1.5 acres, are we asking to change; it’s the front .25, which is the house and the parking”.

Commissioner Baker – “The remainder of the tract that you own, what do you propose to do?”

Mrs. Fletcher – “We would propose to leave that just as it is, which is SF-3”.

FAVOR

No Speakers.

OPPOSITION

No Speakers.

Commissioner Hammond and Rabago moved to close the public hearing.

Commissioner Martinez – “I would like to make a motion for GO-CO with the only permitted use being personal services, which would allow the salon/barber shop”.

Commissioner Donisi – “I’ll second”.

Commissioner Baker – “Can you expand your motion for GO-CO, personal services as the only permitted GO use and permitted LO uses?”

Commissioner Martinez – “Yes”.

Commissioner Jackson – “And LO development regulations?”

Commissioner Martinez – “Yes”.

Ms. Walsh – “Was there an MU involved?”

Commissioner Martinez – “No”.

Commissioner Baker – “The motion is GO-CO with CO to allow for personal services as the only permitted GO use and permitted LO uses”.

Commissioner Whaley – “Does it need the MU?”

Commissioner Baker – “I don’t think so”.

Ms. Walsh – “She has applied for GO-MU; just to make you aware”.

Commissioner Baker – “Applicant, do you want the MU?”

Mrs. Fletcher – “Not if it’s approved for GO”.

Commissioner Baker – “Not if it’s approved for GO, she does not wish to reside there; did I state that correctly?”

Mrs. Fletcher – “Yes”.

Commissioner Jackson – “With the LO development regulations?”

Commissioner Baker – “Yes; all in favor say aye”.

Aye.

Commissioner Whaley -- "I'm opposed".

Motion carried.

**COMMISSION ACTION:
MOTION:**

**MARTINEZ, RABAGO
APPROVED GO-CO ZONING WITH
CONDITIONS:**

- 1. PERSONAL SERVICES IS THE
ONLY PERMITTED GO USE;
AND**
- 2. PERMITTED LO USES;**
- 3. LO DEVELOPMENT
REGULATIONS**

AYES:

**GOHIL, RABAGO, JACKSON,
PINNELLI, BAKER, DONISI,
HAMMOND, MARTINEZ**

NAY:

WHALEY

MOTION CARRIED WITH VOTE: 8-1.

ORDINANCE NO. _____

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 1901 MATTHEWS LANE FROM FAMILY RESIDENCE (SF-3) DISTRICT TO GENERAL OFFICE-CONDITIONAL OVERLAY (GO-CO) COMBINING DISTRICT.

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

PART 1. The zoning map established by Section 25-24.91 of the City Code is amended to change the base district from family residence (SF-3) district to general office-conditional overlay (GO-CO) combining district on the property described in Zoning Case No. C14-05-0062, on file at the Neighborhood Planning and Zoning Department, as follows:

A 0.25 acre tract of land, more or less, out of the William Cannon League Survey No. 19, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 1901 Matthews 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:

1. The following uses are prohibited on the Property:

Business or trade school
Guidance services
Off-site accessory parking

Business support services
Hospital services (limited)
Printing and publishing

2. The following uses are conditional on the Property:

Restaurant (limited)

Hospital services (general)

3. The following site development regulations apply to the Property:

- a. The maximum floor-to-area ratio is 0.7 to 1.0.
- b. The maximum building coverage is 50 percent.
- c. The maximum impervious cover is 70 percent.

- 1 d. The maximum height is 40 feet from ground level.
2 e. The maximum height is three stories.
3 f. The minimum street front setback is 25 feet.
4

5 Except as specifically restricted under this ordinance, the Property may be developed and
6 used in accordance with the regulations established for the limited office (LO) base district
7 and other applicable requirements of the City Code.
8

