

ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0109 River Place Center

Z. P. C. DATE: 10/15/13, 11/05/13, 11/19/13

ADDRESS: 10819 FM 2222 Rd.

AREA: 7.38 acres

APPLICANT: Capella Commercial-Riverplace, L.L.C. (Todd Dailey)

AGENT: Jones & Carter, Inc. (Darren Webber)

NEIGHBORHOOD PLAN AREA: N.A.

CAPITOL VIEW: No

T.I.A.: Yes

HILL COUNTRY ROADWAY: Yes

WATERSHED: Bull Creek/Panther Hollow

DESIRED DEVELOPMENT ZONE: No

ZONING FROM: GR – Community Commercial & LO – Limited Office.

ZONING TO: GR – Community Commercial.

SUMMARY STAFF RECOMMENDATION:

Staff recommends GR-CO, Community Commercial, Conditional Overlay. The Conditional Overlay would add the following language to the ordinance –

“A site plan or building permit for the Property may not be approved, released, or issued, if the completed development or uses of the Property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,100 trips per day.”

And prohibit the following uses: Custom Manufacturing, Alternative Financial Services, Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Bail Bond Services, Commercial Off-Street Parking, Drop-Off Recycling Collection Facility, Exterminating Services, Food Sales, Funeral Services, General Retail Services (Convenience), Guidance Services, Off-Site Accessory Parking, Pawn Shop Services, Pedicab Storage and Dispatch, Service Station.

And prohibit Drive-in and drive-through services uses are prohibited as accessory uses on the Property.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

The motion to approve staff's recommendation for GR-CO combining district zoning was approved on the consent agenda by Commissioner Patricia Seeger's motion, Commissioner Gabriel Rojas seconded the motion on a vote of 7-0.

DEPARTMENT COMMENTS:

The subject property is currently undeveloped and part of the River Place Center subdivision and site plan. The land area is lot 7A of the Resubdivision of Lot 1, River Place Center fronting on FM 2222 Road and River Place Boulevard. This lot is zoned Limited Office (LO) and Community Commercial (GR). The applicant proposes to rezone the property from Limited Office (LO) and Community Commercial (GR) to Community Commercial (GR). The subject rezoning area consists of approximately 7.389 acres of land as depicted on the zone change map. However, the actual area to be rezoned is approximately 3.6 acres of land or the Northern part of Lot 7A (see second zone change map with cross hatched area). On December 9, 1985, the front part of the site was rezoned from I-SF to GR and LO under Ordinance No. 851219-DD (see attached ordinance) which attached a zoning site plan to the property. Additionally, on April 10, 1986 the remainder of the site, the southern portion of Lot 7A, was rezoned from I-SF-2 to GR by Ordinance 860410-I (see attached ordinance). On July 20, 1988, Ordinance No. 851219-DD was amended by Ordinance 880728-E (see attached ordinance). This was a "corrective ordinance" to switch the "LO" and "GR" areas. On March 20, 2008 a zone change request was approved to remove the old zoning site plans from the area by Ordinance 20080320-065 (see attached ordinance). With the existing Community Commercial (GR) to the South of the zone change request, staff is of the opinion that there will be no detrimental impact by recommending approval of the zone change request to the North. There still is an existing "buffer" of Limited Office (LO) between the zone change request and the Scenic Highway/Hill Country Roadway of FM 2222.

BASIS FOR RECOMMENDATION:

1. *Zoning changes should promote a balance of intensities and densities.*

Granting the GR – Community Commercial zoning marginally increases the existing GR zoning in the front due to the fact that the tract to the rear is already zoned GR.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|---------------|-------------------|
| SITE | GR & LO | Undeveloped |
| NORTH | GR | Undeveloped |
| SOUTH | RND-PDA | Research campus |
| EAST | LO | Restaurant/bank |
| WEST | SF-2 | Automotive repair |

CASE HISTORIES:

| CASE NUMBER | REQUEST | PLANNING COMMISSION | CITY COUNCIL |
|--------------------|----------------------|-------------------------------|--------------------------------|
| C14-2003-0043 | From I-RR to GR-CO | Approved GR-CO [Vote: 7-0] | Approved GR-CO [Vote: 7-0] |
| C14-2008-0027 | From LO to GR-CO | Approved GR-CO [Vote: 7-0] | Approved GR-CO [Vote: 7-0] |
| C14-2006-0232 | From I-SF-2 to GR-CO | Approved GR-CO [Vote: 7-0] | Approved GR- CO [Vote: 7-0] |

NEIGHBORHOOD ORGANIZATION:

Steiner Ranch Community Association.
2222 Coalition of Neighborhood Associations
Glen Lake Neighborhood Association
Courtyard Homeowners Association

Long Canyon Homeowners Association
Long Canyon Phase II & III Homeowners
Association

SCHOOLS:

Steiner Ranch Elementary School, Canyon Ridge Middle School, Vangrft High School

SITE PLAN:

- SP 1. This site is located within the Hill Country Roadway Corridor (Moderate Intensity) and therefore requires Land Use Commission approval of the site plan. For Hill Country site development regulations, refer to Sections 25-2-1104 to 25-2-1105, 25-2-1021, and Environmental Criteria Manual 2.7.0.
- SP 2. Beyond two hundred feet (200') of the right-of-way of Ranch Road 2222, maximum height shall not exceed 40 feet in Moderate Intensity areas, except as provided in Section 25-2-1128, Performance Incentives. [25-2-1124].
- SP 3. This site is located within the Ranch Road 2222 Scenic Roadway subdistrict. For projects requesting performance incentives for scenic vista protection as per Section 25-2-1128 the site plan shall: a) illustrate the location and nature of any existing or potential scenic vista from or in close proximity to public roadways or recreation areas, and b) show how such vistas would be impacted by the proposed development.
- SP 4. Development on this site shall be subject to *Subchapter E: Design Standards and Mixed Use* regulations.

TRANSPORTATION:

- 1. The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for RM 2222. [LDC, Sec. 25-6-51 and 25-6-55]. Additional right-of-way will be required at the time of subdivision and/or site plan for RM 2222.
- 2. A traffic impact analysis was prepared for the site development permit SPC-2007-0591C. The applicant agreed to limit the intensity and uses for this development to comply with the approved TIA. If the zoning is granted, development should be limited through a conditional overlay to less than 1,584 vehicle trips per day [LDC, 25-6-117].
- 3. According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are recommended along the adjoining streets as follows: RM 2222.

4. Existing Street Characteristics:

| Name | ROW | Pavement | Classification | Sidewalks | Bike Route | Capital Metro |
|------------------|--------|----------|----------------|-----------|------------|---------------|
| FM 2222 | 125' | 60' | Arterial | No | No | Yes |
| River Place Blvd | Varies | Varies | Arterial | Yes | No | No |

ENVIRONMENTAL:

- 1) According to watershed maps, this property lies on or very close to the divide between the Bull Creek Watershed and the Panther Hollow Watershed (Water Supply Suburban and Water Supply Rural Watershed classifications). The site is located in the Edwards Aquifer Recharge Zone and the Drinking Water Protection Zone.
- 2) According to flood plain maps, there is no flood plain in or within close proximity of the project location.
- 3) The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.
- 4) Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
- 5) Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.
- 6) At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.
- 7) Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

Following are the comments for each watershed classification:

Water Supply Suburban

- 1) Under the 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>% NSA with Transfers</i> |
|-----------------------------------|---------------------------|-----------------------------|
| One or Two Family Residential | 30% | 40% |
| Multifamily Residential | 40% | 55% |
| Commercial | 40% | 55% |

Water Supply Rural

- 1) Under the 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>% NSA with Transfers</i> | <i>Allowable Density</i> |
|-----------------------------------|---------------------------|-----------------------------|------------------------------|
| One or Two Family Residential | n/a | n/a | 1 unit/2 acres net site area |
| Multifamily Residential | 20% | 25% | n/a |
| Commercial | 20% | 25% | n/a |

- 2) Single family or duplex development within a Water Quality Transition Zone may not exceed a density of one unit per three acres, exclusive of land within a 100-year floodplain, and must have a minimum lot size of 2 acres.

COMPREHENSIVE PLAN

This zoning case is located on the south side of FM 2222 Road, just west of River Place Boulevard. The property is vacant, approximately 3.5 acres in size, and is not located within the boundaries of an area with an adopted neighborhood plan. Surrounding land uses includes a pottery store and septic system installer to the north, a large office complex to the south, an auto repair shop to the west, and vacant land to the east. The proposed use is commercial.

Imagine Austin

The Imagine Austin Growth Concept Map identifies this property as being adjacent (less than 1,000 ft.) to one of the five '**Activity Centers for Redevelopment (located) in an Environmentally Sensitive Area**' as identified on the Imagine Austin Growth Concept Map, found in the Image Austin Comprehensive Plan. This property is also situated within the boundaries of the Edwards Aquifer Recharge Zone. Page 106 of the Imagine Austin Comprehensive Plan states, "*Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context. One of the Land Use and Transportation policies, LUT P21 (p. 102), clarifies the intent, "Ensure that redevelopment in the Edwards Aquifer's recharge and contributing zones maintains the quantity and quality of recharge of the aquifer."*

comparatively small scale of the site relative to the rest of the commercial development in the area falls below the scope of Imagine Austin, consequently, the plan is neutral on the proposed rezoning. However, due to the site's location in an environmentally sensitive area, there will be at the site planning stage an environmental review to determine if any critical environmental features are located on the site. If any are located, mitigation and setbacks necessitated by the land development code will be required. Although the site is not within a center, it is proximate to one, and this current review practice is in keeping with the discussion in Imagine Austin relative to state of the practice measures be employed in centers in sensitive areas. When looking at basic planning principles, the proposed use is similar to the adjacent commercial and office uses and helps to further the consistency among the uses within the block.

