

ZONING CHANGE REVIEW SHEET**CASE:** C14-2016-0125 (13007 Cantarra)**Z.A.P. DATE:****ADDRESS:** 13007 Cantarra Drive**DISTRICT AREA:** 1**OWNER/APPLICANT:** Unity Five Investment, LLC (Nasruddin Mahesania)**AGENT:** Alice Glasco Consulting (Alice Glasco)**ZONING FROM:** LR-MU-CO_ **TO:** LR-MU-CO **AREA:** 2.386 acres**SUMMARY STAFF RECOMMENDATION:**

The staff's recommendation is to grant LR-MU-CO, Neighborhood Commercial-Mixed Use-Conditional Overlay Combining District, zoning for this property. The conditional overlay will maintain the condition from the current zoning ordinance (Ordinance No. 20150611-0114) to prohibit an off-site accessory parking use on the Property.

In addition, the results of the transportation impact analysis for this site (TIA Memorandum-Attachment A) shall be included in a public restrictive covenant that will be recorded prior to third reading of this case at City Council.

ZONING AND PLATTING COMMISSION RECOMMENDATION:**DEPARTMENT COMMENTS:**

The property in question is currently undeveloped and sparsely vegetated. The applicant is requesting to rezone the site to remove the current conditional overlay for a 2,000 vehicle trip limit. The applicant is conducting a Transportation Impact Analysis (TIA) because they would like to develop the property with a service station use.

The staff recommends LR-MU-CO zoning for the site under consideration because the property meets the intent of the purpose statement for the LR-MU combining district. The proposed LR-MU-CO zoning would allow for a fair and reasonable use of the site because it will permit the applicant to develop low intensity office and commercial uses fronting an arterial roadway, East Howard Lane. The Neighborhood Commercial District zoning is intended to provide much needed easily accessible/walkable commercial services to the surrounding residentially zoned areas. In addition, the proposed "MU" combining district would permit the applicant to develop office, retail, commercial, and residential uses that could be combined in a single development at this location.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LR-MU-CO	Undeveloped
<i>North</i>	SF-4A	Single Family Residences (Cantarra Residential Neighborhood)
<i>South</i>	PUD	Single Family Residence, Undeveloped
<i>East</i>	SF-4A	Undeveloped
<i>West</i>	SF-4A, I-SF-4A, County	Single-Family Residence, Automotive Sales (Bocho Auto Sales)

AREA STUDY: N/A**TIA:** Required**WATERSHED:** Harris Branch**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation
 Bike Austin
 Cantarra Homeowners Association, Inc.
 Friends of Austin Neighborhoods
 Harris Branch Residential Property Owners Association
 Homeless Neighborhood Association
 North Gate Neighborhood Association
 North Growth Corridor Alliance
 Pflugerville Independent School District
 SELTEXAS
 Sierra Club, Austin Regional Group

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0167 (Cantarra Mixed Use: 13007 Cantarra Drive)	I-RR to LR-MU	3/03/15: Approved staff's recommendation of LR-MU-CO zoning with conditions, adding a new condition to prohibit Off-Site Accessory Parking on the property (6-0, G. Rojas-absent); P. Seeger-1 st , R. McDaniel-2 nd .	4/16/15: Approved LR-MU-CO zoning, include the conditions of the Planning Commission recommendation, with the exception/removing the fencing prohibition, on first reading (11-0); G. Casar-1 st , O. Houston-2 nd . 6/11/15: Approved LR-MU-CO zoning on consent on 2 nd /3 rd readings (11-0); A. Kitchen-1 st , P. Renteria-2 nd .
C14-2008-0127 (Cantarra Commercial Zoning: 3112 ½ Gregg Lane)	I-SF-4A to GR* *On January 7, 2009, the staff received an e- mail from the	1/20/09: Approved staff recommendation of LR zoning with conditions by consent (4-0, K. Jackson, T. Rabago, R. Evans-absent)	2/26/09: The public hearing was closed neighborhood commercial (LR) district zoning with TIA conditions was approved on consent on Council Member Morrison's

	applicant stating that they would like to amend their zoning request to the 'LR' district (Attachment A). Neighborhood Commercial zoning will permit the uses that they have listed on their TIA submittal for this case.		<p>motion, Council Member Cole's second on a 6-0 vote. Mayor Wynn was off the dais.</p> <p>2/25/10: Case expired per LDC Section 25-2- 246(B). The applicant did not submit Corporate Authorization information as to who could sign the public restrictive covenant document for the TIA for this case. Therefore, this zoning case was not scheduled for 2nd/3rd readings to approve an ordinance and public restrictive covenant at City Council.</p>
C14-2008-0013 (Cantarra Zoning: Gregg Lane)	I-SF-4A to Tract 1: SF-4A and Tract 2: GR	5/20/08: Approved staff's recommendation for SF-4A zoning by consent (7-0, J. Martinez-absent); K. Jackson-1 st , T. Rabago-2 nd .	7/24/08 : Approved SF-4A zoning by consent (5-0, Cole and Shade-off the dais)

