

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0184 – 7201 FM Road 2222

DISTRICT: 10

ZONING FROM: I-RR

TO: MF-4-CO

ADDRESS: 7201 FM Road 2222

SITE AREA: 38.62 acres

APPLICANT: West Lake Vistas LLC (Kimberly de la Fuente)

AGENT: Metcalfe Wolff Stuart & Williams, LLP (Michele Rogerson Lynch)

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

STAFF RECOMMENDATION:

The Staff recommendation is to grant multifamily residence – moderate-high density – conditional overlay (MF-4-CO) combining district zoning. The Conditional Overlay restricts development to a 25-foot wide front yard setback; a maximum of 50 percent building coverage; a maximum of 60 percent impervious cover; and a maximum of 23 units per acre. For a summary of the basis of Staff's recommendation, see page 2.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

February 15, 2022:

February 1, 2022: *APPROVED A POSTPONEMENT REQUEST BY THE NEIGHBORHOOD TO FEBRUARY 15, 2022*

[H. SMITH; B. GREENBERG – 2ND] (10-0) T. BRAY – NOT PRESENT FOR PASSAGE OF THE CONSENT AGENDA

January 18, 2022: *APPROVED A POSTPONEMENT TO FEBRUARY 1, 2022*

[H. SMITH; C. ACOSTA – 2ND] (10-0) R. WOODY – OFF THE DAIS

CITY COUNCIL ACTION:

March 3, 2022:

ORDINANCE NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The subject platted lot is located along the west side of FM Road 2222 (a Hill Country Roadway) and contains a four-story multifamily residential development that was

constructed in three phases and appears to have been completed in 2009. A segment of Bull Creek extends across the FM 2222 frontage and a tributary runs in a north – south direction through the property’s eastern half. Driveway access to FM 2222 aligns with Jester Boulevard on the north side. The zoning area and adjacent lots were annexed into the City limits in December 2007 and zoned interim – rural residence (I-RR) at that time. In November 2006, prior to annexation, a “D” (non-land use) site plan was approved for the multifamily residences (SP-06-0592D). ***Please refer to Exhibit B (Approved Site Plan).***

The zoning area is surrounded by an undeveloped lot owned by the City and another undeveloped L-shaped lot approximately 560 feet to the north that is privately owned and proposed for GO-MU zoning (both currently I-RR); office and commercial uses across FM 2222 to the east (PUD; GR-CO; LR); undeveloped land to the south (County; DR; LR-CO), and undeveloped land owned by the City to the west (I-RR; County). ***Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).***

The Applicant requests multifamily residence – moderate-high density – conditional overlay (MF-4-CO) district zoning consistent with the existing four-story apartments. The requested Conditional Overlay establishes multifamily residence – low density (MF-2) development standards for the property (front yard setback, building coverage, impervious cover and maximum units per acre) except for height which will remain at 60 feet to account for the existing four-story buildings. Note that the property’s location on a Hill Country Roadway and within the West Bull Creek Watershed prescribe more restrictive development standards than those listed above and would apply if redevelopment were to occur. That is, the base zoning district does not waive or exempt the property from complying with Hill Country Roadway or the watershed-specific regulations.

BASIS FOR RECOMMENDATION

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

The multi-family residence – moderate-high density (MF-4) district is intended for residential and multi-family use with a maximum density of up to 54 units per acre, depending on unit size and mix. This district is appropriate for multi-family residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas. The Conditional Overlay (CO) combining district may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties. *The property takes access to FM Road 2222, a major arterial roadway.*

2. *Intensive multi-family zoning should be located on highways and major arterials.*
3. *Zoning changes should promote compatibility with adjacent and nearby uses.*
4. *The proposed zoning should allow for a reasonable use of the property.*

Staff recommends MF-4-CO zoning for the property based on the following considerations:

- 1) multifamily residential development is appropriate on FM 2222, an arterial (Level 4) road,

2) it brings the existing development into compliance with the zoning regulations, and 3) with the exception of height, the Conditional Overlay accounts for the existing development and limits development to MF-2 zoning standards.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Multifamily residences (total of 338 units in the West Lake Vistas apartments; 1 bedroom – 155 units; 2 bedroom – 183 units)
<i>North</i>	I-RR	Undeveloped (Lot 3, owned by City); Undeveloped (proposed for GO-MU zoning)
<i>South</i>	County; DR; LR-CO	Undeveloped
<i>East</i>	PUD; LR; GR-CO	Offices, Financial services, Pet services, Restaurant uses within the Canyon Ridge PUD; Child care facility, Medical office, Business office, Restaurants, Personal services within the Jester Village Shopping Center
<i>West</i>	I-RR; County	Undeveloped (Lot 1, owned by City)

