REZONING CASE SUMMARY SHEET

ZONING CASE NUMBER: C14-2013-0081 Apostolic 1.5

REQUEST:

Continue a public hearing and approve an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 517 East Oltorf Street (Blunn Creek Watershed) from family residence-neighborhood plan (SF-2-NP) combining district zoning to general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district zoning, as amended. Staff Recommendation: To grant general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district zoning, with conditions. Planning Commission Recommendation: To deny general office-conditional overlay-neighborhood plan (GO-CO-NP) combining district zoning, with conditions. Owner: Apostolic Assembly of the Faith in Christ Jesus, Inc. (Frank Balboa). Applicant: Jim Bennett Consulting (Jim Bennett). City Staff: Lee Heckman, 512-974-7604.

DEPARTMENT COMMENTS:

There was discussion at the March 20, 2014, City Council Public Hearing regarding the existing level of impervious cover. The applicant agreed to conduct a land survey to determine the existing level of impervious cover, and revisit the request for GO or GR zoning. These districts allow for 80% and 90% of impervious cover, respectively. A requirement to perform this survey was not part of the official Council motion.

A survey completed by a registered professional land surveyor on April 3, 2014 determined the existing impervious cover was 70.1%. This exceeds the 45% limit allowed under existing SF-2 zoning. Given the size of the tract, GO district zoning, if granted by Council, would allow an additional 7,210 square feet of impervious cover.

Other items discussed at the Public Hearing – but not included in the Council motion to continue the public hearing and postpone action – were limiting the permitted uses to civic uses allowed in an SF-2 or SF-3 zoning district and restricting maximum height, both through a conditional overlay to zoning ordinance. Additionally, there was discussion regarding the potential of using a private restrictive covenant to facilitate construction of a rainwater harvesting system and bio-swale.

OWNER: Apostolic Assembly of the Faith in Christ Jesus, Inc. (Pastor Frank Balboa)

APPLICANT: Jim Bennett Consulting (Jim Bennett)

DATE OF FIRST READING: March 20, 2014, Kept Public Hearing Open and Postponed Action until May 1, 2014 (7-0).

CITY COUNCIL HEARING DATE: May 1, 2014

ASSIGNED STAFF: Lee Heckman / e-mail: lee.heckman@austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0081 / Apostolic 1.5 **P.C. DATE:** 11/12/2013
10/22/2013; 09/10/2013; 08/13/2013

ADDRESS: 517 E. Oltorf Street **AREA:** 1.65 acre (71,874sq. ft.)

OWNER: Apostolic Assembly of the Faith in Christ Jesus, Inc. (Frank Balboa)

APPLICANT: Jim Bennett Consulting (Jim Bennett)

ZONING FROM: SF-2-NP; Single Family Residence Standard Lot -Neighborhood Plan

ZONING TO: GO-NP; General Office-Neighborhood Plan, as Amended

NEIGHBORHOOD PLAN AREA: St. Edward's Planning Area
(Greater South River City Combined Neighborhood Plan)

UPDATE:
On March 20, 2014, at the City Council public hearing, there was discussion about the amount of existing impervious cover, and whether the requested zoning district's impervious cover allowance would satisfy the applicant's stated intent to further develop the site with a community room.

A survey completed on April 3, 2014 determined the existing impervious cover was 70.1% of the site, which surveyed at 72,948 square feet (see Exhibit S). GO district zoning allows for 80% impervious cover; if this district zoning was granted by Council, an additional 7,210 square feet of impervious cover would be available for development.

Other items discussed at the Public Hearing were limiting the permitted uses to civic uses allowed in an SF-2 or SF-3 zoning district and restricting maximum height, both through a conditional overlay to zoning ordinance. Although the applicant was amenable to such restrictions, they were not part of the Council's postponement motion; staff has not received an amended rezoning request from the applicant listing prohibited uses or height restrictions.

Lastly, there was discussion regarding the potential of using a private restrictive covenant to facilitate construction of a rainwater harvesting system and bio-swale. Staff has no knowledge of further activities as relates to this item.

SUMMARY STAFF RECOMMENDATION
Staff recommendation is to grant GO-CO-NP, with the following conditions.

1) a conditional overlay (CO) would prohibit the following uses: medical office (general and limited), college and university facilities, and hospital services (general and limited);
2) vehicle trips shall be limited to less than 1,100 per day until such time the pavement along Sherwood Lane is widened to a minimum of 30 feet either through a CO or public restrictive covenant (RC); and
3) any additional conditions of the Neighborhood Transportation Analysis shall be included in a public RC.

PLANNING COMMISSION RECOMMENDATION:

November 12, 2013	To Deny the GR-NP request of the applicant and the GO-NP recommendation of staff (Motion: B. Roark; Second: M. Smith) 7-0 (Absent: D. Chimenti, A. Hernandez)
October 22, 2013	Postponed to November 12, 2013 at the Request of the Applicant with Acknowledgement by the River City Citizens Neighborhood Association (Consent Motion: R. Hatfield; Second: J. Stevens) 5-0 (Absent: D. Anderson, A. Hernandez, J. Nortey, and B. Roark)
September 10, 2013	Postponed to October 22, 2013 at the Request of the South River City Citizens Neighborhood Association with Agreement by the Applicant (Consent Motion: S. Oliver; Second J. Stevens) 7-0 (Absent: A. Hernandez, J. Nortey)
August 13, 2013	Postponed to September 10, 20131 at the Request of the Applicant (Consent Motion: B. Roark; Second: S. Oliver) 5-0 (Absent: D. Anderson, D. Chimenti, M. Smith, R. Hatfield)

AMENDED REQUEST :

This case was scheduled for consideration by the City Council on November 7, 2013. However, because of an early adjournment by Council on that date, there was no action on rezoning items. This application required additional notification once a date for the Council public hearing had been set.

On January 30, 2014 the applicant amended the rezoning request from GR-NP to GO-NP, which aligned with staff's recommendation to the Planning Commission and City Council. As the applicant had amended the zoning request prior to the notice of the next Council public hearing (scheduled for February 2014), the Council public notice reflected the amended request for GO-NP.

At the Council's March 20, 2014 public hearing, the applicant verbally agreed to additional prohibited uses and height restrictions if GO district zoning was granted. Staff has not received a written amended request from the applicant reflecting these, or any other, prohibitions.

DEPARTMENT COMMENTS:

The subject tract is approximately 1.6 acres at the southwest corner of the intersection of E Oltorf Street and Sherwood Lane, lying approximately equidistant from Congress Avenue and Alta Vista Street. As a corner tract, the parcel abuts duplex and family residential to the south and high density-multifamily residential to the west. Duplex and family residential is also to the east, across Sherwood Lane, while an intersection with Rebel Road, office, and commercial uses are north of Oltorf (see Exhibits A). The property is immediately east of the recently completed District at SoCo Apartments.

