

**NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET**

**NEIGHBORHOOD PLAN:** Oak Hill Combined Neighborhood Plan

**CASE#:** NPA-2011-0025.02

**PC DATE:** 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

**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:** Final recommendation pending.

**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 Sandra 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,

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Commissioner Danette Chimenti seconded the motion on a vote of 8-0; Commissioner Dave Anderson was absent. C1/2

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.

**STAFF RECOMMENDATION:** Not Recommended

**BASIS FOR STAFF'S RECOMMENDATION:** The plan amendment request 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).

6.A.1b—Businesses that redevelop should meet Development Code standards and should meet the goals and objectives of the Oak Hill Combined Plan.

6.A.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.

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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.

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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 seven.

**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.

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**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."***

As of July 17, 2012, Neighborhood Planning staff has been unable to speak with Luther Perez to follow up on the citation.

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	<b><u>ACTION:</u></b> Postponed to December 15, 2011.
December 15, 2011	<b><u>ACTION:</u></b> This item was postponed on consent to April 12, 2012 at the applicant's request on Council Member Martinez' motion, Council Member Morrison's second on a 7-0 vote.
April 12, 2011	<b><u>ACTION:</u></b> The case was not scheduled for this hearing date.
August 30, 2012	<b><u>ACTION:</u></b> New public notices were mailed for the August 30, 2012 hearing.

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

**EMAIL:** Maureen.meredith@austintexas.gov

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



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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 (OHNPT) 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 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 own 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

8-10-11

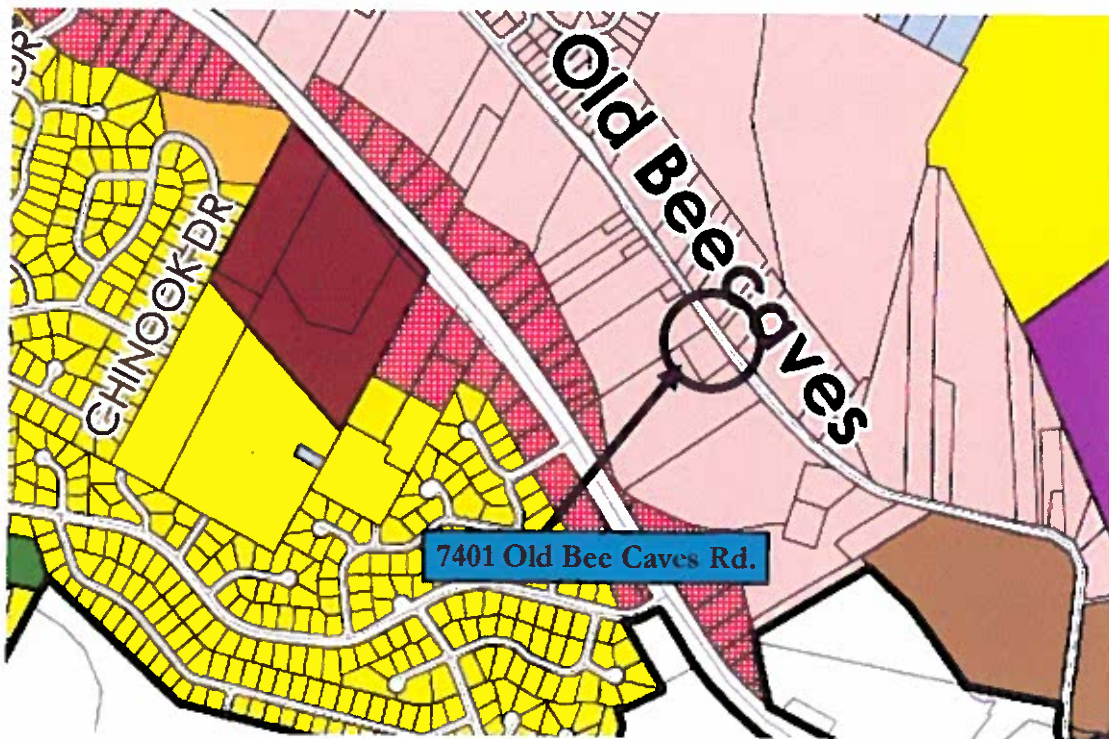
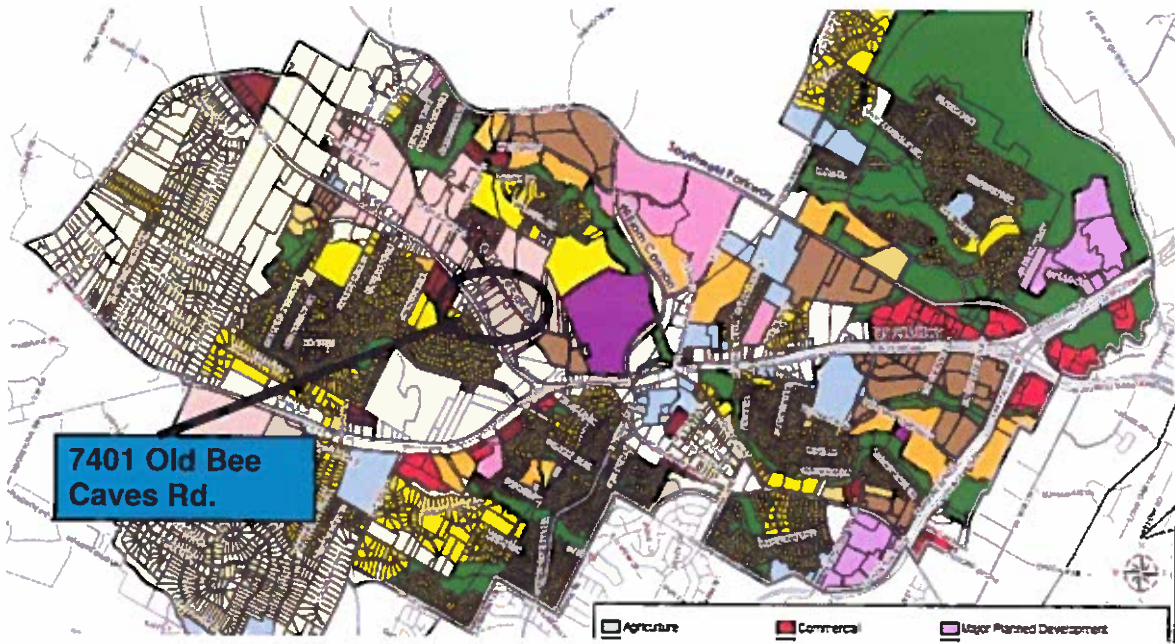
Signature

