

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2020-0025 – Onion Creek Greenbelt

DISTRICT: 2

ZONING FROM: P (Tracts 1 and 2); SF-4-CO (Tract 3)

ZONING TO: SF-2 (Tract 1 – 0.874 acres); P (Tracts 2 and 3 – 35.872 acres)

ADDRESS: 7203 Deep Lane and the West side of South Pleasant Valley Road near the intersection of Springville Lane

TOTAL SITE AREA: 36.746 acres

PROPERTY OWNER: City of Austin – Parks and Recreation Department (Gregory Montes)

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

STAFF RECOMMENDATION:

**The Staff recommendation is to grant single family residence – standard lot (SF-2) district zoning for Tract 1, and public (P) district zoning for Tracts 2 and 3. For a summary of the basis of Staff's recommendation, see case manager comments.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:  
**May 5, 2020:**

March 31, 2020: *MEETING CANCELLED*

CITY COUNCIL ACTION:  
**June 4, 2020:**

April 23, 2020: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO JUNE 4, 2020. VOTE: 11-0.*

ORDINANCE NUMBER:

ISSUES:

On February 4, 2020, the Zoning and Platting Commission approved an item directing Staff to initiate a zoning change to correct mapping errors in Ordinance No. 20170615-094. The proposed rezoning would restore single family residence – standard lot (SF-2) district reflecting private ownership for an unplatted tract located at 7203 Deep Lane, and establish/re-establish the remaining acreage as public (P) district zoning reflecting the Parks and Recreation Department's (PARC) ownership. *Please refer to Exhibit B – Staff memo to ZAP and background material.*

CASE MANAGER COMMENTS:

The subject rezoning area consists of undeveloped land, including an unplatted tract previously zoned for single family residence use, and the remainder known as the Onion Creek Greenbelt. The majority of the property has P, public district zoning and a triangular area on the north side has single family residence – small lot – conditional overlay (SF-4A-CO) combining district zoning by a 2000-01 case. Onion Creek flows through the property which is surrounded by single family residences, undeveloped land and a church to the north (SF-4A-CO; SF-6; SF-2), undeveloped land to the east (MH; SF-2; SF-3), single family residences to the south and west (SF-2, SF-3). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).***

BASIS OF RECOMMENDATION (LAND USE CRITERIA):

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

Tract 1: The single family residence standard lot (SF-2) district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lots or to new development of single-family housing areas with minimum land requirements.

Tracts 2 and 3: P, Public district zoning is intended to accommodate uses of a governmental, civic, public service, or public institutional nature, including major public facilities. This district is intended for properties, used, reserved, or intended to be used for a civic or public institutional purpose or for major public facilities.

2. *The proposed zoning should be consistent with the goals and objectives of the City Council.*

For Tract 1, Staff recommends restoring SF-2 zoning to the property at 7203 Deep Lane, thereby reflecting its intent for single family residence use.

For Tracts 2 and 3, Staff recommends P zoning, given: 1) P zoning is consistent with its greenbelt use and facilitates development of a portion of the property with trails, 2) parkland is considered a civic use, and the project will comply with City of Austin development regulations, 3) it is City Council's general policy that all City owned or leased land be zoned public (P) district, and 4) the subject property as well as the Onion Creek Metro Park – Greenbelt and additional property across South Pleasant Valley Road to the east known as the Lower Onion Creek Flood Mitigation Project Area are proposed for recreational amenity improvements.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	P; SF-4A-CO	Undeveloped; Greenbelt
<i>North</i>	SF-4A-CO; PUD;	Single family residences within the Meadow Lake

	SF-3	subdivision; Attached single family residences in the Greenslopes Phase 1 Subdivision (PUD); Religious assembly
<i>South</i>	SF-2; SF-3	Single family residences in the Silverstone Phase 1 subdivision
<i>East</i>	P	Onion Creek Metro Park – Greenbelt
<i>West</i>	SF-2	Single family residences in the Silverstone Phase 2 subdivision

NEIGHBORHOOD PLANNING AREA: Not Applicable

TIA: Is not required

WATERSHED: Slaughter Creek – Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

This property is within the Austin Independent School District.