RELATED CASES: C8J-05-0236.1A (Subdivision Case)
C7a-07-024 (Annexation Case)

ABUTTING STREETS:

Cantarra Drive	64'	40'	Collector	No	No	No
E. Howard Lane	108'	70'	Arterial	Yes	Yes; dedicated bike lane	No

CITY COUNCIL DATE:

ACTION:

ORDINANCE READINGS: 1st

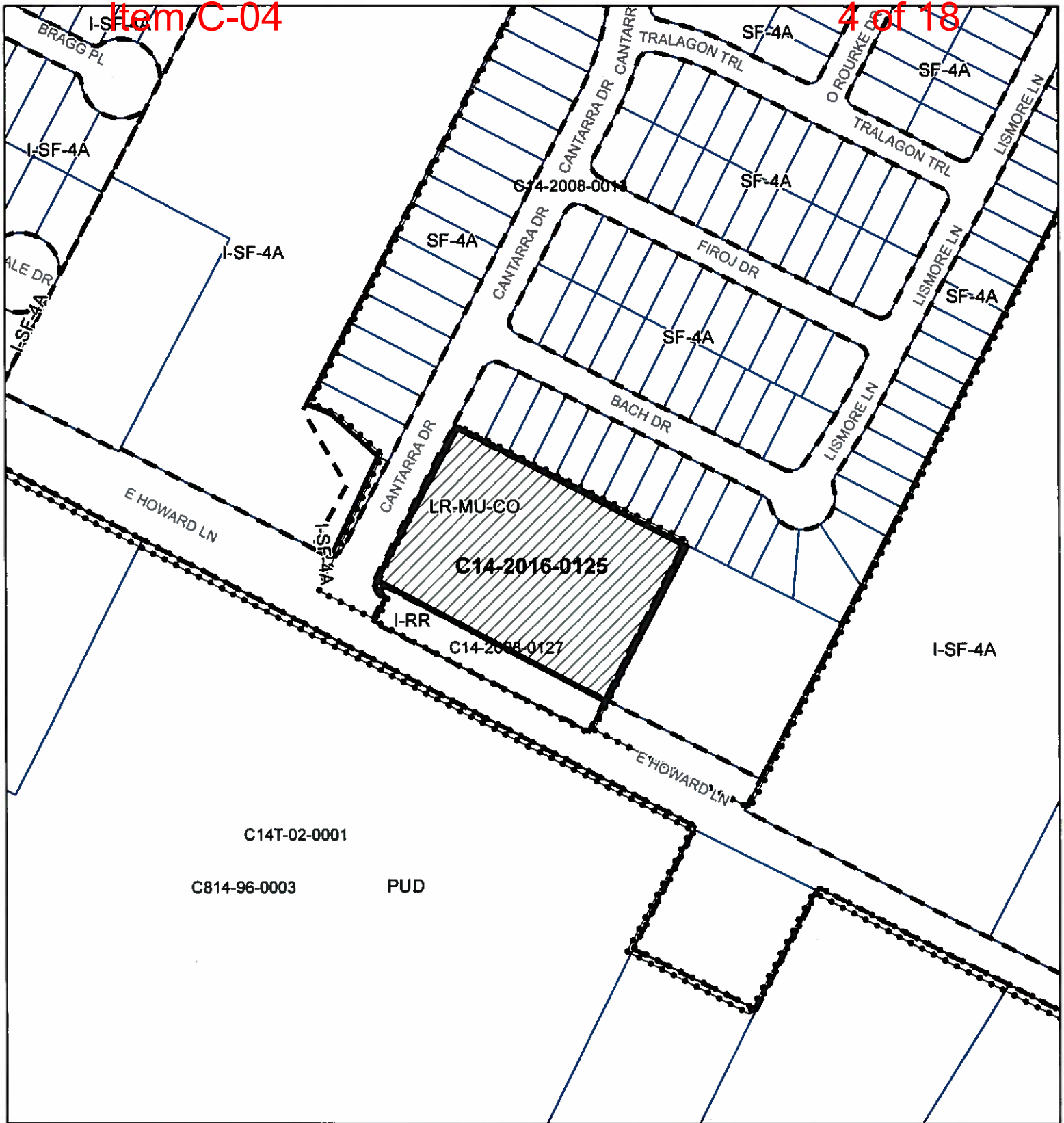
2nd

3rd

ORDINANCE NUMBER:

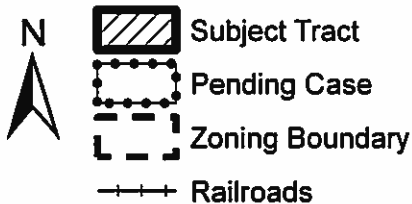
CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057,
sherri.sirwaitis@austintexas.gov



ZONING

Case#: C14-2016-0125



0 200 Feet

1" = 200'

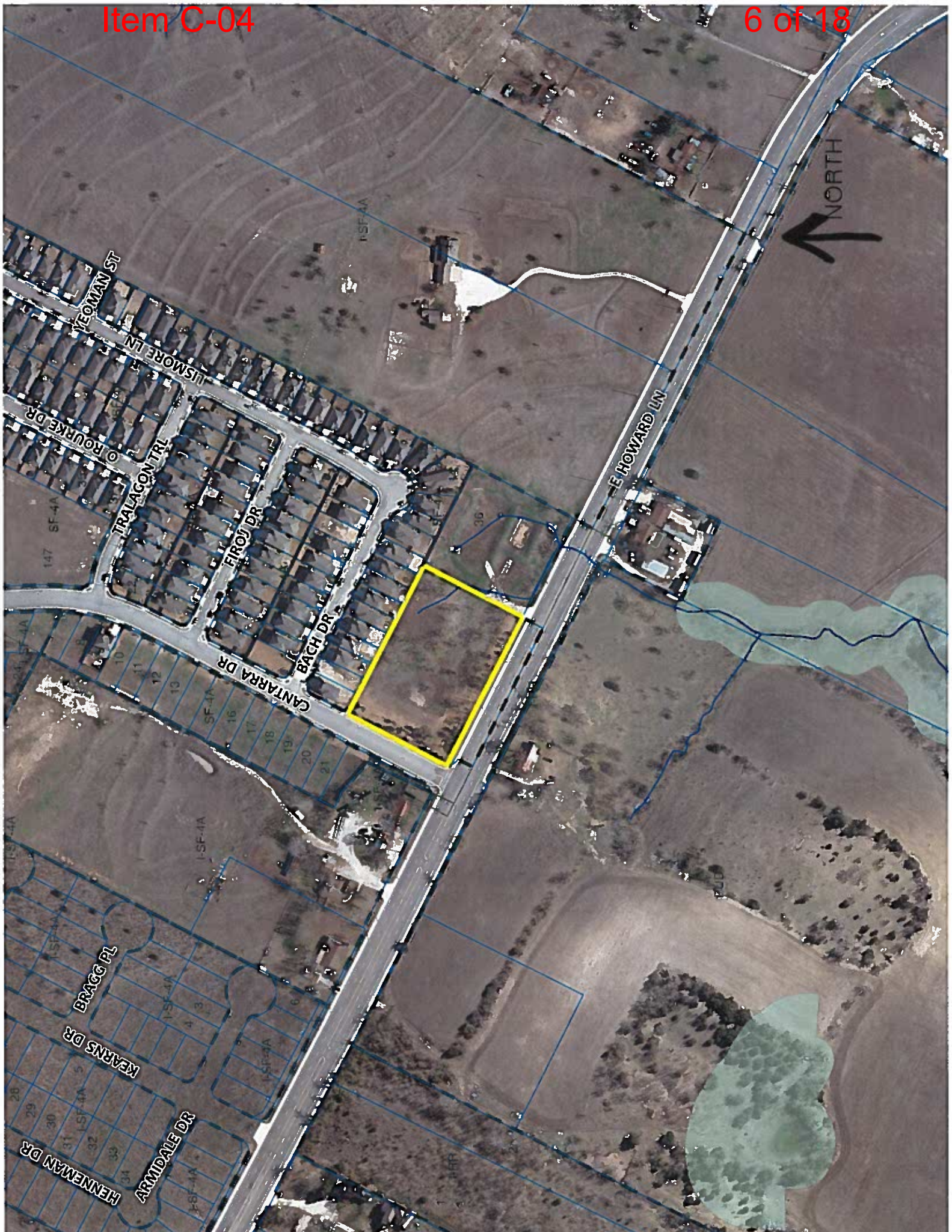
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This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 3/22/2017





STAFF RECOMMENDATION

The staff's recommendation is to grant LR-MU-CO, Neighborhood Commercial-Mixed Use-Conditional Overlay Combining District, zoning for this property. The conditional overlay will maintain the condition from the current zoning ordinance (Ordinance No. 20150611-0114) to prohibit an off-site accessory parking use on the Property.

