

ZONING CHANGE REVIEW SHEET**CASE:** C14-2016-0008 – Old Bee Cave Road Subdivision **P.C. DATE:** March 8, 2016**ADDRESS:** 7809 Old Bee Cave Road**DISTRICT AREA:** 8**OWNER/APPLICANT:** Ron McGuire Construction, Ron McGuire**AGENT:** Southwest Engineers/Matt Dringenberg**ZONING FROM:** RR-NP
(442,711 sq ft.)**TO:** SF-3-NP**AREA:** 10.17 acres**SUMMARY STAFF RECOMMENDATION:**

Staff recommends family residence – neighborhood plan (SF-3-NP) combining district zoning as requested. This application does not require a Neighborhood Plan Amendment as the Future Land Use Map (FLUM) has this property identified as Mixed Residential which is suitable for family residence.

DEPARTMENT COMMENTS:

The subject property is a 10.17 acre un-platted, undeveloped tract located at 7809 Old Bee Cave Road within the Oak Hill Combined Neighborhood (West Oak Hill) Planning Area. The area is dominated by mobile home developments with some single family and commercial properties along Old Bee Cave Road. The property is located in the Barton Springs Zone and backs to Williamson Creek and commercial properties along US Highway 71 West. Williamson Creek forms the southwest boundary and a portion of this property is in the 100 year flood plain. It is also impacted by Critical Water Quality and Water Quality Transition Zones. Those issues will be addressed during the site plan process. The portion of the property outside of the Critical and Transition Zones is approximately 3 acres.

ISSUES: There are no known issues at this time.**EXISTING ZONING AND LAND USES:**

	ZONING	LAND USES
<i>Site</i>	RR-NP	Undeveloped
<i>North</i>	MH-NP	Mobile home residences
<i>South</i>	CS-NP, GR-NP, LR-NP	Restaurant, Equipment Services, Personal Services
<i>East</i>	RR-NP, MH-NP	Mobile home and single family residences
<i>West</i>	RR-NP, MH-NP, MF-1-NP	Single family & Mobile home residences

NEIGHBORHOOD PLANNING AREA:

Oak Hill Combined NPA

WATERSHED: Williamson Creek**TIA or NTA:** No**DESIRED DEVELOPMENT ZONE:** No**CAPITOL VIEW CORRIDOR:** No**HILL COUNTRY ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation

Bike Austin

Friends of Austin Neighborhoods

Friends of Emma Barrientos MACC

Oak Hill Association of Neighborhoods

Oak Hill Neighborhood Planning Contact Team

Oak Hill Trails Association

Sierra Club, Austin Regional Group

Save our Springs Alliance

Thomas Springs Alliance

SCHOOLS: Oak Hill Elementary, Small Middle, Austin High**CASE HISTORIES:**

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-1999-2022	I-RR to RR	RR	RR
C14-2008-0125 Oak Hill NP	RR to RR-NP	RR-NP	RR-NP

RELATED CASES:

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-98-0091	I-RR to MH-CO	MH-CO	MH-CO
C14-2008-0125	I-SF-2 to LR-MU-NP	LR-MU-NP	LR-MU-NP

EXISTING STREET CHARACTERISTICS:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO
Old Bee Cave Road	Varies	22'	Collector	Yes	No

CITY COUNCIL DATE:**ACTION:****ORDINANCE READINGS:**

1st

2nd3rd**ORDINANCE NUMBER:****CASE MANAGER:** Andrew Moore**PHONE:** 512-974-7604**EMAIL:** Andrew.moore@austintexas.gov**STAFF RECOMMENDATION**

Staff recommends family residence – neighborhood plan (SF-3-NP) combining district zoning as requested.

BASIS FOR RECOMMENDATION

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

Family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet.

2. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Family residence (SF-3) is compatible with the surrounding Mobile Home residential use.s

3. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

Family residence (SF-3) is a moderate density zoning district which is a suitable transition for uses but also for this environmentally sensitive area.

