

ZONING CHANGE REVIEW SHEET**CASE:** C14-2018-0035 (Metric at Howard)**Z.A.P. DATE:** June 5, 2018
July 17, 2018**ADDRESS:** 13614 Metric Boulevard**DISTRICT:** 7**OWNER/APPLICANT:** Catoosa Springs Partners, LP (John Bultman)**AGENT:** Drenner Group, PC (Amanda Swor)**ZONING FROM:** SF-6, GO, GR **TO:** GO **AREA:** ~~9.686 acres~~ 9.179 acres*

*On June 28, 2018, the applicant submitted an amendment to the application to decrease the proposed rezoning area by 0.507 acres (see Attachment A).

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant GO, General Office District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

6/05/18: Postponed to July 17, 2018 at the applicant's request (10-0, D. Breithaupt-absent);
A. Aguirre-1st, S. Lavani-2nd.

DEPARTMENT COMMENTS:

The property in question is currently a moderately vegetated undeveloped tract of land located at the southwest intersection of West Howard Lane and Metric Boulevard. The lots to the north, across W. Howard Lane, are developed with office and warehouses that are part of an industrial park. The land to the east is undeveloped. To the south and west there is a single family residential neighborhood (The Ridge at Scofield). The applicant is asking to rezone the property to the General Office district to develop a Congregate Living use.

The staff supports the rezoning request because the site meets the intent of the GO district as it is located along an identified activity corridor, Howard Lane. The property can serve community and city-wide needs as it fronts onto and takes access to two major arterial roadways, West Howard Lane and Metric Boulevard. The site under consideration is adjacent to commercial and industrial uses to the north, across Howard Lane, and to residential uses to the south and west. The proposed zoning will provide for a transition in the intensity of uses from the commercial and industrial uses developed in the County to the north to the SF-6/MF-3 zoning and residential developments to the south and west.

The applicant agrees with the staff recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR, GO, SF-6	Undeveloped
<i>North</i>	County	Industrial/Office/Warehouse
<i>South</i>	SF-6, MF-3-CO	Single Family Residences (The Ridge at Scofield, Scofield Farms Meadows)
<i>East</i>	P, GR, MF-3-CO	Undeveloped, Single Family Residences (Scofield Farms Meadows), Multifamily (Madison at Scofield Farms Apartments)
<i>West</i>	SF-6	Single Family Residences (The Ridge at Scofield)

AREA STUDY: N/A**TIA:** Not Required**WATERSHED:** Little Walnut Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

Bike Austin
 Friends of Austin Neighborhoods
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Growth Corridor Alliance
 Pflugerville Independent School District
 Scofield Farms HOA
 Scofield Phase VIII Residential Owners
 SELTEXAS
 Sierra Club, Austin Regional Group
 The Ridge at Scofield Homeowners Association
 Wells Branch Neighborhood Association

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0048 (GMCV LLC, DBA G's Liquor)	GR to CS-1	6/06/17: Approved staff's recommendation of CS-1 zoning (6-2-2, D. King and J. Duncan-No, A. Denkler and Y. Flores-abstain, D. Breithaupt-absent)	8/31/17: The public hearing was conducted and a motion to close the public hearing and deny the rezoning request was approved on Council Member Pool's motion, Council Member Renteria's second on a 6-5 vote. Those voting aye were: Mayor Pro Tem Tovo, Council Members Alter, Houston, Kitchen, Pool, and Renteria. Those voting nay were: Mayor Alder, Council Members Casar, Flannigan,

			Garza, and Troxclair.
C14-01-0049 (Scofield Ridge Condominiums: 1900-2000 Scofield Ridge Parkway)	LI-CO to SF-6	5/01/01: To approve staff's recommendation for SF-6 district zoning by consent (7- 0, Ortiz, Robertson-absent) Vrudhula-1 st , Cravey-2 nd	7/19/01 : Approved SF-6 on all 3 readings (6-0)
C14-00-2206	SF-6	Approved SF-6-CO (8-0, consent)	Approved SF-6-CO, with conditions (7-0, all 3 readings)
C14-95-0182	LI : TR 1= 32 acres GR :TR 2= 1.621 acres SF-6: TR 3= 66.11 acres	Approved LI, GR, SF-6	Approved LI-CO for Tract 1, GR for Tract 2 and SF-6 for Tract 3 (7-0)
C14-93-0068	SF-6 : 47.191 acres MF-1 : 1.347 acres SF-6 : 2.098 acres	Approved SF-6-CO, MF-1, RR	Approved SF-6-CO, MF-1, RR (6-0, 2 nd /3 rd readings)