In addition, the results of the transportation impact analysis for this site (TIA Memorandum-Attachment A) shall be included in a public restrictive covenant that will be recorded prior to third reading of this case at City Council.

BASIS FOR RECOMMENDATION

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

Neighborhood commercial (LR) district is the designation for a commercial use that provides business service and office facilities for the residents of a neighborhood. Site development regulations and performance standards applicable to a LR district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

The purpose of a mixed use (MU) combining district is to allow office, retail, commercial, and residential uses to be combined in a single development.

2. The proposed zoning should allow for a reasonable use of the property.

The LR-MU-CO zoning district would allow for a fair and reasonable use of the site because it will permit the applicant to develop a mixture of low intensity office, commercial, and/or residential uses fronting an arterial roadway, East Howard Lane, which will provide services to the developing residential areas to the north, south, east and west.

3. The proposed zoning should satisfy a real public need and not provide special privilege to the owner.

Neighborhood Commercial District zoning is intended to provide much needed easily accessible/walkable commercial services to the surrounding residentially zoned areas.

EXISTING CONDITIONS

Site Characteristics

The site a under consideration is a sparsely vegetated, undeveloped tract of land.

Comprehensive Planning

This zoning case is located on the northeast corner of E. Howard Lane and Cantarra Drive, on a vacant parcel that is approximately 2.38 acres in size (and part of the Cantarra Master Planned Community.) This property is not located within the boundaries of a Neighborhood Plan Area. Surrounding land uses includes single family housing to the north, a single family house to the south and west, and vacant land to the east. The proposed use is a gas station/convenience store and to remove the 2,000 trips per day conditional overlay.

Connectivity: Public sidewalks are located along both sides of Howard Lane, which is quickly filling up with large single family subdivisions. There are no CapMetro transit stops, and retail shopping areas located within walking distance to this site. The Walkscore for this property 0/100, meaning almost all errands are dependent on a car. The AARP Livability Index Score is 46/100. The Livability Index measures housing, neighborhood, transportation, environment, health, engagement, and opportunity characteristics.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being located along an **Activity Corridor** (E. Howard Lane). Page 106 of Imagine Austin states: “**Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices.**” P. 106

The following Imagine Austin policies are applicable to this case:

- **LUT P1.** Align land use and transportation planning and decision-making to achieve a compact and connected city in line with the growth concept map.
- **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P4.** Protect neighborhood character by directing growth to areas of change that include designated redevelopment areas, corridors and infill sites. Recognize that different neighborhoods have different characteristics and new and infill development should be sensitive to the predominant character of these communities.

Analysis and Conclusion

Howard Lane is quickly transitioning away from a rural road to one that is filling up with large single family subdivisions but contains little in the way of goods and services to serve people living next to this major corridor. The Imagine Austin Growth Concept Map supports commercial uses being located along Activity Corridors and based on this project providing much needed neighborhood services; this project appears to be supported by the plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Harris Branch Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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.

Impervious Cover

The maximum impervious cover allowed by the LR zoning district would be 80%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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

Note: The most restrictive impervious cover limit applies.

Site Plan

No site plan comments.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments will be provided in a separate memo.

Water and Wastewater

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 and suitability for operation and maintenance. 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.

**MEMORANDUM**

TO: Sherri Sirwaitis, Case Manager
Planning and Zoning Department

FROM: *Sg* Scott A. James, P.E., PTOE
Ivan Naranjo, MBA, Senior Planner
Development Services Department

DATE: March 22, 2017

SUBJECT: Revisions to Traffic Impact Analysis for Cantarra Gas Station
Zoning Case No. C14 – 2016 – 0125

The Cantarra Gas Station is a proposed project development located at 3400 East Howard Lane, on approximately 2.4 acres, north of East Howard Lane and east of Cantarra Drive. The project site is currently vacant and is zoned GR. The applicant is proposing to rezone to LR-MU-CO, to permit construction of a Convenience Store with Gasoline Pumps (ITE Land Use Code 853). The convenience store will have up to 3500 SF of retail and eight (8) fueling stations. The project is expected to be completed in 2018.