AREA STUDY: Not Applicable

TIA: Is not required

WATERSHED: West Bull Creek – Water Supply Suburban

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: Yes

HILL COUNTRY ROADWAY: Yes – Moderate Intensity

SCHOOLS:

Highland Park Elementary School Lamar Middle School McCallum High School

COMMUNITY REGISTRY LIST:

98 – Lakewood Homeowners Association 161 – Glenlake Neighborhood Association
 184 – Bull Creek Homeowners Association 269 – Long Canyon Homeowners Association
 416 – Long Canyon Phase II & Phase III Homeowners Association, Inc.
 425 – 2222 Coalition of Neighborhood Associations, Inc. 475 – Bull Creek Foundation
 608 – Jester Homeowners Association, Inc. 742 – Austin Independent School District
 762 – Steiner Ranch Community Association 943 – Save Our Springs Alliance
 1169 – Lake Austin Collective 1228 – Sierra Club, Austin Regional Group
 1260 – Mountain Neighborhood Association (MNA) 1363 – SEL Texas
 1463 – River Place HOA 1530 – Friends of Austin Neighborhoods
 1564 – Canyon Creek H.O.A. 1596 – TNR BCP – Travis County Natural Resources
 1603 – Westminster Glen HOA 1774 – Austin Lost and Found Pets

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2021-0159 – 6529 Vaught Ranch Rd – Vaught Ranch Rezoning	I-RR to GO-MU	Scheduled for 1-18- 2022	To be scheduled
C14-2017-0067 – Champion Tract 1C – 6500 RM 2222 Rd	LR-CO to CS- CO	12-5-2017 – Denied CS-CO	5-10-2018 – Apvd CS- CO w/CO limiting development to the trip allocation allotted by Ordinance No. 000309-80, list of conditional and prohibited uses, and identifying remaining 1,148 trips for other dev't.
C14-2010-0163 – Austin Cribs – 6320 City Park Rd	DR to LR	01-18-2011 – Apvd LR-CO	02-17-2011 – Apvd LR-CO w/CO limiting trips to 500 / day; prohibit drive-in services as an accessory use.
C14-05-0158 – Champion Tract – City Park Road West; City Park Road	LR-CO and DR to GO-CO and LR-CO	11-1-2005 – Apvd GR- MU-CO	Case Expired – did not have 3 rd Reading within 360 days of 1 st Reading.
C14-02-0181 – Champion Tract – City Park Road West, 6404 City Park Rd	DR and LR-CO to GR-MU	1-14-2003 – Apvd LR- CO; R-O-W dedication	12-2-2004 – Zoning change denied.
C14-99-0077 – 6100-6404 City Park Rd – Champion Tract 2	DR to GR	8-31-1999 – Apvd Staff rec of GR-MU- CO	3-09-2000 – Apvd LR- CO w/CO for 6,500 adjusted trips/day, retail limited to 4,000 sf

RELATED CASES:

The property was annexed into the Full purpose City limits on December 31, 2007 and assigned I-RR zoning (C7a-07-018 – Ordinance No. 20071108-029).

The zoning area is platted as Lot 2, Block A, Vaught Ranch Section Two, a subdivision recorded on May 25, 2006 (C8J-05-0160.0A – Vaught Ranch Sec. 2).

The 38.62 acre zoning area is included in the Alexan at Vaught Ranch (Resubmittal of SP-05-1499D) site plan approved and released on November 29, 2006 (SP-06-0592D). The approved site plan also included the adjacent, City-owned Lots 1 and 3 in order to create a cohesive development on 89.5 acres, and is subject to a recorded Restrictive Covenant for an Integrated Pest Management (IPM) Control Plan. On May 16, 2006, the Zoning and Platting Commission approved variances for construction of a utility in the Critical Water Quality Zone (LDC 25-8-261(E)); exceeding cut / fill maximums (Title 30-5-341/342); and construction on slopes greater than 15 percent (Title 30-5-302(A)).

As information, a Development Permit “D” site plan does not include a land use element because the subject property was within the Extra-Territorial Jurisdiction at the time of application. Also, a complete site plan application was filed with the City before the date the annexation proceedings were instituted, and the Applicant has continuation of land use rights, as outlined in Section 43.002 of the Texas Local Government Code. The City allows for the development of properties to be completed in accordance with the site plan on file, without requiring zoning consistent with the existing uses.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
FM Road 2222	248 feet	85 feet	Level 4 (Major Arterial Divided); Hill Country Road w/42,000 vpd	No	Shoulder	No

OTHER STAFF COMMENTS:

Comprehensive Planning

This zoning case is located on the west side of FM 2222. The parcel is approximately 38.6 acres in size and contains several large apartment buildings on the site. The property is not located within a neighborhood planning area, nor it is located along an Activity Corridor or within or near an Activity Center. Surrounding land uses includes office and residential uses to the north, to the south and west is undeveloped land; and to the east are office and commercial uses.

