

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0094 – Rosales Residence

DISTRICT: 2

ZONING FROM: I-SF-2

ZONING TO: GR

ADDRESS: 3012 and 3014 Meldrum Road

SITE AREA: 0.71 acres
(30,927 square feet)

PROPERTY OWNERS: Fernando Rosales Ruiz

AGENT: Villalva Consultants (George Villalva)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant limited office – mixed use (LO-MU) combining district zoning. The basis of Staff's recommendation is provided on page 2.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

October 1, 2019:

CITY COUNCIL ACTION:

October 17, 2019:

ORDINANCE NUMBER:

ISSUES:

The Applicant does not object to the Staff recommendation of LO-MU zoning.

CASE MANAGER COMMENTS:

The subject two platted lots located at the southwest corner of Meldrum Road and Cheviot Lane and contain one single family residence each. The lots have interim – single family residence – standard lot (I-SF-2) district zoning that was assigned upon annexation in 2001 and matches that of the several types of residential uses (single family, duplex, two family, triplex) across Meldrum Road to the north and east. There is a vacant restaurant and auto repair and rental business with SH 71 frontage to the south (GR; GR-CO), and two single family residences and undeveloped land planned for a hotel to the west (I-SF-2; CS-CO). The property is located just outside of the Airport Overlay Zone 3 which prohibits new residential uses. ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).***

The Applicant has requested community commercial (GR) district zoning in order to allow for additional land uses on the property. Although the rezoning request has not been formally amended, Staff has discussed with the Applicant an alternate proposal for limited office – mixed use (LO-MU) zoning. This would not permit conversion of the property to commercial use as listed in the zoning application, but would allow for office uses and also retain the residential component on the property.

BASIS OF RECOMMENDATION:

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

LO zoning is intended for office use predominantly serving the neighborhood or community needs, such as professional, semi-professional and medical offices, which may be located within or adjacent to residential neighborhoods. The proposal meets the purpose statement set forth in the Land Development Code. The subject lot is adjacent to a neighborhood that is largely single family. The proposed office use would potentially serve the surrounding neighborhoods and the mixed use component would allow for residential uses on the property, which should be encouraged in the City's Desired Development Zone. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development.

2. Zoning changes should promote an orderly and compatible relationship among land uses.
3. A change in conditions has occurred within the area indicating that there is a basis for changing the originally established zoning.

Commercial zoning and development is oriented towards SH 71 and the Conditional Overlay applied to the CS-CO zoned properties to the west that have frontage on Meldrum Road prohibits vehicular access to this street and requires a landscape buffer. Those properties are also located within the Airport Overlay Zone which restricts new residential development. Therefore, Staff recommends the LO-MU district as a means of creating a transition between the residential uses on Meldrum and Cheviot, yet also recognizing the adjacent commercial zoning and uses on properties with SH 71 frontage.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-2	Two single family residences
<i>North</i>	I-SF-2	Triplex; Single family residences; Two-family residences
<i>South</i>	GR; GR-CO; CS-CO	Restaurant – limited (vacant); Auto sales; Auto repair; Commercial buildings – vacant
<i>East</i>	GR-CO; I-SF-2	Undeveloped; Triplex; Single family residences; Duplex
<i>West</i>	I-SF-2; CS-CO	Two single family residences; Undeveloped; Vacant commercial buildings

AREA STUDY: Not Applicable

TIA: Is not required

WATERSHED: Colorado River – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Partially within
the SH 71 Sign District

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
774 – Del Valle Independent School District 1005 – Elroy Neighborhood Association
1195 – Imperial Valley Neighborhood Association
1228 – Sierra Club, Austin Regional Group 1258 – Del Valle Community Coalition
1363 – SEL Texas 1528 – Bike Austin
1530 – Friends of Austin Neighborhoods 1550 – Homeless Neighborhood Association
1616 – Neighborhood Empowerment Foundation