RELATED CASES: N/A

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Howard Lane	140 ft.	98 ft.	Major Arterial (MAD 4)	Yes (North side only)	Shared Lane	Routes 1, 325
Metric Boulevard	120 ft.	80 ft.	Major Arterial (MAD 4)	Yes	Bike Lane	Routes 1, 325

CITY COUNCIL DATE: June 28, 2018

ACTION: Postponed to August 9, 2018 at
the staff's request by consent (11-0); E.
Troxclair-1st, D. Garza-2nd.

August 9, 2018

ACTION:

ORDINANCE READINGS: 1st

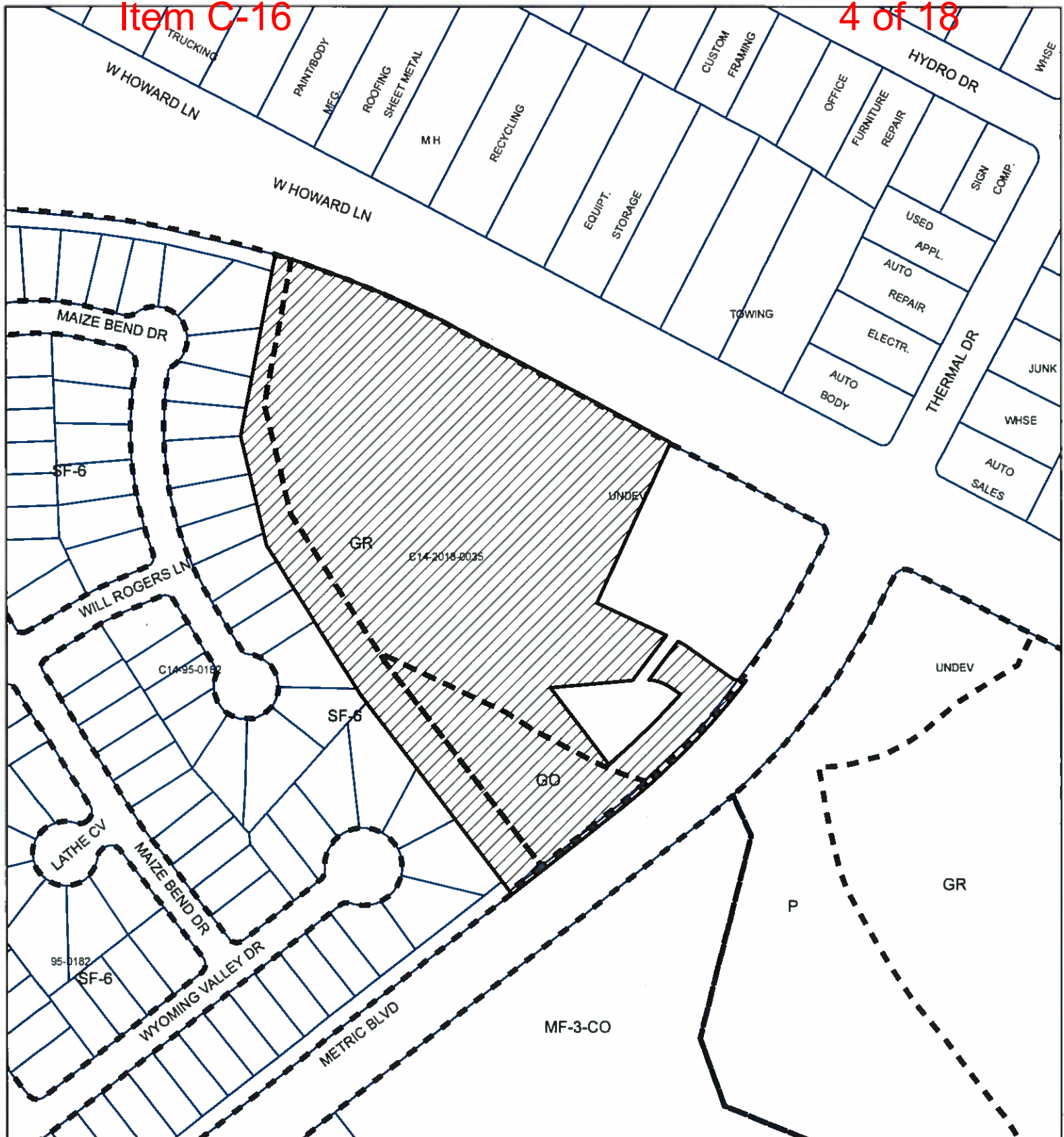
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis




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



Planned Unit Development

Zoning Case: C14-2018-0035



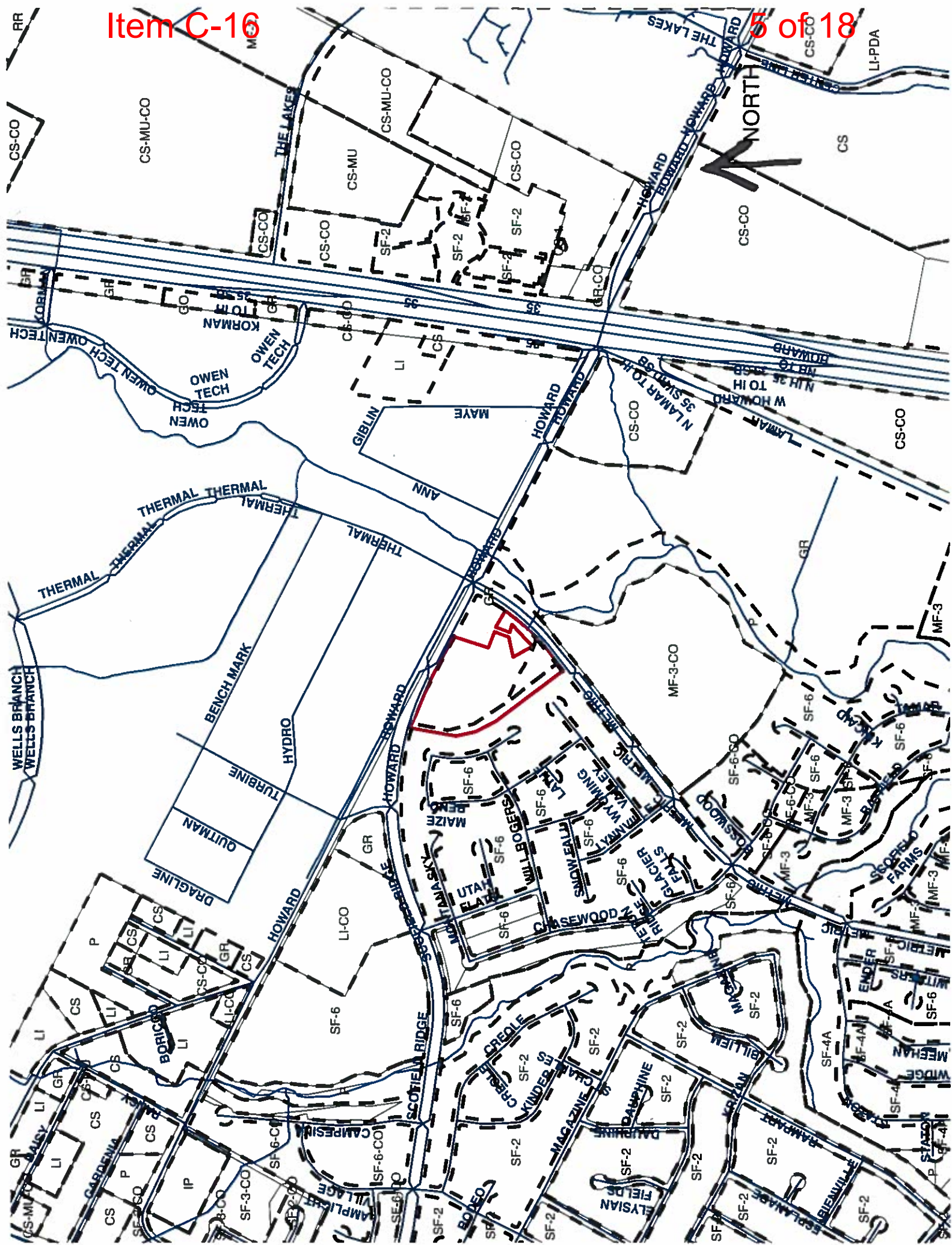
-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.







STAFF RECOMMENDATION

The staff's recommendation is to grant GO, General Office District, zoning.

BASIS FOR RECOMMENDATION

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

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.