Perez Elementary School

Paredes Middle School

Akins High School

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council                      627 – Onion Creek Homeowners Association  
 742 – Austin Independent School District  
 951 – Indian Hills / Langford Elementary Neighborhood Association  
 1258 – Del Valle Community Coalition                      1228 – Sierra Club, Austin Regional Group  
 1289 – Onion Creek Park Neighborhood Alliance                      1363 – SEL Texas  
 1408 – Go Austin/Vamos Austin (GAVA) – Dove Springs  
 1431 – Indian Hills Neighborhood Watch                      1441 – Dove Springs Proud  
 1528 – Bike Austin                      1530 – Friends of Austin Neighborhoods  
 1550 – Homeless Neighborhood Association  
 1616 – Neighborhood Empowerment Foundation

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-00-2199.SH – Meadowlake Subdivision – Stoneleigh Pl south of Blue Meadow Dr	SF-4A-CO to SF-4A-CO, to change a condition of zoning	To Grant SF-4A-CO w/CO for 235 residential units	Apvd SF-4A-CO as Commission recommended (1-18-2001).
C14-99-2090 – Ritchie 35 Acres – Stoneleigh Pl south of Blue Meadow Dr	I-RR to SF-4A	To Grant SF-4A-CO	Apvd SF-4A-CO w/CO for 2,000 trips/day (3-23-2000).

RELATED CASES:

On June 15, 2017, Council approved P zoning for City-owned property comprising the Onion Creek Greenbelt to P, Public district zoning. The rezoning area mistakenly changed the zoning of an adjacent privately-owned unplatted tract (C14-2017-0043). There are no site plan applications approved or in process on the subject property. Council also approved P zoning for a 575 acre tract east of South Pleasant Valley Road and southwest of East William Cannon Drive on June 15, 2017 (C14-2017-0044 – Onion Creek Metro Park - Greenbelt).

ADJACENT STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Facility	Capital Metro (within ¼ mile)
Deep Lane	50 feet	30 feet	Level 1 (Local)	Yes	None	No
Meadow Lake Boulevard	65 feet	42 feet	Level 1	Yes	None	None
South Pleasant Valley Road	74 feet	55 feet	Arterial, Divided	Yes	Yes; shared lane	Yes

OTHER STAFF COMMENTS:Comprehensive Planning

The original rezoning case was initiated by the City of Austin and approved in the spring of 2017 for the creation of the Onion Creek Greenbelt by rezoning numerous parcels. This case concerns a corrective action initiated by staff to rezone two parcels from P to SF-2 and from SF-4A-CO to P because the original zoning map inadvertently included a privately owned property on Deep Lane, which was zoned to 'P', (a public district); and did not include a parcel at the terminus of Deep Lane.

**Imagine Austin**

These two parcels are not located within an Activity Center or along an Activity Corridor. However, sustainability is the basis of the Imagine Austin vision statement and dozens of policies and actions developed through the input of thousands of community members. These policies and actions express six core principles for action to make our imagined Austin a reality, and one in particular appears to support this project: **2.) Integrate nature into the city.** A beautiful, world-class system of outdoor places for recreation and environmental protection will define Austin as a world-class city. We need to develop our natural assets into a network of connected greenways and waterways. By strengthening our "green infrastructure" - parks, the urban forest, trails and greenbelts, rivers, creeks, lakes, gardens,