This is a developed site, with three buildings and surface parking. The primary structure is a church, which is connected by a breezeway to classrooms. Together the 3 buildings occupy about 12,000 square feet, or approximately 16 percent of the site; paved parking wraps around the buildings to the west, south, and east, comprising about 46 percent of the site [these numbers have been updated to reflect surveyed data]. A handful of trees can be found at the southwest corner of the subject tract.

The request for the rezoning is driven by the desire to add a community room to the site. Though part of the religious use function, the applicant has requested the zoning change in order to increase the permitted impervious cover. Under the existing SF-2 base zoning, impervious cover is limited to 45% (there is no additional limitation by location in an urban watershed). The initial request for GR zoning would have allowed up to 90% impervious cover, if granted. The current request, for GO zoning, would allow for a maximum of 80% impervious cover. No site plan application for this proposed addition has been submitted to the City at this time.

The site is currently depicted as Civic on the Future Land Use Map (FLUM) for the Greater South River City Neighborhood Plan, a depiction it has maintained since that neighborhood plan was adopted in 2005. A neighborhood plan amendment is not required per neighborhood planning staff, because the proposed zoning change, if approved, would allow an accessory use that does not fundamentally alter the use of the property from religious assembly uses. In contrast, if a church were to seek a zoning change on its property in order to pursue a commercial venture and the FLUM indicated a Civic use, then a FLUM change and neighborhood plan amendment would be required to designate the appropriate land use (e.g., mixed use) related to the proposed zoning district.

Correspondence regarding the proposed zoning request received by staff has been attached (see Exhibit C).

Neighborhood Traffic Analysis:

A Neighborhood Traffic Analysis (NTA) pertaining to Sherwood Lane was required as part of the rezoning request. The NTA has been completed and a Memorandum with findings, recommendations and conditions is attached (see Exhibit T). As is the case with a Traffic Impact Analysis, a public RC will be prepared that requires conditions of the NTA memo be met for any development or redevelopment of the site. Note, although the NTA memo references property to the west as commercial rather than multifamily, the staff recommendations are the same.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-2-NP	Religious Assembly Uses
North	CS-V-NP; LR-NP; GO-NP; CS-NP; GR-CO-NP;	Oltorf Right-of-Way; Strip Shopping Center; Retail Paint Store; Office; Auto Sales & Body Shop; Restaurants; Convenience Store
West	CS-V-NP; CS-NP; MF-6-CO-NP;	Shopping Center; Auto Shop & Fast Food; Apartments
East	SF-3-NP; SF-2 NP	Sherwood Right-of-Way; Duplexes; Single-Family Residential
South	SF-3-NP; SF-2-NP	Duplexes; Long Bow Lane Right-of-Way; Single-Family Residential

TIA: Not Required (an NTA was performed and the associated staff memo is attached)
DESIRED DEVELOPMENT ZONE: Yes
CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No
WATERSHED: Blunn Creek

NEIGHBORHOOD ORGANIZATIONS:

South River City Citizens Assn.	74
South Central Coalition	498
Austin Neighborhoods Council	511
Austin Independent School District	742
Homeless Neighborhood Organization	1037
League of Bicycling Voters	1075
Greater South River City Combined Neighborhood Planning Team	1185
Austin Parks Foundation	1113
Super Duper Neighborhood Objectors and Appealers Organization	1200
Austin Monorail Project	1224
Sierra Club, Austin Regional Group	1228
The Real Estate Council of Austin, Inc.	1236
South Austin Commercial Alliance	1302
Austin Heritage Tree Foundation	1340
Zoning Committee of South River City Citizens Assn.	1360
SEL Texas	1363
Beyond2ndNature	1409
Wildflower Church	1423
Preservation Austin	1424

SCHOOLS:

Austin Independent School District:
Travis Heights Elementary School Fulmore Middle School Travis High School

CASE HISTORIES:

This site, and other properties along both north and south sides of E. Oltorf, were rezoned as part of the neighborhood planning process (C14-05-0138 for south, or St. Edward's Neighborhood, and C14-05-0139 for north, or South River City Neighborhood). The rezoning in this immediate area, as can be discerned from the table below, appears to be a mix of up-zoning, down-zoning, and consolidation zoning.

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
South of Oltorf			
With Neighborhood Plan C14-05-0159		Recommended; 09/13/2005	Approved; 09/25/2005
101-103 E. Oltorf/ 2401-2501 S Congress/400 Long Bow Lane	CS to CS-NP		
501 E. Oltorf	GR to MF-4-CO-NP		(CO limits height to 40 feet)
101-103 E. Oltorf/	CS-NP to CS-V-NP	Recommended;	Approved; 12/13/2007

2401-2501 S Congress C14-2007-0224		11/13/2007	
501 E. Oltorf C14-2007-0202	MF-4-CO-NP to MF-6-CO-NP	Recommended; 02/12/2008	Approved; 03/06/2008 (CO limits height to 40 and 60 feet, limits imp. cover to 65%, limits vtd to 2000)
North of Oltorf			
With Neighborhood Plan C14-05-0159 100 E. Oltorf/2301 S. Congress 500 E. Oltorf 2309 Rebel Road 508 E. Oltorf 2302 East Side Dr 614 E. Oltorf 710 E. Oltorf	 CS & CS-1 to CS-NP LR & SF-3 to LR-NP LR to SF-3-NP LR & SF-3 to GO-NP LR to MF-4-NP LR & GR to GR-CO-NP LR to MF-4-NP	Recommended; 09/13/2005	Approved; 09/25/2005
100 E. Oltorf/2301 S. Congress C14-2007-0224	CS-NP to CS-V-NP	Recommended; 11/13/2007	Approved; 12/13/2007
518 E. Oltorf C14-2012-0116	GO-NP to GR-NP	Denied; 01/22/2013	N/A (expiring)

Since adoption of the Neighborhood Plan and associated rezonings in 2005, and the addition of VMU to the Congress/Oltorf intersection in 2007, there has only been 2 other rezoning requests in the immediate area. The first was the rezoning at 501 E Oltorf, which was granted and developed as the District at SoCo Apartments. The second, at 518 E. Oltorf, was a request to rezone for restaurant purposes, and included a Neighborhood Plan Amendment. That request was denied by the Commission.