SCHOOLS: *This property is within the Del Valle Independent School District.*

Hillcrest Elementary School Dailey Middle School Del Valle High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2017-0111 – 3059 Hwy 71 East	SF-2 to CS	To Grant CS-CO w/CO for a 15' vegetative buffer along Meldrum Rd, prohibits access to Meldrum Rd, and prohibits a list of uses	Apvd as Commission recommended (11-9-2017).
C14-2015-0034 – Sonic Drive In #21 - Del Valle – 3115 E SH 71 WB	I-SF-2 to GR	To Grant	Apvd (6-11-2015).
C14-2008-0244 – Najib 0.7 – 3133 E SH 71 WB	I-SF-2 to CS	To Grant GR-CO w/CO prohibiting auto repair, auto washing and pawn shops	Apvd GR-CO as Commission recommended (2-12-2009).
C14-05-0017 – Highway 71 – 3103 E SH 71 WB	I-SF-2 to GR- CO	To Grant GR-CO	Apvd GR-CO w/CO for 2,000 trips (4-7-2005).
C14-01-0186 – State Highway 71 East 3039 – 3039- 3101 E SH 71 WB	I-SF-2; RR to LI	To Grant CS-CO w/ added conditions	Apvd CS-CO w/CO for 15' vegetative buffer along Meldrum Rd., prohibit adult businesses, B & B residential (Groups 1&2); campground,

			cocktail lounge, commercial blood plasma center, custom mfg, funeral services, hotel-motel, indoor/outdoor entertainment, indoor / outdoor sports and recreation, marina, pawn shops, scrap & salvage, special use historic, stables, theater, vehicle storage (5-16-2002).
C14-01-0027 – High Performance Automotive – Highway 71 East at Cheviot Lane	I-SF-2 to GR	To Grant GR-CO	Approved GR-CO w/ CO for 2,000 trips (4-19-2001).

RELATED CASES:

The property was annexed into the Full-purpose City limits on September 6, 2001 (C7a-01-002).

The property is platted as Lots 32-A and 32-B of the Resubdivision of a Portion of Glenbrook Addition, Sections One and Two, recorded in March 1967 (C8S-67-001).

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Meldrum Road	50 feet	20 feet	Local	No	No	Yes
Cheviot Lane	50 feet	20 feet	Local	No	No	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

This zoning case is located on the southwest corner of Meldrum Road and Cheviot Lane, on a property that includes two lots, which combined total approximately 0.71 acres in size.

Each parcel contains a single family house. The properties are not located within the boundaries of an area with an adopted neighborhood plan. Surrounding land uses includes single family housing to the north; to the south is a collision repair shop, a fast food restaurant, and Bastrop Highway/SH 71; to the east is single family housing; and to the west is a single family house, undeveloped land and two commercial properties. The proposal is to obtain LO-MU zoning.