4. *The rezoning should be consistent with the policies and principles adopted by the City Council or Planning Commission.*

The zoning request conforms to the “Mixed Residential” Future Land Use Map designation.

EXISTING CONDITIONS***Site Characteristics***

The subject property is a 10.17 acre unplatted and undeveloped located at 7809 Old Bee Cave Road. Old Bee Cave Road is considered a neighborhood collector with approximately 22 feet of pavement. The uses along Old Bee Cave are predominately mobile home residential with some single family and commercial uses. The subject property backs to Williamson Creek and includes portions of the 100 year flood plain as well as Critical Water Quality and Water Quality Transition Zones.

Impervious Cover

There is no existing impervious cover. This site is subject to the SOS Ordinance that allows 25% impervious cover in the contributing zone.

NPZ Comprehensive Planning Review - Kathleen Fox 512-974-7877

RR-NP to SF-3-NP

This zoning case is located on the south side of Old Bee Caves Road on an undeveloped lot that is approximately 10.17 acres in size. This property is also located within the boundaries of the Oak Hill Combined Neighborhood Planning area. Surrounding land uses includes single family mobile housing to the north, east and west, and retail and commercial uses to the south. The request is single family zoning to build an approximately 10 unit single family subdivision.

Connectivity: There are no public sidewalks located around or near the subject project, nor is a CapMetro public transit station located within walking distance on the subject property.

Information on Old Bee Caves Road: Page 108 of the Oak Hill Combined Neighborhood Plan states, *"Currently, Old Bee Caves Road is a narrow two-lane roadway with no sidewalks, curbs, or gutters. The road was designed to accommodate low-density, low-traffic developments. It currently serves single-family residences with large lots, multi-family buildings, mobile home subdivisions, and commercial property. Some sections of the roadway have dense vegetation abutting the road; other sections have barbed wire fences with cattle guard gates. These give Old Bee Caves Road its rural character. Because it is partly within water quality buffers and the 100-year floodplain, the City has no funds or plans to widen Old Bee Caves Road. This does not necessarily preclude the City from making pedestrian and bicycle improvements."*

The Oak Hill Combined Neighborhood Plan (OHCNP)

The OHCNP Future Land Use Map designates this portion of Old Bee Caves Road as Mixed Residential. The **Mixed Residential Land Use Category**, which supports a variety of different housing types in one area, including single-family residential, townhouses, duplexes, and apartments. **Single-family residential should comprise approximately half of a mixed residential area**. The Mixed Use Land Use Category is defined as an area appropriate for a mix of residential and non-residential uses.

The following text, policies and recommendations excerpted from the OHCNP are applicable to this case:

Chapter 4: Development in the Barton Springs Zone

Goal 4.A: Preserve and enhance environmental resources including watersheds, air quality, and wildlife corridors. (p 36)

Objective 4.A.1 Preserve the water quality of area aquifers, streams, rivers, and springs and protect endangered species dependent on the quality of those water resources

Recommendation 4.A.1b —Where appropriate, maintain rural density in Oak Hill. To help achieve regional water quality goals, manage the urbanization of Oak Hill by minimizing dense development and guiding new development away from the recharge zone.

Goal 4.B. Provide opportunities for high-quality new development and redevelopment. (p 37)

Objective 4.B.1: Minimize the ecological footprint of development in the Oak Hill planning area to help achieve environmental goals, particularly the preservation of water quality.

Chapter 6: Land Use and Development

Introduction to Chapter 6 (p. 65)

Given the environmental sensitivity of Oak Hill, land use and zoning recommendations need to delicately balance protecting the environment with providing development opportunities to meet the community's desire for commercial services and housing opportunities. This balance is reflected in the overall vision statement created by the community stakeholders, which states that Oak Hill should “***support measured, sustainable growth*** in residential and commercial development while ***maintaining the existence and integrity of its environmental resources***, and that of the community and its neighborhoods.”