Per the agent, the property was annexed into the City of Austin in 2007 with an approved multifamily site plan, and the property was zoned I-RR upon annexation. This zoning will acknowledge what has been on the property for years, specifically a multifamily land use.

Connectivity

There are no public sidewalks, bike lanes, or public transit options available along this portion of FM 2222. Although there are commercial and office uses located on the other side of FM 2222, there are no crosswalks to access them along this busy highway. Mobility options in the area are below average while connectivity is mediocre because it necessitates a car to access them.

Imagine Austin

The property is not located along an Activity Corridor or within an Activity Center. The following IACP policies are applicable to this case:

- **LUT P3.** Promote development in compact centers, communities, or along corridors that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.

Please note that the Imagine Austin compliance review does not include specific policy focus on environmental and/or water quality. Analyzing the land uses within a one mile of radius of this subject property, there appears to be both benefits and challenges to this location. Most importantly, this area of Austin lacks a variety of goods and services for nearby residents and office workers to safely access them via public sidewalks, bike lanes or public transit within several miles of this location. Based on the apartment buildings already existing on the site but mobility weaknesses in this area, this zoning only partially supports the Imagine Austin Comprehensive Plan.

Drainage

As information, 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 West Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

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

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Development within a Water Quality Transition Zone is limited to 18%.

According to floodplain maps there is a floodplain within and adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Water Quality Transition Zone / Critical Water Quality Zone exist within the project location.

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

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

Within the West Bull Creek watershed, the maximum impervious cover allowed by the MF-4 zoning district is 40% (55% with transfers), which is based on the more restrictive watershed regulations. The approved site plan is for 89.5 acres and covers Lot 1 (owned by the City), Lot 2 (the zoning area) and Lot 3 (also owned by the City). Of the 10.1 acres of allowed impervious cover, Lot 2 contains 7.4 acres (8.27 percent). There is a remainder of 2.7 acres of impervious cover allowed on Lots 1 and 3 where no development is proposed. Steep slopes would potentially limit further use of remaining impervious cover.

PARD – Planning & Design Review

Parkland dedication may be required at the time of a future subdivision or site plan for any proposed residential units, or any that have not previously satisfied the requirement, per City Code § 25-1-601.

If the applicant wishes to discuss parkland dedication requirements in advance of any potential future site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of the requirements.

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 due to a SF-2 lot located approximately 410 feet from the southeast property line (on the north side of RM Road 2222).

Hill Country Roadway

A portion of the site is located within 1,000 feet of RM 2222 and within the moderate intensity zone of a Hill Country Roadway Corridor. The site may be developed with the following maximum floor-to-area ratio (FAR):

<u>Slope</u>	<u>Maximum FAR</u>
0-15%	0.25
15-25%	0.10
25-35%	0.05

Except for clearing necessary to provide utilities or site access, a 100-foot vegetative buffer will be required along RM 2222 with any redevelopment. At least 40% of the site (excluding dedicated right-of-way) must be left in a natural state. The allowable height is as follows: Within 200 feet of RM 2222, the maximum height is 28 feet, and beyond 200 feet the maximum height is 40 feet in a moderate intensity zone. Please note that the site was in the ETJ at the time a site plan was approved and released on the property, and Hill Country Roadway requirements did not apply.

This site is within the Wildland / Urban Interface and will need additional related review. Please reference <https://www.austintexas.gov/department/wildland-urban-interface-code> for additional information.

Austin Transportation Department

Transportation Assessment

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of new site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

Water / Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and

approved by 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.

INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:

A: Zoning Map

A-1: Aerial Map

B: Approved Site Plan (2006)