Connectivity

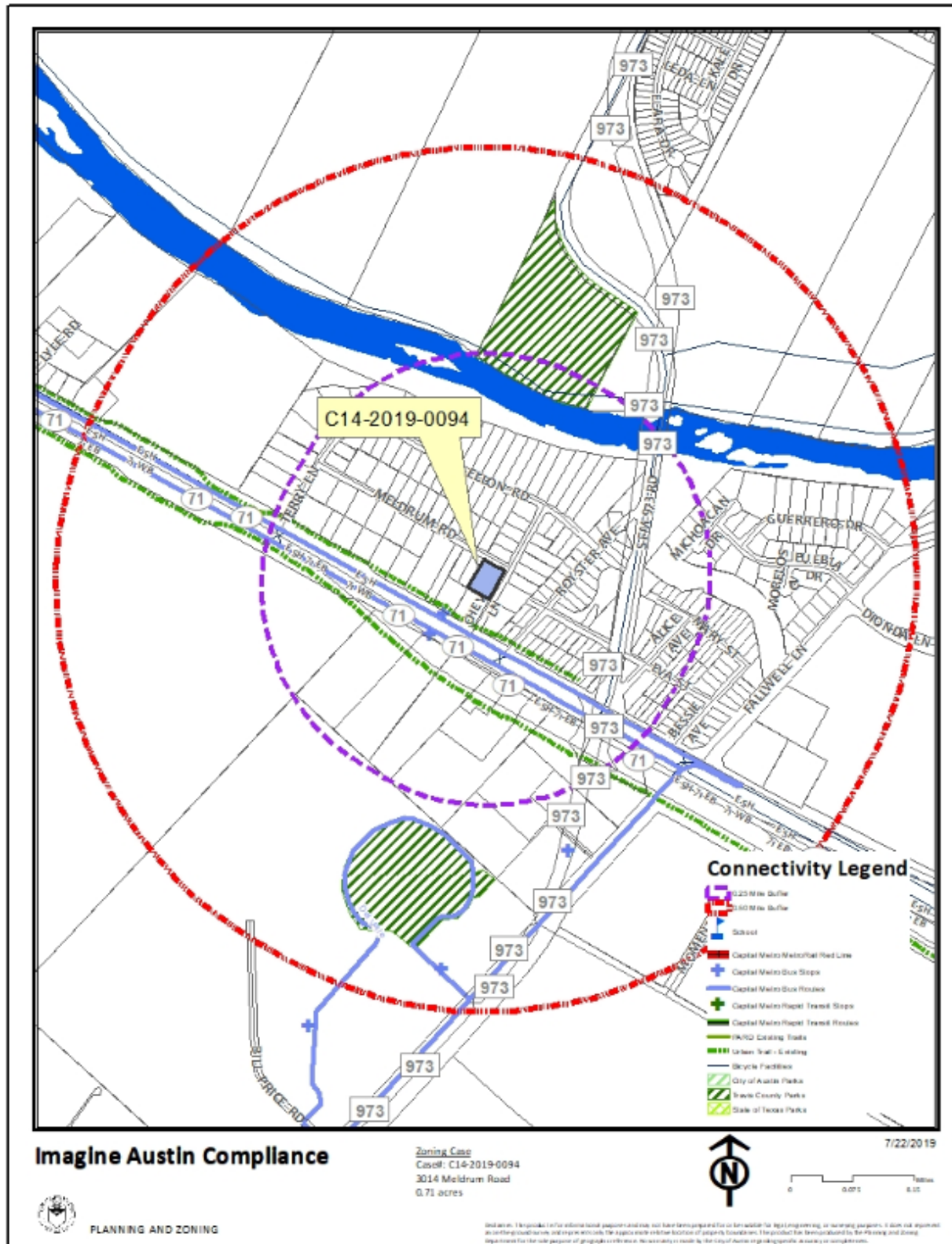
There are no public sidewalks or bike lanes located along Meldrum Road or Cheviot Lane. A public sidewalk is located partially located along SH 71. The Walkscore for this site is **3/100, Car Dependent**, meaning almost all errands require a car. The mobility and connectivity options in this area are below average.

Imagine Austin

The property is located not located by an Activity Center or along an Activity Corridor. The following policies taken from Chapter 4 of the Imagine Austin Comprehensive Plan, which discusses the preservation of neighborhood character:

- **LUT P4.** Protect neighborhood character by directing growth to areas of change that includes 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.
- **HN P11.** Protect neighborhood character by directing growth to areas of change and ensuring context sensitive infill in such locations as designated redevelopment areas, corridors, and infill sites.
- **HN P15.** Protect neighborhood character by providing opportunities for existing residents who are struggling with rising housing costs to continue living in their existing neighborhoods.

Locating a commercial use, which could permit such uses as an automotive repair shop, food sales, and office within an existing single family neighborhood does not appear to be context sensitive to the surrounding residential uses. Rezoning to a higher intensity commercial designation (from single family to Zone GR – Community Commercial) potentially challenges the viability of this existing residential street and residential neighborhood by encouraging an increase in building height, bulk requirements, intense commercial land uses, and introduce commercial traffic into this single family neighborhood. Based on the property being located along an existing residential street, which is within a residential neighborhood, and Imagine Austin policies referenced above that call out context sensitive infill, a commercial use in this area appears to be inconsistent with the policies of the Imagine Austin Comprehensive Plan. However, a zoning change to LO-MU would appear to partially support the policies of the Comprehensive Plan.



Drainage

The developer is required to submit a pre- and post-development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Colorado River 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.

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%

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.

At this time, site specific information is unavailable regarding 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.

Impervious Cover

The maximum impervious cover allowed by LO-MU zoning district is 70%, which is based on the more restrictive *zoning* regulations.