CITY COUNCIL DATE: November 21st, 2013

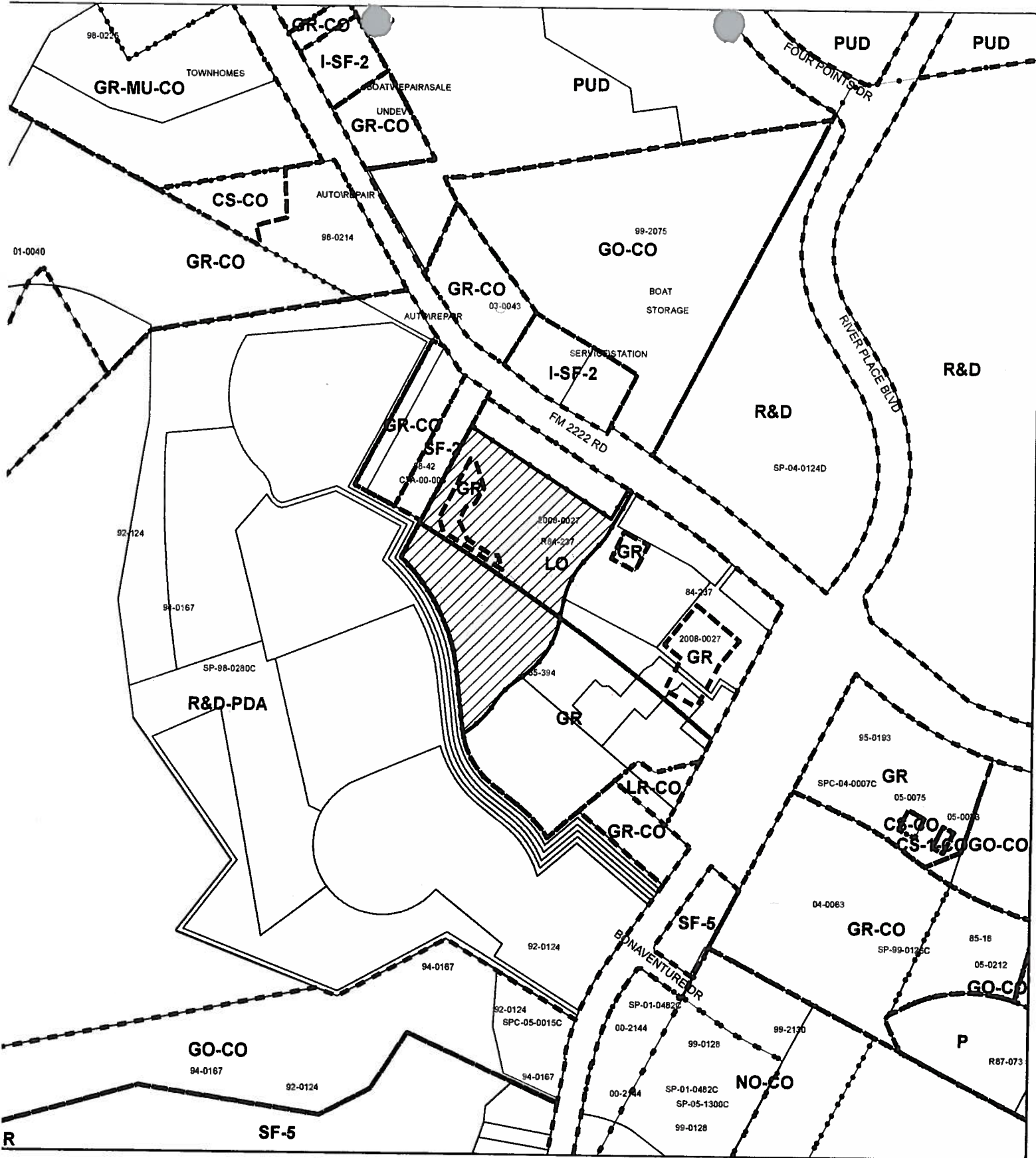
ACTION:


ORDINANCE READINGS: 1ST 2ND 3RD


ORDINANCE NUMBER:


CASE MANAGER: Clark Patterson
Clark.patterson@ci.austin.tx.us


PHONE: 974-7691





 SUBJECT TRACT

 PENDING CASE

 ZONING BOUNDARY

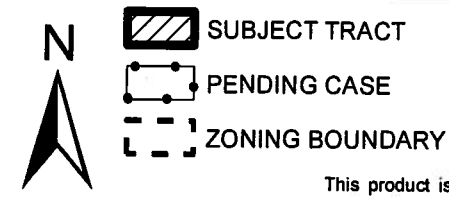
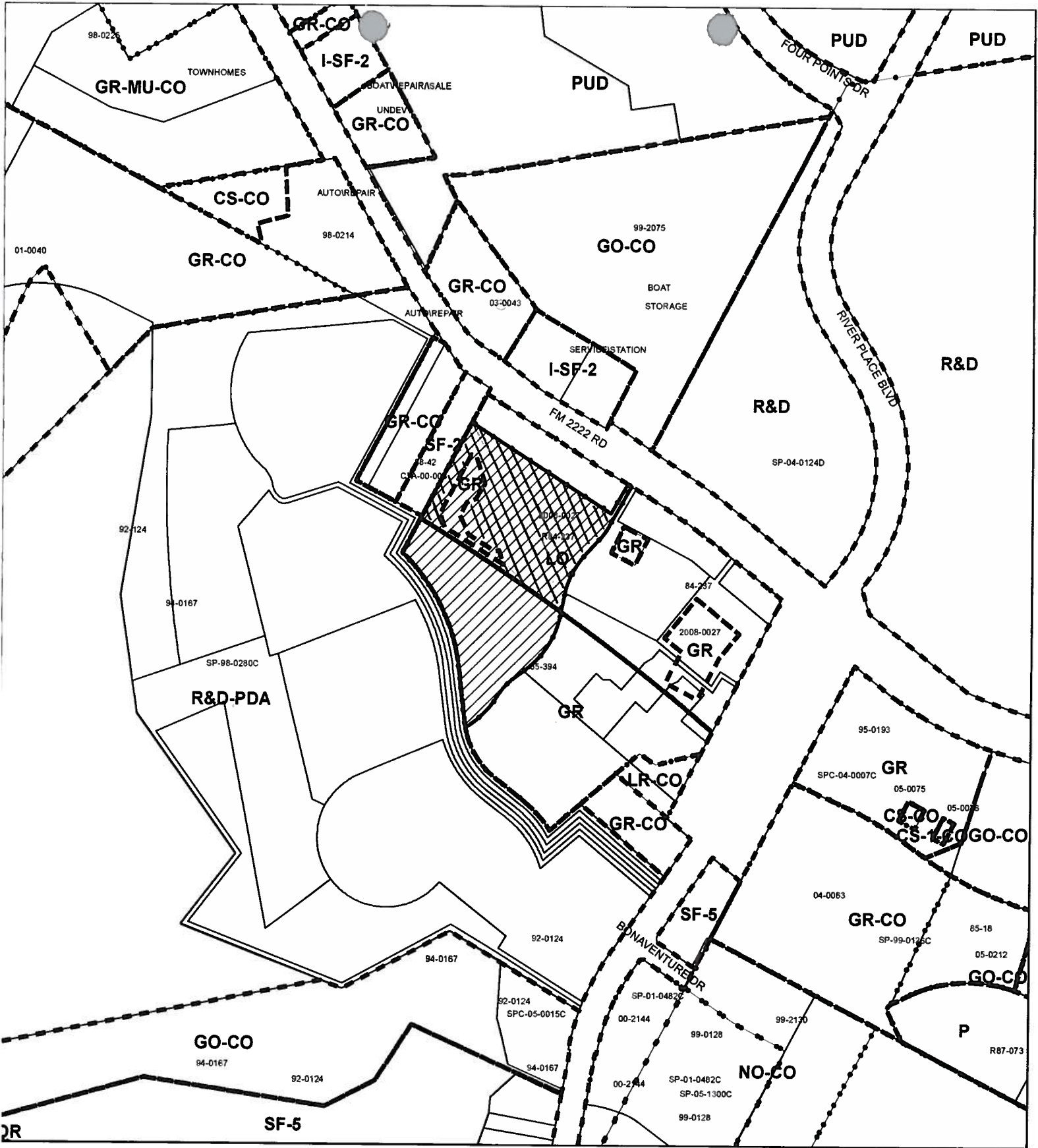
ZONING CASE
C14-2013-0109

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





ZONING CASE
C14-2013-0109



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1" = 400'