Roadways

East Howard Lane is a five-lane street with two-way left turn center lanes in the vicinity of the site. It is classified in the 2025 Austin Metropolitan Area Transportation Plan as a major four lane divided arterial roadway, and has a posted speed limit of 50 MPH.

Cantarra Drive is a two lane local street adjacent to the site. In the vicinity of the project, Cantarra Drive has a posted speed limit of 30 MPH.

Trip Generation and Traffic Analysis

Based on the ITE publication Trip Generation, 9th Edition, the proposed development will include a Convenience Store with Gasoline Pumps (ITE Land Use Code 853). The number of estimated daily trips attributed to the development is 4,341 vehicle trips per day (vpd). Site traffic is expected to use Cantarra Drive and East Howard Lane to access the site. Table 1 on the following page summarizes the site trip generation rates used in the traffic analysis.

Table 1 – Site Trip Generation

Land Use (ITE Code)	Size	24-Hour Two-Way Volume
Gasoline/ Service Station (863)	8 fueling stations	4341 vpd
Totals		4341

For this study, manual turning movement counts were conducted on Wednesday, September 14, 2016 when public schools were in session.

Study intersections were evaluated using the Highway Capacity Manual (HCM) method for capacity analysis. When the estimated additional trips were added to the identified intersections, the traffic analysis indicated all studied intersections would operate at acceptable levels of service (LOS). Analyses were conducted for the existing (2016), and build-out (2017) conditions for both the AM and PM peak travel periods. Table 2 provides a summary of the calculated average delay(s) for each of the study intersections:

Table 2 – Calculation of intersection level of service (LOS)*

Intersection Studied	2016 Existing		2017 Project	
	AM	PM	AM	PM
Howard Lane and Cantarra Drive	B	B	B	B
Howard Lane and Driveway #1	B	B	B	B
Cantarra Drive and Driveway #2	A	A	A	A

* Traffic analysis based on 2000 Highway Capacity Manual methodology

Recommended Transportation Improvements

The TIA document determined that revised pavement markings along Cantarra Drive would improve the traffic operations, specifically by installing two eleven foot (11 ft) wide southbound travel lanes and one eighteen (18 ft) northbound lane to distinguish between southbound left and right turning traffic. City review staff concurs and recommends the surface be prepared and the markings installed to serve the future signalization of East Howard Lane and Cantarra Drive.

Conclusions and Recommendations


Therefore, after review of the identified improvements within the TIA and also listed in the public documents available, staff recommends approval of this site plan application subject to the following conditions:

- 1) Applicant to provide revised pavement markings concurrent with the site plan application for the location.

Table 3 – List of Improvements			
Location	Improvements	Estimated Cost	Developer Share %
Revised Pavement markings for East Howard Lane and Cantarra Drive	Revise pavement markings	TBD	100%

- 2) Development of this property should not vary from the approved uses, nor exceed the approved intensities and estimated traffic generation assumptions within the TIA document (dated October 27, 2016), including land uses, trip generation, trip distribution, traffic controls and other identified conditions.
- 3) The approvals and conditions stated in this TIA memorandum remain valid until March 22, 2022, after which revisions to the analysis or conditions may be required.
-

If you have any questions or require additional information, please contact me at (512) 974 – 2208. Thank you.



Scott A. James, P.E., PTOE
Development Services Department
Land Use Review Division/ Transportation

ORDINANCE NO. 20150611-014

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 13007 CANTARRA DRIVE AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO NEIGHBORHOOD COMMERCIAL-MIXED USE-CONDITIONAL OVERLAY (LR-MU-CO) COMBINING DISTRICT.

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 district from interim-rural residence (I-RR) district to neighborhood commercial-mixed use-conditional overlay (LR-MU-CO) combining district on the property described in Zoning Case No. C14-2014-0167, on file at the Planning and Zoning Department, as follows:

2.386 acre tract of land, more or less, out of the Mariguita Castro Survey No. 50, Abstract No. 160 the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 13007 Cantarra Drive in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. 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 2,000 trips per day.
- B. An off-site accessory parking use is a prohibited use on the Property.

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the neighborhood commercial (LR) base district, the mixed use combining district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on June 22, 2015.