Site Plan and Compatibility Standards

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.

FYI: Additional design regulations will be enforced at the time a site plan is submitted.

The site is subject to compatibility standards due to adjacency of I-SF-2 to the west and proximity to I-SF-2 to the north and east. The following standards apply:

- No structure may be built within 25 feet of the property line to the west.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line to the west, north, and east.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line to the west, north, and east.
- No parking or driveways are allowed within 25 feet of the property line to the west.
- Landscaping or screening is required along the west property line in accordance with the screening requirements (Section 25-2-1006 and ECM 2.9.1.), Parking Design Standards (Section 25-6-563) and/or Screening Standards (Section 25.2.1066) 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 zoned SF-5 or more restrictive.
- For a structure more than 300 feet but not more than 540 feet from property zoned SF-5 or more restrictive, 60 feet plus one foot for each four feet of distance in excess of 300 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 property in an SF-5 or more restrictive zoning district.
- A landscape area at least 25 feet in width would be required along the property line to the west since the tract is proposed to be zoned LR, GO, GR, L, CS, CS-1, or CH.

AIRPORT OVERLAY

FYI – This site is located within the Austin-Bergstrom Airport Controlled Compatible Land Use Area Overlay. No use will be allowed that can create electrical interference with navigational signals or radio communications between airport and aircraft, make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport. Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. Airport Hazard Zoning Committee review may be required prior to Planning Commission Hearing. Additional comments may be generated during the site plan review process.

SCENIC ROADWAYS

This site falls partially within the Scenic Roadway Sign District. All signs must comply with Scenic Roadway Sign District regulations. Contact Cierra Flores at (512) 974-2612 for more information.

DEMOLITION AND HISTORIC RESOURCES

The applicant is responsible for requesting relocation and demolition permits once the site plan is approved. The City Historic Preservation Officer will review all proposed building demolitions and relocations prior to site plan approval. If a building meets city historic criteria, the Historic Landmark Commission may initiate a historic zoning case on the property.