2. *The proposed zoning should promote consistency and orderly planning.*

The site under consideration is adjacent to commercial and industrial uses to the north, across Howard Lane, and to residential uses to the south and west. The proposed zoning will provide for a transition in the intensity of uses from the commercial and industrial uses developed in the County to the north to the SF-6/MF-3 zoning and residential developments to the south and west.

3. *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.*

The property in question is located along an identified activity corridor takes access to major arterial roadways, West Howard Lane and Metric Boulevard. The Imagine Austin Comprehensive Plan Growth Concept Map identifies this property as being located along an Activity Corridor (Howard Lane) and abutting a Neighborhood Center.

EXISTING CONDITIONS**Site Characteristics**

The site under consideration is an undeveloped tract of land located at the southwest intersection of W. Howard Lane and Metric Boulevard. The property is moderately vegetated and there is a detention pond in the southeast corner. The lots to the north, across West Howard Lane, are developed with office and warehouses that are part of an industrial park. The land to the east is undeveloped. There are single family residential neighborhoods to the south and west (The Ridge at Scofield, Scofield Farms Meadows).

Comprehensive Planning

Monday April 30, 2018

This rezoning is located on 9.179 acre undeveloped site, which is part of larger 11.24 acre property that is located on the southwest corner of W. Howard Lane and Metric Boulevard. The property is also not located within the boundaries of a neighborhood planning area. Surrounding land uses include retail and light industrial uses to the north, a residential subdivision to the south and west, and vacant land to the east. The proposed use is a 108 bed congregate living facility.

Connectivity

A CapMetro and urban trail are located within walking distance to this property. A public sidewalk is located along Metric Blvd. but is only partially completed along this portion of Howard Lane. The Walkscore for this site is **14/100, Car Dependent**, meaning almost all errands require a car.

Imagine Austin

The Imagine Austin Growth Concept Map identifies this property as being located along an Activity Corridor (Howard Lane) and abutting a Neighborhood Center. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — such as shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. A Neighborhood Center is the smallest and least intense of the three types of activity centers outlined in the Growth Concept Map, with a focus on **creating local businesses and services**—including doctors and dentists, shops, branch libraries, dry cleaners, hair salons, coffee shops, restaurants, and other small and local businesses that generally serve the center and surrounding neighborhoods. The following Imagine Austin policies are also relevant to this case:

- ☐ **HN 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.
- ☐ **HN 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.

Based upon the property being located along an Activity Corridor, and abutting a Neighborhood Center, both which encourage residential and local serving land uses, and the policies above which supports a variety of housing types, including senior living, the proposed project appears to support the plan.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Environmental

Wednesday April 18, 2018

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek 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 a floodplain adjacent to the project location.

There is a Critical Water Quality Zone on this property.

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

Some 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 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 GO 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. The site is in the Desired Development Zone.

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

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

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.

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

Compatibility Standards

The site is subject to compatibility standards. Along the north property line, 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 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.
- ☐ For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- ☐ 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.
- ☐ A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-I, or CH.

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 shall be required at the time of site plan if triggered per LDC 25-6-113. LDC. 25-6-113.

The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for Metric Blvd. If the requested zoning is granted for this site, then 70 feet of right-of-way from the existing centerline should be dedicated according to the Transportation Plan. [LDC 25-6-51 and 25-6-55].*

*On July 2, 2018, the staff received an e-mail from the Transportation Review, Katie Wettick, stating that ATD has submitted a memo which allows the ROW dedication to be deferred to the time of site plan review.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a protected bike lane is recommended for Howard Lane. The curb should be relocated 4 feet from the existing location to accommodate the Bicycle Plan recommendation. [LDC 25-6-55 and LDC 25-6-101]. Please review the [Bicycle Master Plan](#) for more information.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Howard Lane	140 ft.	98 ft.	Major Arterial (MAD 4)	Yes (North side only)	Shared Lane	Routes 1, 325
Metric Boulevard	120 ft.	80 ft.	Major Arterial (MAD 4)	Yes	Bike Lane	Routes 1, 325

Water and Wastewater

Friday April 13, 2018

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 Austin Water 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.

Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroupp.com

DRENNER GROUP

June 28, 2018

Mr. Greg Guernsey
Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Via Electronic Delivery

Re: Metric at Howard (C14-2018-0035) – Rezoning application for the 9.179 acre property located at 13614 Metric Boulevard in Austin, Travis County, Texas (the “Property”)

Dear Mr. Guernsey:

As representatives of the owner of the Property, we respectfully request an amendment to the zoning application for case C14-2018-0035 submitted on April 10, 2018. In order to address modifications to the project, the site area for the portion of the tract to be rezoned will decrease from 9.686 acres to 9.179 acres - a total decrease of 0.507 acres. A copy of the new metes and bounds description sealed by a registered engineer is attached herewith.

The Property is currently zoned SF-6 (Townhouse and Condominium Residence), GO (General Office), and GR (Community Commercial). The requested rezoning is from SF-6, GO, and GR to GO zoning district for the entire Property. The purpose of this rezoning is to allow for the development of a congregate living facility on the Property. The total square footage and number of beds for the proposed use remains unchanged; therefore, a new TIA Determination Worksheet is not required.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,



Amanda Swor
Director of Entitlements & Policy

cc: Jerry Rusthoven, Planning and Zoning Department (via electronic delivery)
Sherri Sirwaitis, Planning and Zoning Department (via electronic delivery)



Land Surveyors, Inc.

8000 Anderson Square Road

Suite 101

Austin, Texas 78757

Office: 512.374.9722

Page 1 of 3

METES AND BOUNDS DESCRIPTION

BEING 9.179 ACRES OF LAND OUT OF THE THOMAS C. COLLINS SURVEY NO. 61, ABSTRACT NUMBER 201 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF AN 11.264 ACRE TRACT OF LAND CONVEYED TO CATOSSA SPRINGS PARTNERS, L.P. BY INSTRUMENT OF RECORD IN DOC. NO. 2002056824 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THEREIN DESIGNATED "TRACT 7", AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" rebar found for the south corner of said 11.264 acre tract, being the northeast corner of Lot 1A, Block AA, Scofield Farms, Phase 10, Section Two, a subdivision of record in Doc. No. 200000035 of the Official Public Records of Travis County, Texas, and also being in the westerly right-of-way line of Metric Boulevard (120' R.O.W.) [Point of Beginning Coordinates: Northing=10,128,369.29; Easting= 3,133,233.88];

THENCE North 37°15'59" West (record - North 34°33'11" West), along the westerly line of the 11.264 acre tract and the easterly line of said Block AA, Scofield Farms, Phase 10, Section Two, and along the easterly line of Lot 41, Block AA, Scofield Farms, Phase 10, Section 3, a subdivision of record in Doc. No. 200000245 of the Official Public Records of Travis County, Texas, a distance of 383.48 feet (record - 383.56 feet) to a 1/2" rebar found for an angle point in the easterly line of said Lot 41, Block AA, Scofield Farms, Phase 10, Section 3;

THENCE continuing along the westerly line of the 11.264 acre tract and the easterly line of said Block AA, Scofield Farms, Phase 10, Section 3, the following three (3) courses):

1. North 32°27'43" West a distance of 275.25 feet (record - North 29°46'39" West a distance of 275.25 feet) to a 1/2" rebar found for an angle point in the easterly line of Lot 45, Block AA, Scofield Farms, Phase 10, Section 3;
2. North 13°29'00" West a distance of 173.72 feet (record - North 10°47'59" West a distance of 173.83 feet) to a 1/2" rebar found for an angle point in the easterly line of Lot 49, Block AA, Scofield Farms, Phase 10, Section 3;
3. North 10°59'48" East a distance of 284.72 feet (record - North 13°45'01" East a distance of 284.72 feet) to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for the northwest corner of the 11.264 acre tract, the northeast corner of Lot 53, Block AA, Scofield Farms, Phase 10, Section 3, and being in the southerly right-of-way line of Howard Lane (R.O.W. varies);

THENCE along the northerly line of the 11.264 acre tract and the southerly right-of-way line of said Howard Lane the following two (2) courses:

1. Along a non-tangential curve to the right having a radius of 1673.99 feet (record - 1673.99 feet), an arc length of 282.49 feet (record - 282.63 feet), a delta angle of 09°40'08" (record - 09°40'40"), and having a chord which bears South 68°28'40" East a distance of 282.16 feet

(record - South 65°46'21" East a distance of 282.29 feet) to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for a point of tangency;

2. South 61°59'46" East (record - South 59°17'37" East) a distance of 395.83 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc", from which a 1/2" rebar set with plastic cap which reads "Baseline Inc" for a point of curvature in the northerly line of the 11.264 acre tract and the southerly right-of-way line of Howard Lane, (R.O.W. varies) bears South 61°59'46" East (record - South 59°17'37" East) a distance of 268.93 feet;