ABUTTING STREETS & TRANSIT:

Name	ROW	Pave-ment	Class	Sidewalks	Capital Metro Bus Service	Bike Route	Recommended Bicycle Facility (2009 Plan)
Oltorf Street	90 feet	37 feet	Arterial	Yes (Both Sides)	Yes (Multiple Routes)	No	Bike Lane
Sherwood Lane	50 feet	24 feet	Local	No	No	No	None

CITY COUNCIL DATE:	**Scheduled for May 1, 2014**
March 20, 2014	Continued the Public Hearing and Postponed Action until May 1, 2014 (Motion by Council Member Morrison; Second by Council Member Riley) 7-0.
February 27, 2014	Postponed at the request of the applicant (Consent Motion by Council Member Spelman; Second: Mayor Pro Tem Cole) 7-0.
November 7, 2013	No action by City Council, due to early meeting adjournment.
September 26, 2013	Postponed at the request of staff.
August 29, 2013	Postponed at the request of staff.

ACTION/ORDINANCE READINGS: 1st 2nd 3rd
ORDINANCE NUMBER:

CASE MANAGER: Lee Heckman **PHONE:** 974-7604
e-mail address: lee.heckman@austintexas.gov

STAFF RECOMMENDATION **C14-2013-0081**

Staff recommendation is to grant General Office–Conditional Overlay–Neighborhood Plan (GO-CO-NP) combining district zoning. The conditional overlay would prohibit the following uses: medical office, college and university facilities, and hospital services. The CO would also limit the vehicle trips to less than 2,000 per day.

BACKGROUND

The site is currently zoned Single Family Residence Standard Lot–Neighborhood Plan (SF-2-NP). City data indicates the church has occupied the site since the mid-1960s. As a religious entity, it was entitled to use the site for religious assembly purposes under the current base SF-2 zoning. Rezoning, as part of the St. Edward's Neighborhood Plan area, appended the zoning with the NP combining district in 2005.

The existing Single Family Residence Standard Lot district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

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

Staff has been informed the request for GR as a base zoning district is to allow for additional impervious cover necessary for the proposed addition of a community activity room that would be used for various church functions. Specifically, SF-2 would allow 45% impervious cover, whereas GR would allow 90% impervious cover. Staff does not have a site plan or other data on the existing and proposed impervious cover, but estimate the current amount exceeds that allowed under the SF-2 district zoning. Any expansion would further exceed the amount allowed, unless a zoning district with a higher impervious cover limit was granted.

The recommendation from staff is to grant general office-conditional overlay-neighborhood plan zoning (GO-CO-NP) instead of the requested GR-NP zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1) ***Zoning should promote compatibility with adjacent and nearby uses and promote a transition between adjacent and nearby zoning districts, land uses, and development intensities; and***
2) ***Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.***

Staff can support non-residential zoning at this intersection, with certain conditions or restrictions; however, staff recommends office rather than the applicant's request for community commercial at this time. This property is uniquely located; it abuts right-of-way on two sides, and abuts a recently developed apartment complex and duplex residential. One of those streets is Oltorf, an arterial, while the second is Sherwood, a local street. Opposite Oltorf is a mix of LR, GR, GO, and CS uses. The residential uses to the south and across Sherwood are zoned SF-3 and used as single-family homes or duplexes. But beyond this first row of duplexes to the east and south of Long Bow are single-family (SF-2) zoned properties. In other

words, Sherwood and Long Bow seem to serve as a discrete edge to the existing residential neighborhood to the south and east.

General office (GO) district is the designation for an office or commercial use that serves community and city-wide needs. A building in a GO district may contain one or more different uses. Whereas GR is typically located at the intersections of arterials and collectors, and Oltorf is an arterial, GO is more appropriate for this intersection. Moreover, if office is a transition between commercial or more intense land uses and residential, then office at this location, between highest-density multifamily and single-family, is equally capable of serving as a compatible and transitional use.

While staff can support office uses at this site, staff cannot recommend the more intense GR commercial zoning requested at this time. As noted, property immediately to the south and across Sherwood is single-family or duplex residential. Site development standards aside, staff is concerned about the potential incompatibility of unlimited GR uses on this site and the abutting residents, both those in detached homes and in the neighboring apartment complex.

In line with these concerns about compatibility, staff is recommending the GO be approved with a prohibition against medical office, college and university facilities, and hospital services uses. These uses, either because of transportation or other potential impacts, are thought to be too intense for this location given its peripheral context.

3) ***The proposed zoning should be consistent with the purpose statement of the district sought; and***
4) ***Zoning should allow for a reasonable use of the property.***

As noted, the request for GR zoning is driven by the desire to expand the existing facilities and comply with impervious cover limits. The addition of the community room is generally seen as accessory to the primary religious assembly function. GR zoning allows for up to 90% impervious cover in this, an urban watershed. GO, the base district recommended by staff, allows 80%.

While staff is sympathetic to the applicant's desire to expand the facility and comply with LDC requirements, the request presented to staff is for a land use or zoning change. The GR district is for an office or other commercial use that serves neighborhood and community needs. Arguably, the existing church does just that; it serves the community by drawing congregants from beyond the immediate neighborhood. Certainly, civic uses such as religious assembly can be pursued in a community commercial zoning district. Nonetheless, there is no commercial use proposed for the site at this time. Staff does not know of future plans for commercial uses, but staff is of the opinion that if one of the Code's higher commercial zoning districts is requested, then such a request should be to allow or facilitate at least some commercial uses.

General office district zoning may not fit with the owner's needs as much as community commercial district zoning – if the purpose of the rezoning request concerns a site development standard, and specifically impervious cover. If the request is driven by a development standard and not a proposed commercial use, then whether GO or GR or some other district is granted may matter less, provided the site development works within that district's respective standard. Nevertheless, staff cannot grant a recommendation for unlimited GR, knowing the property may be repurposed or redeveloped in the future. Toward that potential end, staff thinks GO would allow a reasonable use of the property; if some future proposal necessitated a commercial

district different from GO, the then owner could certainly request the appropriate zoning district for that use.

5) Zoning should be consistent with an adopted study, the Future Land Use Map (FLUM) or an adopted neighborhood plan.

The site is currently depicted as Civic on the Future Land Use Map (FLUM) for the Greater South River City Neighborhood Plan, a depiction it has maintained since that neighborhood plan was adopted in 2005. A neighborhood plan amendment is not required per neighborhood planning staff, because the proposed zoning change, if approved, would allow an accessory use that does not fundamentally alter the use of the property from religious assembly uses. In contrast, if a church were to seek a zoning change on its property in order to pursue a commercial venture and the FLUM indicated a Civic use, then a FLUM change and neighborhood plan amendment would be required to designate the appropriate land use (e.g., mixed use) related to the proposed zoning district.