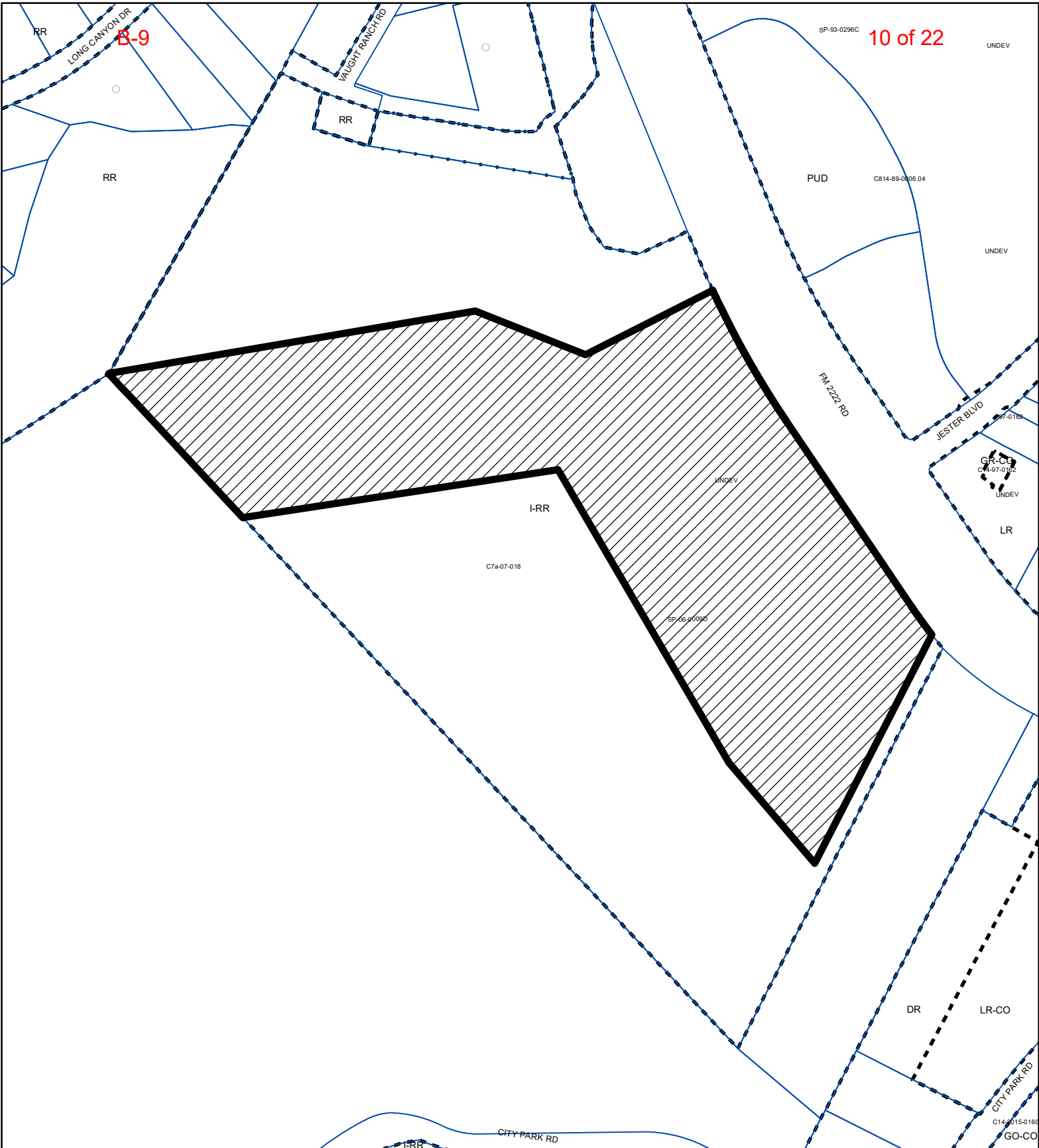
Applicant's correspondence




Public communication

Questions and Answers

B-9

10 of 22



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

Exhibit A

ZONING CASE#: C14-2021-0184

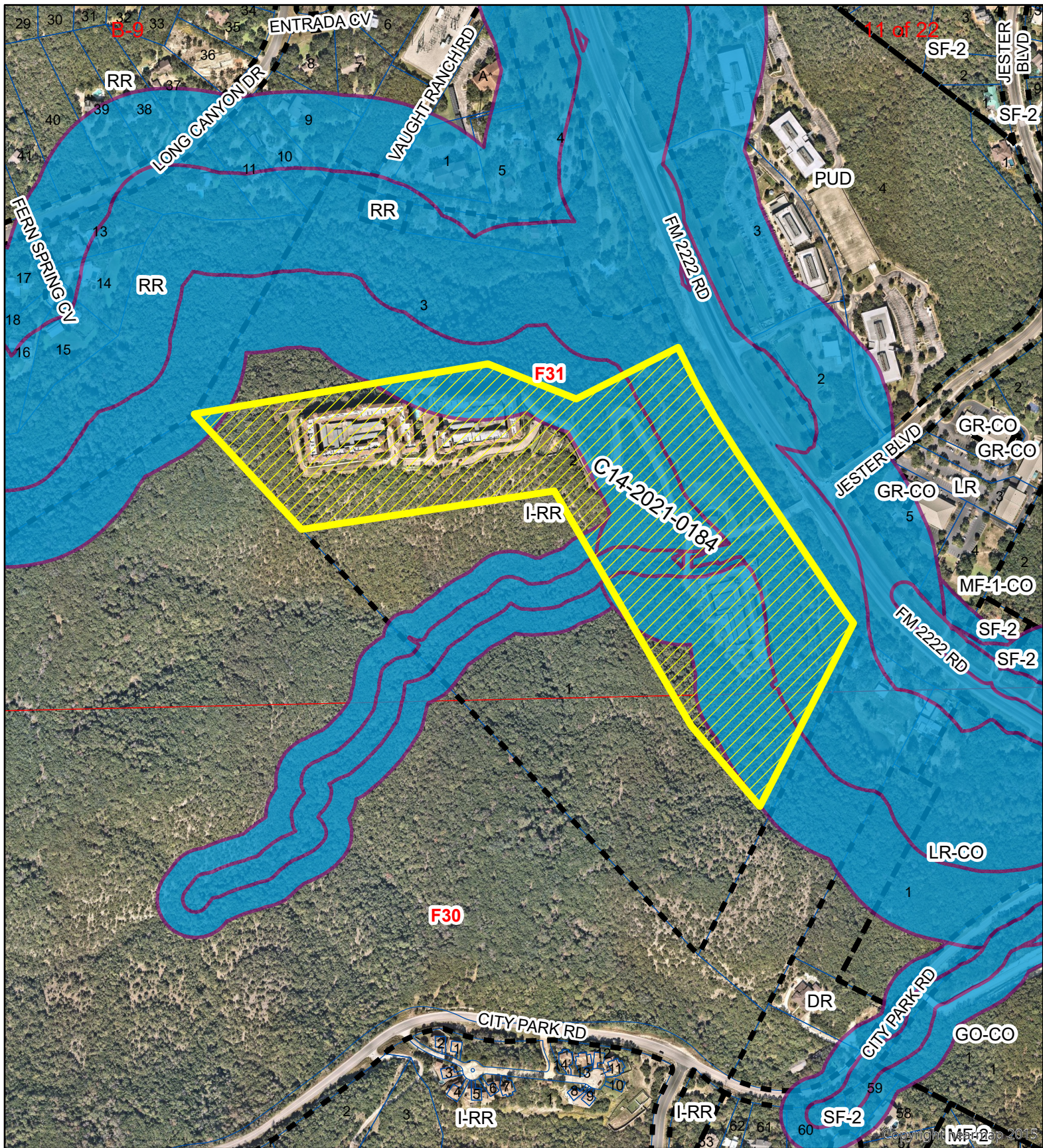
1" = 400'

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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or



Created: 12/6/2021



1" = 500'

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

7201 FM 2222 ROAD

Exhibit A - 1

ZONING CASE#: C14-2021-0184
 LOCATION: 7201 FM 2222 ROAD
 SUBJECT AREA: 38.6213 ACRES
 GRID: F31
 MANAGER: WENDY RHOADES



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.

RESTRICTIVE COVENANTS LISTED IN SCHEDULE B OF THE COMMITMENT FOR TITLE INSURANCE REFERENCED HEREON ARE RECORDED IN:

PLAT IN DOC NO. 200600158, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND DOCUMENT NO. 200603405, AMENDED IN DOCUMENT NO. 2008151817, DOCUMENT NO. 2007181364, DOCUMENT NO. 2008151816, DOCUMENT NO. 2010098953, DOCUMENT NO. 2012020971, DOCUMENT NO. 2006157417, DOCUMENT NO. 2006157418, DOCUMENT NO. 2008169237 AND DOCUMENT NO. 2010098954 AND DOCUMENT NO. 2016138768 AS CORRECTED IN DOCUMENT NO. 2016141526, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