PASSED AND APPROVED


June 11

, 2015

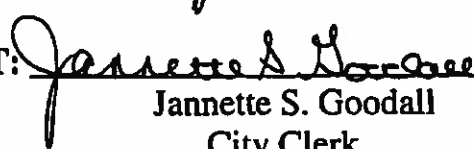
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§
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Steve Adler
Mayor

APPROVED:


Anne L. Morgan
Interim City Attorney

ATTEST:


Jannette S. Goodall
City Clerk

2.386 ACRES
MARIGUITA CASTRO LEAGUE NO. 50,
ABSTRACT NO. 160
TRAVIS COUNTY, TEXAS
TITLE SURVEY

FIELD NOTES

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE MARIGUITA CASTRO SURVEY NUMBER 50, ABSTRACT NUMBER 160 SITUATED IN TRAVIS COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING ALL OF A 2.386 ACRE TRACT OF LAND CONVEYED TO DANIEL R. RENNER IN DOCUMENT NUMBER 2013203647 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (O.P.R.T.C.TX.), SAID 2.386 ACRE TRACT OF LAND BEING MORE FULLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING, at a 1/2" iron rod found at the southeastern corner of said Renner tract, same being the southwestern corner of Lot 36, Block Q of Cantarra Section One, recorded in Document Number 200800024 (O.P.R.T.C.TX.) and being also in the northern right-of-way line of Gregg Lane (a.k.a Howard Lane), a variable width right-of-way, for the southeastern corner and POINT OF BEGINNING of the herein described tract,

THENCE with the common boundary line of said Renner tract and said Gregg Lane, N59°06'45"W, a distance of 393.19 feet to a 1/2" capped iron rod set at the southernmost southwestern corner of said 2.386 acre tract and being in the eastern right-of-way line of Cantarra Drive (64' R.O.W.) described in said Cantarra Section One, for the southernmost southwestern corner of the herein described tract, at a point of curvature to the right

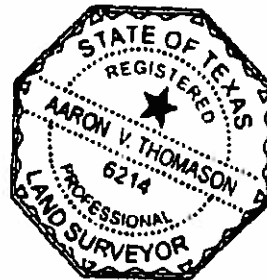
THENCE, with the common boundary line of said Renner tract and said Cantarra Section One, the following four (4) courses and distances, numbered 1 through 4,

1. with said curve to the right having a radius of 25.00 feet, an arc length of 9.05 feet and whose chord bears N21°00'18"E, for a distance of 9.00 feet to a 1/2" iron rod found,
2. N31°22'27"E, for a distance of 254.69 feet to a 1/2" iron rod found at the northwestern corner of said Renner tract and being the southwestern corner of Lot 1, Block Q of said Cantarra Section One, also being in the eastern right-of-way line of said Cantarra Drive, for the northwestern corner of the herein described tract,
3. S59°23'22"E, for a distance of 391.29 feet to a 1/2" capped iron rod set at the northeastern corner of said Renner tract, being in the southern line of Lot 10, Block Q of said Cantarra Section One and the northwestern corner of said Lot 36, for the northeastern corner of the herein described tract, and
4. S30°36'38"W, for a distance of 265.44 feet to the POINT OF BEGINNING and containing 2.386 acres of land.

Surveyed by:

Aaron V. Thomason 22 Jan 2014

Aaron V. Thomason ~ R.P.L.S. No. 6214
Carlson, Brigrance & Doering, Inc.
5501 West William Cannon Drive
Austin, TX 78749
Phone: (512) 280-5160

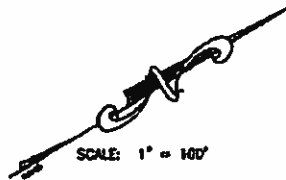


BEARING BASIS: CANTARRA VENTURES, LTD. TRACT, RECORDED IN DOC. #2008063044 (O.P.R.T.C.TX.)

PATH: - J:\AUTOCAD2004LP\4056\TITLE SURVEY-2.386 ACRES.doc



TITLE SURVEY OF 2.386 ACRES OF LAND RECORDED IN DOCUMENT NUMBER 2013203647 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING SITUATED IN THE MARIGUITA CASTRO LEAGUE NUMBER 50, ABSTRACT 160, IN TRAVIS COUNTY, TEXAS



LEGEND

- IRON ROD SET
- ⊙ IRON ROD FOUND
- ⊕ POWER POLE
- ⊕ GUY ANCHOR
- ⊕ ELECTRIC METER
- ⊕ ELECTRIC METER
- ⊕ WATER METER
- ⊕ LOT NUMBER
- ⊕ BLOCK
- //— WOOD FENCE
- cu— OVERHEAD UTILITY
- L.E. LANDSCAPE EASEMENT
- SCV SPRINKLER CONTROL VALVE
- BOC BACK OF CURB
- P.O.B. POINT OF BEGINNING
- R.O.W. RIGHT OF WAY

TO: DANIEL R. RENNER, SELF DIRECTED IRA SERVICES, INC., CUSTODIAN FBO MICHAEL RAY JETER ROTH IRA #201001423 AND SELF DIRECTED IRA SERVICES, INC., CUSTODIAN FBO KATHERINE SUE JETER IRA #201312627 AND HERITAGE TITLE OF AUSTIN, INC.