SUBJECT
TRACT

FM 2222 RD

RIVER PLACE BLVD

RIVER PLACE BLVD

OS-CO
98-02
1-E

R&D-PDA
SP-06-0250C

GO-CO

GR-CO

STORAGE

SERVICE STATION

R&D

SP-04-1240

GR

LO

84-237

2000-1027
GR

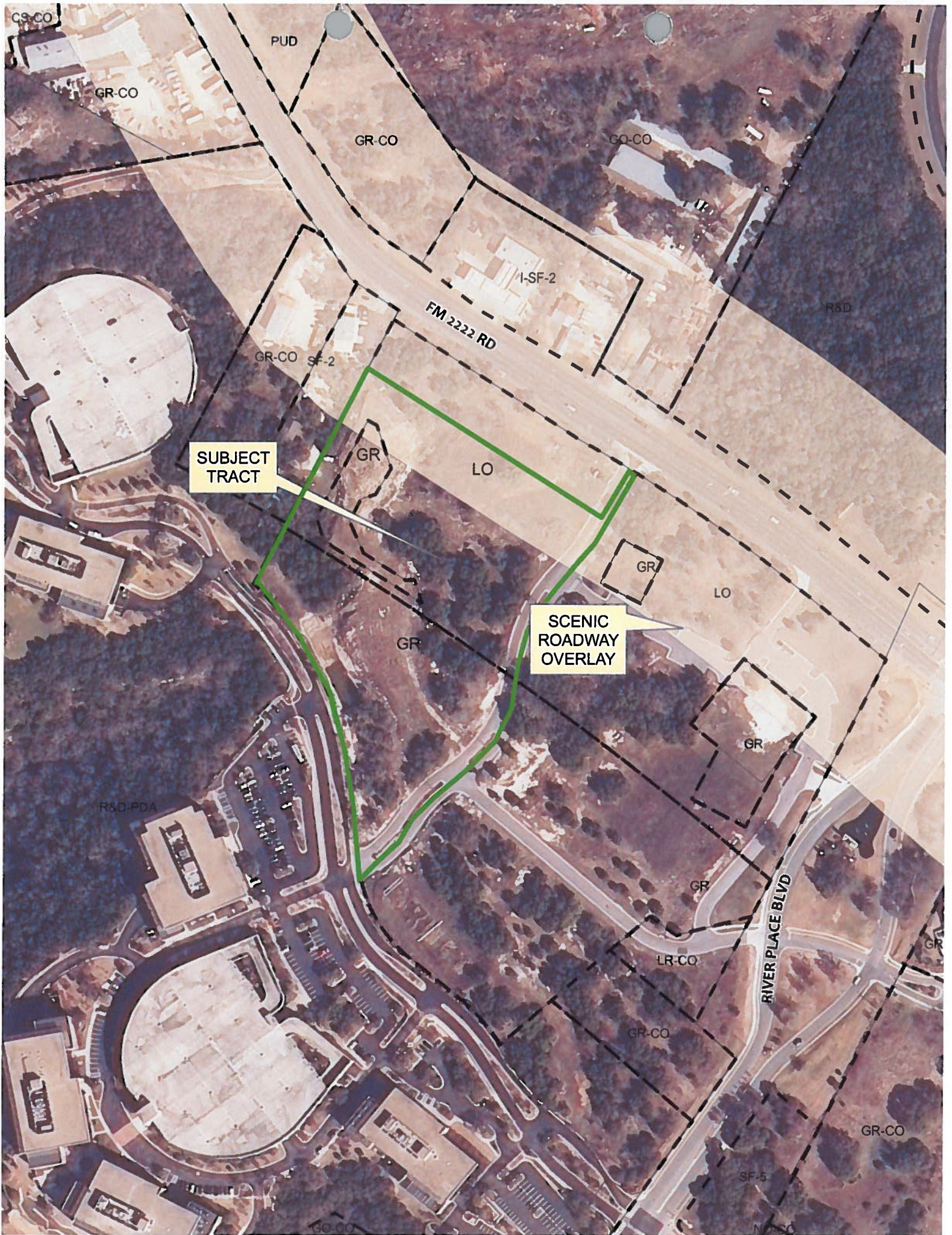
GR

GR-CO

LR-CO

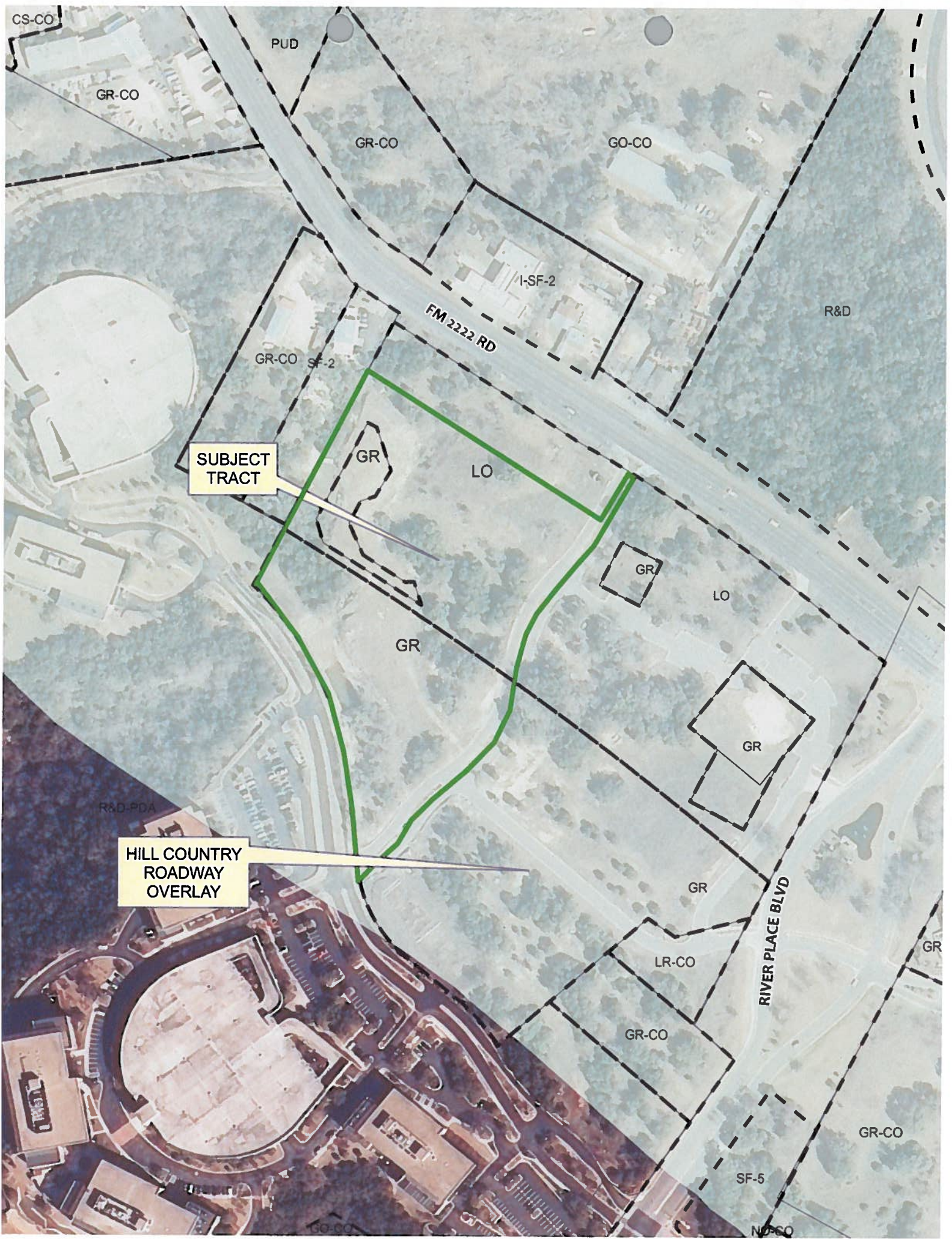
GR-CO

SF-5



SUBJECT TRACT

SCENIC ROADWAY OVERLAY



CS-CO

GR-CO

PUD

GR-CO

GO-CO

R&D

I-SF-2

FM 2222 RD

GR-CO SF-2

SUBJECT TRACT

GR

LO

GR

LO

GR

GR

R&D-PDA

HILL COUNTRY ROADWAY OVERLAY

GR

LR-CO

GR-CO

RIVER PLACE BLVD

GR

GR-CO

SF-5

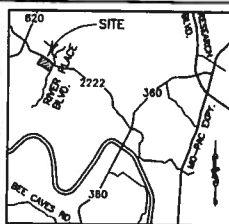
NO-CO



Google earth

feet 9
meters 2





LOCATION MAP
(N.T.S.)

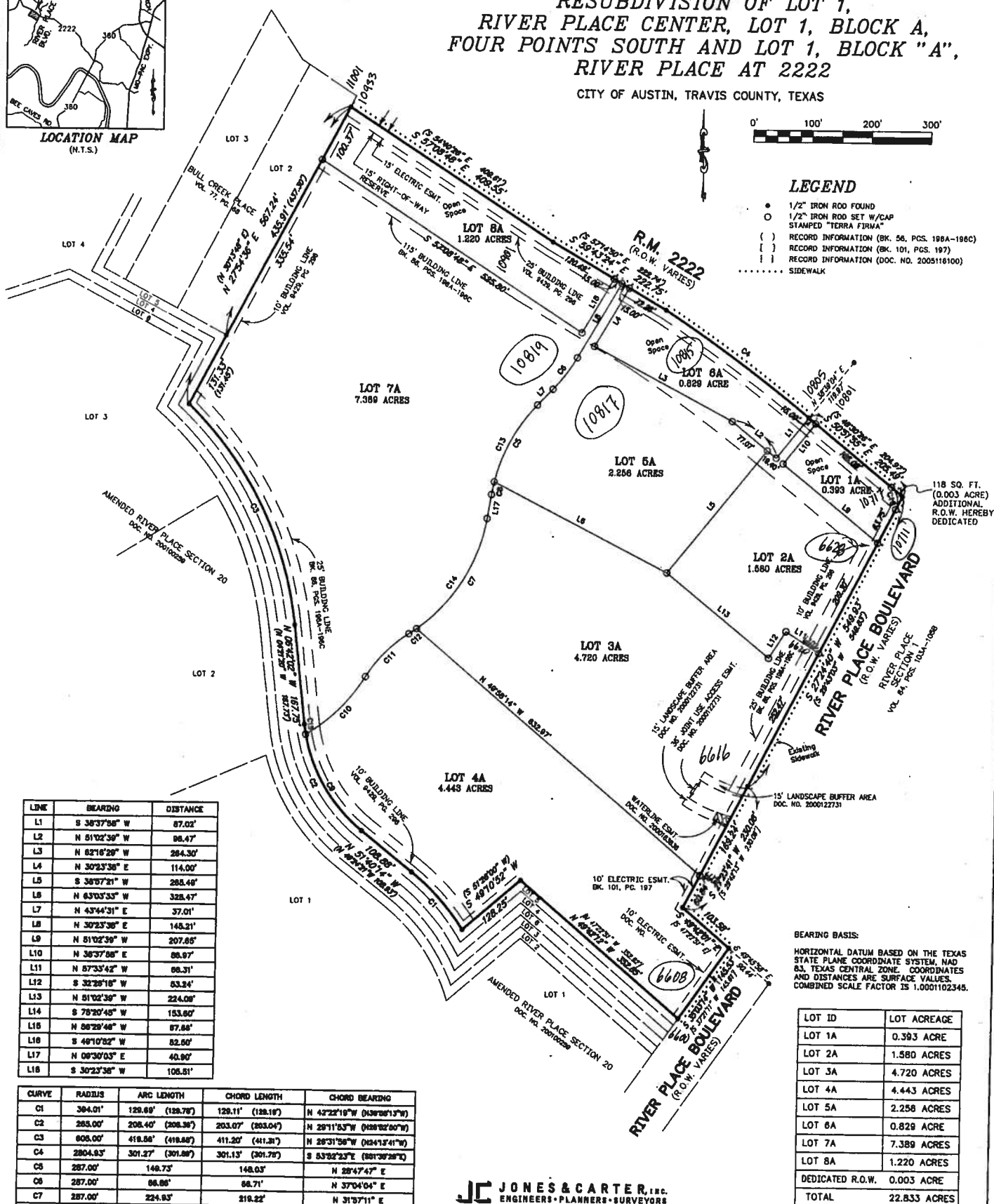
RESUBDIVISION OF LOT 1,
RIVER PLACE CENTER, LOT 1, BLOCK A,
FOUR POINTS SOUTH AND LOT 1, BLOCK "A",
RIVER PLACE AT 2222

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



LEGEND

- 1/2" IRON ROD FOUND
 - 1/2" IRON ROD SET W/CAP
STAMPED "TERRA FIRMA"
 - () RECORD INFORMATION (BK. 56, PGS. 198A-198C)
 - [] RECORD INFORMATION (BK. 101, PGS. 197)
 - ! RECORD INFORMATION (DOC. NO. 2005118100)
- SIDEWALK



| LINE | BEARING | DISTANCE |
|------|---------------|----------|
| L1 | S 36°37'58" W | 87.02' |
| L2 | N 51°02'39" E | 96.47' |
| L3 | N 62°16'29" E | 264.30' |
| L4 | N 30°23'38" E | 114.00' |
| L5 | S 36°07'21" W | 285.46' |
| L6 | N 63°03'33" W | 328.47' |
| L7 | N 43°44'31" E | 37.01' |
| L8 | N 30°23'38" E | 148.21' |
| L9 | N 51°02'39" W | 207.65' |
| L10 | N 36°37'08" E | 86.97' |
| L11 | N 57°33'42" W | 96.31' |
| L12 | S 32°38'16" W | 63.34' |
| L13 | N 51°02'39" W | 224.08' |
| L14 | S 78°20'45" W | 153.60' |
| L15 | N 66°29'46" W | 87.84' |
| L16 | S 49°10'22" W | 82.50' |
| L17 | N 09°30'03" E | 40.90' |
| L18 | S 30°23'38" W | 105.81' |

| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING |
|-------|----------|-------------------|-------------------|----------------------------|
| C1 | 394.01' | 129.89' (129.78') | 129.11' (128.19') | N 42°22'19"W (N42°09'13"W) |
| C2 | 295.00' | 205.40' (205.35') | 203.07' (203.04') | N 29°11'53"W (N28°52'50"W) |
| C3 | 605.00' | 419.58' (419.58') | 411.20' (411.21') | N 26°31'56"W (N24°51'41"W) |
| C4 | 2804.93' | 301.27' (301.88') | 301.13' (301.79') | S 53°52'23"E (S51°32'28"E) |
| C5 | 257.00' | 148.73' | 148.03' | N 28°47'27" E |
| C6 | 257.00' | 86.88' | 86.71' | N 37°04'04" E |
| C7 | 257.00' | 224.93' | 219.22' | N 31°07'11" E |
| C8 | 257.00' | 21.73' | 21.72' | N 11°40'11" E |
| C9 | 265.00' | 191.56' | 187.41' | N 31°01'08" W |
| C10 | 258.94' | 140.37' | 138.89' | N 46°18'58" E |
| C11 | 225.00' | 102.83' | 101.83' | N 44°25'28" E |
| C12 | 257.00' | 15.67' | 15.67' | N 55°55'10" E |
| C13 | 257.00' | 171.45' | 168.92' | S 29°37'54" W |
| C14 | 257.00' | 240.60' | 233.62' | S 33°31'01" W |
| C15 | 255.00' | 16.84' | 16.84' | N 06°29'23" W |
| C16 | 30.00' | 40.96' | 37.87' | S 11°43'38" E |

| LOT ID | LOT ACREAGE |
|------------------|--------------|
| LOT 1A | 0.393 ACRE |
| LOT 2A | 1.580 ACRES |
| LOT 3A | 4.720 ACRES |
| LOT 4A | 4.443 ACRES |
| LOT 5A | 2.256 ACRES |
| LOT 6A | 0.828 ACRE |
| LOT 7A | 7.389 ACRES |
| LOT 8A | 1.220 ACRES |
| DEDICATED R.O.W. | 0.003 ACRE |
| TOTAL | 22.833 ACRES |

BEARING BASIS:
HORIZONTAL DATUM BASED ON THE TEXAS
STATE PLANE COORDINATE SYSTEM, NAD
83, TEXAS CENTRAL ZONE. COORDINATES
AND DISTANCES ARE SURFACE VALUES.
COMBINED SCALE FACTOR IS 1.0001102345.