Date

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

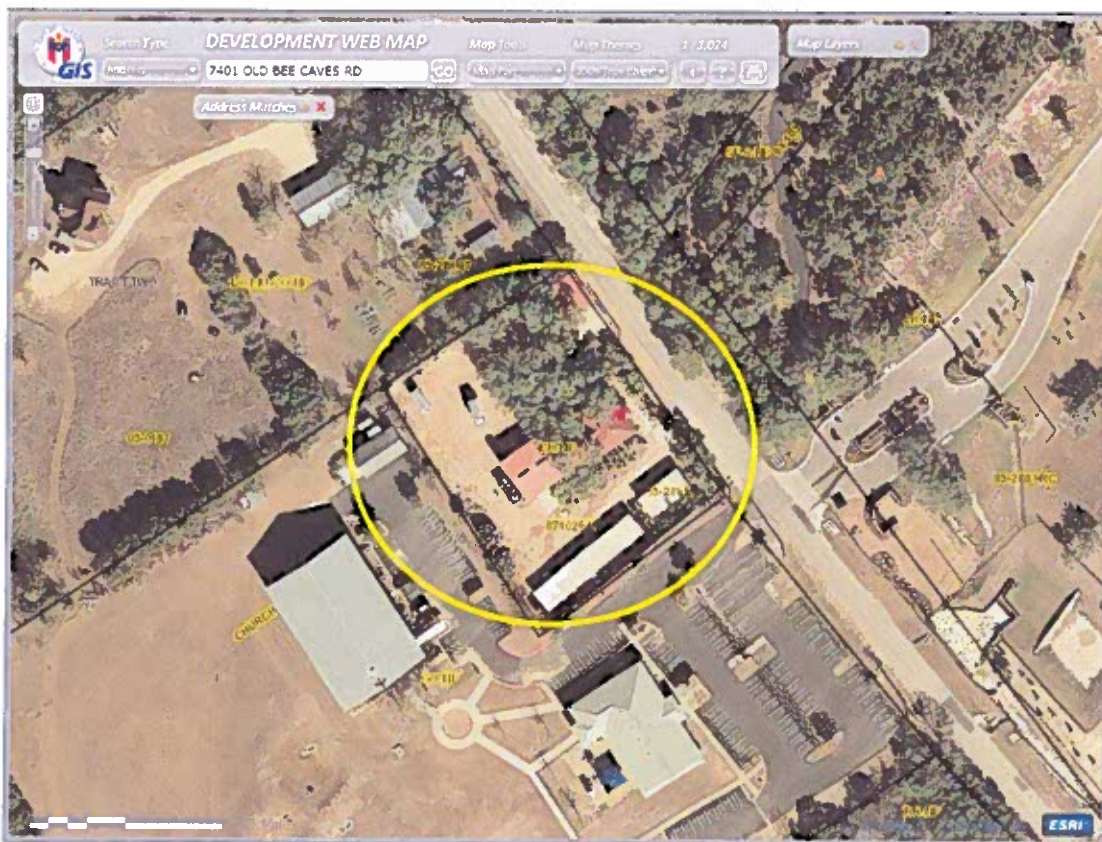
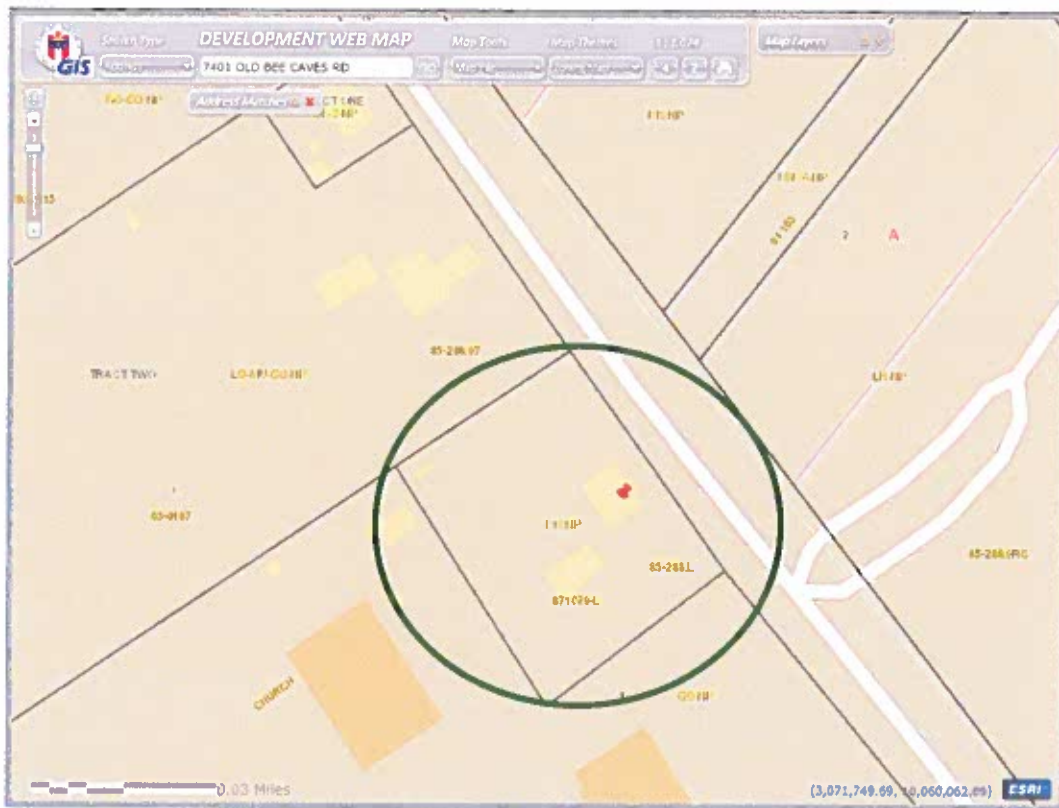


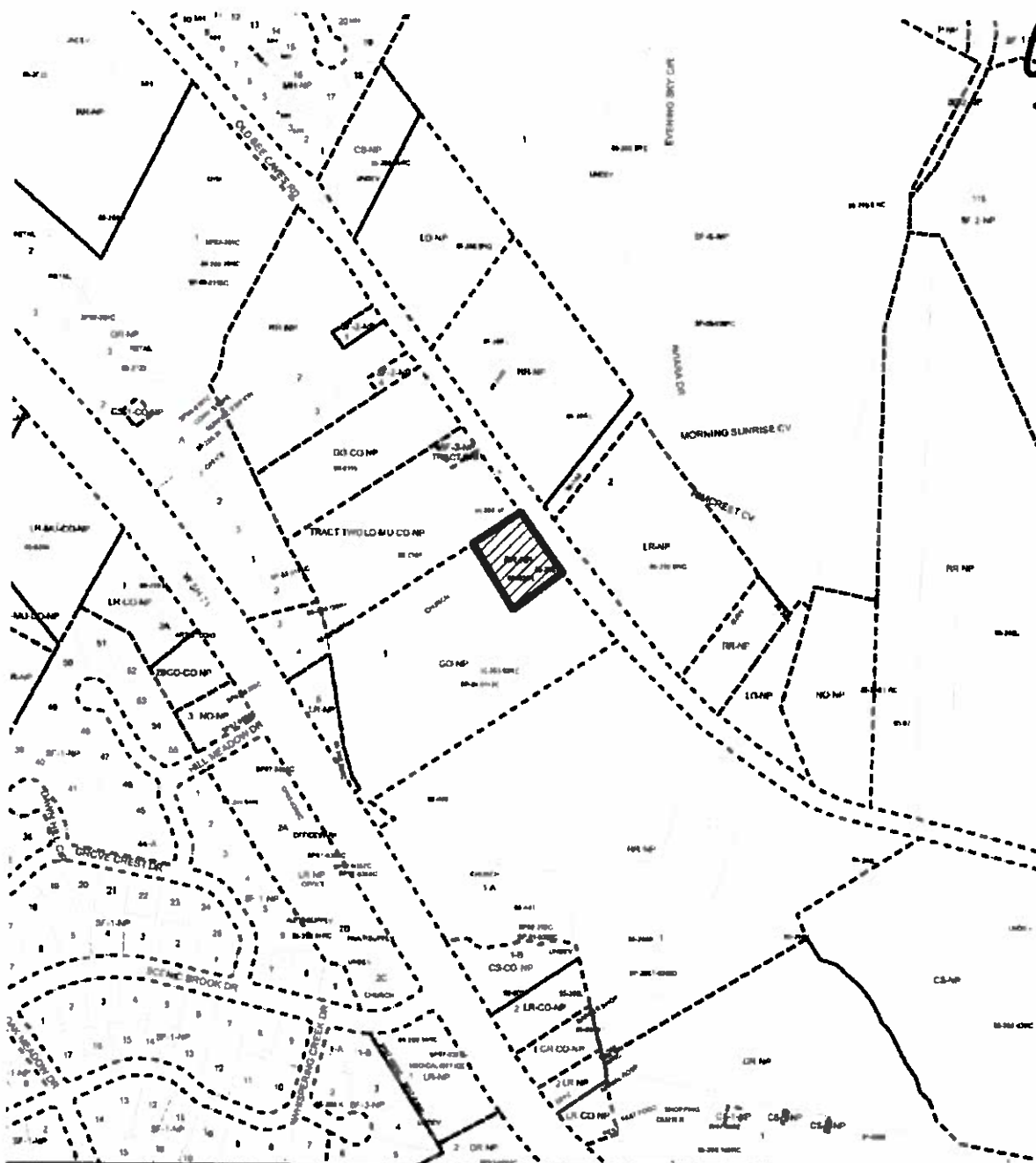
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- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