THENCE crossing through the 11.264 acre tract the following thirteen (13) courses:

1. South 24°55'50" West a distance of 272.61 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
2. South 65°00'02" East a distance of 118.96 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
3. South 37°20'49" West a distance of 87.16 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
4. South 85°00'00" West a distance of 127.22 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
5. South 37°09'44" East a distance of 148.43 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for a point of curvature.
6. Along a non-tangential curve to the left having a radius of 1,047.32 feet, an arc length of 155.28 feet, a delta angle of 08°29'42", and having a chord which bears North 45°49'40" East a distance of 155.14 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
7. North 54°54'13" West a distance of 15.76 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for a point of curvature;
8. Along a tangential curve to the left having a radius of 74.50 feet, an arc length of 38.20 feet, a delta angle of 29°22'41" and a chord that bears North 69°35'33" West a distance of 37.78 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc";
9. North 37°20'49" East a distance of 74.49 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for a point of curvature;
10. Along a non-tangential curve to the right having a radius of 220.50 feet, an arc length of 23.08 feet, a delta angle of 05°59'46" and having a chord which bears South 57°54'06" East a distance of 23.07 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for a point of tangency;
11. South 54°54'13" East a distance of 77.42 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for a point of curvature;
12. Along a tangential curve to the left having a radius of 14.50 feet, an arc length of 13.23 feet, a delta angle of 52°16'59" and a chord that bears South 81°02'42" East a distance of

12.78 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc" for a point of reverse curvature;

13. Along a reverse curve to the right having a radius of 10.00 feet, an arc length of 9.58 feet, a delta angle of $54^{\circ}52'08''$ and having a chord which bears South $79^{\circ}45'06''$ East a distance of 9.21 feet to a 1/2" rebar set with plastic cap which reads "Baseline Inc" in the east line of the 11.264 acre tract and the west right of way line of said Metric Boulevard (120' R.O.W.), from which a 1/2" rebar found for a point of tangency along the east line of the 11.264 acre tract and the west right of way line of Metric Boulevard, bears along a tangential curve to the left having a radius of 1,112.32 feet, (record – 1,112.32 feet), an arc length of 184.40 feet, a delta angle of $09^{\circ}29'54''$ and having a chord which bears North $32^{\circ}32'52''$ East a distance of 184.19 feet;

THENCE along the east line of the 11.264 acre tract and the west right-of-way line of Metric Boulevard (120' R.O.W.) the following two (2) courses.

1. Along a tangential curve to the right having a radius of 1,112.32 feet (record – 1,112.32 feet) an arc length of 280.55 feet, a delta angle of $14^{\circ}27'04''$ and having a chord which bears South $44^{\circ}31'21''$ West a distance of 279.81 feet, to a 1/2" rebar found for a point of tangency;
2. South $51^{\circ}48'54''$ West a distance of 210.30 feet (record - South $54^{\circ}30'46''$ West a distance of 210.46 feet) to the POINT OF BEGINNING.

This parcel contains 9.179 acres of land, more or less, out of the Thomas C. Collins Survey No. 61, Abstract Number 201, in Travis County, Texas.

Bearing Basis: Texas State Plane Coordinates, Central Zone, NAD 83/96CORS.

J. Scott Laswell 6/15/12
J. Scott Laswell Date
Registered Professional Land Surveyor
State of Texas No. 5583



File: S:\Projects\Scofield Farms Assisted Living\Docs\Field Notes\9.179 Acre M&B.doc
DWG File: S:\Projects\Scofield Farms Assisted Living\Dwg\9.179 Acre Sketch.dwg

BASELINE LAND SURVEYORS, INC.
PROFESSIONAL LAND SURVEYING SERVICES
8000 ANDERSON SQUARE ROAD, SUITE 101
AUSTIN TEXAS 78757
OFFICE: 512.374.9722
FIRM REGISTRATION CERTIFICATE #10015100
scoll@baselineandsurveyors.net

SKETCH TO ACCOMPANY METES AND BOUNDS DESCRIPTION OF
9.179 ACRES OF LAND OUT OF THE THOMAS C. COLLINS SURVEY
NO. 61, ABSTRACT NO. 201 IN TRAVIS COUNTY, TEXAS, AND
BEING A PORTION OF AN 11.264 ACRE TRACT OF LAND CONVEYED
TO CATOSSA SPRINGS PARTNERS, L.P. BY INSTRUMENT OF RECORD
IN DOC. NO. 2002056824 OF THE OFFICIAL PUBLIC RECORDS OF
TRAVIS COUNTY, TEXAS, THEREIN DESIGNATED "TRACT 7".