JC JONES & CARTER, INC.
ENGINEERS • PLANNERS • SURVEYORS

806 Las Cimas Parkway, Suite 230 Austin, Texas 78746-5493 (512) 441-9493
Fax: (512) 445-7288

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SHEET 1 OF 3 CB-2008-0016.01

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|---|---------------------|
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| DATE: 11-11-2007 | CHECKED BY: OOO |
| SCALE: 1"=100' | REvised: 04-23-2008 |

**RESUBDIVISION OF LOT 1,
RIVER PLACE CENTER, LOT 1, BLOCK A,
FOUR POINTS SOUTH AND LOT 1, BLOCK "A",
RIVER PLACE AT 2222**

RECEIVED

ORDINANCE NO. 85 1219-DD

MAY 13 1987

LAND DEV. SERV.

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. 11.80 ACRES OF LAND, MORE OR LESS, SAVE AND EXCEPT THE FOLLOWING THREE TRACTS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288 FROM INTERIM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "GR" COMMUNITY COMMERCIAL;

TRACT 2. 0.15 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288, FROM INTERIM "SF-2: SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "LO" LIMITED OFFICE; AND,

TRACT 3. 0.64 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288, FROM INTERIM "SF-2: SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "LO" LIMITED OFFICE; AND,

TRACT 4. 0.45 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288, FROM INTERIM "SF-2: SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "LO" LIMITED OFFICE, LOCALLY KNOWN AS 10909 F.M. 2222; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY.

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 C14r-84-237, to-wit:

TRACT 1. From Interim "SF-2" Single Family Residence (Standard Lot) to "GR" Community Commercial.

A 11.80 acre tract of land in the William Bell Survey No. 802 and the Banyon Payne Survey No. 288; said 11.80 acre tract being all of that portion of proposed Lot 1, River Place Center lying within the City of Austin Limited Annexation Area, save and except those areas described herein as Tracts 2, 3 and 4, said 10.56 acre tract being more particularly described by metes and bounds as follows:

BEGINNING, at the northernmost corner of that certain River Place Section 1, a subdivision recorded in Book 84, Page 103A-105B of the Travis County Plat Records, being on the south right-of-way line of R.M. 2222;

THENCE, departing said right-of-way line, and along a southwesterly line of said River Place Section 1, S 29° 43' 03" W, a distance of 459.67 to a point;

184-237

THENCE, over and across the said proposed Lot 1, River Place Center, parallel to and at a perpendicular distance of 500 feet southwest of the centerline of R.M. 2222 for the following three (3) courses:

1. N 48° 30' 26" W, a distance of 296.69 to a point of curvature;
2. 254.53 feet along the arc of a curve to the left, having a central angle of 06° 10' 00", a radius of 2364.93 feet, bearing N 51° 35' 26" W for a distance of 254.41 feet to a point of tangency, and
3. N 54° 40' 26" W, a distance of 593.78 to a point on the southeast line of that certain Lot 2, Bull Creek Place, a subdivision recorded in Book 77, Page 68 of the Travis County Plat Records;

THENCE, along the southeast line of the said Lot 2, N 30° 13' 8" E a distance of 451.79 feet to the northeast corner of the said Lot 2 on the south right-of-way line of R.M. 2222, for the northwest corner of the said proposed Lot 1, River Place Center;

THENCE, along the southerly right-of-way line of R.M. 2222, and the northerly line of the said proposed Lot 1, River Place Center the following three (3) courses:

1. S 54° 40' 26" E, a distance of 633.91;
2. 302.97 feet along the arc of a curve to the right, having a central angle of 06° 10' 00", a radius of 2814.93, bearing S 51° 35' 26" E, and a distance of 302.82 feet;
3. S 48° 30' 26" E, a distance of 202.88 feet to the POINT OF BEGINNING, containing 11.80 acres of land, more or less; SAVE AND EXCEPT,

TRACT 2. From Interim "SF-2" Single Family Residence (Standard Lot) to "LO" Limited Office.

COMMENCING, for reference, at a point of curvature on the right-of-way line of R.M. 2222, same being on a northeasterly line of Lot 1 of said River Place Center;

THENCE, leaving said right-of-way line, S 45° 29' 26" W, a distance of 143.68 feet to the Point of Beginning;

THENCE, continuing over and across said Lot 1 for the following four (4) calls:

1. S 60° 40' 26" E, a distance of 80.00 feet;
2. S 29° 19' 34" W, a distance of 80.00 feet;
3. N 60° 40' 26" W, a distance of 80.00 feet;
4. N 29° 19' 34" E, a distance of 80.00 feet to the POINT OF BEGINNING, containing 0.15 acres of land, more or less; and,

TRACT 3. From Interim "SF-2" Single Family Residence (Standard Lot) to "IO" Limited Office

COMMENCING, for reference, at a southeasterly corner of said Lot 1 on the said right-of-way line of R.M. 2222, same being the northernmost corner of said River Place Section 1;

THENCE, with a southeasterly line of said Lot 1, and also with a northwesterly line of said River Place Section 1, S 29° 43' 03" W, a distance of 155 feet;

THENCE, N 60° 16' 57" W, a distance of 130 feet to the POINT OF BEGINNING:

THENCE, continuing over and across said Lot 1 for the following five (5) calls:

1. S 15° 16' 57" E, a distance of 56.57 feet;
2. S 29° 43' 03" W, a distance of 210.44 feet;
3. N 60° 16' 57" W, a distance of 115.00 feet;
4. N 29° 43' 03" E, a distance of 250.44 feet;
5. S 60° 16' 57" E, a distance of 75.00 feet to the POINT OF BEGINNING, containing 0.64 acres of land, more or less;

TRACT 4. From Interim "SF-2" Single Family Residence (Standard Lot) to "IO" Limited Office.

COMMENCING, for reference, at the northernmost corner of the said Lot 1, River Place Center, same being the northeast corner of the said Lot 2, Bull Creek Place, on the south right-of-way line of R.M. 2222;

THENCE, with a northwesterly line of the said Lot 1, and with a southeasterly line of said Bull Creek Place, S 30° 13' 38" W, a distance of 215 feet to a point;

THENCE, leaving said northwesterly line, S 59° 46' 12" E, a distance of 31.00 feet to the POINT OF BEGINNING:

THENCE, continuing over and across said Lot 1 for the following twelve (12) calls;

1. S 59° 46' 12" E, a distance of 25.00 feet;
2. S 14° 46' 12" E, a distance of 80.00 feet;
3. S 30° 13' 48" W, a distance of 65.00 feet;
4. S 75° 13' 48" W, a distance of 30.00 feet;
5. S 30° 13' 48" W, a distance of 50.00 feet;
6. S 19° 46' 12" E, a distance of 70.00 feet;
7. S 59° 46' 12" E, a distance of 100.00 feet;
8. N 70° 13' 48" E, a distance of 15.00 feet;
9. S 19° 46' 12" E, a distance of 57.80 feet;
10. N 54° 40' 26" W, a distance of 236.10 feet;

11. N 19° 46' 12" W, a distance of 42.74 feet;
 12. N 30° 13' 48" E, a distance of 215.00 feet to the POINT
 OF BEGINNING, containing 0.45 acres of land, more or less,

locally known as 10909 F.M. 2222 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.

PART 3. That the development of the property herein described shall be accomplished in accordance with the site plan attached hereto as Exhibit "A", or as such site plan is subsequently adjusted or modified as provided by subsection 13-2A-6196 of the Austin City Code of 1981. Except to the extent that such site plan is inconsistent therewith, the development and use of the property described herein shall be in accordance with applicable ordinances of the City of Austin.

PART 4. This application for rezoning was filed prior to the effective date of Chapter 13-2A of the Austin City Code of 1981, at which time the property was zoned Interim "AA" Residence, First Height and Area District, and the applicant sought rezoning to "GR" General Retail, First Height and Area District. Notwithstanding the rezoning herein to "GR" Community Commercial for Tract 1 and "LO" Limited Office for Tracts 2 - 5, the property owner shall be permitted to obtain a building permit subject to the provisions of Chapter 13-2 and as permitted under a zoning classification thereunder of "GR" General Retail, First Height and Area District for Tract 1 and "O-1" Office for Tracts 2 - 5, in accordance with the provisions of Section 1051 of Chapter 13-2A of the Austin City Code of 1981.

PART 5. WHEREAS, an emergency is apparent for the immediate preservation of order, health, safety and general welfare of the public, which emergency requires the suspension of the rule providing for the reading of an ordinance on three separate days, and requires that this ordinance become effective immediately upon its passage; therefore, the rule requiring the reading on three separate days is hereby suspended and this ordinance shall become effective immediately upon its passage as provided by the Charter of the City of Austin.

PASSED AND APPROVED

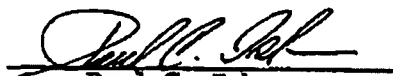
December 9

, 1985

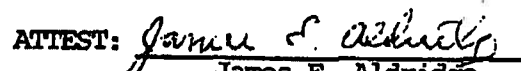
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 Frank C. Cooksey
 Mayor

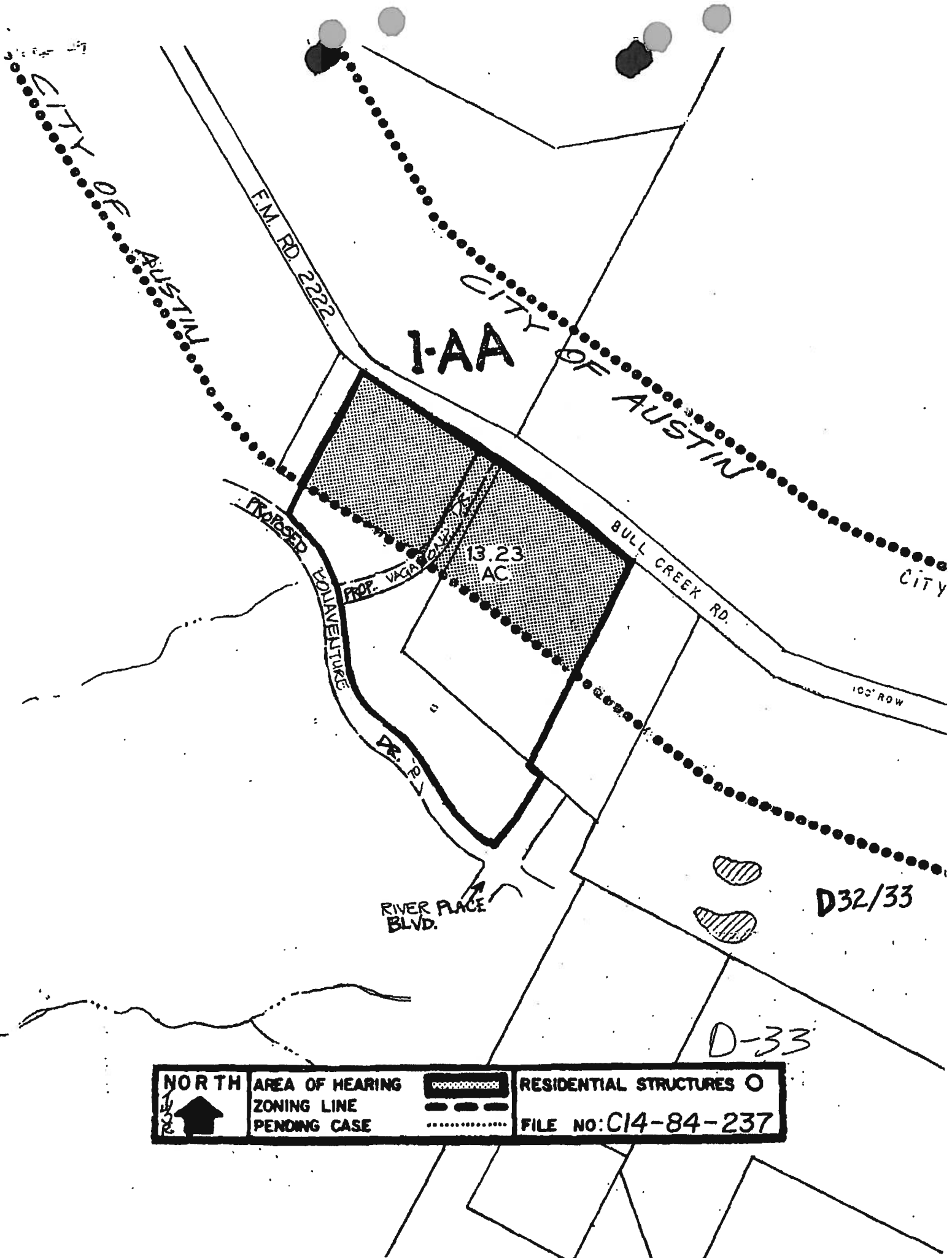
APPROVED:


 Paul C. Isham
 City Attorney

ATTEST:


 James E. Aldridge
 City Clerk

SJS:saf



| | | | |
|---|------------------------|---|---------------------------------|
| NORTH  | AREA OF HEARING |  | RESIDENTIAL STRUCTURES ○ |
| | ZONING LINE |  | FILE NO: C14-84-237 |
| | PENDING CASE |  | |

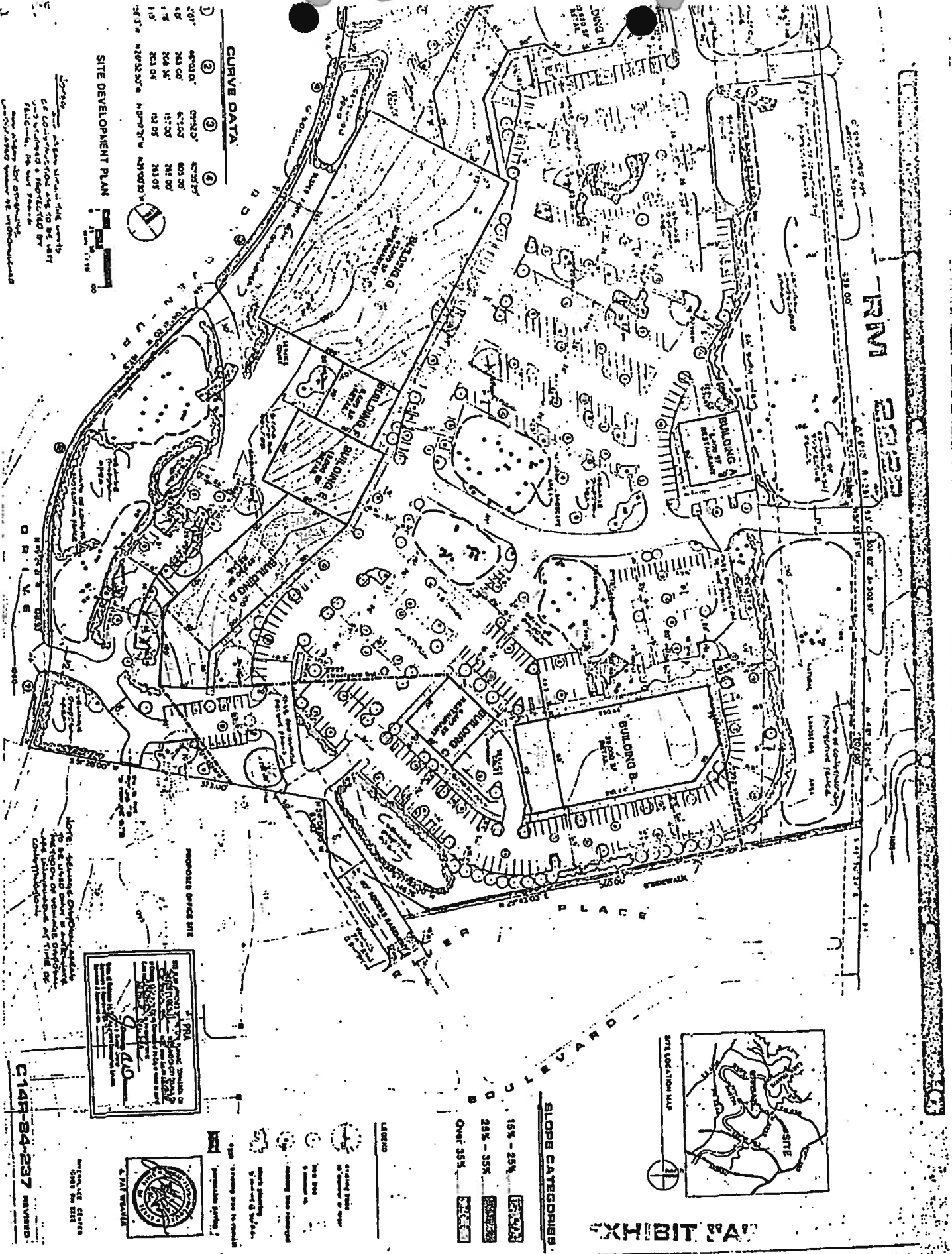
CURVE DATA

| 1 | 2 | 3 | 4 |
|-----|----------|--------|----------|
| 207 | 4670.0' | 67.53° | 47.53° |
| 42 | 743.00' | 67.53° | 60.50' |
| 18 | 743.00' | 15.30° | 242.00' |
| 115 | 243.00' | 12.05° | 243.00' |
| 143 | 4189.20' | 14.07° | 4370.00' |

SITE DEVELOPMENT PLAN



Notes: 1. All dimensions are in feet and inches.
2. All dimensions are to the center of the road.
3. All dimensions are to the center of the building.
4. All dimensions are to the center of the lot.
5. All dimensions are to the center of the site.



SLOPE CATEGORIES

| | | |
|-----------|-----------|----------|
| 15% - 25% | 25% - 35% | Over 35% |
|-----------|-----------|----------|

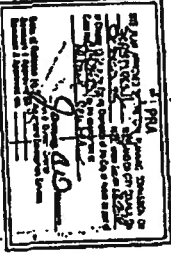


EXHIBIT 'A'

RIVERPLACE CENTER

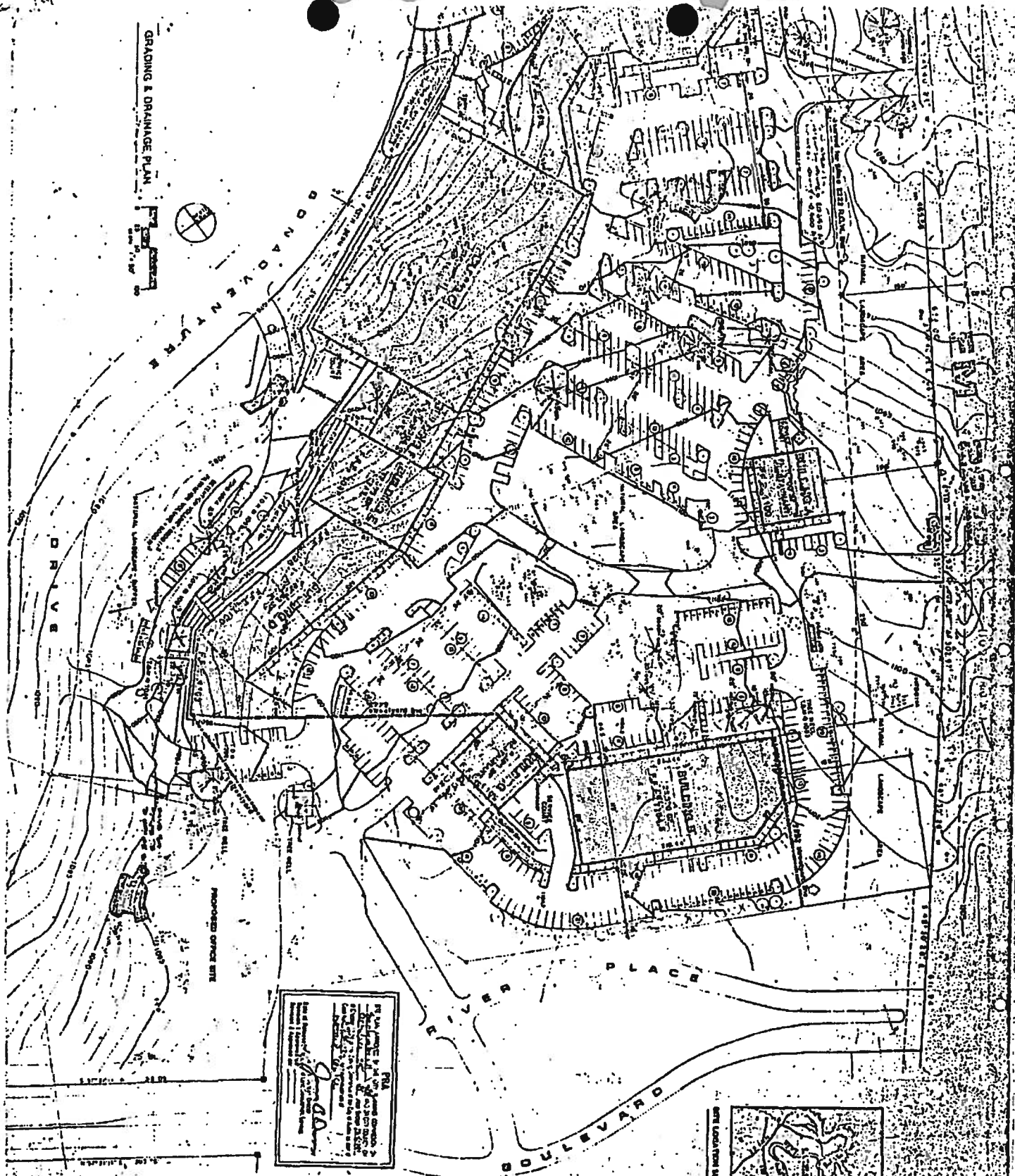
A PROJECT OF WESTLAK PROPERTY COMPANY, INC.
J. Paul Weaver and Associates
Architects/Interior Architects/Planners

SHEET
PRA1

C148-84-237 REVERED

GRADING & DRAINAGE PLAN

Scale: 1" = 40'



PRA
 Prepared by: [Signature]
 Date: 10/1/88
 Project: Riverplace Center
 Sheet: 1 of 2



- Existing Building
- Proposed Building
- Existing Parking
- Proposed Parking
- Existing Road
- Proposed Road
- Existing Drainage
- Proposed Drainage

10/1/88
 10/1/88
 10/1/88

A PROJECT OF WESTLAK PROPERTY COMPANY, INC.