### NEIGHBORHOOD PLAN AMENDMENT

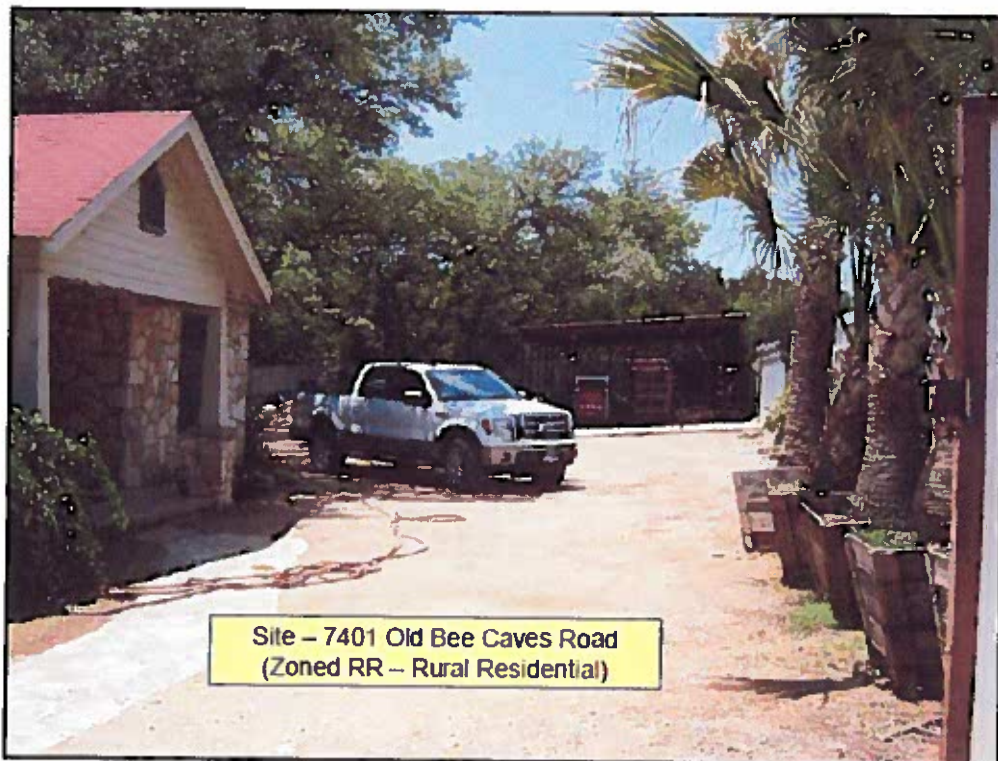
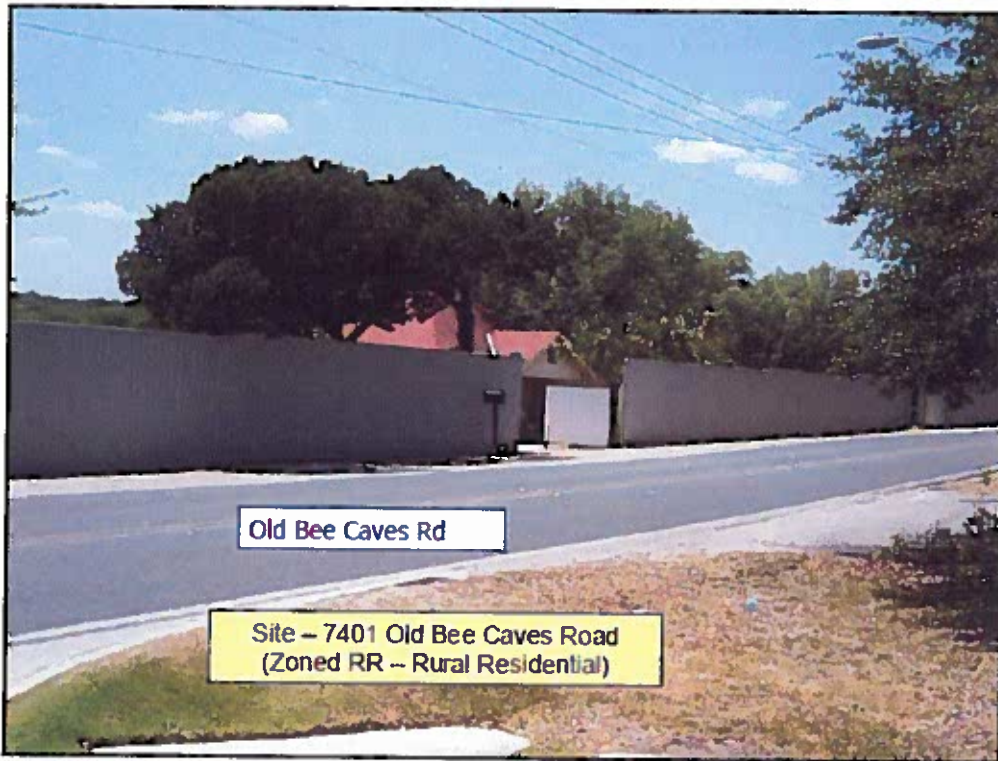
NPA CASE#: NPA-2011-0025.02  
 LOCATION: 7401 OLD BEE CAVES RD  
 SUBJECT AREA: 1.00 ACRES  
 GRID: B20  
 MANAGER: MAUREEN MEREDITH



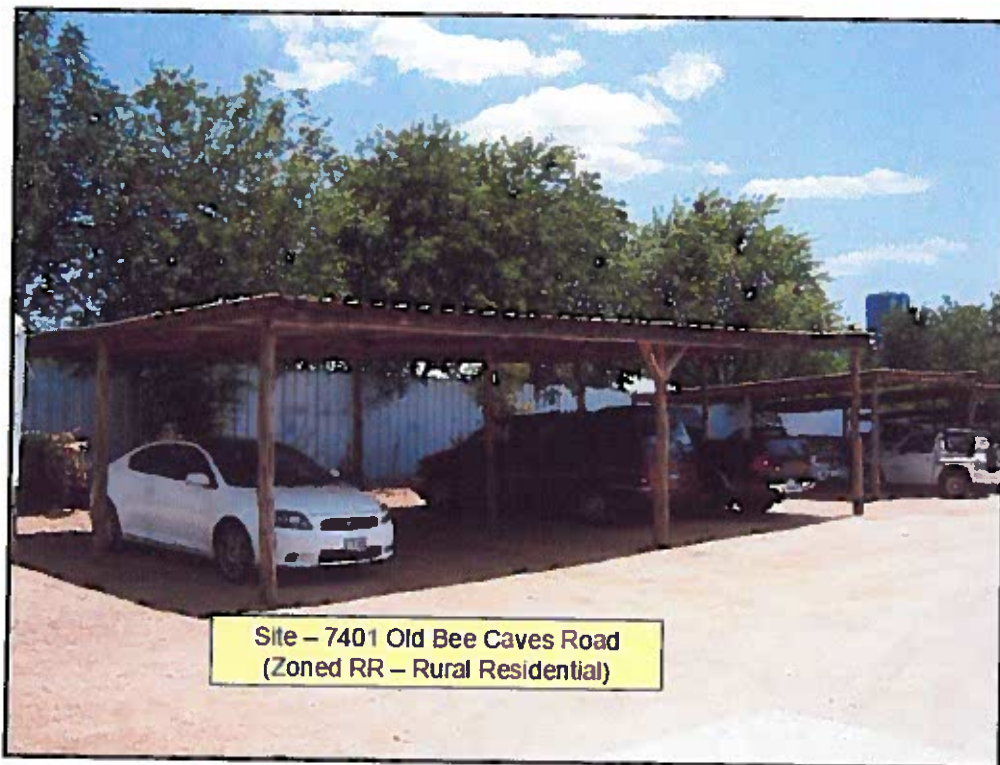
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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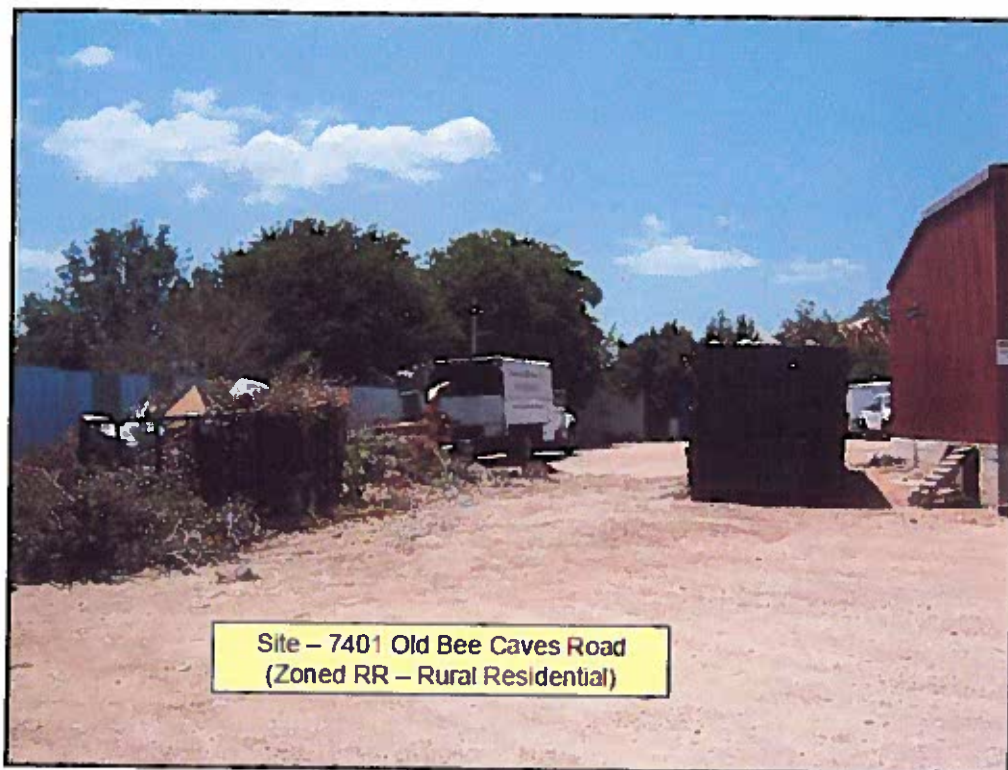