EXISTING CONDITIONS

Site Characteristics

This is a developed site, with three buildings and surface parking. The primary structure is a church, which is connected by a breezeway to classrooms. Together the 3 buildings occupy about 16,180 square feet, or approximately 23 percent of the site. Paved parking wraps around the buildings to the west, south, and east. A handful of trees can be found at the southwest corner of the subject tract.

Environmental

July 9, 2013 (MM)

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Blunn Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

2. Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

3. This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

4. According to flood plain maps, there is no flood plain within the project area.

5. No trees are located on this property. 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. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Site Plan and Compatibility Standards

July 12, 2013 (CBH)

SP 1. Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

SP 2. The site is subject to compatibility standards. Along the east and south property lines, the following standards apply:

a. No structure may be built within 25 feet of the property line.
b. No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
c. No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
d. No parking or driveways are allowed within 25 feet of the property line.

e. A landscape area at least 25 feet wide 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.

SP 3. Additional design regulations will be enforced at the time a site plan is submitted.

SP 4. FYI - This site is located in the St. Edwards/Greater South River City Combined Neighborhood Plan. Please see the City's website http://www.austintexas.gov/department/neighborhood-planning for a copy of the recommended design guidelines.

Transportation

July 17, 2013 (SJ)

TR1. No additional right-of-way is needed at this time.

TR2. A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117].

TR3. A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Please submit 24 hour traffic counts for Sherwood Lane. Results will be provided in a separate memo. LDC, Sec. 25-6-114.

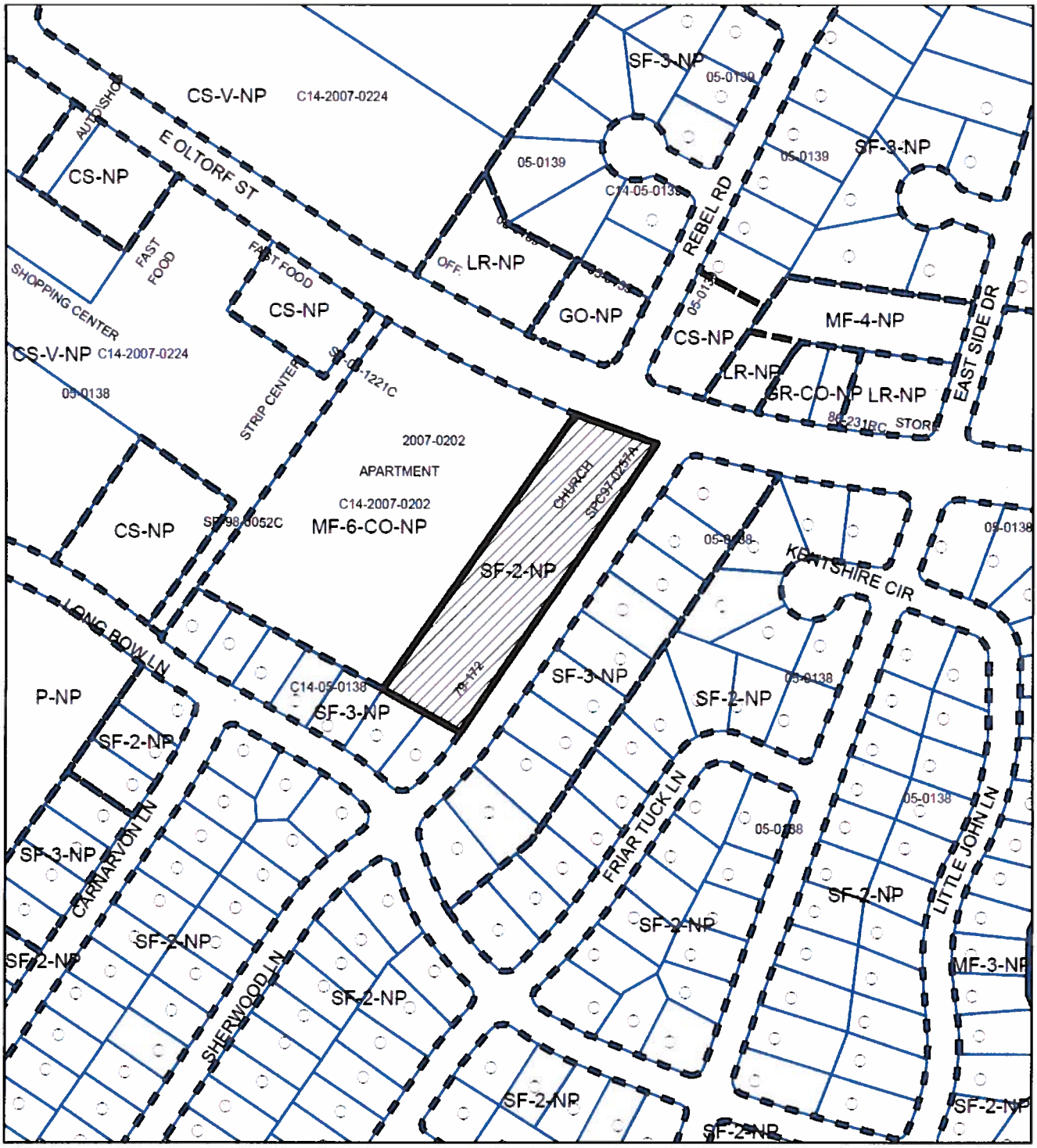
TR4. Existing Street Characteristics:

Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
Sherwood Lane	50	24	Local	No	No	No
Oltorf Street	90	37	Arterial	Yes	Yes	No

Water and Wastewater

July 2, 2013 (BB)

WW1. The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



ZONING

ZONING CASE#: C14-2013-0081

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 200 '

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.

CITY OF AUSTIN FOUNDED 1839

Exhibit A

C14-2013-0081 / Apostolic 1.5

Imagery: 2012-01

Exhibit A - 1
Aerial & Zoning

Feet
0 100 200 400

1 inch = 200 feet

C14-2013-0081 / Apostolic 1.5

Imagery: 2012-01

Exhibit A - 2
Aerial

Feet
0 50 100 200

1 inch = 100 feet

From: Jean mather
Sent: Sunday, August 04, 2013 5:18 PM
To: Heckman, Lee
Cc: Marc Davis; [redacted]; Russell Fraser
Subject: 517 E. Oltorf, C14-2013-0081

The Zoning Committee met with Jim Bennett on July 30 to discuss the proposed zoning change for the Apostolic Assembly of the Faith in Christ Jesus, Incorporated. The church has been in the neighborhood for many years and has been a good neighbor. One of the reasons that they are easy to live with is their ample parking and this results in the high impervious cover. They wish to add a community room which would increase the impervious cover beyond the existing grandfathered amount. To do this they are asking for a zoning change to GR.