EASEMENTS LISTED IN CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 400412103030 EFFECTIVE DATE: JULY 15, 2021, ISSUED JULY 27, 2021 AFFECTING THIS PROPERTY ARE SHOWN HEREON UNLESS NOTED BELOW:

10c. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED BY: J. SCOTT SCOGGINS
GRANTED TO: STATE OF TEXAS
PURPOSE: CHANNEL
RECORDING DATE: NOVEMBER 28, 1955
RECORDING NO: VOLUME 1642, PAGE 437, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 200600158, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (AS SHOWN)

10d. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED BY: JOHN B. VAUGHT AND PATRICIA WIGTON VAUGHT
GRANTED TO: CITY OF AUSTIN
PURPOSE: ELECTRIC AND TELEPHONE
RECORDING DATE: MARCH 24, 1971
RECORDING NO: VOLUME 4024, PAGE 406, DEED RECORDS OF TRAVIS COUNTY, TEXAS (AS SHOWN)

10e. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED BY: JOHN B. VAUGHT AND PATRICIA WIGTON VAUGHT
GRANTED TO: CITY OF AUSTIN
PURPOSE: ELECTRIC AND TELEPHONE
RECORDING DATE: SEPTEMBER 11, 1972
RECORDING NO: VOLUME 4408, PAGE 2377, DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 200600158, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (AS SHOWN)

10f. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:

ENTITLED: RESTRICTIVE COVENANT REGARDING UNIFIED DEVELOPMENT AND MAINTENANCE OF DRAINAGE FACILITIES
EXECUTED BY: VAUGHT RANCH HOLDINGS LLP, A DELAWARE LIMITED LIABILITY PARTNERSHIP
RECORDING DATE: AUGUST 15, 2006
RECORDING NO: DOC NO.2006157417, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, BEING FURTHER AFFECTED BY PARTIAL RELEASE AND MODIFICATION OF RESTRICTIVE COVENANT AS RECORDED ON SEPTEMBER 26, 2008 UNDER DOCUMENT NO. 2008160807, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (ALL LOTS) (AS SHOWN)

10g. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT:

GRANTED BY: VAUGHT RANCH HOLDINGS LLP, A DELAWARE LIMITED LIABILITY PARTNERSHIP
GRANTED TO: CITY OF AUSTIN
PURPOSE: ELECTRIC UTILITY
EASEMENT RECORDING DATE: OCTOBER 20, 2006
RECORDING NO: DOC NO.2006204127, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (ALL LOTS) (EASEMENT BLANKET IN NATURE, NOT PLOTTABLE)

10h. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:

ENTITLED: EASEMENT AND MEMORANDUM OF AGREEMENT
GRANTED BY: VAUGHT RANCH HOLDINGS LLP, A DELAWARE LIMITED LIABILITY PARTNERSHIP
GRANTED TO: TIME WARNER ENTERTAINMENT - ADVANCE NEWHOUSE PARTNERSHIP
RECORDING DATE: JULY 12, 2007
RECORDING NO: DOC NO.2007128149, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (ALL LOTS) (EASEMENT BLANKET IN NATURE, NOT PLOTTABLE)

10i. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:

ENTITLED: CONSERVATION EASEMENT
GRANTED BY: VAUGHT RANCH HOLDINGS LLP, A DELAWARE LIMITED LIABILITY PARTNERSHIP
GRANTED TO: CITY OF AUSTIN
RECORDING DATE: OCTOBER 10, 2008
RECORDING NO: DOC NO.2008169237, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (LOT 2) (AFFECTS LOT 2, AS SHOWN)

10j. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:

ENTITLED: ACCESS EASEMENT
GRANTED BY: VAUGHT RANCH HOLDINGS LLP, A DELAWARE LIMITED LIABILITY PARTNERSHIP
GRANTED TO: CITY OF AUSTIN
RECORDING DATE: OCTOBER 10, 2008
RECORDING NO: DOC NO.2008169236, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (ALL LOTS) (AS SHOWN)

10k. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:

ENTITLED: ACCESS EASEMENT
GRANTED BY: VAUGHT RANCH HOLDINGS LLP, A DELAWARE LIMITED LIABILITY PARTNERSHIP
GRANTED TO: CITY OF AUSTIN
RECORDING DATE: OCTOBER 23, 2008
RECORDING NO: DOC NO.2008175622, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (LOT 2) (EASEMENT BLANKET IN NATURE, AFFECTS A PORTION OF LOT 2)

10l. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:

ENTITLED: AFFIDAVIT REGARDING GRANTING OF IRRIGATION METER WAIVER
EXECUTED BY: JERRY L. HARRIS
RECORDING DATE: OCTOBER 17, 2008
RECORDING NO: DOC NO.2008172185, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (LOT 2) (AFFECTS LOT 2, NOT PLOTTABLE)

10m. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:

ENTITLED: AGREEMENT BETWEEN 2222 COALITION OF NEIGHBORHOOD ASSOCIATIONS AND VAUGHT RANCH HOLDINGS LLP
EXECUTED BY: VAUGHT RANCH HOLDINGS LLP, A DELAWARE LIMITED LIABILITY PARTNERSHIP, AND 2222 COALITION OF NEIGHBORHOOD ASSOCIATIONS, INC., A TEXAS NON-PROFIT CORPORATION
RECORDING DATE: OCTOBER 11, 2007
RECORDING NO: DOC NO.2007181364, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (ALL LOTS) (AFFECTS ALL LOTS, NOT PLOTTABLE)

10n. MATTERS CONTAINED IN THAT CERTAIN DOCUMENT:

ENTITLED: 2010 AGREEMENT BETWEEN THE 2222 COALITION OF NEIGHBORHOOD ASSOCIATIONS AND VAUGHT RANCH HOLDINGS LLP
DATED: JULY 8, 2010
EXECUTED BY: VAUGHT RANCH HOLDINGS LLP, A DELAWARE LIMITED LIABILITY PARTNERSHIP, AND 2222 COALITION OF NEIGHBORHOOD ASSOCIATIONS, INC., A TEXAS NON-PROFIT CORPORATION
RECORDING DATE: JULY 12, 2010
RECORDING NO: DOCUMENT NO. 2010098954, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS WHICH PROVIDES FOR, AMONG OTHER THINGS: AS PROVIDED IN SAID INSTRUMENT. (AFFECTS THIS PROPERTY, NOT PLOTTABLE)

CERTIFICATION

TO: HUSPP WEST LAKE VISTAS LP, HINES ACQUISITIONS, LLC, A DELAWARE LIMITED LIABILITY COMPANY, WEST LAKE VISTAS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND CHICAGO TITLE INSURANCE COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 7(b), (1), 7(c), 8, 9, 10, 11(a), 13, 16, 17 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 11, 2021.