Transportation

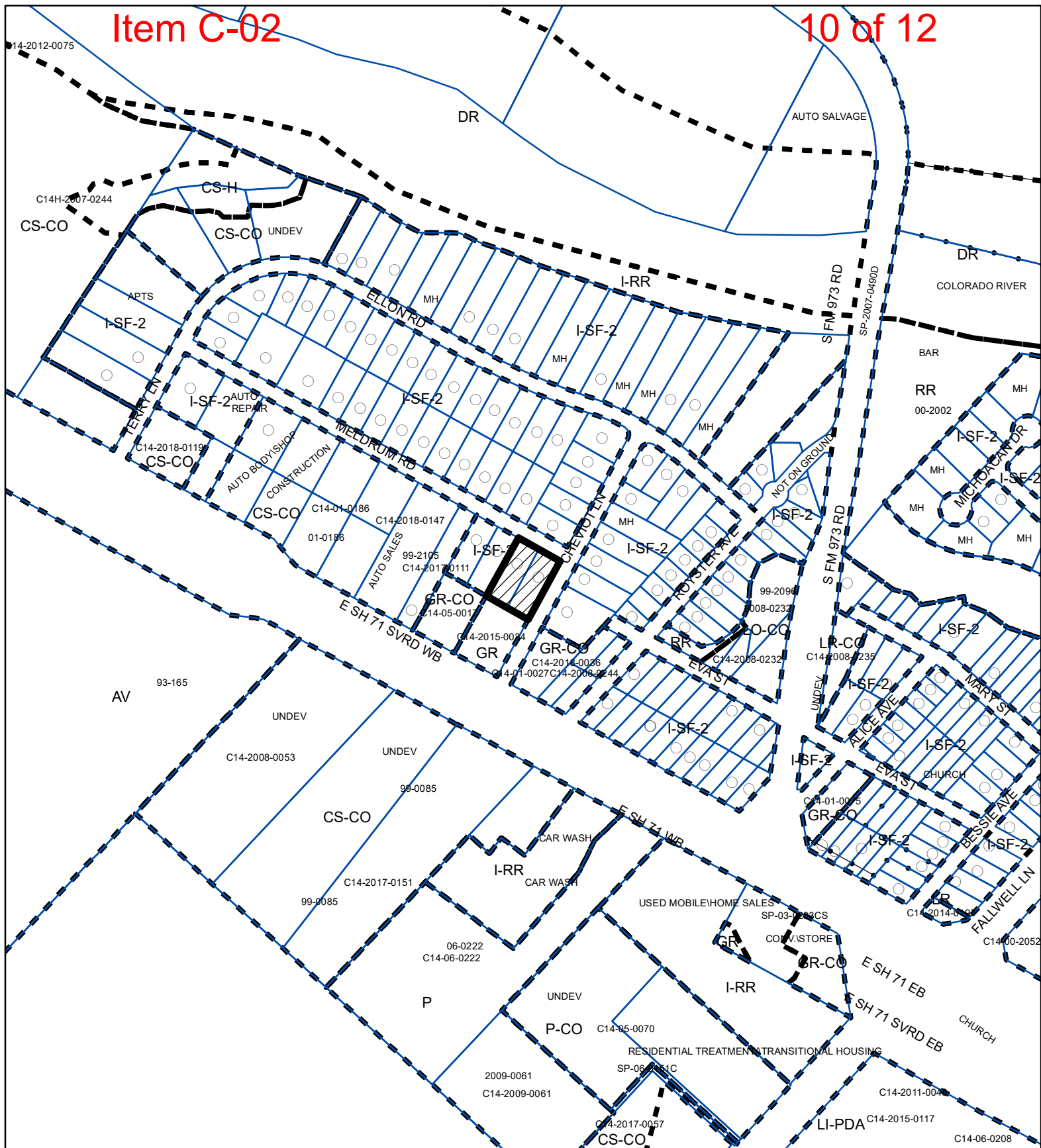
Additional right-of-way maybe required at the time of subdivision and/or site plan. Staff does not support a Conditional Overlay of 2,000 trips as requested by the applicant. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC 25-6-113]. A Neighborhood Traffic Analysis shall be required at the time of site plan if triggered per LDC 25-6-114.

Water and Wastewater

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 Austin Water 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 fees once the landowner makes an application for Austin Water utility tap permits.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- A-1: Aerial Map
- B: Recorded Plat



ZONING

Exhibit A

ZONING CASE#: C14-2019-0094



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

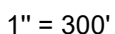
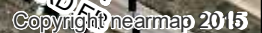
1" = 400'