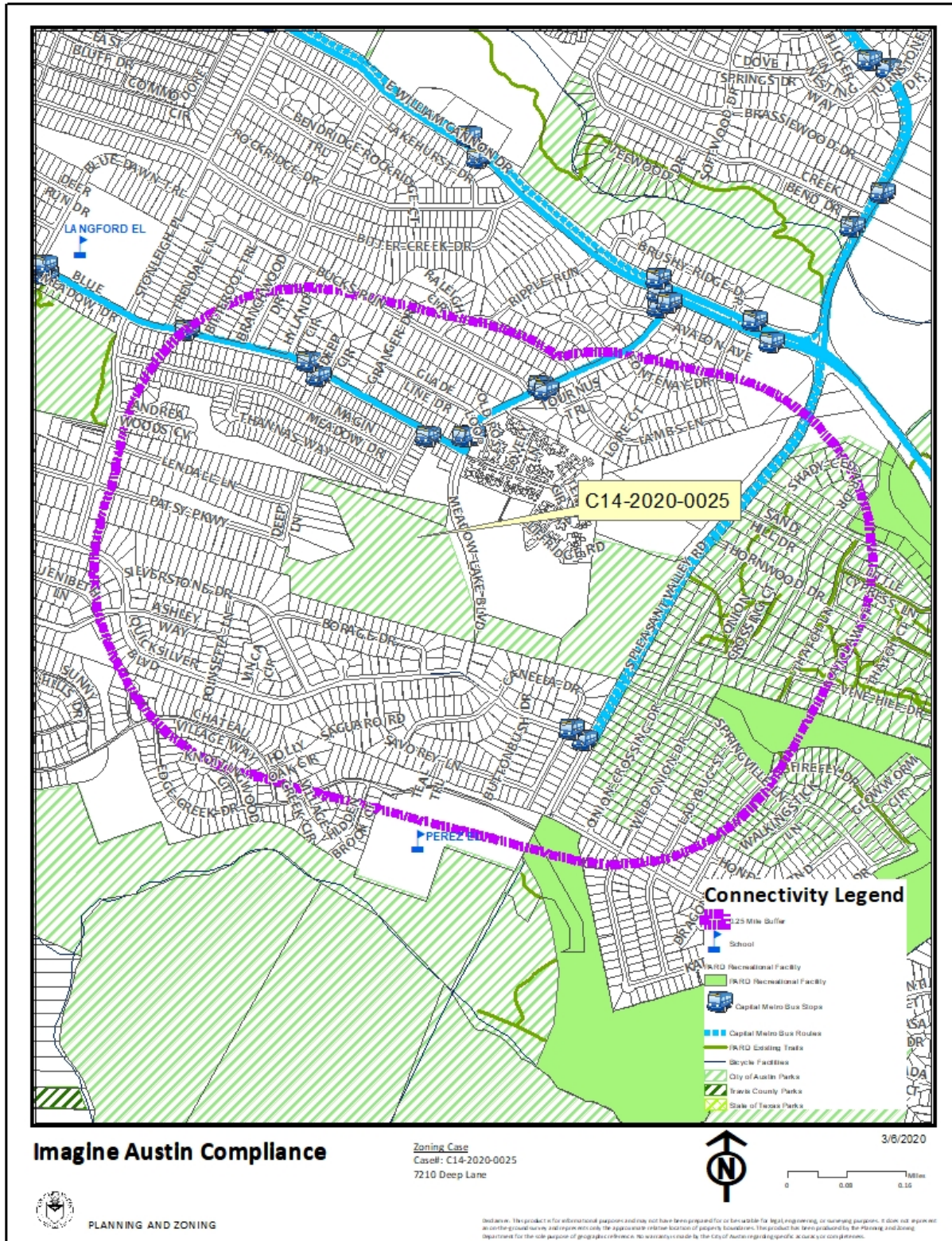


urban agriculture, open spaces, and wildlife habitat - Austin can protect the natural environment and enhance recreational opportunities.

The following Imagine Austin policies are also applicable to this case:

- **LUT P23.** Integrate citywide and regional green infrastructure, to including such elements as preserves and parks, trails, stream corridors, green streets, greenways, agricultural lands, and the trail system, into the urban environment and the transportation network.
- **CFS P42.** Increase connectivity between neighborhoods and from neighborhoods to parks and greenways through the use of sidewalks, bicycle lanes, multi-use paths, and trails
- **CFS P47.** Extend existing trail and greenway projects to create an interconnected green infrastructure network that includes such elements as preserves and parks, trails, stream corridors, green streets, greenways, agricultural lands linking all parts of Austin and connecting Austin to nearby cities.

Based on the Imagine Austin policies and text above, which supports the expansion of parks, trails, greenways, and the need to correct an administrative rezoning error, this case supports the Imagine Austin 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 Slaughter 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.

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 a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within 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.

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 P zoning district is established by a conditional use site plan.

### Site Plan and Compatibility Standards

This site is subject to the Hazardous Pipeline Ordinance. Review by the Fire Department is required [LDC, 25-2-516].

Development in a restricted pipeline area is regulated by Sec. 25-2-516. At the time of site plan, please identify the actual location of the pipeline itself.

Before a person may place a road, surface parking lot, or utility line in a restricted pipeline area, the person must deliver to the Director a certification by a registered engineer stating that the proposed construction activity and structure are designed to prevent disturbing the pipeline or impeding its operation [LDC, 25-2-516(D)(2)].

### Transportation

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]. In addition, the site is for a City-owned project.

A neighborhood traffic analysis was not required for this case because the site is for a City-owned project.

### Austin Water Utility

No comments.