Goal 6.A. Provide opportunities for high-quality new development and redevelopment. (p. 66)

Objective 6A.1: Ensure quality of new construction and renovations.

Goal 6.B. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment. (p. 66)

Objective 6.B.1: Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land activity areas) at strategic locations.

Objective 6.B.2 Provide business and residential expansion without creating urban sprawl.

Old Bee Caves Road (pgs. 84-86)

Mixed Residential and Neighborhood Mixed Use are the primary land use recommendations along this corridor. Currently, this road has an assortment of zoning districts, ranging from Rural Residential (RR) to Commercial Service (CS), with everything in between—single family, multifamily, limited office, and community commercial. Further intensifying the land uses along this corridor is not recommended. Stakeholders reported that Old Bee Caves Road was dangerous

because of its limited width (22 feet–32 feet), its low-water crossing that prohibits access during heavy rainfall, and its curviness.

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

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

Chapter 7: Transportation and Infrastructure

Goal 7.A. Coordinate with appropriate entities to provide safe access across major thoroughfares and alleviate cut-through traffic on already overburdened neighborhood streets. (p. 100)

Objective 7.A.1 Find ways to slow and control traffic on roadways to provide overall safety for automobile drivers, pedestrians, and cyclists.

Goal 7.C Ensure and create safe pedestrian and bike corridors across major highways and throughout the neighborhood that connect to commercial centers and public parks and resources. (p. 102)

Objective 7.C.1 Create additional sidewalks to ensure safe pedestrian passage to areas around Oak Hill.

Recommendation 7.C.1i—Fletcher Lane from Old Bee Caves Road to State Highway 71. (S11)

Objective 7.C.2 Create bike lanes or corridors to provide safe, alternative transportation options in Oak Hill.

Recommendation 7.C.2d—Old Bee Caves Road from the “Y” to Thomas Springs Road (B8)

OLD BEE CAVES ROAD (p. 108)

Currently, Old Bee Caves Road is a narrow two-lane roadway with no sidewalks, curbs, or gutters. The road was designed to accommodate low-density, low-traffic developments. It currently serves single-family residences with large lots, multi-family buildings, mobile home subdivisions, and commercial property. Some sections of the roadway have dense vegetation abutting the road; other sections have barbed wire fences with cattle guard gates. These give Old Bee Caves Road its rural character.

Because it is partly within water quality buffers and the 100-year floodplain, the City has no funds or plans to widen Old Bee Caves Road. This does not

necessarily preclude the City from making pedestrian and bicycle improvements.

Chapter 8: Housing

Housing is a crucial issue in every neighborhood plan, especially in areas, like Oak Hill, with strong residential identities. This chapter describes the character and housing market of Oak Hill. Recommendations are driven by stakeholder concerns about protecting Edwards Aquifer **and providing affordable housing**. (p. 119)

Goal 8.A. Balance development and environmental protection by maintaining a vibrant residential and commercial community (p 120)

Objective 8.A.1 Assess and minimize the impact of land development on surface and ground water.

Recommendation 8.A.1a—Every housing development/redevelopment should include an environmental impact analysis and incorporate all necessary measures to address its potential impact on the Edwards Aquifer (impervious cover, drainage, traffic, etc.).

Objective 8.A.2 Design and place homes to minimize impacts on natural resources and the physical environment and to maximize social resources.

Recommendation 8.A.2a—Clustered development should be encouraged where appropriate.

Recommendation 8.A.2b—Residential density should be compatible with surrounding uses and informed by a regional vision of the environmental impact development has over the Edwards Aquifer.

Recommendation 8.A.2c—Whenever possible, new housing development should be located where existing services and infrastructure exist. Their appearance and density should be appropriate to its environment and compatible with surrounding uses. (p 126)

Objective 8.B. Preserve neighborhood identity, character, affordability, and diversity.