Division 1:	Section 1:
Division 2:	Section 2:
Division 3:	Section 3:
Division 4:	Section 4:
Division 5:	Section 5:
Division 6:	Section 6:
Division 7:	Section 7:
Division 8:	Section 8:
Division 9:	Section 9:
Division 10:	Section 10:
Division 11:	Section 11:
Division 12:	Section 12:
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Division 69:	Section 69:
Division 70:	Section 70:
Division 71:	Section 71:
Division 72:	Section 72:
Division 73:	Section 73:
Division 74:	Section 74:
Division 75:	Section 75:
Division 76:	Section 76:
Division 77:	Section 77:
Division 78:	Section 78:
Division 79:	Section 79:
Division 80:	Section 80:
Division 81:	Section 81:
Division 82:	Section 82:
Division 83:	Section 83:
Division 84:	Section 84:
Division 85:	Section 85:
Division 86:	Section 86:
Division 87:	Section 87:
Division 88:	Section 88:
Division 89:	Section 89:
Division 90:	Section 90:
Division 91:	Section 91:
Division 92:	Section 92:
Division 93:	Section 93:
Division 94:	Section 94:
Division 95:	Section 95:
Division 96:	Section 96:
Division 97:	Section 97:
Division 98:	Section 98:
Division 99:	Section 99:
Division 100:	Section 100:

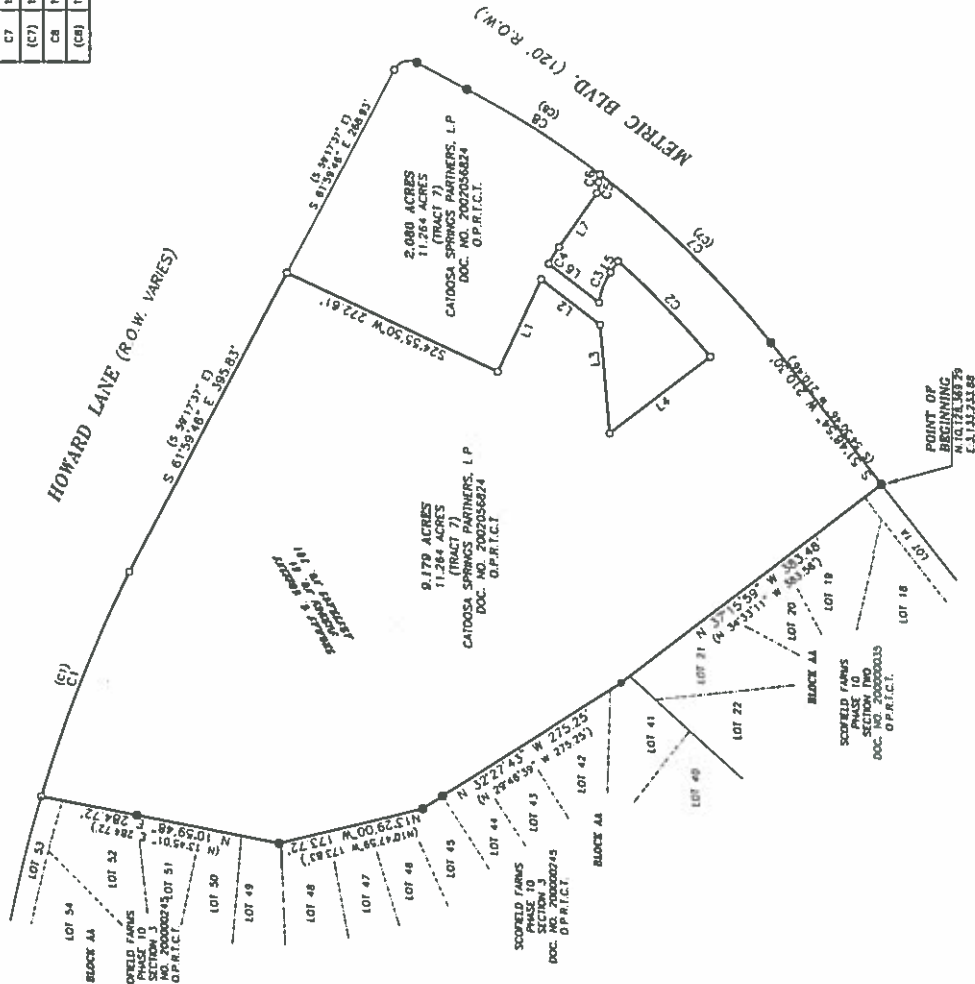
CURVE	RADIUS	LENGTH	CHORD	BEARING	CHORD BEARING
C1	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C2	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C3	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C4	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C5	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C6	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C7	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C8	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C9	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C10	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C11	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C12	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C13	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C14	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C15	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C16	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C17	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C18	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C19	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C20	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C21	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C22	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C23	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C24	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C25	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C26	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C27	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C28	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C29	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C30	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C31	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C32	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C33	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C34	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C35	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C36	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C37	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C38	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C39	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C40	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C41	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C42	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C43	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C44	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C45	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C46	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C47	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C48	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C49	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C50	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C51	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C52	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C53	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C54	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C55	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C56	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C57	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C58	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C59	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C60	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C61	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C62	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C63	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C64	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C65	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C66	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C67	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C68	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C69	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C70	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C71	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C72	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C73	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C74	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C75	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C76	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C77	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C78	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C79	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C80	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C81	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C82	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C83	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C84	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C85	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C86	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C87	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C88	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C89	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C90	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C91	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C92	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C93	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C94	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C95	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C96	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C97	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C98	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C99	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'
C100	1,673.99'	282.49'	07°40'08"	S68°28'40"E	282.16'