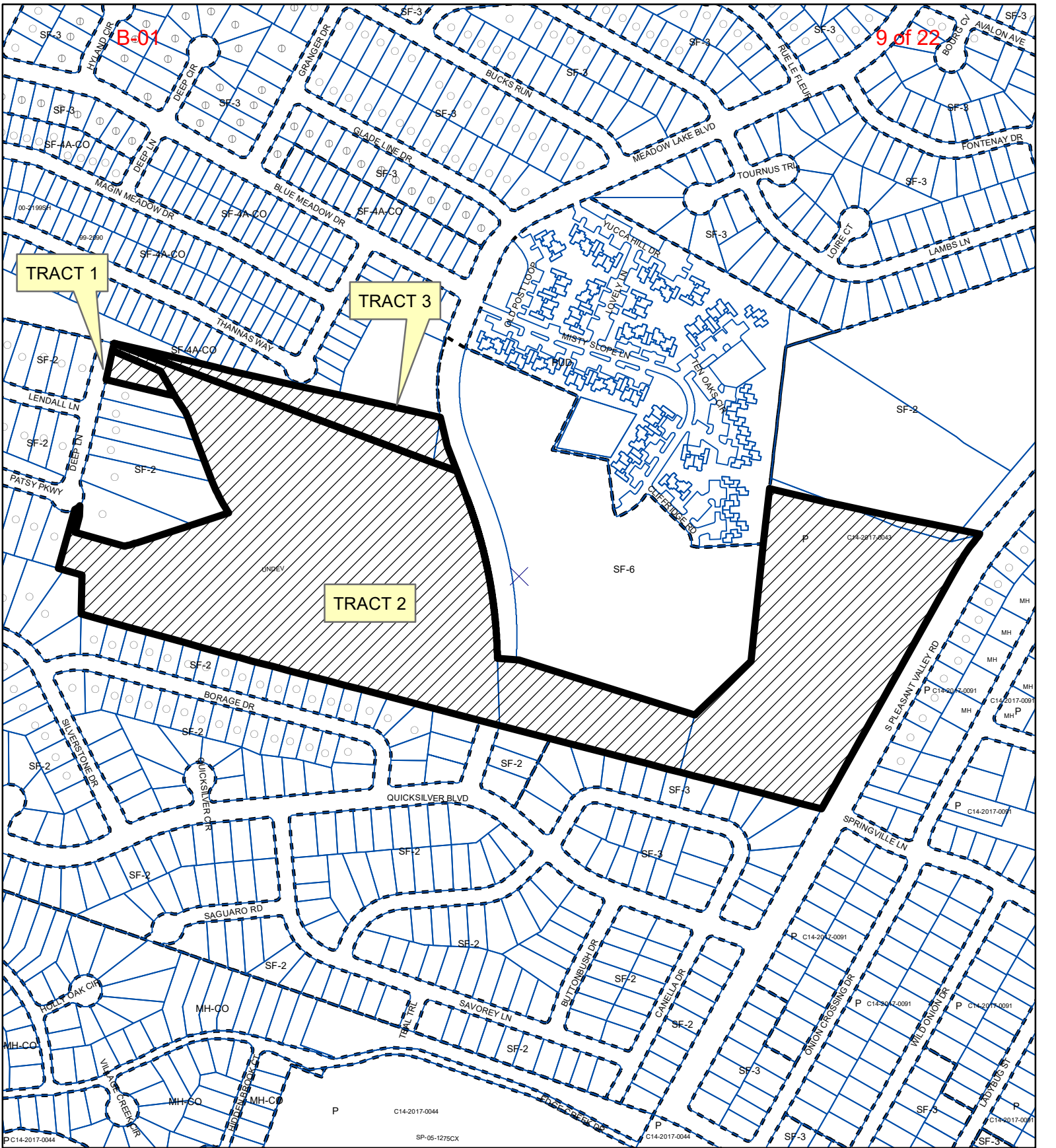
### INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map

A-1: Aerial Map

B: Staff memo to ZAP and background material





N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1" = 400'

ZONING

Exhibit A

ZONING CASE#: C14-2020-0025

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: 3/4/2020









## MEMORANDUM

\*\*\*\*\*

TO: Ms. Jolene Kiolbassa, Chair  
Members of the Zoning and Platting Commission

FROM: Wendy Rhoades, Principal Planner, Zoning Case Management  
Planning and Zoning Department

DATE: February 12, 2020

RE: **Request initiation of a zoning change for the property located at the west side of South Pleasant Valley Road near the intersection of Springville Lane**

\*\*\*\*\*

The item under discussion is a request to consider directing Staff to initiate a rezoning case from P to SF-2, and from SF-4A-CO to P, associated with C14-2017-0043 – Onion Creek Greenbelt. The rezoning case would correct mapping errors in Ordinance No. 20170615-094 for the property located at the west side of South Pleasant Valley Road near the intersection of Springville Lane.

In March 2017, a rezoning case was initiated by Council and filed by the Parks and Recreation Department requesting public (P) district zoning consistent with its greenbelt use and to facilitate development of a portion of the property with trails. The rezoning application included an accurate metes and bounds description, however, the rezoning map inadvertently included 7203 Deep Lane and rezoned this privately owned SF-2 zoned property to the P, Public district. In addition, the map did not include a SF-4A-CO zoned triangular area at the terminus of Deep Lane and extending east to unbuilt Meadow Lake Boulevard right-of-way that is also under the stewardship of PARD.