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

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



Created: 7/18/2019



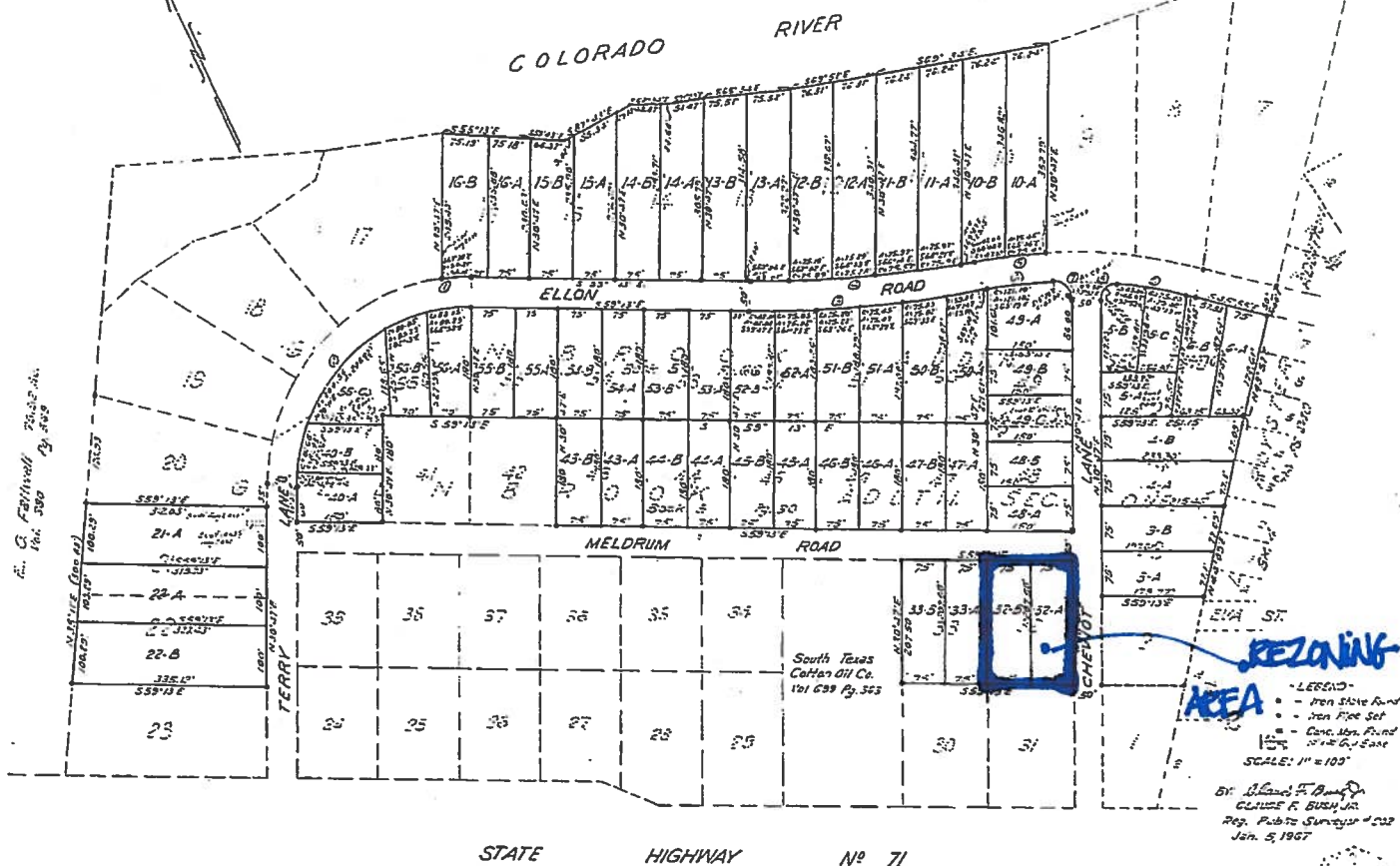
- Exhibit A -1



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

TRAVIS COUNTY PLAT VOLUME 32 PAGE 34
7222-37-67 RECHA 400 & 450

RESUBDIVISION OF A PORTION OF
GLENBROOK ADDITION
SECTIONS ONE & TWO



CURVE DATA				
1. 8' 58"	1. 29' 00"	1. 11' 00"	1. 11' 00"	1. 7' 25"
2. 27' 12"	2. 300.00'	2. 202.41'	2. 197.59'	2. 61.32'
3. 350.00'	3. 300.00'	3. 210.25'	3. 205.06'	3. 942.70'
4. 54.12'	4. 452.27'	4. 402.37'	4. 393.38'	4. 122.40'
5. 54.21'	5. 571.21'	5. 403.57'	5. 393.07'	5. 122.40'
6. 24' 18"	6. 92' 15"	6. 52' 47"	6. 52' 47"	6. 32.00'
7. 192.91'	7. 29.55'	7. 32.00'	7. 32.00'	7. 27.53'
8. 396.25'	8. 28.44'	8. 27.53'	8. 27.53'	8. 31.00'
9. 377.25'	9. 31.00'	9. 31.00'	9. 31.00'	9. 25.65'
10. 363.00'	10. 25.65'	10. 25.65'	10. 25.65'	10. 25.65'