RIVERPLACE CENTER

SHEET
 PRA 2

1. Contour interval 10 feet
 2. Spot heights in feet
 3. Elevation of benchmark in feet
 4. Elevation of spot in feet
 5. Elevation of spot in feet
 6. Elevation of spot in feet
 7. Elevation of spot in feet
 8. Elevation of spot in feet
 9. Elevation of spot in feet
 10. Elevation of spot in feet



LEGEND

1. Contour interval 10 feet
 2. Spot heights in feet
 3. Elevation of benchmark in feet
 4. Elevation of spot in feet
 5. Elevation of spot in feet
 6. Elevation of spot in feet
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PRA
 1. Contour interval 10 feet
 2. Spot heights in feet
 3. Elevation of benchmark in feet
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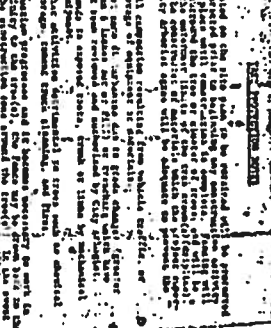
ESPY, HUSTON & ASSOCIATES, INC.
 Engineering & Environmental Consultants
 10000 W. 10th Avenue, Suite 100
 Denver, CO 80202

DEN. ENGELING
 APR. 17, 1979

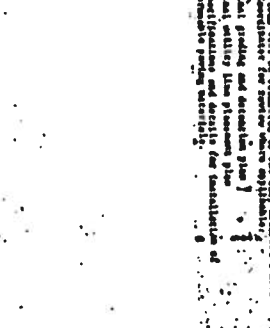


PRA

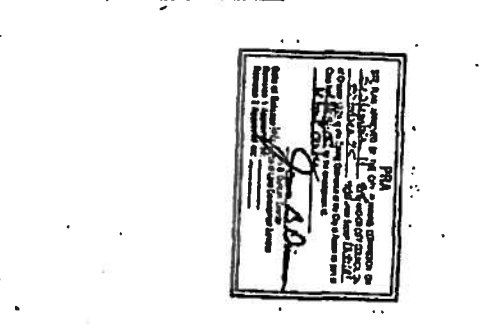
2014 2015
2016 2017



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| Number of hauls | <i>P. setiferus</i> (%) | <i>P. setiferus</i> + <i>P. setiferus</i> + <i>P. setiferus</i> (%) | <i>P. setiferus</i> + <i>P. setiferus</i> + <i>P. setiferus</i> (%) |
|-----------------|-------------------------|---|---|
| 1 | 10 | 5 | 2 |
| 2 | 25 | 10 | 3 |
| 3 | 40 | 15 | 4 |
| 4 | 55 | 20 | 5 |
| 5 | 70 | 25 | 6 |
| 6 | 80 | 30 | 7 |
| 7 | 85 | 35 | 8 |
| 8 | 90 | 40 | 9 |
| 9 | 95 | 45 | 10 |
| 10 | 98 | 50 | 10 |

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© 1994

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PH-4

[illegible]

DATE
6/25/83
9:23 AM
BFB:BP

A PRODUCT OF WESTLAND PROPERTY COMPANY, INC.
J. M. Lawson and Associates
5000 14th Avenue S.W. #1000
Seattle, WA 98148


DATE _____
 BY _____

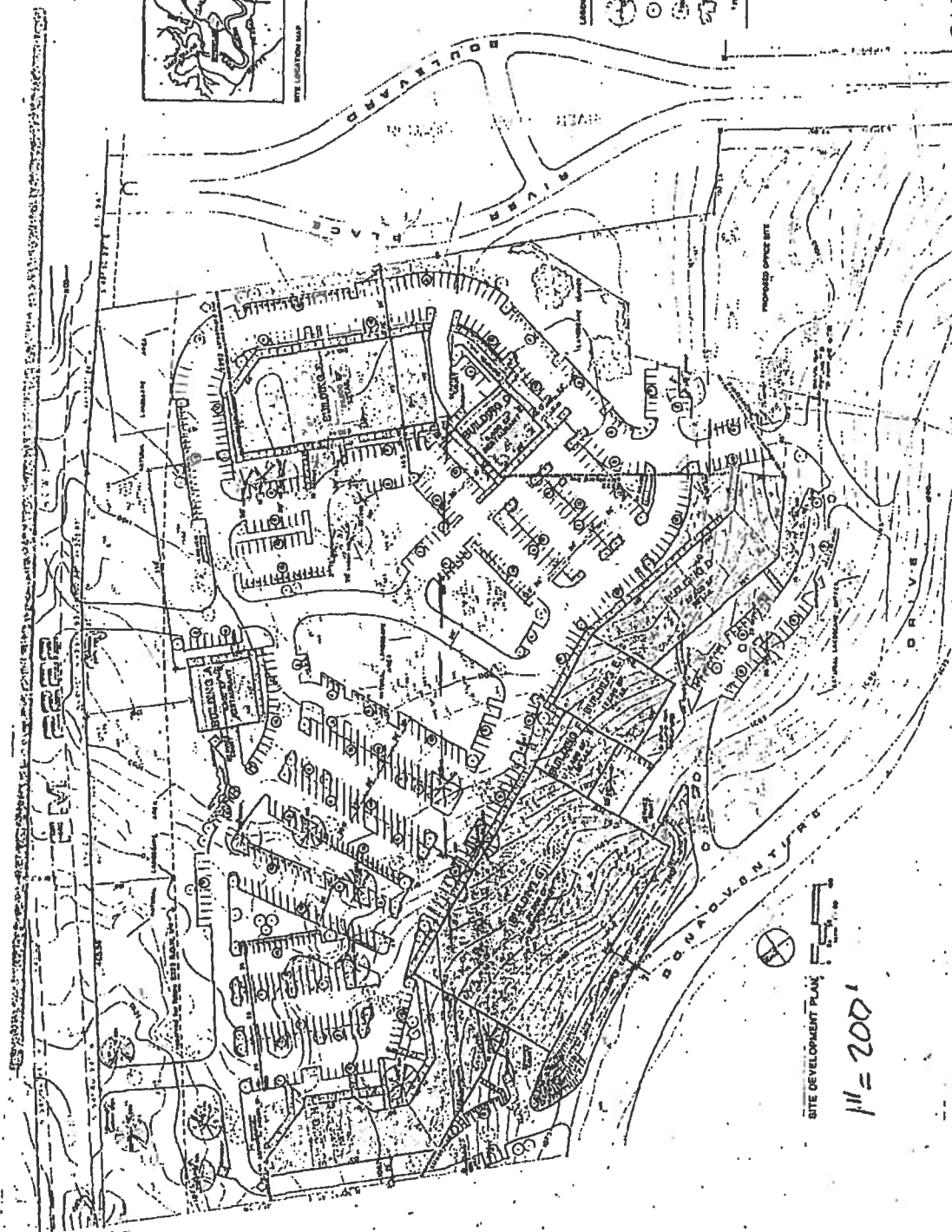
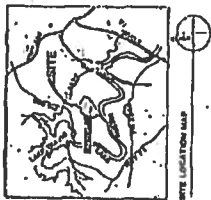
84561
PRA:

C14-84-237 (Ruiz)



011243 157-00144


 Answer only
 Product Test System
 To receive a
 free one
 call or write to
 your dealer



DATE RECEIVED BY AIR

$$411 - 700 =$$

ORDINANCE NO. 86 0410-I

MAY 12 1986

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

9.70 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288, LOCALLY KNOWN AS 10900 R.M. 2222, FROM INTERIM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "GR" COMMUNITY COMMERCIAL; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING 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 from Interim "SF-2" Single Family Residence (Standard Lot) to "GR" Community Commercial on the property described in File C14r-85-394, to-wit:

A 9.70 acre tract of land in the William Bell Survey No. 802 and the Banyon Payne Survey No. 288, being all of that portion of proposed River Place Center Lot 1, lying outside of the City of Austin Limited annexation area, said 9.70 acre tract being more particularly described by metes and bounds in Exhibit "A", attached hereto and incorporated herein for all purposes,

locally known as 10900 R.M. 2222 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.

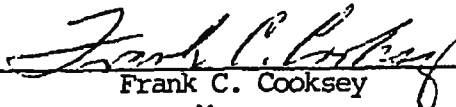
PART 3. That the development of the property herein described shall be accomplished in accordance with the site plan attached hereto as Exhibit "B", or as such site plan is subsequently adjusted or modified as provided by subsection 13-2A-6196 of the Austin City Code of 1981. Except to the extent that such site plan is inconsistent therewith, the development and use of the property described herein shall be in accordance with applicable ordinances of the City of Austin.

PART 4. The rule requiring that ordinances shall be read on three separate days is hereby suspended, and this ordinance shall become effective ten (10) days following the date of its passage.

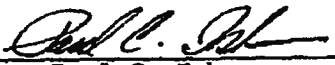
PASSED AND APPROVED

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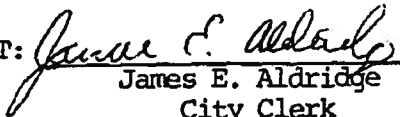
April 10, 1986 §


Frank C. Cooksey
Mayor

APPROVED:


Paul C. Isham
City Attorney

ATTEST:


James E. Aldridge
City Clerk

SJS:saf

Exhibit "A"
FN 3160 (CJD)
(Revised)
EH&A Job No. 6383-12

C14-85-394
River Place Center
January 6, 1986

C14-85-394

FIELD NOTES

FIELD NOTE DESCRIPTION FROM RECORD INFORMATION FOR ZONING PURPOSES OF A 9.70 ACRE TRACT OF LAND IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288, BEING ALL OF THAT PORTION OF PROPOSED RIVER PLACE CENTER, LOT 1, LYING OUTSIDE OF THE CITY OF AUSTIN LIMITED ANNEXATION AREA, SAID 9.70 ACRE TRACT BEING REPRESENTED ON THE ACCOMPANYING SKETCH AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING, for reference at the easternmost corner of the said proposed River Place Center, also being the northernmost corner of that certain River Place Section 1, a subdivision recorded in Book 84, Pages 103A-105B of the Travis County Plat Records, said commencing point also being on the south right-of-way line of F.M. 2222;

THENCE, departing said right-of-way line, and with a southeast line of the said proposed River Place Center, also being a northwest line of the said River Place Section 1, S 29° 43' 03" W, a distance of 459.67 feet to the POINT OF BEGINNING;

THENCE, with the said northwest line of River Place Section 1, S 29° 43' 03" W, a distance of 100.38 feet to a southeast corner of Lot 1 of the said proposed River Place Center, same being the northernmost corner of Lot 2 of same;

THENCE, with the north boundary of the said Lot 2, same being the southernmost boundary of the said Lot 1 the following three (3) calls:

1. S 77° 44' 00" W, a distance of 146.76 feet;
2. N 54° 06' 00" W, a distance of 63.03 feet; and
3. S 51° 28' 00" W, a distance of 373.00 feet to the western most corner of the said Lot 2;

THENCE, with the southwest boundary of Lot 1 of the said proposed River Place Center the following five (5) calls:

1. 129.78 feet with the arc of a curve to the left having a central angle of 18° 52' 17", a radius of 394.01 feet, a tangent length of 65.48 feet and a chord bearing N 39° 58' 13" W for a distance of 129.19 feet to a point of tangency,
2. N 49° 24' 21" W, a distance of 108.93 feet to a point of curvature,
3. 208.36 feet with the arc of a curve to the right, having a central angle of 45° 03' 01", a radius of 265.00 feet, a tangent length of 109.90 feet, and a chord bearing N 26° 52' 50" W for a distance of 203.04 feet to a point of tangency,
4. N 04° 21' 20" W, a distance of 167.73 feet to a point of curvature,
5. 419.68 feet with the arc of a curve to the left having a central angle of 39° 44' 43", a radius of 605.00 feet, a tangent length of 218.68 feet, and a chord bearing N 24° 13' 41" W for a distance of 411.31 feet to a point of tangency;

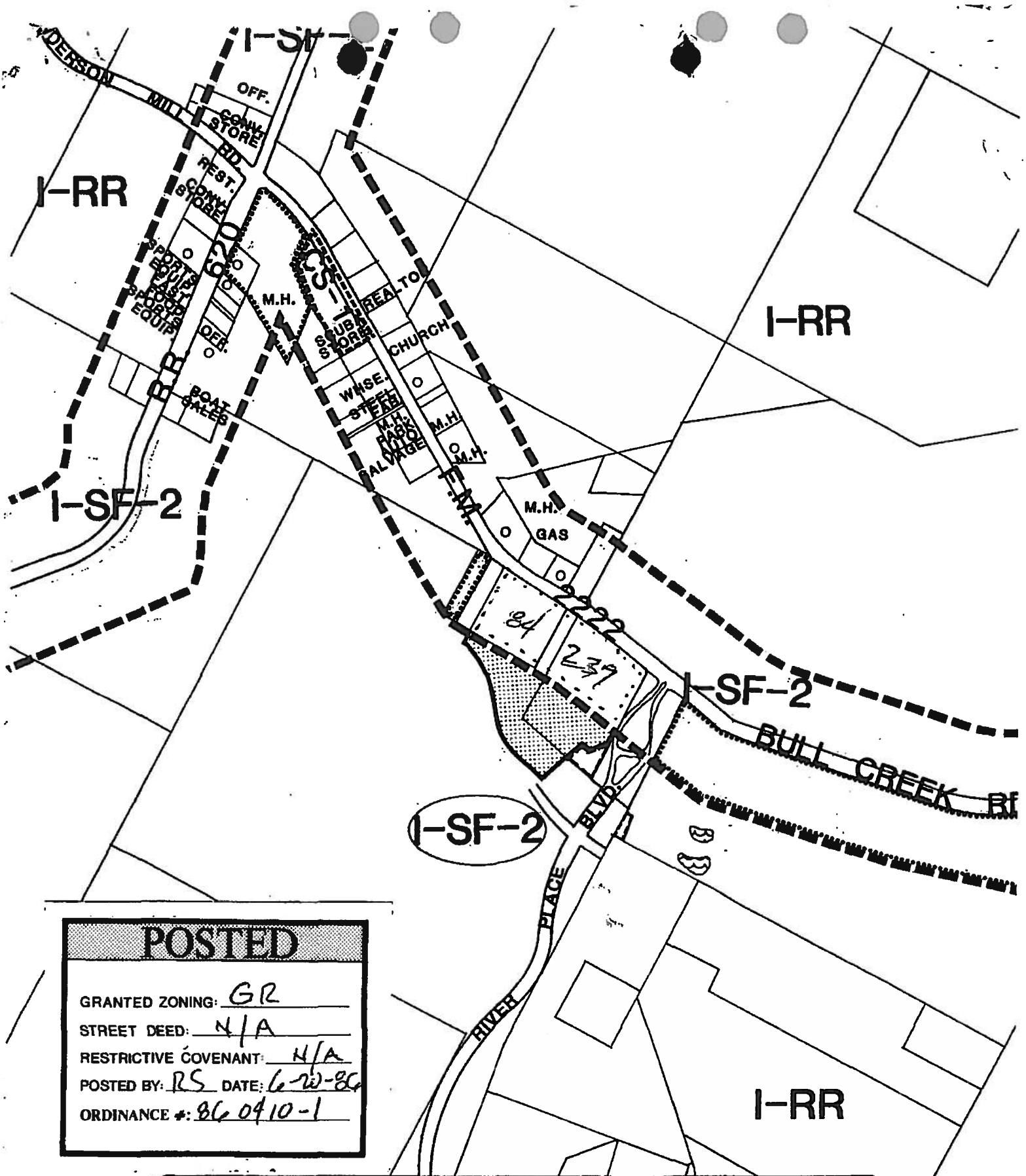
Exhibit "A"
FN 3160 (CJD)
(Revised)
EH&A Job No. 6383-12

River Place Center
January 6, 1986

THENCE, with the northwest boundary of the said proposed River Place Center, N $30^{\circ} 13' 48''$ E, passing at 131.45 feet an easterly corner of that certain tract described in a deed to S. Topletz, Trustee, and recorded in Volume 8171, Page 25 of the Deed Records of Travis County, said corner also being the southernmost corner of Lot 2 of that certain Bull Creek Place, a subdivision recorded in Book 77, Page 68 of the Plat Records of Travis County, in all, 137.04 feet to the northwest corner of the tract herein described,

THENCE, over and across the said Lot 1 of the proposed River Place Center parallel to and at a perpendicular distance of 500 feet southwest of the centerline of F.M. 2222 the following three (3) calls:

1. S $54^{\circ} 40' 26''$ E, a distance of 593.78 feet to a point of curvature,
2. 254.53 feet with the arc of a curve to the right having a central angle of $06^{\circ} 10' 00''$, a radius of 2364.93 feet, a tangent length of 127.39 feet, and a chord bearing S $51^{\circ} 35' 26''$ E for a distance of 254.41 feet to a point of tangency,
3. S $48^{\circ} 30' 26''$ E, a distance of 296.69 feet to the POINT OF BEGINNING, containing 9.70 acres of land, more or less.



| POSTED | |
|-----------------------|--------------------------------|
| GRANTED ZONING: | <u>GR</u> |
| STREET DEED: | <u>N/A</u> |
| RESTRICTIVE COVENANT: | <u>N/A</u> |
| POSTED BY: | <u>RS</u> DATE: <u>6-20-86</u> |
| ORDINANCE #: | <u>86 0410-1</u> |

| | | | |
|-----------|---------------------------------|--------------------------------|---------------------|
| NORTH | PENDING CASE | SUBJECT TRACT | GRID D 33 |
| | ZONING LINE | SUBJECT ACREAGE 9.7 AC. | |
| | CYCLE <u>2</u> MONTHS <u>tj</u> | CASE NO: C14r-85-394 | |

RECEIVED

ORDINANCE NO. 88 0728-E

JAN 10 1989

LAND DEV. SERV.

AN ORDINANCE AMENDING ORDINANCE NO. 851219-DD, ENACTED BY THE CITY COUNCIL DECEMBER 19, 1985, BY CORRECTING THE USE DESIGNATION OF CERTAIN PROPERTY LOCATED AT 10909 F.M. 2222 IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS (ZONING CASE NO. C14r-84-237); 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. Ordinance No. 851219-DD, Zoning Case C14r-84-237, enacted by the City Council on December 19, 1985, is hereby corrected by deleting, in its entirety, the caption in said ordinance and substituting the following section to read as follows:

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: 11.80 ACRES OF LAND, MORE OR LESS, SAVE AND EXCEPT THE FOLLOWING THREE TRACTS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288 FROM INTERIM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "LO" LIMITED OFFICE;

TRACT 2: 0.15 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288 FROM INTERIM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "GR" COMMUNITY COMMERCIAL;

TRACT 3: 0.64 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288 FROM INTERIM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "GR" COMMUNITY COMMERCIAL;

TRACT 4: 0.45 ACRES OF LAND, MORE OR LESS, IN THE WILLIAM BELL SURVEY NO. 802 AND THE BANYON PAYNE SURVEY NO. 288 FROM INTERIM "SF-2" SINGLE FAMILY RESIDENCE (STANDARD LOT) TO "GR" COMMUNITY COMMERCIAL;

LOCALLY KNOWN AS 10909 F.M. 2222; SAID PROPERTY BEING LOCATED IN AUSTIN, TRAVIS COUNTY, TEXAS; SUSPENDING THE RULE REQUIRING THE READING OF ORDINANCES ON THREE SEPARATE DAYS; AND DECLARING AN EMERGENCY.

PART 2. Part 1 of Ordinance No. 851219-DD, Zoning Case C14r-84-237, enacted by the City Council on December 19, 1985, is corrected by deleting the following sections:

TRACT 1. From Interim "SF-2" Single Family Residence (Standard Lot) to "GR" Community Commercial.

TRACT 2. From Interim "SF-2" Single Family Residence (Standard Lot) to "LO" Limited Office.

TRACT 3. From Interim "SF-2" Single Family Residence (Standard Lot) to "LO" Limited Office.

TRACT 4. From Interim "SF-2" Single Family Residence (Standard Lot) to "LO" Limited Office.

and substituting the following sections to read as follows:

TRACT 1. From Interim "SF-2" Single Family Residence. (Standard Lot) to "LO" Limited Office.

TRACT 2. From Interim "SF-2" Single Family Residence (Standard Lot) to "GR" Community Commercial.

TRACT 3. From Interim "SF-2" Single Family Residence (Standard Lot) to "GR" Community Commercial.

TRACT 4. From Interim "SF-2" Single Family Residence (Standard Lot) to "GR" Community Commercial.

PART 3. Ordinance No. 851219-DD, Zoning Case C14r-84-237, enacted by the City Council on December 19, 1985, is hereby corrected by deleting PART 4 in its entirety in said ordinance and substituting the following section to read as follows:

PART 4. This application for rezoning was filed prior to the effective date of Chapter 13-2A of the Austin City Code of 1981, at which time the property was zoned Interim "AA", First Height and Area District, and the applicant sought rezoning to "GR" General Retail, First Height and Area District. Notwithstanding the rezoning herein to "LO" Limited Office for Tract 1 and "GR" Community Commercial for Tracts 2-4, the property owner shall be permitted to obtain a building permit subject to the provisions of Chapter 13-2 and as permitted under a zoning classification thereunder of "O-1" First Height and Area District for Tract 1 and "GR" General Retail for Tract 2-4 in accordance with the provisions of Section 1051 of Chapter 13-2A of the Austin City Code of 1981.

PART 4. It is ordered that the Zoning Map established by Sec. 13-2-22 of the Austin City Code of 1981 and made a part thereof shall be changed so as to record the amendment enacted in this ordinance.

PART 5. 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.

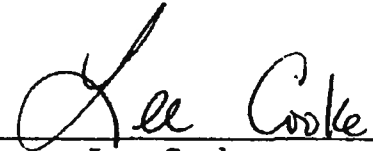
PART 6. This ordinance shall be effective ten days following the date of its final passage.

PASSED AND APPROVED

July 28

, 1988

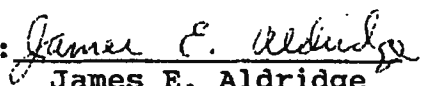
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Lee Cooke
Mayor

APPROVED: 

Jonathan Davis
Acting City Attorney

ATTEST: 

James E. Aldridge
City Clerk

84-237. corrective ord.
AFM/jj

GR

CS
r84-478

SCUBA
STORE

RENTOR

VACANT
R.L.D.

FOUR POINTS
DRIVE

REST.

WHSE.

STEEL
FAB.