Recommendation 8.B.1a—For housing development/redevelopment projects where traffic impact is a concern, a traffic analysis should be done due to current traffic problems, long-term challenges of road expansion and improvement, and the overall lack of connectivity of the area (see Chapter 7: Transportation and Infrastructure). Such analysis should consider the adequacy of road connectivity, mobility, alternate transit modes, access, and condition.

Chapter 9: Neighborhood Design

Goal 9.C. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment. (p 134)

Recommendation 9.C.2 b—Encourage developers to explore clustered development as an option, since it provides sufficient housing units while maintaining and preserving considerable amounts of open space. (p 135)

Goal 9.D. Preserve neighborhood identity, character, affordability, and diversity. (p. 135)

Objective 9.D.1 New single-family and multi-family developments/redevelopments should be compatible with existing residential architecture to reinforce the Hill Country character of Oak Hill, in terms of materials, lighting, and height.

9.D.1a—Preserve Old German-style masonry and limestone construction.

9.D.1b—Place overhangs on roofs for shade.

9.D.1c—Provide abundant porch space.

9.D.1d—Utilize metal roofing or some other comparable material.

9.D.1e—Preserve character of old while incorporating sustainable green building practices.

Goal 9.E. Provide managed connectivity between various neighborhoods while maintaining the quiet enjoyment of neighborhoods. (p. 135)

Objective 9.E.1 All new residential development and redevelopment projects should incorporate the following design elements to increase walk-ability throughout the Oak Hill area.

Recommendation 9.E.1a—Provide sidewalks for all new residential subdivisions.

Goal 9.A. Require landscaping along roadways, sidewalks, bike paths, and around bus stops to provide shade in order to encourage pedestrian, bicycling, and mass transportation (p. 137)

Analysis: The proposed single family subdivision project does not appear to include a mix of residential housing types, but only calls for single family housing. While the development would provide an opportunity for home ownership and infill housing, this request does not seem to be supported by the OHCNP because it does not provide a true mix of housing type or non-residential uses (such as townhouses, cottage homes, duplexes, and single family houses), which is supported by plan. The area around this proposed subdivision also lacks connectivity, including public sidewalks, bike paths, or a public transit stop to reach jobs and nearby retail and commercial services. The developer is highly encouraged to offer a true mix of housing types (including affordable housing), install public sidewalks, and limited commercial amenities (would require a “mixed-use” zoning category) onsite to make this proposed project a true mixed residential project and provide much needed connectivity

and housing choice in the area per the OHCNP. The property is also located over an environmentally sensitive area, and cluster development is highly encouraged to minimize the impact over this environmentally sensitive area.

Imagine Austin

The Imagine Austin Growth Concept Map identifies this property as being located over 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 Barton Springs (Aquifer) Zone Overlay, which is an area where runoff from precipitation flows to the recharge zone of an aquifer. Streams in the contributing zone flow downstream into the recharge zone and "contribute" water to the aquifer. 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."**

The following IACP policies are also applicable to this case:

- **LUT P3** Promote development in compact centers, communities or along corridors that are connected by roads and transit, are designed to encourage walking and bicycling, and reduce healthcare, housing and transportation costs.
- **LUT P22** Protect Austin's natural resources and environmental systems by limiting land use and transportation development in sensitive environmental areas and preserving areas of open space.
- **H P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- **H P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.
- **N P1.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Conclusions: This 10 acre single family subdivision project is located within an “**Activity Centers for Redevelopment (located) in an Environmentally Sensitive Area**”, which are areas targeted “**to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods.**” This area is also not connected to local goods and services located to the south, not designed to be mixed residential project (providing a variety of housing types), is over an environmentally sensitive area, and thus this project appears to be only partially supported by the Imagine Austin Comprehensive Plan.