The church adjoins a large multi-family unit on the West but is surrounded by single family on the East and South. We felt that GR zoning would be inappropriate and a hardship for the adjoining single family. Although the proposed use is fine, zoning is forever!

We are willing to go to the Board of Adjustment to fight for additional impervious cover for the church but we must oppose the proposed GR zoning.

Jean Mather, Chair

Zoning Committee

South River City Citizens

Exhibit C - 1

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and 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 development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its 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.

Exhibit C-2

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

R 8/7/13

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2013-0081
Contact: Lee Heckman, 512-974-7604
Public Hearing: Aug 13, 2013, Planning Commission
Aug 29, 2013, City Council

Jennifer Taylor
Your Name (please print) Grc Waldmal

☐ I am in favor
☒ I object

21604 Arcaravon Ln 78704
Your address(es) affected by this application

Signature 8/5/13 *Date*

Daytime Telephone: 512 789 3449

Comments: There is almost an unbearable amount of congestion on that corner as is. This would block off for our neighborhood, no no no please no.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning. R 08/15/13

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.austintexas.gov

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2013-0081
Contact: Lee Heckman, 512-974-7604
Public Hearing: Aug 13, 2013, Planning Commission
Aug 29, 2013, City Council

Rebecca Hunter
Your Name (please print)

☒ **I am in favor**
☐ **I object**

2508 East Side Dr.
Your address(es) affected by this application

Signature

8/14/13
Date

Daytime Telephone: 512-852-9781

Comments: Being in a downtown location, Business close to address should help property values

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

Exhibit C - 3

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and 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 development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning. R 81260113

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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Case Number: C14-2013-0081
Contact: Lee Heckman, 512-974-7604
Public Hearing: Aug 13, 2013, Planning Commission
Aug 29, 2013, City Council

ALICIA REMMUND-MARTINEZ
Your Name (please print)

☐ I am in favor
☑ I object

2308 REBEL RD 78704
Your address(es) affected by this application

Signature

8/18/13
Date

Daytime Telephone: 212-637-3827 or 512-924-6295

Comments: GR zoning is inappropriate directly across the street from SF-3.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

Exhibit C - 4

SRCC

SOUTH RIVER CITY CITIZENS

Neighbors in Service to the Community

October 17, 2013

Lee Heckman, AICP
City of Austin Planning and Development Review Department-Current Planning
One Texas Center
505 Barton Springs Road, 5th Floor
Austin, TX 78704

Case #C14-2013-0081

Dear Mr. Heckman,

We write to let you know that the membership of SRCC heard the request for an upzoning for 517 E. Oltorf at our monthly meeting on October 7, 2013. The applicant, Apostolic Assembly of the Faith in Christ Jesus, Inc., is seeking to upzone from SF-2 to GR with conditional overlay to increase their impervious cover limit and allow for construction of a new building. Our membership voted unanimously, less one member, to oppose the request to change the zoning from SF-2-NP to GR (with conditional overlay), but to support an impervious cover variance in exchange for constructing water quality and runoff controls exceeding standards required by the City of Austin.

As well, of real concern to the neighbors is the COA traffic analysis that reports that Sherwood Lane, which is classified as a local street, would require widening and could experience a 107% increase in traffic.

SRCC members have worked tirelessly to protect Blunn Creek, which is only one block east of the site, from water quality degradation and erosion, as well as protect neighbors adjacent to the applicant from flooding. SRCC's support for an impervious cover variance is conditional on the applicant meeting the minimum City of Austin standards plus the following specific stormwater measures:

1) For new impervious cover (i.e., the increase in impervious cover beyond existing) or equivalent area of impervious cover, provide 100% treatment via on-site infiltration;
2) For redeveloped impervious cover or equivalent area of impervious cover, provide 100% water quality treatment via a vegetated rain garden prior to discharge from the site; and
3) Provide stormwater controls to reduce the 2-year peak runoff rate to less than the peak rate for SF-2 conditions (i.e., as if the site were compliant with the 45% impervious cover allowable for the current zoning).

We believe the applicant meets the qualifications for a variance under § 25-8-41 because 1) their facility does not currently include a meeting hall which is a privilege enjoyed by other similar nearby places of worship, 2) stormwater controls provided with the variance would provide greater overall environmental protection than currently exists, 3) the planned increase in impervious cover (~2%) is minor in comparison to the existing impervious cover (~83%) and does not create a significant probability of harmful environmental consequences, and 4) development with the variance and added stormwater controls will result in water quality that is greater than the water quality achievable without the variance.

Please do not hesitate to contact us should you have any questions.

Marc Davis, President
SRCC

Marty Christman, Chair
SRCC Committee on Environment

xc: Dora Anguiano, Planning and Development Review Department,
Jim Bennett, Representing Apostolic Assembly of the Faith in Christ Jesus, Inc

From: Lara Nixon
Sent: Monday, November 11, 2013 10:56 AM
To: Heckman, Lee
Subject: Case: C14-2013-0081 / Apostolic 1.5

Dear Mr. Heckman,

It has been brought to my attention through our neighborhood association that this matter is pending. As a side note I would like to inform you that there was NO OTHER NOTICE given to me, nor many of my neighbors about this issue. This, in fact, was the first time I heard there was even a request made by the church at the end of our street to rezone. One of my neighbors stopped me in the street to inform me, luckily.

As I am sure you are aware, the proposed zoning change would do several things:

1. It would cause an amazing increase in traffic down our street. I believe the projections are somewhere in the 107% range. This is unacceptable to me as I have selected my home in a neighborhood that promotes health and community specifically due to the "walking friendly" streets with shade and little traffic. An over 100% increase in traffic anywhere in our neighborhood would be devastating to that practice and in fact be dangerous to the animals we walk, the elderly neighbors who exercise after the day becomes cooler (dusk) and the children that right their bikes/skateboard on our streets.

2. Our neighborhood just completed a very lengthy construction project that was environmentally intense whereby all of the drainage issues we experienced were rectified by the city. Sherwood (and many other streets in our sub-division) had new storm drains put in and much of our curb line was effected by that. Although it took nearly two years for this to be completed in full, we are grateful to the city for allocating the funds and keeping our water shed functioning and our flooding problems at bay. To even conceive of another street project (Here I am referring to the necessity to widen Sherwood should the proposed rezoning be supported) along our residential street is more than many of us can bear. Not to mention the loss of variance space that directly impacts our property. We also have concerns about how changing our street width (thus decreasing vegetation) would impact the drainage issues we just resolved.