In late-January 2020, the owner of 7203 Deep Lane inquired with Staff about the P district zoning assigned to her property. In response, Staff re-mapped the 2017 metes and bounds description and concluded that it correctly captured the City-owned property, but incorrectly mapped 7203 Deep Lane to the P district. The zoning map also incorrectly

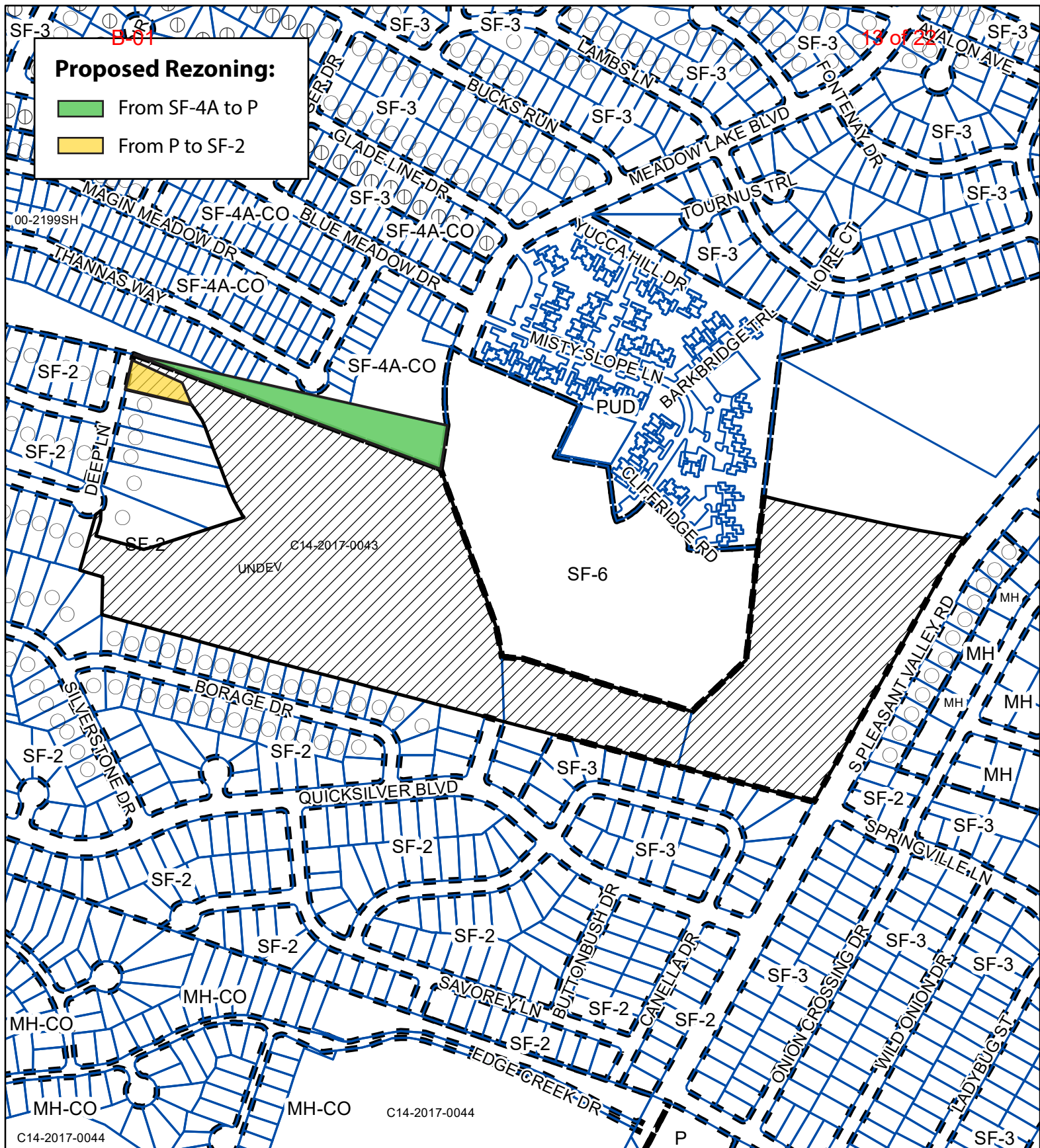
excluded the SF-4A-CO zoned triangular area. A City-initiated rezoning application would correct both errors.




**Attachments:**

Illustration of Proposed Mapping Errors to be Corrected

2017 Rezoning Ordinance





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

## ZONING

Zoning Case: C14-2017-0043



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.

1" = 417'

**ORDINANCE NO. 20170615-094**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT THE WEST SIDE OF SOUTH PLEASANT VALLEY ROAD NEAR THE INTERSECTION OF SPRINGVILLE LANE FROM SINGLE-FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT TO PUBLIC (P) 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 single-family residence standard lot (SF-2) district to public (P) district on the property described in Zoning Case No. C14-2017-0043, on file at the Planning and Zoning Department, as follows:

Being all that certain tract or parcel of land out of and a part of the Santiago Del Valle Grant, situated in Travis County, Texas, more particularly described as being out of and a part of that certain tract of land conveyed to Gaston Development Company of record in Volume 8236, Page 613, Travis County, Texas, Deed Records, said tract being 24.694 acres of land, and;