EASEMENTS:
An easement of five(5) feet is hereby dedicated off the rear of Lots 54, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839, 840, 841, 842, 843, 844, 845, 846, 847, 848, 849, 850, 851, 852, 853, 854, 855, 856, 857, 858, 859, 860, 861, 862, 863, 864, 865, 866, 867, 868, 869, 870, 871, 872, 873, 874, 875, 876, 877, 878, 879, 880, 881, 882, 883, 884, 885, 886, 887, 888, 889, 890, 891, 892, 893, 894, 895, 896, 897, 898, 899, 900, 901, 902, 903, 904, 905, 906, 907, 908, 909, 910, 911, 912, 913, 914, 915, 916, 917, 918, 919, 920, 921, 922, 923, 924, 925, 926, 927, 928, 929, 930, 931, 932, 933, 934, 935, 936, 937, 938, 939, 940, 941, 942, 943, 944, 945, 946, 947, 948, 949, 950, 951, 952, 953, 954, 955, 956, 957, 958, 959, 960, 961, 962, 963, 964, 965, 966, 967, 968, 969, 970, 971, 972, 973, 974, 975, 976, 977, 978, 979, 980, 981, 982, 983, 984, 985, 986, 987, 988, 989, 990, 991, 992, 993, 994, 995, 996, 997, 998, 999, 1000.

SEPTIC TANK NOTE:
Each house constructed in this subdivision shall be connected to a septic tank with a capacity of not less than 300 gallons and with a drain field of not less than 150 feet and shall be installed in accordance with the regulations of the city-county health unit and shall be inspected and approved by such officer. This restriction is enforceable by the Austin-Travis County Health Unit and/or the subdivision.

"In approving this plat by the Commissioner of Travis County, Texas, it is understood that the building of all roads, streets or other thoroughfares, or any bridges or overcrossings, shall be the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas and said court assumes no obligation to build any of the roads, streets or other public thoroughfares or any of the bridges or overcrossings in connection therewith."

APPROVED FOR ACCEPTANCE on the 20th day of March, A.D. 1967.
By: E.E. Naumann
Mayor of Austin, Director of Planning.

ACCEPTED AND AUTHORIZED FOR RECORD by the PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS on the 20th day of March, A.D. 1967.
By: Robert E. Jones
Secretary

By: W. S. Jones
Chairman

THE STATE OF TEXAS }
COUNTY OF TRAVIS }
I, E.E. Naumann and Henry Wendlandt, Jr., known to me to be the persons whose names are subscribed to the foregoing instrument and they acknowledged to me that they executed the same for the purposes and consideration expressed therein.
WITNESS MY HAND AND SEAL OF OFFICE this 6th day of January, A.D. 1967.
By: E.E. Naumann Henry Wendlandt, Jr.
Notary Public in and for Travis County, Texas.

THE STATE OF TEXAS }
COUNTY OF TRAVIS }
Before me the undersigned authority on this day personally appeared E.E. Naumann and Henry Wendlandt, Jr., known to me to be the persons whose names are subscribed to the foregoing instrument and they acknowledged to me that they executed the same for the purposes and consideration expressed therein.
WITNESS MY HAND AND SEAL OF OFFICE this 6th day of January, A.D. 1967.
By: E.E. Naumann Henry Wendlandt, Jr.
Notary Public in and for Travis County, Texas.

THE STATE OF TEXAS }
COUNTY OF TRAVIS }
I, Miss Emily Limberg, County Clerk, Travis County, Texas, do hereby certify that on the 27th day of March, A.D. 1967, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said court in Book 3 Page 313.
WITNESS MY HAND AND SEAL OF OFFICE this 27th day of March, A.D. 1967.
By: Miss Emily Limberg Th. Johnson
County Clerk, Travis County, Texas. Deputy

FILED FOR RECORD on the 27th day of March, A.D. 1967 at 11:00 a.m.
By: Miss Emily Limberg Th. Johnson
County Clerk, Travis County, Texas. Deputy

THE STATE OF TEXAS }
COUNTY OF TRAVIS }
I, Miss Emily Limberg, clerk of the county court within and for the County and State aforesaid do hereby certify that the foregoing instrument with its certificate of authentication was filed for record in my office on the 27th day of March, A.D. 1967 at 11:00 a.m. and duly recorded on the 27th day of March, A.D. 1967 at 11:00 a.m. in the Plat Records of said county in Book 32 Page 313.
WITNESS MY HAND AND SEAL OF OFFICE the date last written above.
By: Miss Emily Limberg Th. Johnson
County Clerk, Travis County, Texas. Deputy.

EXHIBIT B
RECORDED PLAT

C8s-67-1