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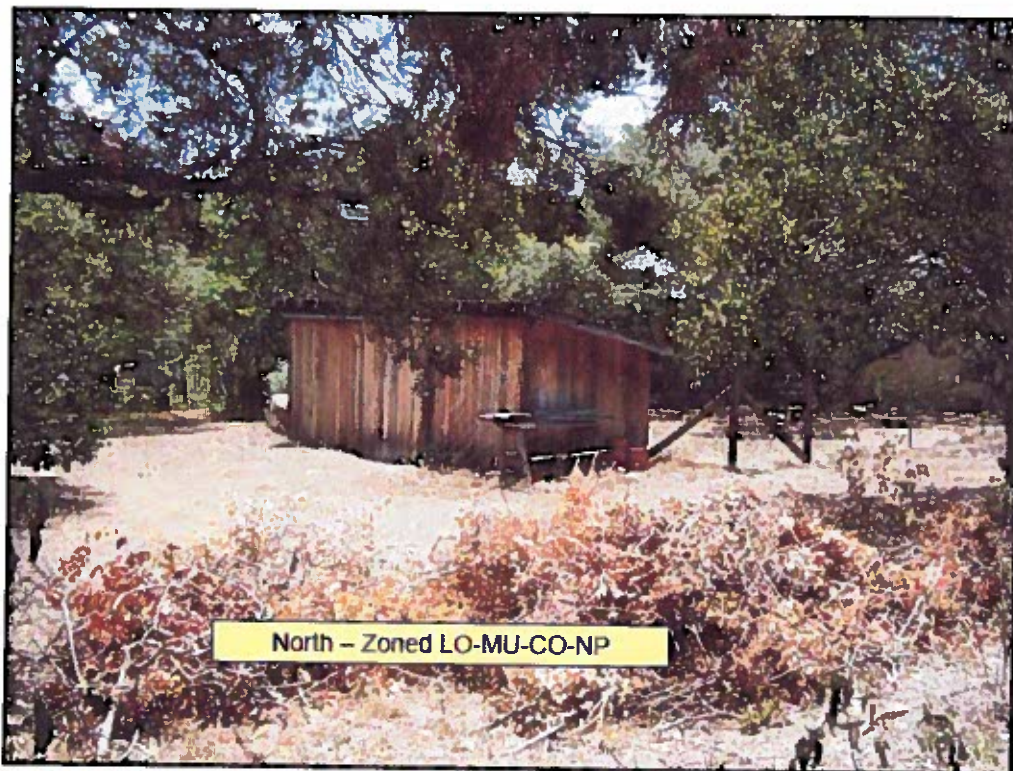
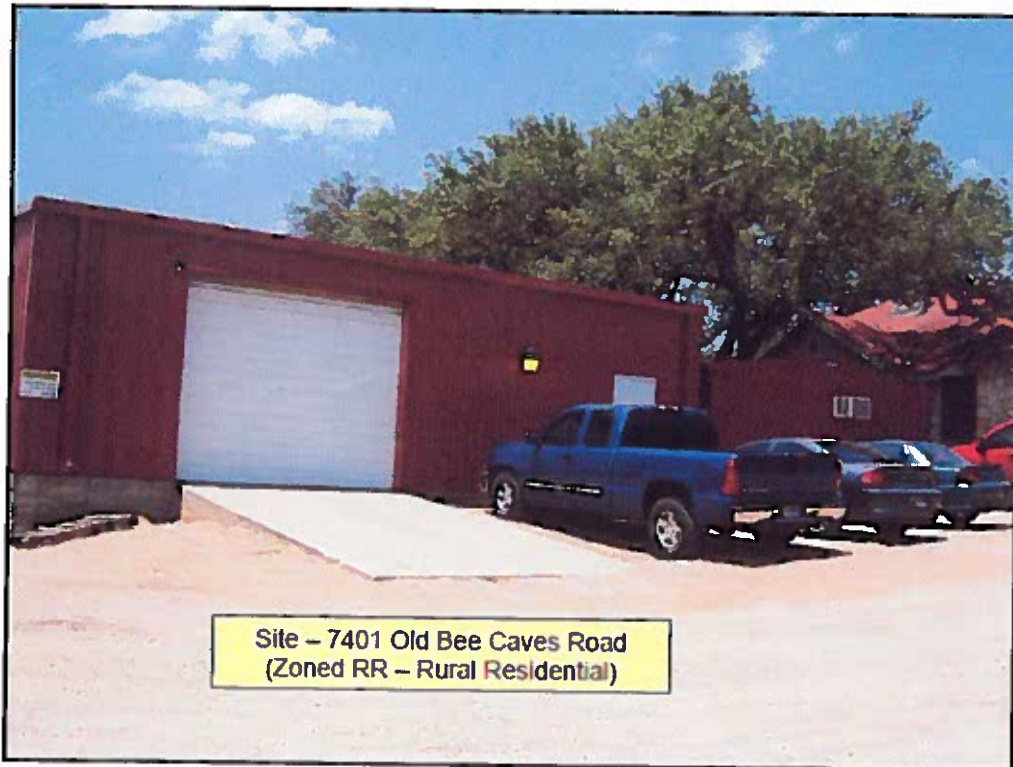




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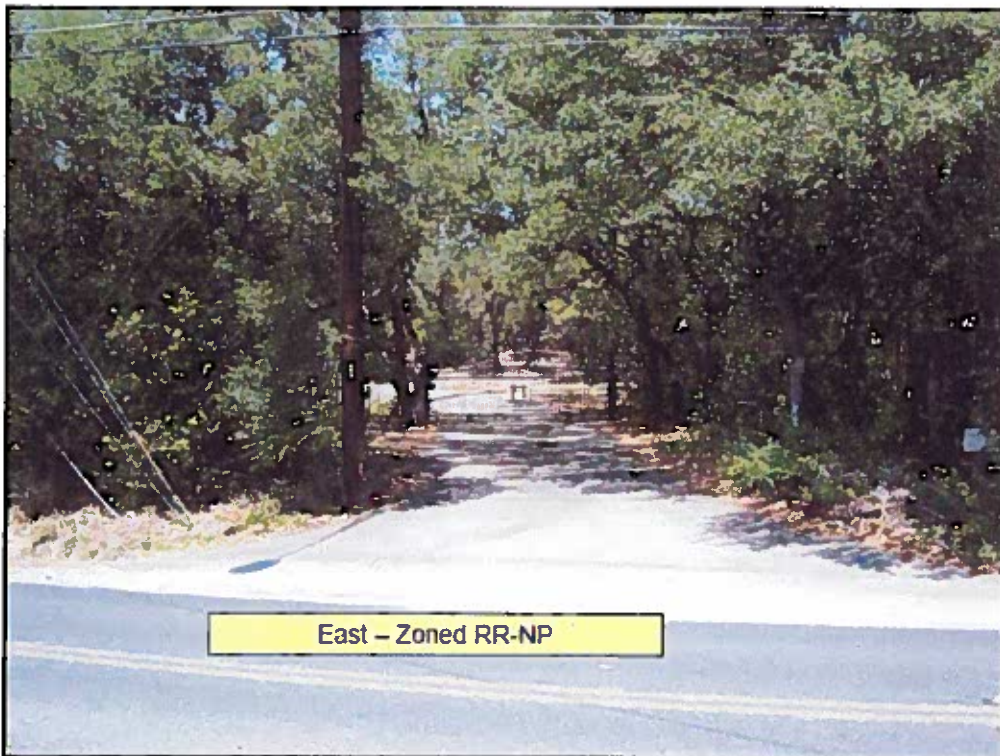




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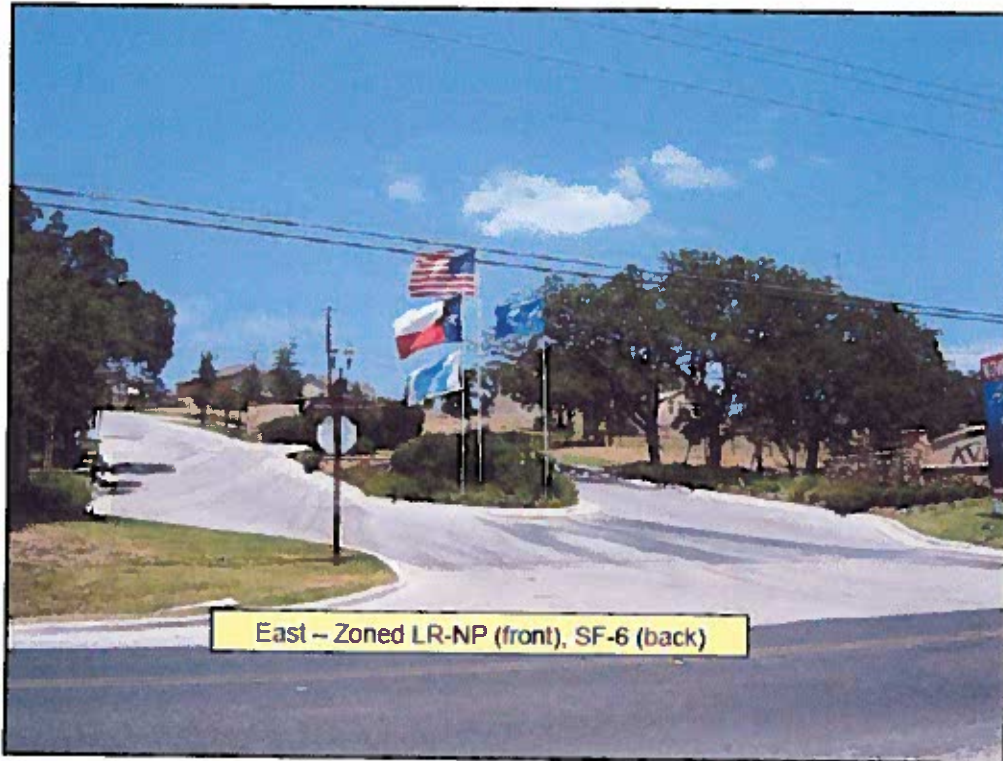
North -- Zoned SF-2-NP