9 **PART 3.** This ordinance takes effect on _____, 2005.
0

1 **PASSED AND APPROVED**
2

3 _____, 2005
4 §
5 §
6 §

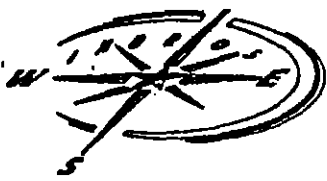
7 Will Wynn
8 Mayor
9

0 **APPROVED:**
1

2 David Allan Smith
3 City Attorney

ATTEST

Shirley A. Brown
City Clerk



LEGAL DESCRIPTION

BEING A TRACT OR PARCEL OF LAND CONTAINING 0.25 ACRE (10,890 SQ. FT.) OUT OF THE WILLIAM CANNON LEAGUE SURVEY NO. 19, IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THE 1 ACRE TRACT DESCRIBED IN DEED RECORDED IN VOLUME 896, PAGE 99, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAVE AND EXCEPT THOSE PORTIONS CONVEYED IN DEEDS RECORDED IN VOLUME 1549, PAGE 389, VOLUME 1549, PAGE 391, AND VOLUME 2442, PAGE 472, DEED RECORDS, TRAVIS COUNTY, TEXAS. SAID 0.25 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS, (BEARINGS BASED ON THE RECORDED PLAT OF EULA MAY ADDITION, VOLUME 72, PAGE 252, T.C.P.R.):

COMMENCING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTH RIGHT-OF-WAY LINE OF MATTHEWS LANE (R.O.W. VARIES), MARKING THE NORTHEAST CORNER OF THE CORONADO TRACT, BEING CALLED 0.978 ACRE, AS DESCRIBED IN DOCUMENT NUMBER 2001194262, T.C.O.P.R., FROM WHICH POINT THE NORTHWEST CORNER OF LOT 1, BLOCK 'B' OF THE AMENDED PLAT OF DAN JEAN OAKS SUBDIVISION RECORDED IN DOCUMENT NUMBER 199900115, T.C.O.P.R. BEARS SOUTH 31° 58' 20" WEST, 9.01 FEET;

THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MATTHEWS LANE, NORTH 60° 08' 30" WEST, A DISTANCE OF 160.98 FEET TO 1/2" IRON ROD SET, CAPPED "WINDROSE" IN THE SOUTH RIGHT-OF-WAY LINE OF SAID MATTHEWS LANE, FOR THE NORTHEAST CORNER AND POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT, SAID POINT IS ALSO IN THE NORTH LINE OF THE LINAM TRACT, CALLED 1.50 ACRES (TCAD ACCOUNT #04181701020000);

THENCE LEAVING THE NORTH LINE OF MATTHEWS LANE AND CROSSING THROUGH SAID LINAM TRACT, SOUTH 31° 48' 23" WEST, A DISTANCE OF 101.61 FEET TO A 1/2" IRON ROD SET, CAPPED "WINDROSE" FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT;

THENCE CONTINUING THROUGH SAID LINAM TRACT, NORTH 60° 08' 30" WEST, A DISTANCE OF 107.24 FEET TO A 1/2" IRON ROD SET, CAPPED "WINDROSE" FOR THE SOUTHWEST CORNER HEREOF, SAID POINT IS ALSO IN THE EAST LINE OF LOT 1, OF THE EULA MAE ADDITION #2, RECORDED IN VOLUME 78, PAGE 215, T.C.P.R., ALSO BEING IN THE WEST LINE OF SAID LINAM TRACT;

THENCE WITH THE EAST LINE OF LOT 1, AND THE WEST LINE OF SAID LINAM TRACT, NORTH 31° 48' 23" EAST, A DISTANCE OF 101.61 FEET TO A POINT FOR THE NORTHWEST CORNER HEREOF, SAID POINT IS IN THE SOUTH RIGHT-OF-WAY LINE OF SAID MATTHEWS LANE, FROM WHICH POINT AN IRON STAKE FOUND BEARS NORTH 42° 36' EAST, 1.6 FEET, ALSO FROM WHICH POINT THE NORTHEAST CORNER OF LOT 1 OF SAID EULA MAY ADDITION NO. 2, BEARS SOUTH 31° 48' 23" WEST, 3.91 FEET

THENCE WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID MATTHEWS LANE, SOUTH 60° 08' 30" EAST, A DISTANCE OF 107.24 FEET TO THE POINT OF BEGINNING AND CONTAINING 0.25 ACRE (10,890 SQ. FT.) OF LAND.