(OF # 201400622, EFFECTIVE DATE: APRIL 3, 2014)

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, the undersigned, do hereby certify that this survey was this day made on the ground of the property legally described herein and is correct, and that there are no discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, visible utility easements or roadways, except as shown herein and that said property has access to and from a dedicated roadway except as shown herein. The legally described property IS NOT within a special flood hazard area as designated by the Department of Housing and Urban Development Federal Insurance Administration Flood Hazard Boundary Map Number 48453C 029001 for Travis County, Texas, dated September 28, 2006.

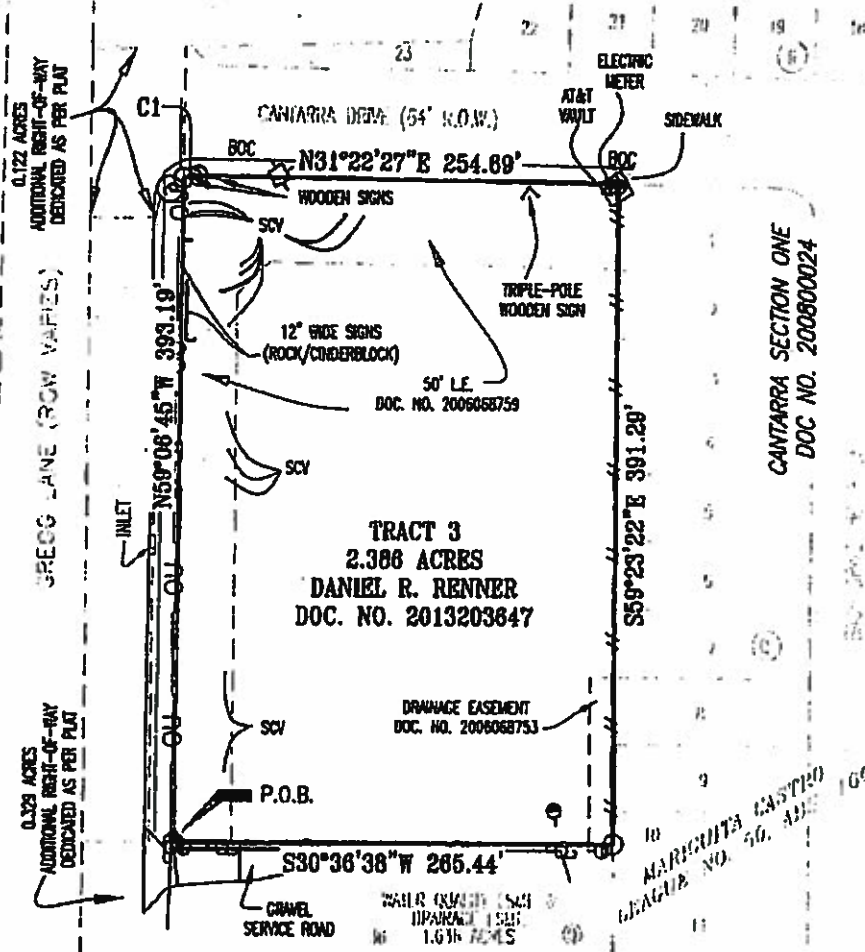
Dated, this the 22 day of January, 2014.

[Signature]

AARON V. THOMASON, RPLS# 6214
Carlson, Brigrance and Doering, Inc.
5501 West William Cannon
Austin, Texas 78749
(512) 280-5160 (512) 280-5165 (fax)
aaron@cbdeng.com



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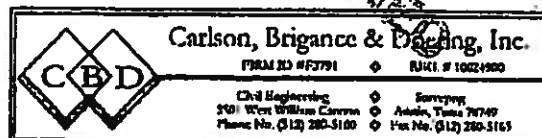


THIS TRACT IS SUBJECT TO:

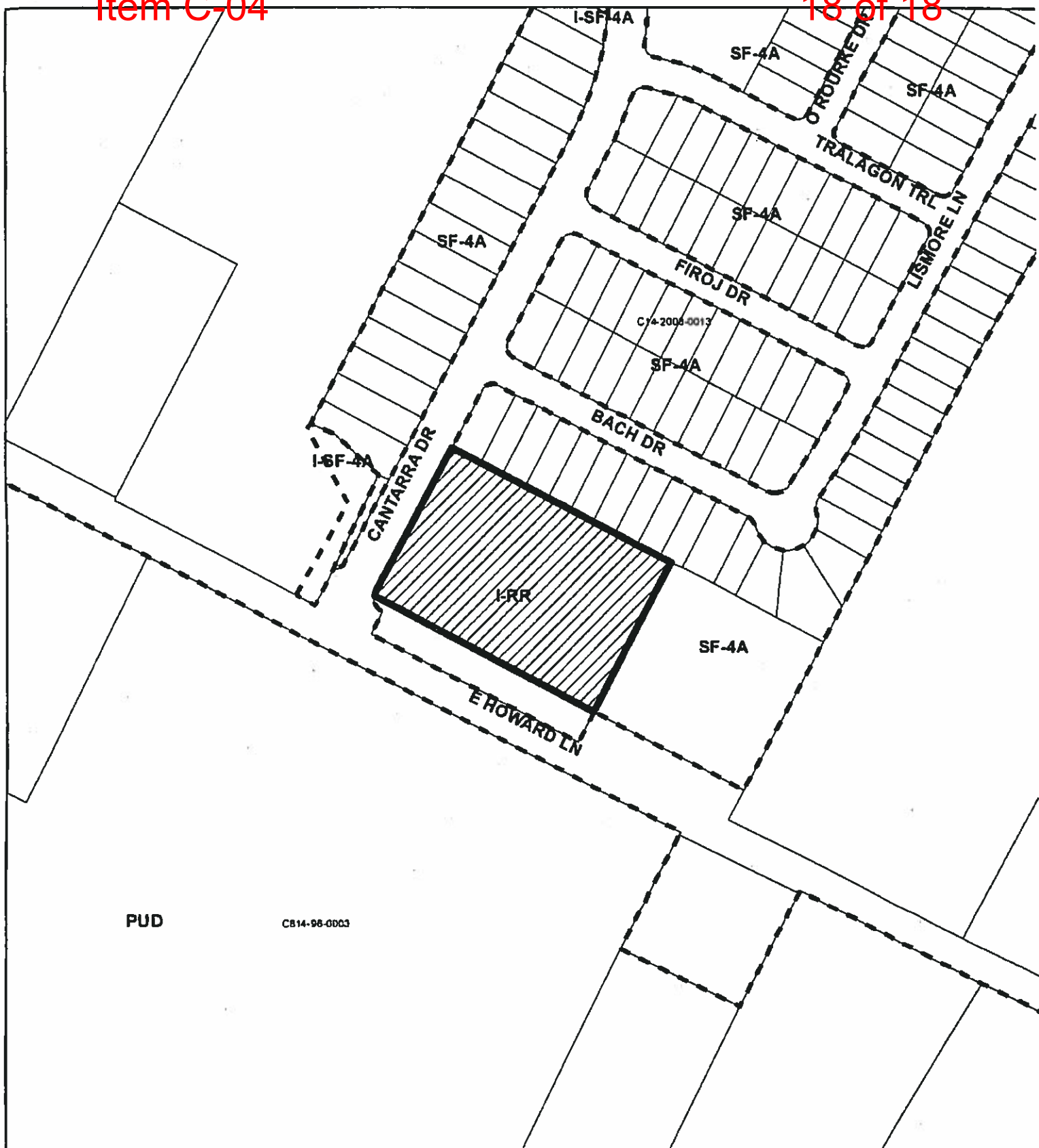
1. RESTRICTIVE COVENANTS AS THOSE RECORDED IN VOL. 8600, PG. 14 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
- 10a) LANDSCAPE EASEMENT GRANTED TO CANTARRA VENTURES, LTD., BY INSTRUMENT DATED APRIL 13, 2004, RECORDED UNDER DOCUMENT NO. 2006068759 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing
- 10b) LANDSCAPE EASEMENT 50 FEET IN WIDTH ALONG THE FRONT AND SIDE PROPERTY LINE(S) AS SHOWN BY PLAT RECORDED UNDER DOCUMENT NO. 200800024 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. - as shown on drawing
- 10c) DRAINAGE EASEMENT 15 FEET IN WIDTH ALONG THE REAR PROPERTY LINE(S), AS SHOWN BY THE PLAT RECORDED UNDER DOCUMENT NO. 200800024 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.




Curve Table

Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	8.05	25.00	N21°00'18"E	8.00	4.57	20°44'18"



PATH-J:4058/DWG/TITLE SURVEY-2.386 ACRES_2014.DWG



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

CASE#: C14-2014-0167

1" = 200'

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Exhibit B