Staff recommends that the developer redesign this project so that it is both a complete community and mixed residential project by including the following uses, amenities and design features: (1) provide a true mix of housing types (Mixed Residential) within the subdivision, such as townhouses, cottage homes, studio apartments, and live/work units and non-residential uses, to make this an actual mixed residential project; (2) add much needed connectivity within and around the project area so that it is well served by public sidewalks, bike paths, and public transportation to promote walking and biking, and that also connects to commercial uses located to the south. Currently there is no walkable or bikable connections to the retail uses to the south due to the rural nature of Old Bee Caves Road; (3) follow the voluntary OHCNP Design Guidelines to ensure all residential units are designed to be in harmony with the surrounding community; (4) include local serving retail uses within the development, such as a small grocery store, a restaurant or retail to make this a true mixed residential project (this would require a commercial mixed-use zoning category); and (5) provide much needed greenspace in an area currently lacking any public greenspace, such as a small pocket park, a plaza, community garden, and/or other place making feature, which is connected to adjoining residential properties to make this development both vibrant and exciting to people living within and outside the project area. Finally, due to the site’s location over an environmentally sensitive area as designated by the Imagine Austin Growth Concept Map, there will be during the site planning stage if this property is developed, an environmental review to determine if any critical environmental features are located on the site. If any are located on the site, mitigation and setbacks necessitated by the land development code will be required.

NPZ Environmental Review - Mike McDougal 512-974-6380

1. This site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone Watershed by Chapter 25-8 of the City’s Land Development Code. It is in the Drinking Water Protection Zone.
2. Project applications at the time of this report are subject to the SOS Ordinance that allows 25% impervious cover in the contributing zone.
3. According to floodplain maps there is a floodplain within the project location. Based upon the location of the floodplain, offsite drainage should be calculated to

determine whether a Water Quality Transition Zone / Critical Water Quality Zone exist within the project location.

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. Numerous 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 512-974-1876. 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. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site. Runoff from the site is required to comply with pollutant load restrictions as specified in Land Development Code.
7. At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

DSD Transportation Review - Ivan Naranjo - 512-974-7649

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

TR2. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

TR3. Old Bee Caves Rd is classified in the Bicycle Plan as Bike Route No. 180.

TR4. Capital Metro bus service is not available along Old Bee Caves Rd

TR5. There are no existing sidewalks along Old Bee Caves Rd

TR6. Nathan Wilkes and Eric Dusza with the Public Works Dept. may provide additional comments regarding mobility enhancement and bicycle/pedestrian facilities.

TR7. Existing Street Characteristics:

NAME	ROW	PAVEMENT	CLASSIFICATION	BICYCLE PLAN	CAPITAL METRO	ADT
Old Bee	Varies	22'	Collector	Yes	No	2,250

Cave Road						
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AWU-Utility Development Service Review - Neil Kepple - 512-972-0077

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.

Storm Water Detention

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site. Runoff from the site is required to comply with pollutant load restrictions as specified in Land Development Code.

NPZ Site Plan Review - Scott Grantham - 512-974-2942

SP 1 Site plans will be required for any new development other than single-family or duplex residential.

SP 2 Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

COMPATIBILITY STANDARDS

SP3 The site is subject to compatibility standards. Along the northeast, northwest, southeast, and portions of southwest property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.

- No parking or driveways are allowed within 25 feet of the property line.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet of height are allowed plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- Additional design regulations will be enforced at the time a site plan is submitted.

BARTON SPRINGS ZONE

FYI - The site is located in the Barton Springs Zone. Higher standards for Impervious Cover and other metrics will be applied to future development.

AWU – Utility Development Service Review – Neil Kepple - 512-972-0077

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.



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$$1'' = 400'$$



ZONING

ZONING CASE#: C14-2016-0008
 LOCATION: 7809 OLD BEE CAVE RD
 SUBJECT AREA: 10.17 ACRES
 MANAGER: Andrew Moore



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

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