Being all that certain tract or parcel of land out of and part of the Santiago Del Valle Grant, situated in Travis County, Texas, more particularly described as being of and a part of that certain tract of land conveyed to Gaston Development Company of record in Volume 8236, Page 613, Travis County, Texas, Deed Records, said tract being 11.178 acres of land, both 24.694 and 11.178 acres being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

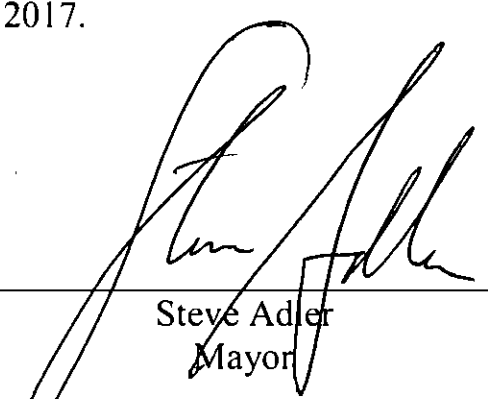
locally known as the west side of South Pleasant Valley Road near the intersection of Springville Lane in the City of Austin, Travis County, Texas, generally identified in the map attached as Exhibit "B".

**PART 2.** This ordinance takes effect on June 26, 2017.


**PASSED AND APPROVED**

\_\_\_\_\_, June 15, 2017

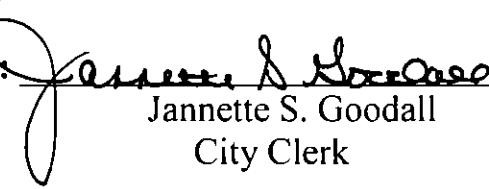
§  
§  
§

  
\_\_\_\_\_  
Steve Adler  
Mayor

**APPROVED:**

  
\_\_\_\_\_  
Anne L. Morgan  
City Attorney

**ATTEST:**

  
\_\_\_\_\_  
Jannette S. Goodall  
City Clerk

DEC-10-2003 WED 11:19 AM STEWART TITLE PLANT

PRX NO. 4701706

P. 03

## EXHIBIT "A"

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GASTON DEVELOPMENT COMPANY OF RECORD IN VOLUME 8226, PAGE 613, TRAVIS COUNTY, TEXAS, RECD RECORDS, SAID TRACT BEING 24.694 ACRES OF LAND MORE

PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a point in the most northerly line of SILVERSTONE, PHASE ONE (1), SECTION ONE (1), a subdivision of record in Plat Book 78, Pages 381 and 382, Travis County, Texas, Plat Records, from which the southeast corner of said Gaston tract bears S 72°57'45" E, 459.11 feet, for the southeast corner of the herein described tract,

THENCE, with the most southerly line of the herein described tract, the following five (5) courses and distances, numbered one (1) through five (5),

1. N 72°57'45" W, 425.45 feet, to an iron stake, being the northwest corner of said SILVERSTONE, PHASE ONE (1), SECTION ONE (1), also being the northeast corner of SILVERSTONE, PHASE ONE (1), SECTION TWO (2), a subdivision of record in Plat Book 78, Pages 383 and 384, Travis County, Texas, Plat Records,
2. N 72°57' W, 165.08 feet, to an iron stake,
3. N 72°59'30" W, 61.98 feet, to an iron stake,
4. N 72°48'15" W, 741.54 feet, to an iron stake,
5. N 72°05'30" W, 560.00 feet, being the most northwesterly corner of said SILVERSTONE, PHASE ONE (1), SECTION TWO (2), also being in the most easterly line of SILVERSTONE, PHASE TWO (2), SECTION ONE (1), a subdivision of record in Plat Book 84, Pages 146C-147A, Travis County, Texas, Plat Records, for the most southwesterly corner of the herein described tract,

THENCE, with the most westerly line of the herein described tract, the following fourteen (14) courses and distances, numbered one (1) through fourteen (14),

1. N 03°35'15" E, 123.41 feet, to an iron stake,
2. N 71°26'15" W, 78.16 feet, to an iron stake, being the most southeasterly corner of SILVERSTONE, PHASE TWO (2), SECTION TWO (2), a subdivision of record in Plat Book 84, Pages 147B-D, Travis County, Texas, Plat Records, for an ell corner,
3. N 18°26' E, 191.56 feet, to an iron stake in the curving R.O.W. line of Deep Lane,
4. following said R.O.W. line, with a curve to the left whose radius equals 50.00 feet, an arc distance of 20.14, and whose chord bears N 54°55'15" E, 19.58 feet, leaving said R.O.W. line, S 04°19'30" W, 33.17 feet, to an iron stake,
5. S 18°26' W, 52.00 feet, to an iron stake,
6. S 71°34' E, 162.78 feet, to an iron stake at the beginning of a curve,