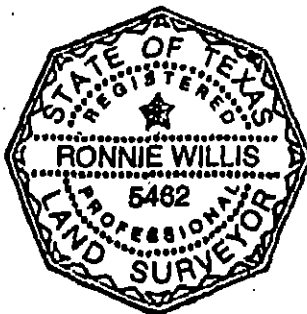


EXHIBIT A

RONNIE WILLIS, RPLS # 5462

MARCH 16, 2005

JOB # 11311

GF # 04-09-0951



SCALE: 1" = 20'
SHEET 1 OF 2

SAVE AND EXCEPT PORTION
VOL. 1349, PG. 389, VOL. 1349, PG.
391, & VOL. 2442, PG. 472, T.C.D.R.
AT MAT 38' 1.8"

L-1
S 60°08'30" E
107.24'

MATTHEWS LANE
(R.O.W. VARIES)

MANCHACA ROAD
(R.O.W. VARIES)
EULA MAY ADDITION
VOL. 72, PG. 252,
T.C.P.R.
LOT 1
N 31°48'23" E
101.61'

LOT 1
N 31°48'23" E
101.61'

ONE STORY
FRAME
1801

0.25 ACRE
(10,890 SQ. FT.)

THE LINAM TRACT
CALLED 1.50 ACRES
T.C.D. ACCT #04181701020000

THE CORONADO TRACT
CALLED 0.978 ACRE
DOC. #200118252, T.C.D.P.R.

THE CORONADO TRACT
CALLED 0.978 ACRE
DOC. #200118252, T.C.D.P.R.

LEGEND

- PP - POWER POLE
- P - OVERHEAD POWER LINE
- WP - WATER PUMP
- CF - CHAINLINK FENCE
- N.G. - NATURAL GROUND
- P.O.C. - POINT OF COMMENCING
- P.O.B. - POINT OF BEGINNING

NOTES:

1) SURVEYOR DID NOT ABSTRACT
SUBJECT PROPERTY.

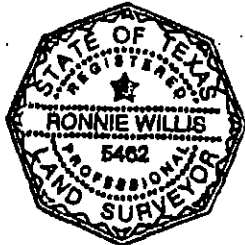
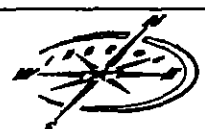
ALL BEARINGS ARE BASED ON THE RECORDED PLAT OF EULA MAY ADDITION, VOL. 72, PG. 252, T.C.P.R., UNLESS OTHERWISE NOTED.
ALL EASEMENTS AND BUILDING LINES ARE BASED ON RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD ZONE DETERMINED BY GRAPHIC PLOTTING ONLY. WE DO NOT ASSUME RESPONSIBILITY FOR EXACT DETERMINATION.
THIS SURVEY HAS BEEN COMPILED IN ACCORDANCE WITH INFORMATION CONTAINED IN THE TITLE COMMITMENT REFERENCED IN OF NO. 04-08-0931

LOT 0.25 ACRE (10,890 SQ. FT.)	BLOCK -	SECTION -	SUBDIVISION -
RECORDATION METES AND BOUNDS CONVEYANCE	COUNTY TRAVIS	STATE TEXAS	SURVEY OUT OF THE WILLIAM CANNON LEAVE SURVEY NO. 18
LENDER CO.	TITLE CO. FIRST AMERICAN TITLE INSURANCE COMPANY		

THIS TRACT IS LOCATED WITHIN FLOOD
ZONE "X(UNSHADED)" ACCORDING TO THE
FEDERAL EMERGENCY MANAGEMENT AGENCY
(FEMA) FLOOD INSURANCE RATE MAP (FIRM)
COMMUNITY PANEL NO. 480624 0210F,
REVISED JUNE 3, 1997.