3. Approval of a change in zoning will leave us unprotected from future endeavors should the Apostolic Church ever decide to sell their property. These church members have always been good neighbors to us and I would have no reason to believe that their expansion would change that, however, the undeniable reality of a zoning change is that we might not always have these neighbors. A GR-NP zoning is one sep closer to a commercial zoning shift. This is a trend we are very concerned about.

4. This proposed shift in zoning is in direct contradiction to our neighborhood plan. We have tried for years to support and sustain Blunn Creek and we are always in a very precarious balance to do so. I believe that this expansion would tip the scales for what is already a very fragile preserve and we might loose it altogether. Austin in general and our neighborhood in particular cannot afford to lose any more green space to expansion.

Thank you for your attention to this and the time you take for our consideration,

Exhibit C - 7

Lara Nixon
2608 Sherwood Lane
Austin, TX 78704

Exhibit C - 8

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2013-0081
Contact: Lee Heckman, 512-974-7604
Public Hearing: February 27, 2014, City Council

Garret Nick
Your Name (please print)

☐ I am in favor
☒ I object

2608 Carnarvon Ln ATX 78704
Your address(es) affected by this application

Signature

2/4/2014
Date

Daytime Telephone: 512 914 7882

Comments: The neighborhood association attempted to resolve this issue and offered alternatives that were ignored. It is obvious to me that this request is unnecessary and only accomplishes one goal which is to increase the value of the property.

Church Inc.??? This should be illegal.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

Exhibit C - 9

R 02/06/14

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and 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 development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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Case Number: C14-2013-0081
Contact: Lee Heckman, 512-974-7604
Public Hearing: February 27, 2014, City Council

Roy Wyatt
Your Name (please print)

☐ I am in favor
☑ I object

2503 Sherwood Lane
Your address(es) affected by this application

Roy L. Wyatt II
Signature *Date*

Daytime Telephone: 512-922-7501

Comments: The Church is a good neighbor and while We have no problems with Bldg. they are proposing I do not support zoning that would allow Commercial developement on a lot that stretches into our residential neighborhood.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

Exhibit C - 10

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and 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 development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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Case Number: C14-2013-0081
Contact: Lee Heckman, 512-974-7604
Public Hearing: February 27, 2014, City Council

Stewart Stafford
Your Name (please print)

☐ I am in favor
☒ I object

601 Kentshire Circle
Your address(es) affected by this application

Signature

2/17/2014
Date

Daytime Telephone: 512 619-5326

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning & Development Review Department
Lee Heckman
P. O. Box 1088
Austin, TX 78767-8810

R 02/19/14

Exhibit C - 11

SRCC South River City Citizens

SRCC Neighborhood Assoc.
P.O. 40632
Austin, TX 78704
www.srccatx.org

Marc Davis
president@srccatx.org

Carol Martin
vicepresident@srccatx.org

Garret Nick
secretary@srccatx.org

Nancy Byrd
treasurer@srccatx.org

Austin City Council
City Hall
301 W 2nd St
Austin, TX 78701

February 25, 2014

RE: Case # C14-2013-0081

Dear Mayor and Council Members,

On February 17th, 2014, the South River City Citizens Executive Committee voted to maintain SRCC's opposition to the Apostolic Assembly's request to up-zone their property at 517 E. Oltorf for many of the same reasons that we opposed it at the Planning Commission hearing:

1. The applicant claims that the reason for the request is so that they can build a "community center" which would further increase their already non-compliant impervious cover. We have seen no plans for this proposal other than a simple outline of the proposed structure.

2. The applicant could simply build the proposed structure on some of their existing impervious cover, such as their vast and largely unused parking lot, and avoid increasing their current level of non-compliance.

3. The applicant could simply apply for an impervious cover variance which SRCC voted to support in exchange for some drainage and run-off improvements in our October 7, 2013 General Meeting. These requested improvements would help offset the drainage and water quality issues associated with the site and were proposed by a certified engineer who is a member of our association.

4. Increasing the zoning from SF-2 to GO is an enormous "blank check" gift to the applicant at the expense of the neighborhood. It does not address the fundamental problem that impervious cover restrictions are put in place to address and it would greatly increases the chance the property is sold and redeveloped into something with much more intense use that is in direct conflict with the Neighborhood Plan's FLUM.

5. Even though this up-zoning does not trigger a Neighborhood Plan amendment, the GSRCC Neighborhood Plan Contact Team met about the case and also opposes the up-zoning.