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

10759 0489

Page 1 of 3

DEC-10-2003 10:27

4761706

36%

P.03

EXHIBIT A

DEU-10-2003 REC 11:18 AM STEWART TITLE PLANT

FAX NO. 4/31/06

P. 04

10759 0490  
REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

8. With a curve to the left, whose radius equals 637.92 feet, an arc distance of 48.30 feet, and whose chord bears N 76°32'43" E, 48.29 feet, to a point at the end of said curve,  
9. N 74°34'43" E, 286.52 feet, to an iron stake in a curve,  
10. With a curve to the right whose radius equals 469.05 feet, an arc distance of 111.92 feet, and whose chord bears S 25°15'15" E, 111.05 feet,  
11. N 18°25' W, 235.00 feet, to an iron stake,  
12. N 32°15' W, 150.00 feet, to an iron stake,  
13. N 62°03' W, 160.00 feet, to an iron stake,  
14. N 15°48' E, 25.00 feet, to an iron stake in the most northerly line of said Gaston tract, being the most north easterly corner of said SILVERSTONE, PLATS TWO (2), SECTION TWO (2), for the northwest corner of the herein described tract,

THENCE, with the most northerly line of the herein described tract, the following three (3) courses and distances, numbered one (1) through three (3),  
1. S 74°09'13" E, 102.35 feet, to an iron stake,  
2. S 74°48'10" E, 300.21 feet, to an iron stake,  
3. S 75°06'36" E, 642.17 feet, to an iron stake, for the most northeasterly corner of the herein described tract,

THENCE, with the most easterly line of the herein described tract, the following six (6) courses and distances, numbered one (1) through six (6),  
1. With a curve to the left whose radius equals 523.30, an arc distance of 98.34 feet, and whose chord bears S 13°18' E, 98.30 feet,  
2. S 18°41' E, 175.00 feet, to an iron stake at the beginning of a curve,  
3. With a curve to the right whose radius equals 1,478.27 feet, an arc distance of 525.23 feet, and whose chord bears S 08°31' E, 532.47 feet, to an iron stake for an ell corner,  
4. S 83°21' E, 70.00 feet, to an iron stake,  
5. S 71°27'15" E, 579.72 feet, to an iron stake for an ell corner,  
6. S 17°02'15" W, 203.34 feet, to the POINT OF BEGINNING containing 24.694 Acres of Land;

and

BEING ALL THAT CERTAIN TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE SANTIAGO DEL VALLE GRANT, SITUATED IN TRAVIS COUNTY, TEXAS, MORE PARTICULARLY DESCRIBED AS BEING OUT OF AND A PART OF THAT CERTAIN TRACT OF LAND CONVEYED TO GASTON DEVELOPMENT COMPANY OF RECORD IN VOLUME 8236, PAGE 813, TRAVIS COUNTY, TEXAS, DIED RECORDS, SAID TRACT BEING 11.178 ACRES OF LAND MORE PARTICULARLY DESCRIBED BY NOTES AND RECORDS AS FOLLOWS:

BEGINNING at an iron stake in the curving westerly S.O.W. line of South Pleasant Valley Road, being the northeasterly corner of Beautiful Envyour Lutheran Church Addition, a subdivision of record in Plat Book 30, Page 18, of the Travis County, Texas, Plat Records, for the northeast corner of the herein described tract,

Page 2 of 3

DEC-10-2003 10:37

4761705

96X

P.04

DEC-10-2003 WED 11:20 AM STEWART TITLE PLANT

FAX NO. 4761706

P. 05

THENCE, along the said westerly A.O.W. line of South Pleasant Valley Road, the following two (2) courses and distances, numbered one (1) and two (2).

1. with a curve to the left whose radius equals 646.47 feet, an arc distance of 123.44 feet, and whose chord bears S 36°51' W, 123.25 feet,
2. S 31°23'45" W, 874.02 feet, to an iron stake at the northeasterly corner of SILVERSTONE, PHASE ONE (1), SECTION ONE (1), a subdivision of record in Plat Book 78, Pages 381 and 382, of the Travis County, Texas, Plat Records, for the southeast corner of the herein described tract.

THENCE, along the southerly line of the herein described tract, N 72°37'45" W, 439.11 feet, to a point for the southwest corner of the herein described tract.

THENCE, along the most westerly line of the herein described tract, the following three (3) courses and distances, numbered one (1) through three (3).

1. N 17°02'15" E, 203.34 feet, to an iron stake,
2. N 50°44'30" E, 242.64 feet, to an iron stake,
3. N 07°38' E, 338.36 feet, to an iron stake, being the southwest corner of said Beautiful Saviour Lutheran Church Addition, for the northwest corner of the herein described tract.