CLIENT JAME FLETCHER AND VICKY COFFE-FLETCHER
ADDRESS 1801 MATTHEWS LANE, AUSTIN TX. 78745

JOB NO.
11311



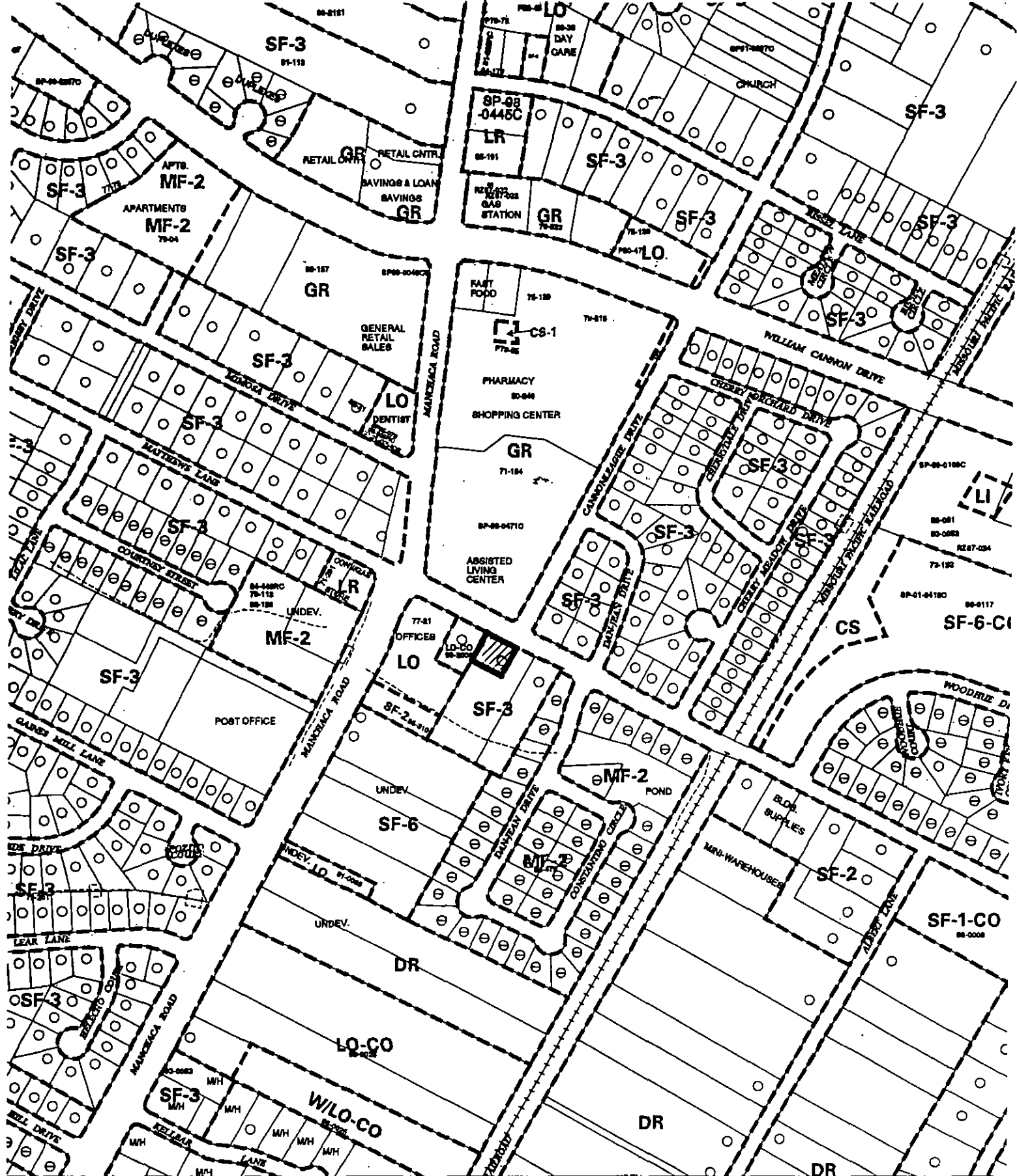
I do hereby certify that this survey was this day made on the ground and
that this plot correctly represents the property legally described hereon (or
on an attached sheet). That the facts found at the time of this survey show
the improvements and that there are no encroachments apparent on the
ground, except as shown.

R. Willis 3/21/05
Windrose Land Services Austin

FIELD WORK	08-22-04	JM
DRAFTED BY	03-18-05	JRW
CHECKED BY	03-18-05	RW
MAPSCO NO.	843 U	

REVISION	
03-30-05	UPDATE CONC. DRIVE

3913 Todd Lane, Suite 512
Austin, Texas 78744
TEL (512) 328-2100 FAX (512) 328-2770
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 SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W.WALSH	 CASE #: C14-05-0062 ADDRESS: 1901 MATTHEWS LA. SUBJECT AREA (acres): 0.250	ZONING <i>EXHIBIT B</i> DATE: 05-04 INTLS: TRC	CITY GRID REFERENCE NUMBER F16