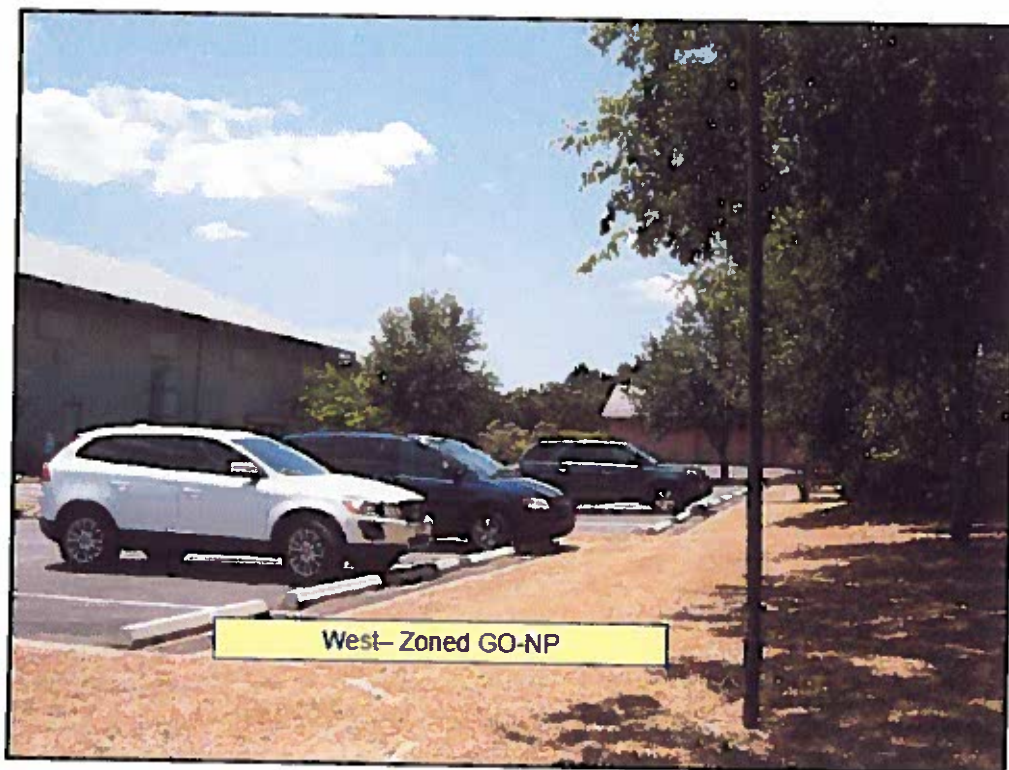
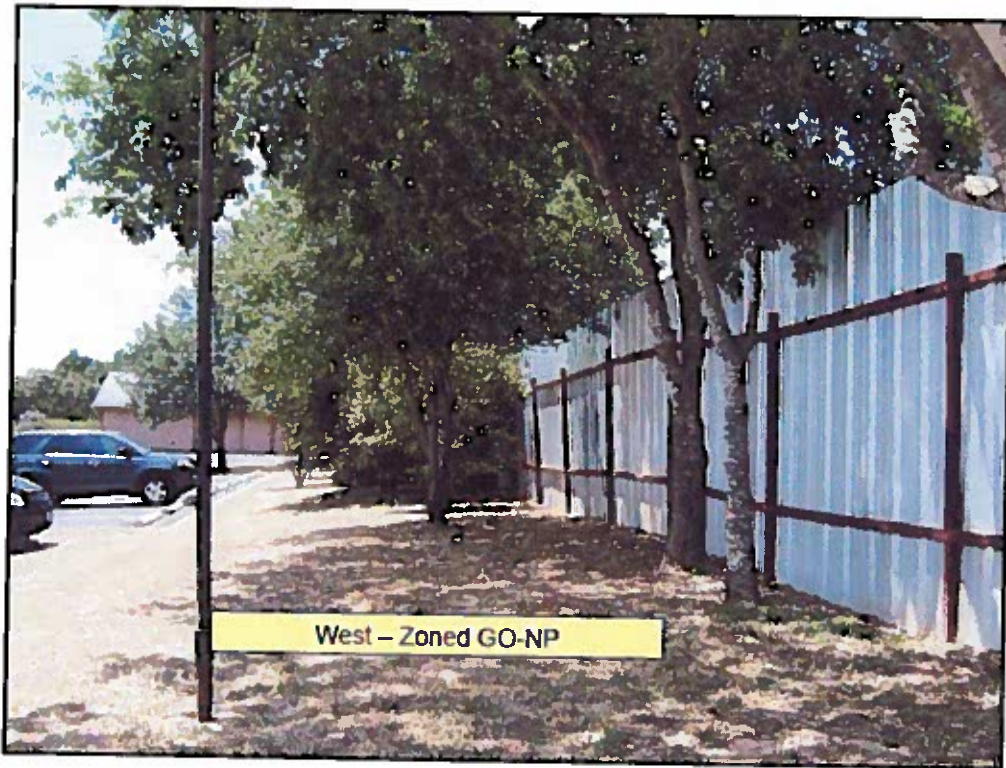
East -- Zoned RR-NP



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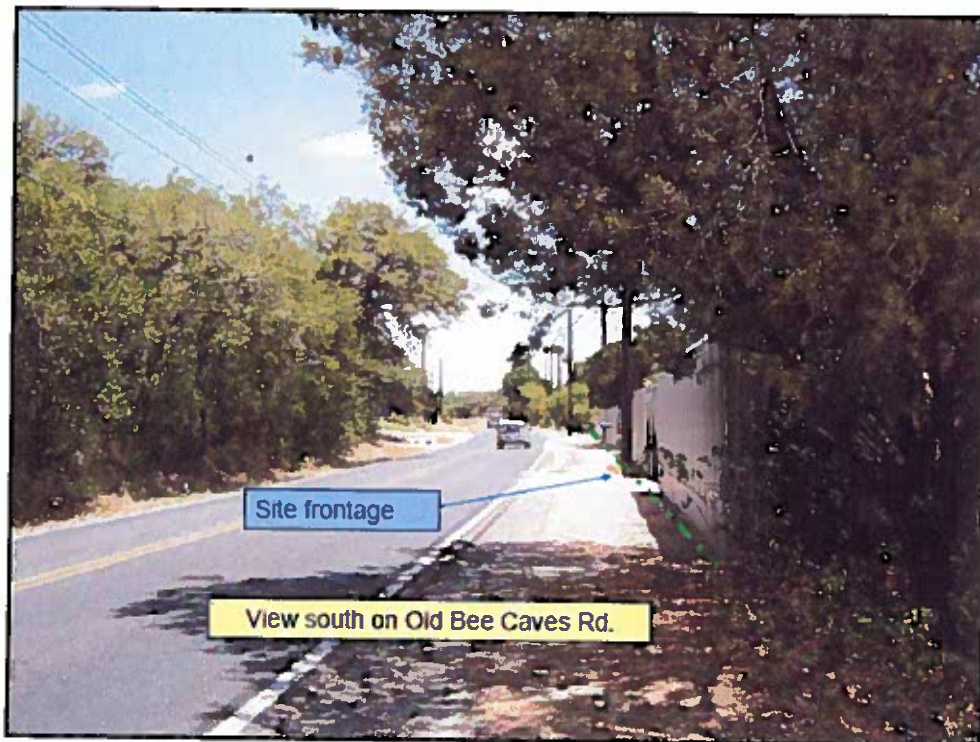
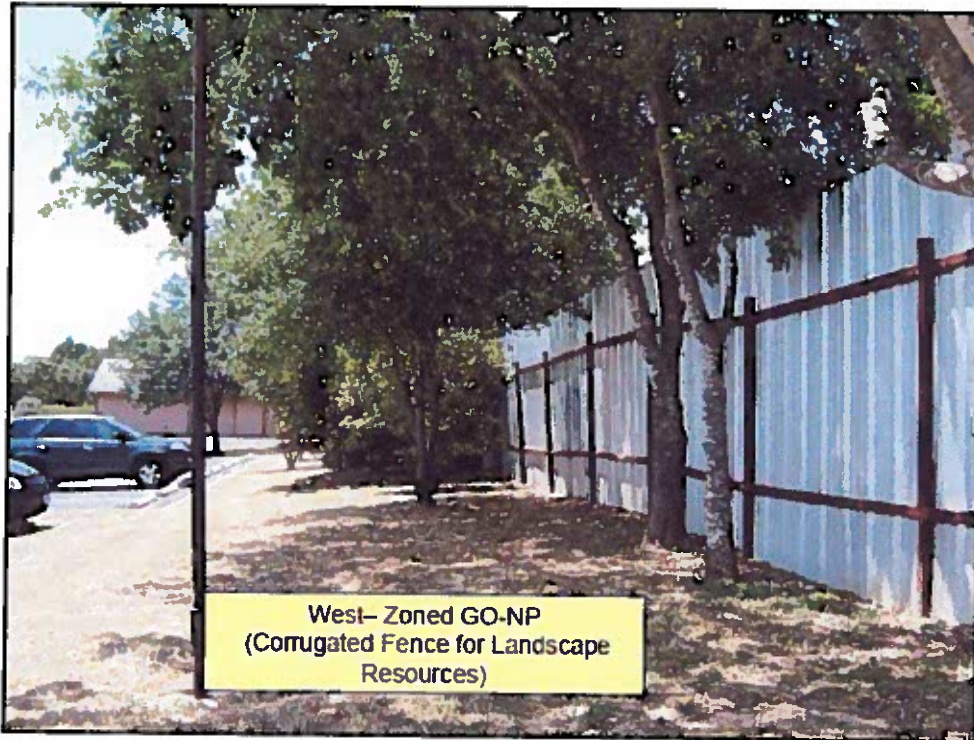