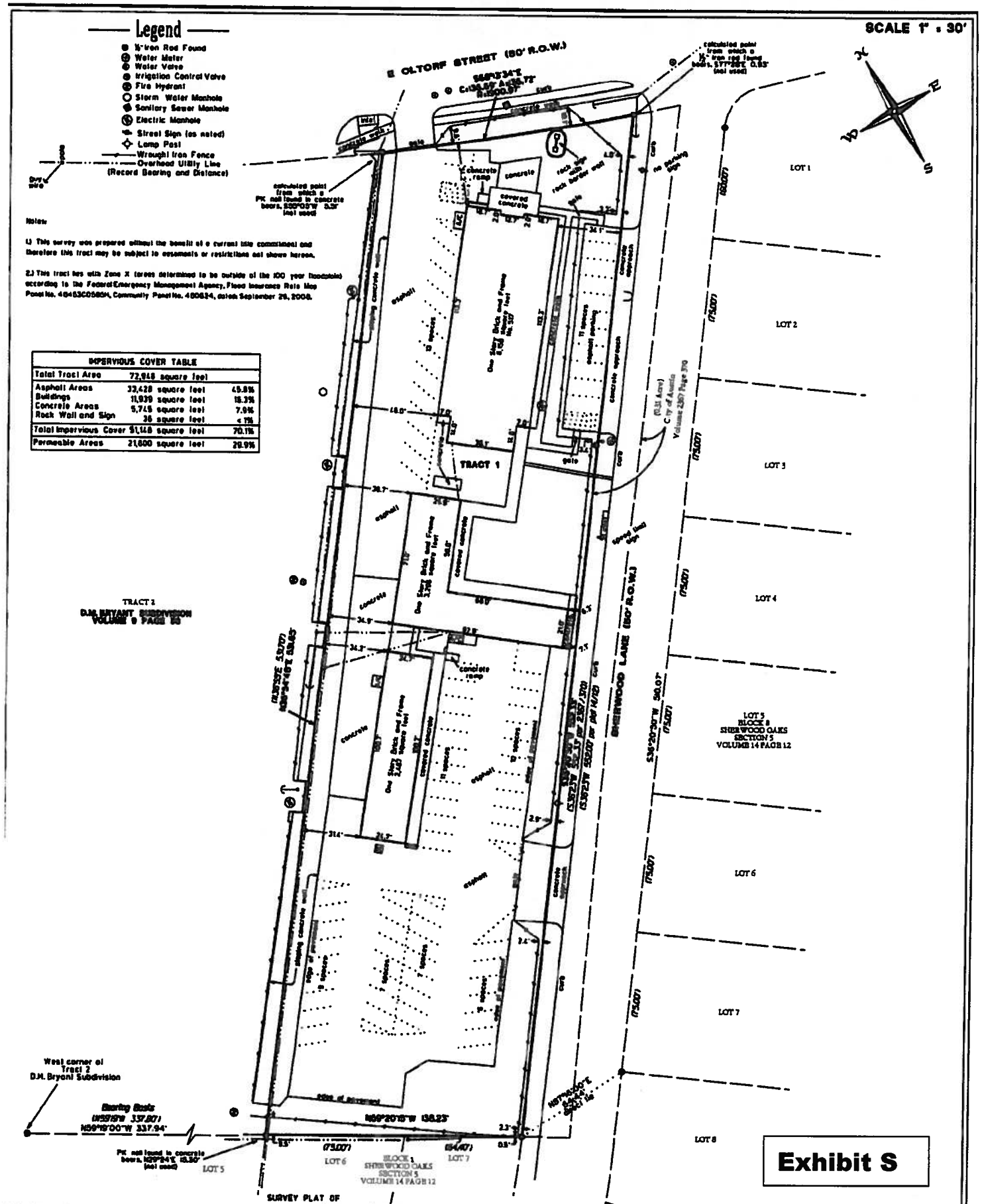
On November 12th, 2013, the Planning Commission voted unanimously to oppose this up-zoning and, in their statements, suggested that there was no compelling reason to change the zoning especially since there were multiple options that could satisfy the existing needs that hadn't been pursued yet. The applicant very plainly indicated that this zoning change was not only motivated by their existing needs, they also proclaimed to be looking out for the potential future uses of the site which included the possibility of a sale or redevelopment. Ultimately, the Planning Commission felt that the Apostolic Assembly's potential future use of the site were not an appropriate reason to grant an up-zoning.

We urge you to support the SRCC Neighborhood Association and the Planning Commission's unanimous decision to deny this request.

Sincerely,

Marc Davis
President

Exhibit C - 12



Notes:

1) This survey was prepared without the benefit of a current title commitment and therefore this tract may be subject to easements or restrictions not shown hereon.

2) This tract lies with Zone X (areas determined to be outside of the 100 year floodplain) according to the Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 48453C0580H, Community Panel No. 480624, dated September 26, 2008.

IMPERVIOUS COVER TABLE		
Total Tract Area	72,948 square feet	
Asphalt Areas	33,428 square feet	45.8%
Buildings	11,939 square feet	16.3%
Concrete Areas	5,745 square feet	7.9%
Rock Wall and Sign	36 square feet	< 1%
Total Impervious Cover	51,148 square feet	70.1%
Permeable Areas	21,800 square feet	29.9%

Exhibit S

PREPARED: April 3, 2014

BY

Hall Carson
Registered Professional Land Surveyor No. 5166

SURVEY PLAT OF
TRACT 1, D.M. BRYANT SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 58 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AUSTIN FOR STREET PURPOSES BY DEED RECORDED IN VOLUME 2367, PAGE 370 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
LOCATED AT 517 E OLTORF STREET.

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

 A 020060

MEMORANDUM

TO: Lee Heckman, Case Manager
CC: Members of the City Council

FROM: Shandrian Jarvis, Transportation Planner
DATE: September 3, 2013
SUBJECT: Neighborhood Traffic Analysis for Apostolic 1.5 – Case # C14-2013-0081

The transportation review section has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments.

The 1.6-acre tract is located in south Austin, at the intersection of Oltorf Street and Sherwood Lane. The site is zoned Single-Family-2- neighborhood plan (SF-2-NP) and It is currently occupied by a church. Single-family residential uses are located to the south and east of the property. Commercial uses are located at the western edge of the tract, and to the north along South Oltorf Street. The zoning request is for General Retail neighborhood plan (GR-NP).

Roadways

Oltorf Street provides access to the site from the north. It is classified as a major arterial. There is approximately 90 feet of right-of-way and 37 feet of pavement. There is no designated bicycle route along Oltorf Street. However, there is currently Capital Metro bus service along the roadway.

Sherwood Lane would provide access to the site from the east. It is classlfied as a local street. The road currently has a right-of-way width of approximately 50 feet and a pavement width of approximately 24 feet. Currently, the street is not served by a bicycle route and there is no Capital Metro bus service along the roadway.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's publication Trip Generation, the site could generate up to approximately 2,993 vehicle trips per day (vpd). However, since the applicant agreed to limit the development to 2,000 vpd, the maximum of 2,000 vpd is assumed..

Table 1 represents the expected distribution of the 2,000 trips:

Exhibit T - 1

Table 1.	
Street	**Traffic Distribution by Percent**
Oltorf Street	50
Sherwood Lane	50

Table 2 represents a breakdown of existing traffic volumes, proposed site traffic, total traffic after development, and percentage increase in traffic on adjacent streets.

Table 2.				
Street	**Existing Traffic (vpd)**	**Proposed New Site Traffic to each Roadway**	**Overall Traffic**	**Percentage Increase in Traffic**
Oltorf Street	33,215[1]	1,000	33,215	3%
Sherwood Lane	927[2]	1,000	1,927	107%

1.Source: COA Traffic Counts 2004. http://www.campotexas.org/programs_rd_traffic_counts.php. Adjusted to current year.
2. Source: GRAM Traffic Counting, Inc. August 5, 2013.

It is assumed that 50 percent of site traffic would use Oltorf Street, and 50 percent would use Sherwood Lane. Under this scenario, traffic on Oltorf would increase by approximately 3 percent. Traffic on Sherwood Lane is expected to increase by approximately 107 percent.

According to Section 25-6-116 of the Land Development Code, local or collector streets that have a pavement width of less than 30 feet are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadways exceeds 1,200 vehicles per day. In its current configuration, Sherwood Lane is anticipated to operate at an unacceptable level for this segment of the roadway.

Recommendations/Conclusions

1. To minimize the traffic impact of the project on the neighborhood, the traffic should be limited to 1,100 vpd until the pavement along Sherwood Lane is widened to a minimum of 30 feet.