THENCE, with the most northerly line of the herein described tract, the following six (6) courses and distances, numbered one (1) through six (6),

1. S 73°45'15" E, 51.92 feet, to an iron stake,
2. S 74°20' E, 121.94 feet, to an iron stake,
3. S 74°50'30" E, 131.66 feet, to an iron stake,
4. S 75°24' E, 109.23 feet, to an iron stake,
5. S 76°02'15" E, 109.97 feet, to an iron stake,
6. S 75°33'30" E, 144.75 feet, to the POINT OF BEGINNING containing 11.178 Acres of land;

FILED

1223 AUG 23 PM 2:48

DAVID L. JOHNSON  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

Attention Mr. Tom Nielsen

Charles Thomas Daniels &amp; ROSTON

PO BOX 1148

AUSTIN 78767

REAL ESTATE RECORDS  
TRAVIS COUNTY, TEXAS

10759 0491

Page 7 of 1

NOTICE: This document is a true and correct copy of the original as filed for record in the public records of Travis County, Texas, and is subject to the provisions of the Texas Public Information Act, Chapter 552, Texas Government Code.

AUG 23 1999



Travis County  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEC-10-2003 REC 11:18 AM STEWART TITLE PLANT

PRX NO. 4761706

P. 02

DOC. NO.

00077849

PARK LAND DEED

FILE CODE

00004395994

THE STATE OF TEXAS S

2003 PM 2133

COUNTY OF TRAVIS S

P. 02 INDEX  
2 08/13/88  
778.49-0000

THAT T D REALTY, INC., of Harris County, Texas, hereinafter referred to as Grantor, whether one or more, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other good and valuable consideration, to Grantors in hand paid by the City of Austin, Texas, the receipt and sufficiency of which is hereby acknowledged and confessed, and for which no lien, expresses or implied, is retained, have this day Granted, Sold and Conveyed, and by these presents do hereby Grant, Sell and Convey, unto the said City of Austin, a municipal corporation situated in the Counties of Travis, Williamson and Hays, whose mailing address is P. O. Box 1088, Austin, Texas, 78767-1088, Attn: Real Estate Division, the following described property for park land purposes, to-wit:

Being 35.872 acres of land, more or less out of the SANTRAGO DEL VALLE Grant, Travis County, Texas, more particularly described in Exhibit "A", attached hereto and made a part hereof for all purposes.

TO HAVE AND TO HOLD the above-described premises, together with all and singular the rights and appurtenances thereto in anywise belonging, unto the said City of Austin, its successors and assigns forever; and Grantors, whether one or more, do hereby bind its successors and assigns to warrant and forever defend all and singular the said premises unto the said City of Austin, its successor and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed on this 3rd day of August, 1988.

ATTEST:

T D REALTY, INC.

*Henry E. Boyd*  
Henry E. Boyd  
Assistant Secretary

By: *J. Dickson Rogers*  
J. Dickson Rogers  
Vice President

THE STATE OF TEXAS S

COUNTY OF HARRIS S

This instrument was acknowledged before me on August 3, 1988 by J. Dickson Rogers, Vice President of T D Realty, Inc., a Texas Corporation, on behalf of said corporation.



MAINTAINED AS OF  
10/10/2003 10:10:10




*J. Dickson Rogers*  
Notary Public in and for  
the State of TEXAS

REALTY, INC. 000000  
TRAVIS 000000

10759 0488





-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

### ZONING

Zoning Case: C14-2017-0043

### EXHIBIT B



1" = 417'

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.



## 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](http://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: C14-2020-0025

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: March 31, 2020, Zoning and Platting Commission;  
 April 23, 2020, City Council

Suzanne Cobb

Your Name (please print)

4810 Borage Dr

Your address(es) affected by this application

Suzanne Cobb

Signature

3-20-2020

Date

Daytime Telephone: \_\_\_\_\_

Comments: Our neighborhood was flooded  
twice you made people & families  
leave when they didn't want to.  
You said you were not going to  
rebuild, you said you were not  
going to rebuild. I like nature  
I like see deer I like the park  
& wildlife. Leave us alone.  
Don't want crime or drugs.

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

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

## 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](http://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: C14-2020-0025**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearings: March 31, 2020, Zoning and Platting Commission;  
April 23, 2020, City Council**

VIVIAN ORTEGA

Your Name (please print)

☐ I am in favor  
☒ I object

4415 Lendall lane

Your address(es) affected by this application

[Signature]

Signature

3/25/2020

Date

Daytime Telephone: 512 293 5687

Comments:

I do not want the lot sizes to  
change. I do not want the size  
to go from medium to moderate. The  
less populated the better.  
Increased traffic, obsear more  
dense population adds to the  
already stressed infrastructure  
of roads + amenities (shopping,  
doctor, service  
etc.)

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

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

I thought these  
tracts were going to  
Parks + Rec ???