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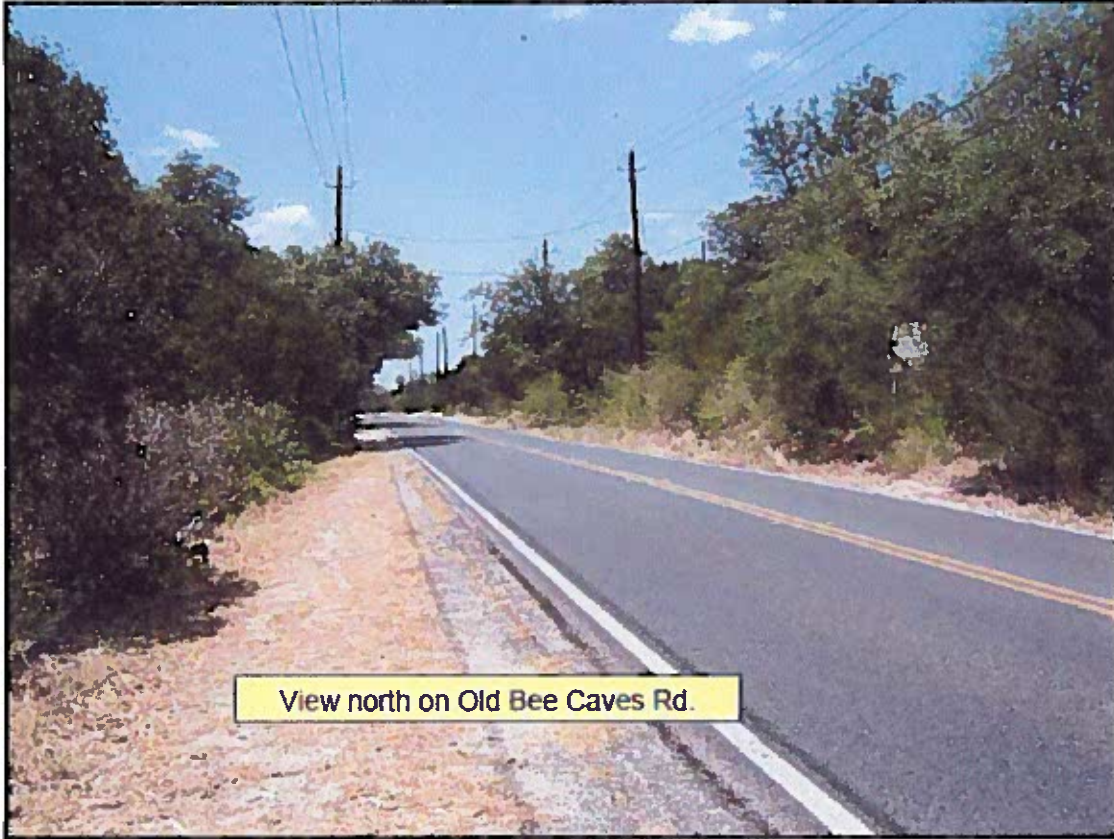




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View north on Old Bee Caves Rd.



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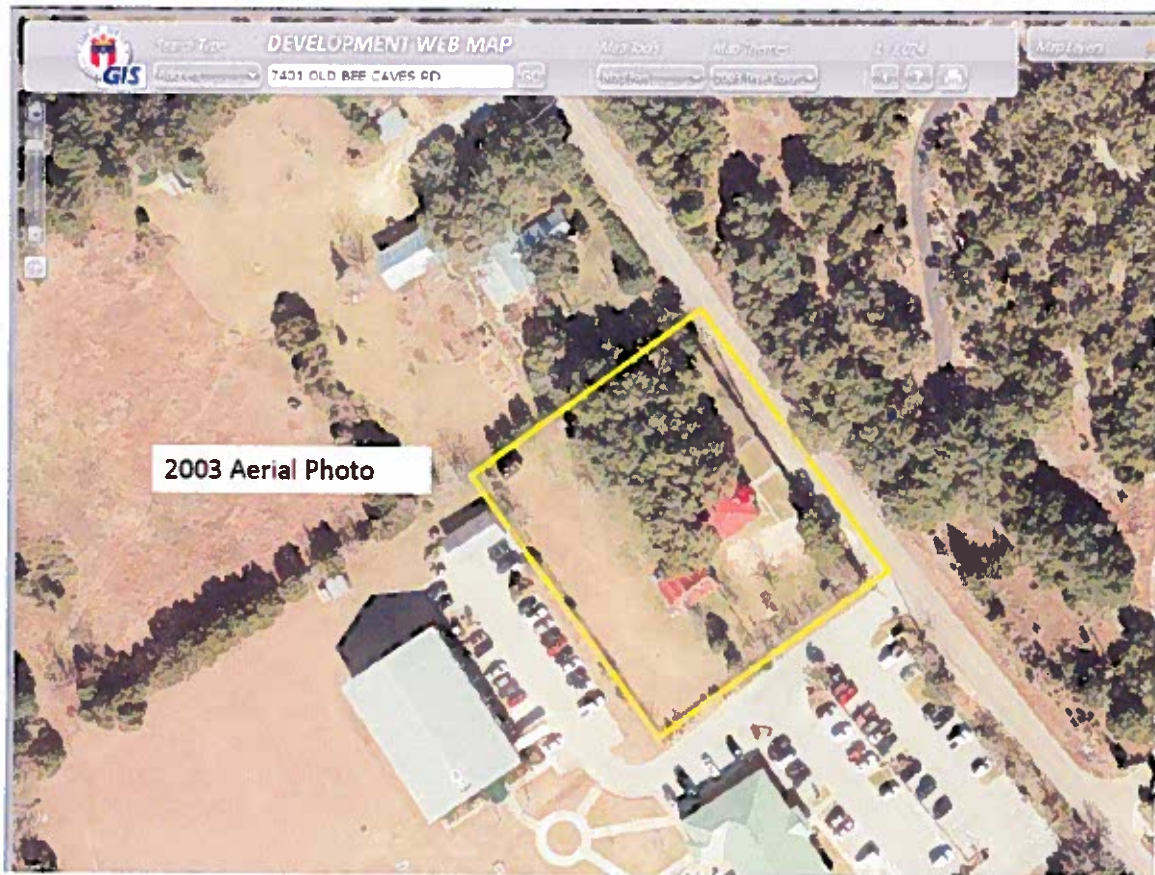