2. The existing religious use should not exceed 25, 000 square feet or 600 seats. More intensive land uses with high trip generation should be prohibited.

3. Development of this property should also be limited to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in this neighborhood traffic analysis, including traffic distribution, roadway conditions, and other traffic related characteristics.

4. All driveways would need to comply with current City of Austin Type II Commercial Driveway standards and would need to meet minimum requirements for driveway width; throat length, driveway spacing, offset, and curb return radii. The owner will be responsible for obtaining permit approval for the driveways prior to site plan approval.

Exhibit T - 2

If you have any questions or require additional information, please contact me at 974-2628.

Shandrian Jarvis
Senior Planner ~ Transportation Review
Planning and Development Review Department

Exhibit T - 3

SCALE 1" = 30'

Legend

- ½"Iron Rod Found
- Water Meter
- Water Valve
- Irrigation Control Valve
- Fire Hydrant
- Storm Water Manhole
- Sanitary Sewer Manhole
- Electric Manhole
- Street Sign (as noted)
- Lamp Post
- Wrought Iron Fence
- Overhead Utility Line
- (Record Bearing and Distance)

pole, guy wire

Notes:

1.) This survey was prepared without the benefit of a current title commitment and therefore this tract may be subject to easements or restrictions not shown hereon.

2.) This tract lies with Zone X (areas determined to be outside of the 100 year floodplain) according to the Federal Emergency Management Agency, Flood Insurance Rate Map Panel No. 48453C0585H, Community Panel No. 480624, dated: September 26, 2008.

IMPERVIOUS COVER TABLE		
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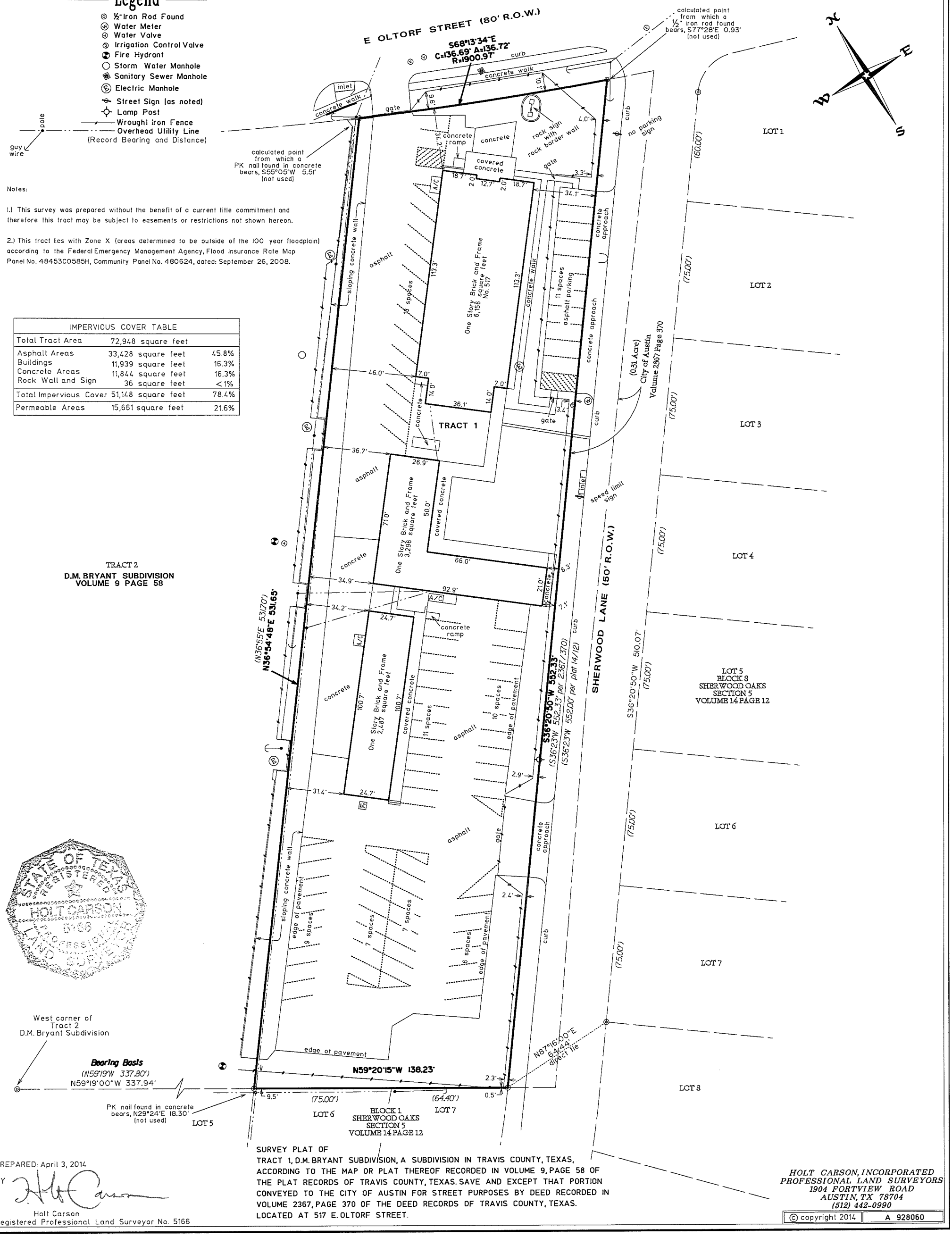
Total Impervious Cover	51,148 square feet	78.4%
Permeable Areas	15,661 square feet	21.6%

TRACT 2
D.M. BRYANT SUBDIVISION
VOLUME 9 PAGE 58



West corner of Tract 2
D.M. Bryant Subdivision

Bearing Basis
(N59°19'W 337.80')
N59°19'00"W 337.94'

PK nail found in concrete bears, N29°24'E 18.30' (not used)

SURVEY PLAT OF
TRACT 1, D.M. BRYANT SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 9, PAGE 58 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS. SAVE AND EXCEPT THAT PORTION CONVEYED TO THE CITY OF AUSTIN FOR STREET PURPOSES BY DEED RECORDED IN VOLUME 2367, PAGE 370 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
LOCATED AT 517 E. OLTORF STREET.

PREPARED: April 3, 2014
BY
Holt Carson
Registered Professional Land Surveyor No. 5166

HOLT CARSON, INCORPORATED
PROFESSIONAL LAND SURVEYORS
1904 FORTVIEW ROAD
AUSTIN, TX 78704
(512) 442-0990

 A 928060

Exhibit S - 2