M.H.
PARK

CHURCH

AUTO
SALVAGE

R.O.W.

MH

SF-2

MH

GAS

AUTO
REPAIR

r84-237

GR

LO

r85-394

GR

DR

84-237

I-SF-2

85-013

BULL CREEK ROAD

CITY
COUNTY

85-018

PLACE

BLVD.

BAFFIN

BLVD.

DR

BLVD.

SI

TY
ER
TY
DR

ORDINANCE NO. 20080320-065

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 10815 FM 2222 ROAD FROM LIMITED OFFICE (LO) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT TO COMMUNITY COMMERCIAL (GR) DISTRICT FOR TRACT ONE AND LIMITED OFFICE (LO) DISTRICT AND COMMUNITY COMMERCIAL (GR) DISTRICT FOR TRACT TWO.

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

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base districts on the property described in Zoning Case No. C14-2008-0027, on file at the Neighborhood Planning and Zoning Department, as follows:

Tract One: From limited office (LO) district and community commercial (GR) district to community commercial (GR) district.

A 28,000 sq. ft. tract of land, more or less, out of Lot 1, River Place Center Subdivision, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance; and,

Tract Two: From limited office (LO) district and community commercial (GR) district to limited office (LO) district and community commercial (GR) district.

Lot 1, River Place Center Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 86, Pages 196A-196C, of the Plat Records of Travis County, Texas; Save and Except the property described as Tract One in this ordinance,

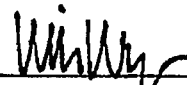
locally known as 10815 FM 2222 Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance takes effect on March 31, 2008.


PASSED AND APPROVED

March 20, 2008

§
§
§


Will Wynn
Mayor

APPROVED:


David Allan Smith
City Attorney

ATTEST:

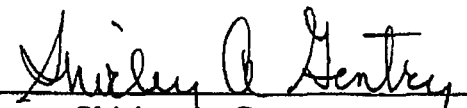

Shirley A. Gentry
City Clerk

EXHIBIT A
TRACT ONE
FIELD NOTES
PROPOSED ZONING BOUNDARY

ALL THAT CERTAIN PARCEL OR TRACT OF LAND OUT OF THE WILLIAM BELL SURVEY NO. 802, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS; BEING A PORTION OF LOT 1, RIVER PLACE CENTER, A SUBDIVISION AS RECORDED IN BOOK 86, PAGES 196A-196C OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 1 BEING CONVEYED TO RIVER PLACE POINTE, L.P., A TEXAS LIMITED PARTNERSHIP BY SPECIAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2005116100 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING for POINT OF REFERENCE at a ½" iron rod found at the intersection of the southwest right-of-way line of R.M Highway No. 2222 and the northwest right-of-way line of River Place Boulevard, said iron rod found also being the most easterly corner of the above described Lot 1, from which a ½" iron rod found on said southwest right-of-way line of R.M. Highway No. 2222 bears N50°51'55"W a distance of 205.49 feet, Thence, S51°09'36"W a distance of 173.81 feet to a point for the most easterly corner and POINT OF BEGINNING of the herein described tract;

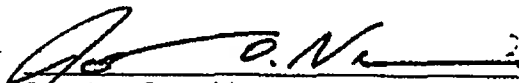
THENCE S39°08'05"W a distance of 160.00 feet to a point for the most southerly corner of this tract,

THENCE N50°51'55"W a distance of 175.00 feet to a point for the most westerly corner of this tract;

THENCE N39°08'05"E a distance of 160.00 feet to a point for the most northerly corner of this tract;

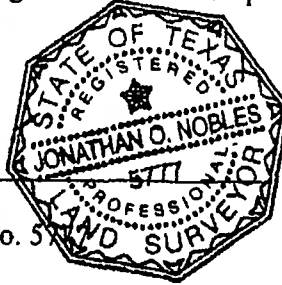
THENCE S50°51'55"E a distance of 175.00 feet to the POINT OF BEGINNING,
and containing 28,000 square feet of land, more or less.

I HEREBY CERTIFY that these notes were prepared by Terra Firma Land Surveying
from a survey made on the ground on November 7, 2007 under my supervision and are
true and correct to the best of my knowledge. A sketch accompanies this description.



Jonathan O. Nobles

Registered Professional Land Surveyor No. 5717



1/11/2008
Date

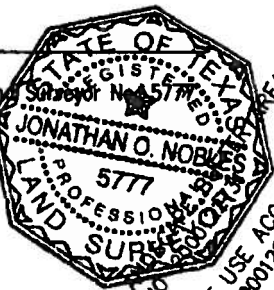
Client: Aspen Properties
Date: January 11, 2008
WO No.: 0A434-002-00/503
FB: 590/55
File: J:\Projects\A434\002\Survey\A434-002.crd

Scale 1"=100'

SKETCH TO ACCOMPANY FIELD NOTES PROPOSED ZONING BOUNDARY

As Surveyed By:

Jonathan O. Nobles
Registered Professional Land Surveyor No. 5777
Date: November 7, 2007



N 54°05'00" E 63.03'
N 56°29'46" W 62.99'

LOT 1
BLOCK "A"
FOUR POINTS
VOL. 101
(S 47°24'1")

146.77' W
S 75°20'45" W 146.76'
S 77°44'00" W 146.76'
230.08' 71.06'

Client : Aspen Properties
Date : January 10, 2008
Office : C. Cregar, J. Nobles, C. Willoughby
Crew : J. Jones, M. Snyder
F.B. : 590/35
Job No : 0A434-002-00 500
Disk : J:\Projects\A434\002\Survey\A434-002.crd & A434-002 ZONING.dwg

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This survey is done in accordance with the standards and practices of the Surveying and Mapping profession. It is the responsibility of the Surveyor to ensure that the survey is done in accordance with the standards and practices of the Surveying and Mapping profession.

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**terra
firma**

LAND SURVEYING

908 Lee Clower Parkway, Suite 230 Austin, Texas 78746 812/328-6878 Fax 812/648-2288

LOT 1
RIVER PLACE CENTER
BK. 86, PGS. 196A-196C

PROPOSED
ZONING
BOUNDARY
28,000 SQ. FT.

RIVER PLACE BOULEVARD
(R.O.W. VARIES)
RIVER PLACE
SECTION 1
VOL. 84, PGS. 103A-105B

Point of Beginning
Point of Reference
N 38°39'04" E 119.97'
N 50°51'55" E 204.97'
W 205.49'
S 51°09'36" W 173.01'
S 39°08'05" E 160.00'
S 30°51'35" E 175.00'
N 39°08'05" E 160.00'
N 50°51'35" W 175.00'
S 39°08'05" E 160.00'
S 30°51'35" E 175.00'
N 39°08'05" E 160.00'
S 30°51'35" E 175.00'
N 39°08'05" E 160.00'
S 30°51'35" E 175.00'
N 39°08'05" E 160.00'
S 30°51'35" E 175.00'

10' BUILDING LINE
VOL. 9429, PG. 296
25' BUILDING LINE
BK. 86, PGS. 196A-196C

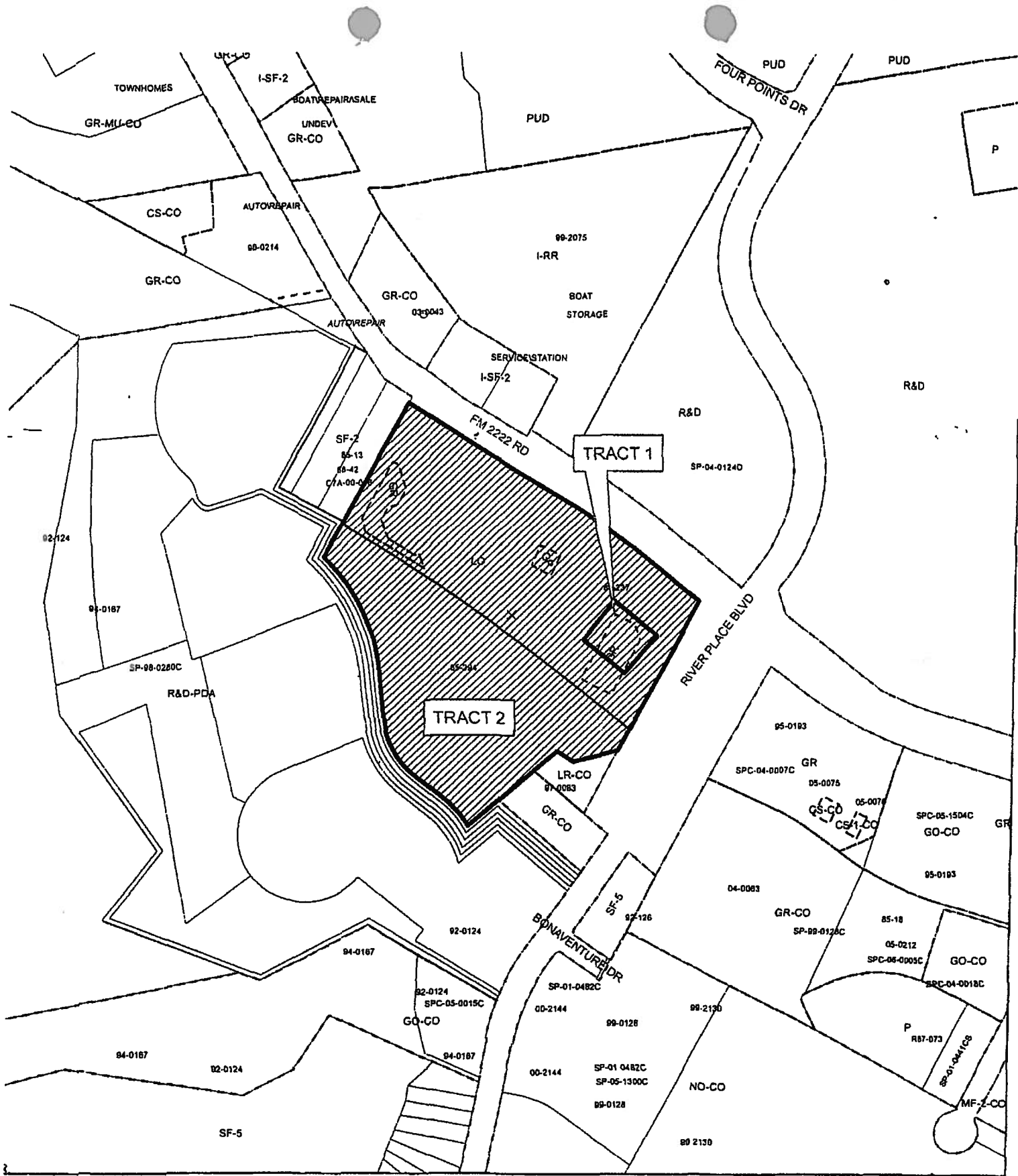
40' BUILDING LINE
DOC NO. 2000122731

15' LANDSCAPE BUFFER AREA
DOC. NO. 2000122731

R.M. 2222
(R.O.W. VARIES)

115' BUILDING LINE
BK. 86, PGS. 196A-196C

25' BUILDING LINE
VOL. 9429, PG. 296



ZONING EXHIBIT B



SUBJECT TRACT



ZONING BOUNDARY



PENDING CASE

ZONING CASE# C14-2008-0027
 ADDRESS 10815 FM 2222 RD
 SUBJECT AREA 21.08 ACRES
 GRID D33
 MANAGER J. ROUSSELIN

OPERATOR S. MEEKS



1" = 400'

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