1997 Aerial Photo



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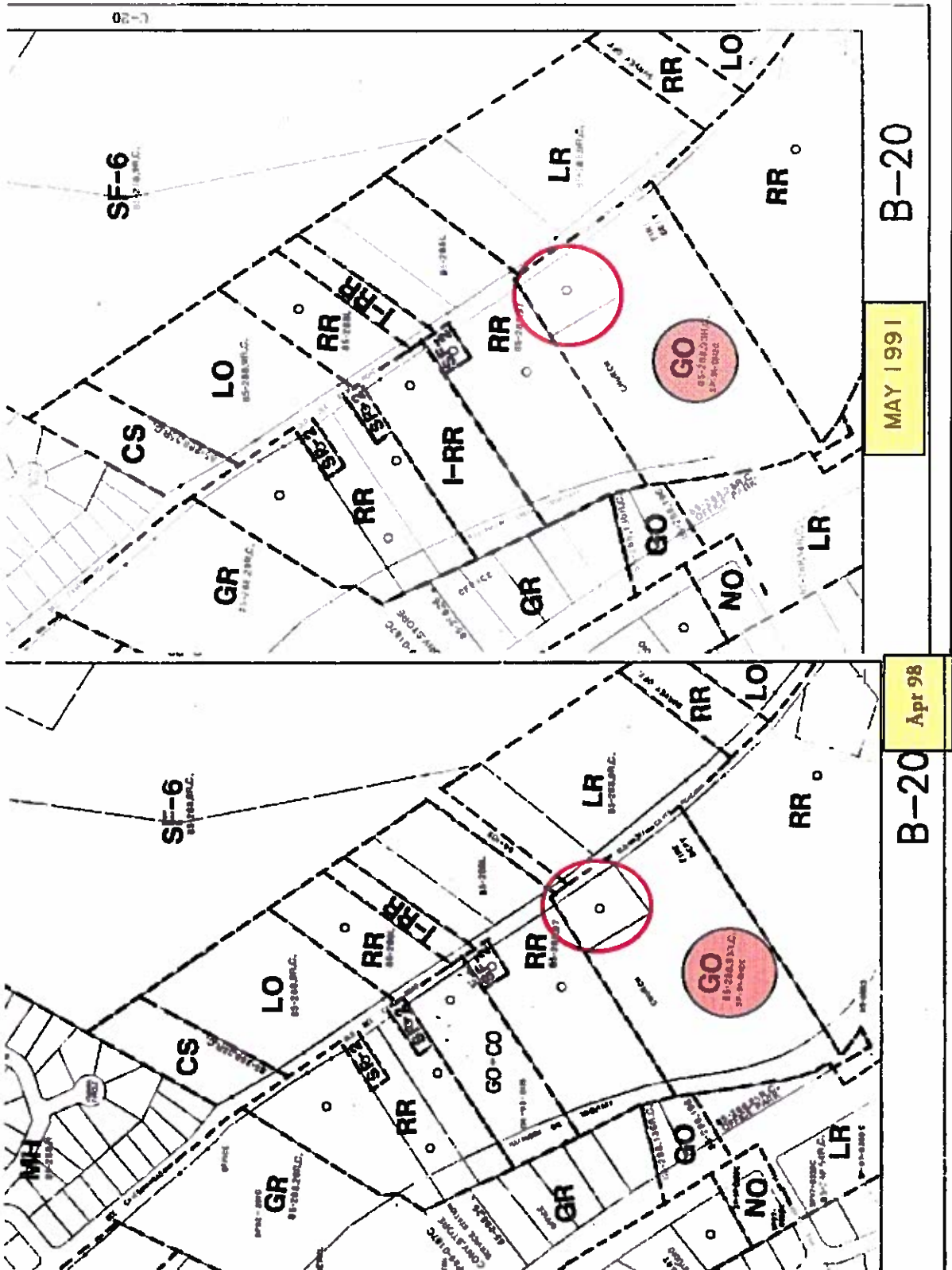




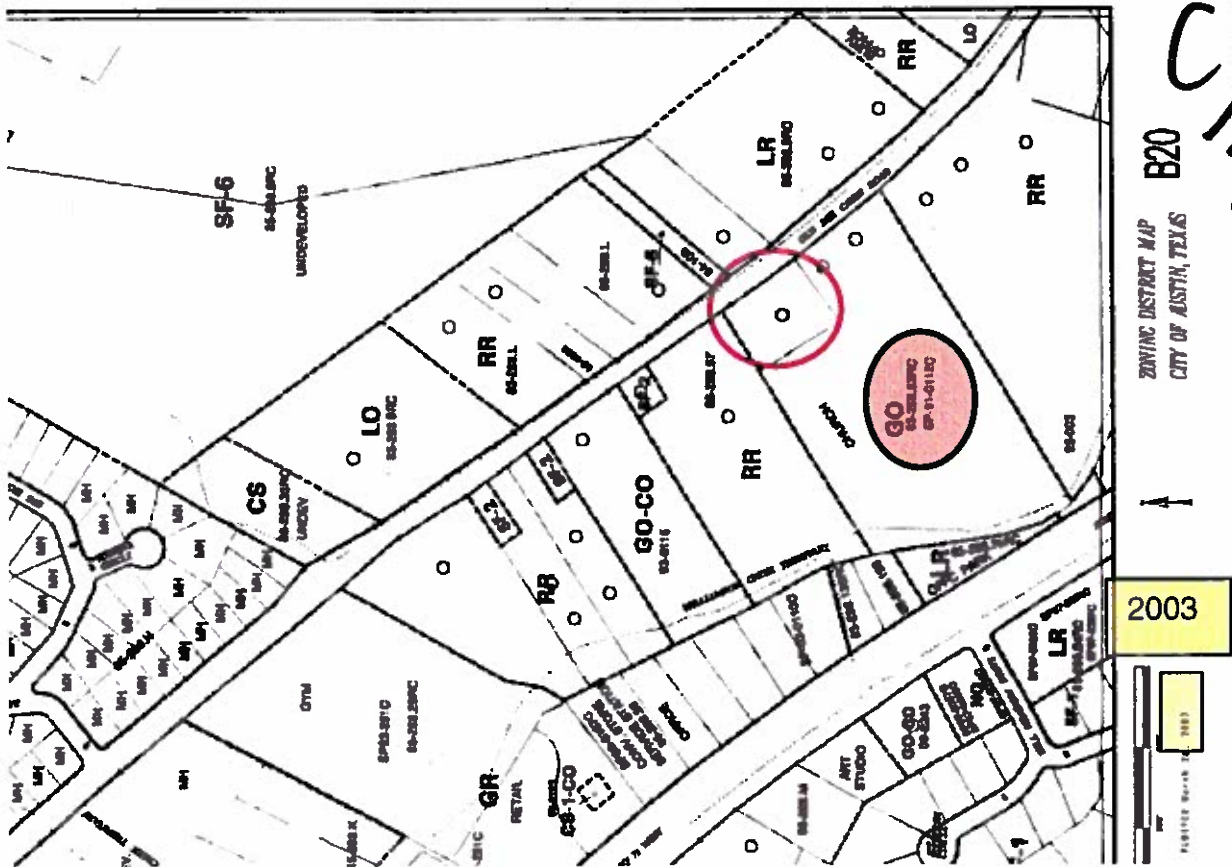
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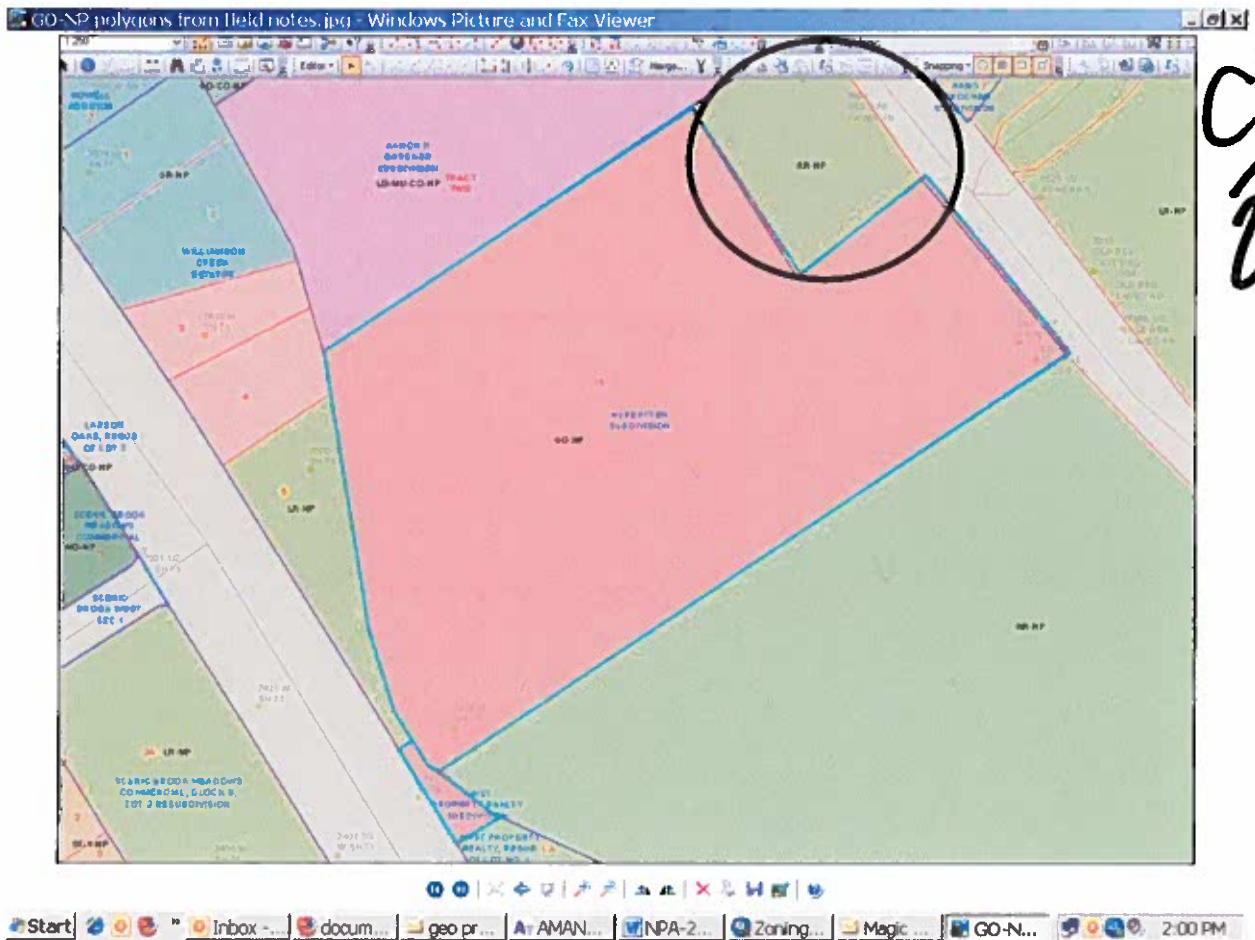
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ZONING DISTRICT MAP B20  
CITY OF AUSTIN, TEXAS

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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. Huebeter 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.