LINE	DIRECTION	LENGTH
L1	S68°00'02"E	118.96'
L2	S37°20'49"W	87.16'
L3	S68°00'00"W	127.22'
L4	S37°09'44"E	148.43'
L5	N65°54'13"W	15.78'
L6	N37°20'49"E	74.48'
L7	S54°54'13"E	77.42'

LEGEND

- 1/2" REBAR FOUND
- WHICH READS "BASELINE INC"
- RECORD INFO. PER DOC. NO. 2002056824, Q.R.W.C.T.
- PLAT RECORDS OF WILLAMSON COUNTY, TEXAS
- Q.R.W.C.T. OFFICIAL RECORDS OF WILLAMSON COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS OF WILLAMSON COUNTY, TEXAS

GRAPHIC SCALE
100 50 0 IN FEET



METES AND BOUNDS DESCRIPTION

BEING 9.179 ACRES OF LAND OUT OF THE THOMAS C. COLLINS SURVEY NO. 61, ABSTRACT NO. 201 IN TRAVIS COUNTY, TEXAS, AND BEING A PORTION OF AN 11.264 ACRE TRACT OF LAND CONVEYED TO CATOSSA SPRINGS PARTNERS, L.P. BY INSTRUMENT OF RECORD IN DOC. NO. 2002056824 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THEREIN DESIGNATED "TRACT 7". AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

1. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

2. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

3. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

4. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

5. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

6. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

7. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

8. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

9. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

10. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

11. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

12. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

13. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

14. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

15. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

16. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

17. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

18. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

19. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

20. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

21. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

22. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".

23. A line beginning at the south corner of Lot 1, Block 1A, and running north 1/4° 15' 30" E 118.96 feet to a 1/2" rebar found, which reads "BASELINE INC".</

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.

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.

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/planning.

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: C14-2018-0035
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: June 05, 2018, Zoning and Platting Commission

Your Name (please print)

Gavin Reid

Your address(es) affected by this application

1727 Maize Bend Drive

Signature

G Reid

Date

Daytime Telephone:

512-659-8768

Comments:

Leave the greenspace alone. ~~Use~~ Trees & vegetation is better for Austin than more concrete and people.

☐ I am in favor
☒ I object

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2018-0035

Contact: Sherri Sirvaitis, 512-974-3057

Public Hearing: June 05, 2018, Zoning and Platting Commission

Michael Thomas
Your Name (please print)

☐ I am in favor
☒ I object

13512 Lufkin Cove, Austin TX 78727

Your address(es) affected by this application

6/2/18
Date

[Signature]
Signature

Daytime Telephone: *(512) 727-6151*

Comments:

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirvaitis
P. O. Box 1088
Austin, TX 78767-8810