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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.

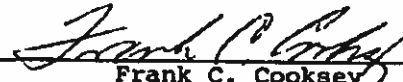
**PART 4.** This ordinance shall be effective ten days following the date of its final passage.

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  
3432 Guardsman Court • Austin, Texas 78703 • 414-0371

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. Huebeter;

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.

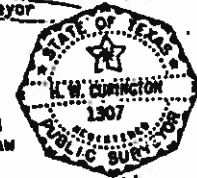
WITNESS MY HAND AND SEAL this the 3rd day of January, 1979.

BRYANT-CURINGTON, INC.

*[Signature]*  
H. W. Curington  
Registered Public Surveyor

FN:DM/dn  
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  
I hereby certify that this instrument was FILED on the date and at the place stated herein by me and was duly RECORDED, in the Volume and Page of the record RECORDS of Travis County, Texas, as depicted herein by me, on

JAN 12 1979



*[Signature]*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

FILED

JAN 12 1 37 PM '79

*[Signature]*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

EXHIBIT "A"

6448

6



**BRYANT-CURINGTON INC.**

consulting engineers  
2423 guadalupe street • Austin, Texas 78705 • 454-8371

FIELD NOTES FOR A 0.109 ACRE (4,765 SQ. FT.) TRACT OF LAND  
OUT OF THE A. J. BOND 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:

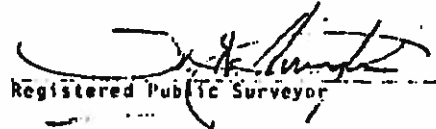
1. N 58° 17' E., for a distance of 19.42 feet to a pipe found;
2. S 31° 38' E., for a distance of 35.75 feet to a pipe found;
3. S 61° 51' E., for a distance of 15.71 feet to a pin found;
4. S 51° 12' E., for a distance of 81.48 feet to a pipe found;
5. S 64° 48' E., for a distance of 11.33 feet to an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

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



ORIGINAL DUE

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

C1  
34

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)

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.

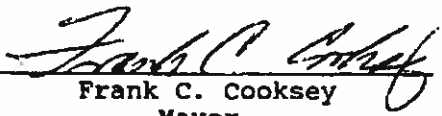
PART 4. This ordinance shall be effective ten (10) days following the date of its final passage.

PASSED AND APPROVED


October 29

, 1987

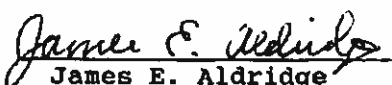
§  
§  
§  
§

  
Frank C. Cooksey  
Mayor

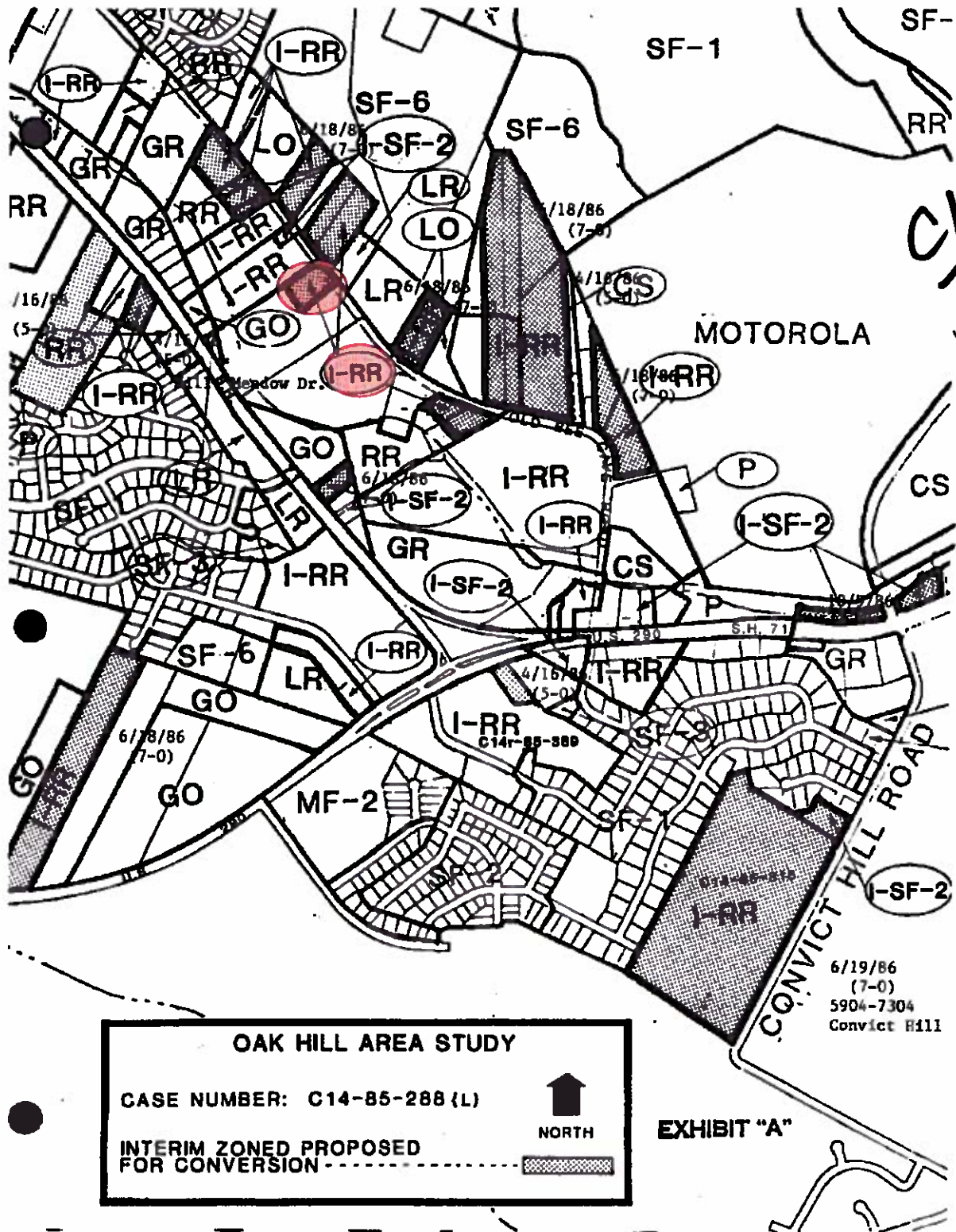
APPROVED

  
Barney L. Knight  
City Attorney

ATTEST:

  
James E. Aldridge  
City Clerk

29OCT87  
SJS:saf  
ord85288.L



C1  
3A

TaxNetUSA: Travis County		Property ID Number: 308765 Ref ID2 Number: 04063804060000				
<b>Owner's Name</b> WEAPSA LLC		<b>Property Details</b>				
<b>Mailing Address</b>	PO BOX 92198 AUSTIN, TX 78709-2198	<b>Deed Date</b>	08/31/2004			
<b>Location</b>	7401 OLD BEE CAVES RD AUSTIN 78735	<b>Deed Volume</b>				
<b>Legal</b>	ABS 114 SUR 91 BOND A J ACR 1.0000	<b>Deed Page</b>				
		<b>Exemptions</b>				
		<b>Freeze Exempt</b>	F			
		<b>ARB Protest</b>	F			
		<b>Agent Code</b>	0			
		<b>Land Acres</b>	1.0000			
		<b>Block</b>				
		<b>Tract or Lot</b>				
		<b>Docket No</b>	2004169351TR			
		<b>Abstract Code</b>	A0114			
		<b>Neighborhood Code</b>	59SWE			
<b>Value Information</b>						
		<b>2012 Certified</b>				
<b>Land Value</b>	54,450.00					
<b>Improvement Value</b>	174,376.00					
<b>AG Value</b>	0.00					
<b>AG Productivity Value</b>	0.00					
<b>Timber Value</b>	0.00					
<b>Timber Productivity Value</b>	0.00					
<b>Assessed Value</b>	228,826.00					
<b>10% Cap Value</b>	0.00					
<b>Total Value</b>	228,826.00					
Data up to date as of 2012-07-16						
<b>Value By Jurisdiction</b>						
<b>Entity Code</b>	<b>Entity Name</b>	<b>2011 Tax Rate</b>	<b>Assessed Value</b>	<b>Taxable Value</b>	<b>Market Value</b>	<b>Appraised Value</b>
0A	TRAMS 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
<b>Improvement Information</b>						
<b>Improvement ID</b>	<b>State Category</b>	<b>Description</b>				
257046		OFF/RETAIL (SFR)				
603312		WAREHOUSE <20000				
<b>Segment Information</b>						
<b>Imp ID</b>	<b>Seg ID</b>	<b>Type Code</b>	<b>Description</b>	<b>Class</b>	<b>Effective Year Built</b>	<b>Area</b>
257046	300080	1ST	1st Floor	WM4+	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						