CLIFTON SEWARD
REGISTERED PROFESSIONAL
LAND SURVEYOR NO. 4337
RAMSEY LAND SURVEYING
6207 BEE CAVES RD., STE. 160
AUSTIN, TEXAS 78746
PHONE (512) 301-9398
cseward@rlsurveying.com

DATE

SCHEDULE B CONTINUED:

10o. A LEASE WITH CERTAIN TERMS, COVENANTS, CONDITIONS AND PROVISIONS SET FORTH THEREIN.

ENTITLED: MEMORANDUM OF BUILDING AND ROOFTOP LEASE AGREEMENT
LESSOR: VAUGHT RANCH, LLC, A DELAWARE LIMITED LIABILITY COMPANY
LESSEE: DALLAS MTA LP DBA VERIZON WIRELESS
RECORDING DATE: JANUARY 6, 2015
RECORDING NO: DOCUMENT NO. 2015001481, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS (AFFECTS THIS PROPERTY, UNABLE TO DETERMINE EXACT LOCATION IN RECORDED DOCUMENT)

10p. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:

PURPOSE: CEF SETBACK EASEMENT
AFFECTS: ALONG NORTHERLY AND SOUTHERLY PORTION OF LOT AT VARIOUS LOCATIONS
RECORDING DATE: MAY 25, 2006
RECORDING NO: DOCUMENT NO. 200600158, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (AS SHOWN)

10q. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:

PURPOSE: VARIED WIDTH DRAINAGE EASEMENT
AFFECTS: RUNNING THROUGH THE CENTER PORTION OF PROPERTY
RECORDING DATE: MAY 25, 2006
RECORDING NO: DOCUMENT NO. 200600158, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (AS SHOWN)

10r. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:

PURPOSE: 0.31 ACRE PUBLIC UTILITY EASEMENT
AFFECTS: RUNNING THROUGH CENTER OF LOT LINE
RECORDING DATE: MAY 25, 2006
RECORDING NO: DOCUMENT NO. 200600158, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (LOT 2) (AS SHOWN)

10s. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:

PURPOSE: 10' ELECTRIC AND TELECOMMUNICATIONS EASEMENT
AFFECTS: ALONG NORTHERLY LOT LINE
RECORDING DATE: MAY 25, 2006
RECORDING NO: DOCUMENT NO. 200600158, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (AS SHOWN)

10t. EASEMENT(S) FOR THE PURPOSE(S) SHOWN BELOW AND RIGHTS INCIDENTAL THERETO AS DELINEATED OR AS OFFERED FOR DEDICATION, ON THE MAP OF SAID TRACT/PLAT:

PURPOSE: 30' WATER LINE EASEMENT
AFFECTS: ALONG EASTERLY LOT LINE
RECORDING DATE: MAY 25, 2006
RECORDING NO: DOCUMENT NO. 200600158, PLAT RECORDS OF TRAVIS COUNTY, TEXAS (LOTS 1-2) (AS SHOWN)

NOTES:

- THE BEARINGS ON THIS SURVEY ARE BASED ON THE WESTERLY RIGHT-OF-WAY OF R.M. 2222 AND THE EASTERLY LINE OF LOT 2, BLOCK A, VAUGHT RANCH SEC. 2, RECORDED IN DOCUMENT NO. 200600158 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- ONLY THOSE OBSERVABLE ABOVE GROUND IMPROVEMENTS THAT WERE EVIDENT FROM A VISUAL INSPECTION OF THE PROPERTY AT THE TIME OF THE SURVEY ARE SHOWN HEREON. THEREFORE, THERE MAY BE ADDITIONAL IMPROVEMENTS UNDER THE SURFACE THAT WERE PREVIOUSLY CONSTRUCTED THAT ARE NOT SHOWN ON THIS SURVEY.
- SITE ADDRESS: 7201 RANCH ROAD 2222 AUSTIN, TEXAS 78730
- DIMENSIONS SHOWN HEREON FOR THE BUILDINGS ARE MEASURED ALONG THE OUTSIDE FACE OF BUILDING AT GROUND LEVEL.
- SQUARE FOOTAGE SHOWN FOR BUILDINGS ARE FOR GROUND FLOOR ONLY.
- BUILDING HEIGHTS SHOWN HEREON WERE MEASURED AS PER CITY OF AUSTIN LAND DEVELOPMENT CODE CHAPTER 25-1-21(47)(c).
- THIS PROPERTY WAS DEVELOPED UNDER THE SITE PLAN FOR ALEXAN VAUGHT RANCH, SITE PLAN NO. SP-06-05920, PREPARED BY URBAN DESIGN GROUP, APPROVED ADMINISTRATIVELY 11/29/06 BY THE DIRECTOR OF THE CITY OF AUSTIN WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT.
- THE PROPERTY IS ZONED J-RR. THE PROPERTY IS NOT ROUTED TO CONFORM TO THE CITY OF AUSTIN ZONING REQUIREMENTS, INCLUDING PARKING REQUIREMENTS, PURSUANT TO THE NON-CONFORMING USE QUALIFICATION PER OPINION LETTER PREPARED BY BROWN MCCARROLL L.L.P., DATED AUGUST 14, 2009, NO ZONING REPORT OR LETTER WAS PROVIDED TO THE SURVEYOR BY THE CLIENT.
- WATER QUALITY TRANSITION ZONE (WQTZ) AND CRITICAL WATER QUALITY ZONE (CWQZ) SHOWN HEREON ARE PER PLAT, DOCUMENT NO. 200600158, OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS.
- STANDARD AND CARPORT SPACES IN GARAGES ARE 8.5 OR 7.7 FEET WIDE BY 17 FEET, OTHER SPACES ARE AT LEAST 9 FEET BY 18 FEET, HANDICAP SPACES IN GARAGES ARE 14 FEET BY 17 FEET OR 22.5 FEET BY 17 FEET AND 13 FEET BY 22 FEET AT MAIL BUILDING.
- FOR METES AND BOUNDS DESCRIPTION SEE RAMSEY LAND SURVEYING'S FIELD NOTE NO. 826-01R2 AND SHEET 3.
- THIS PROPERTY HAS DIRECT VEHICULAR ACCESS TO RANCH ROAD 2222, A DEDICATED PUBLIC RIGHT-OF-WAY.
- THE PROPERTY SHOWN HEREON IS THE SAME PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT FOR TITLE INSURANCE COMMITMENT NO. 4000412103030 EFFECTIVE DATE: JULY 15, 2021, ISSUED JULY 27, 2021.
- THERE ARE NO PARTY WALLS BETWEEN THIS PROPERTY AND ADJOINING PROPERTIES.
- THE UTILITIES SHOWN HEREON ARE BASED ON OBSERVABLE ABOVE GROUND EVIDENCE FOUND AT THE TIME OF THE SURVEY. UNDERGROUND UTILITIES ARE SHOWN PER SITE PLAN NO. SP-06-05920. NO SITE UTILITY MARKINGS WERE REQUESTED FROM UTILITY COMPANIES.
- THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NO PROPOSED CHANGES IN STREET RIGHT OF WAY LINES MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. THERE WAS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.
- THERE ARE NO OFFSITE EASEMENTS LISTED IN THE TITLE COMMITMENT REFERENCED HEREON.
- PROFESSIONAL LIABILITY INSURANCE POLICY OBTAINED BY THE SURVEYOR IN THE MINIMUM AMOUNT OF \$1,000,000.00 TO BE IN EFFECT THROUGHOUT THE CONTRACT TERM. CERTIFICATE OF INSURANCE TO BE FURNISHED UPON REQUEST.
- THERE WAS NO OBSERVABLE ABOVE GROUND EVIDENCE OF CEMETARIES ON THIS PROPERTY.

LEGEND

- CONCRETE HIGHWAY MONUMENT FOUND
- MONUMENT FOUND AS LABELED
- 5/8" IRON ROD FOUND
- IRON ROD FOUND AS LABELED
- 1/2" IRON ROD WITH CAP
- MARKED "UDG 2433" FOUND UNLESS LABELED OTHERWISE
- INUNDATED POINT
- CALCULATED POINT
- WASTEWATER MANHOLE
- WASTEWATER CLEANOUT
- STORM SEWER MANHOLE
- CURB INLET
- TRENCH INLET
- AREA INLET
- AIR RELEASE VALVE
- WATER VALVE
- FIRE HYDRANT
- WATER VAULT
- WATER MANHOLE
- WATER METER
- SPRINKLER CONTROL VALVE
- VAULT
- FIRE DEPT. CONNECTION
- MANHOLE
- POWER POLE
- GUY ANCHOR
- ELECTRIC MANHOLE
- ELECTRIC TRANSFORMER
- SMALL TRANSFORMER
- LIGHT POLE
- LIGHT POLE WITH TRANSFORMER
- ELECTRIC SERVICE
- TRAFFIC MIRROR
- BOLLARD
- FLAGPOLE
- GASLINE MARKER
- CABLE MARKER
- TELEPHONE PEDESTAL
- CABLE BOX
- TRAFFIC SIGNAL POLE
- ROCK WALL
- ROCK WALL WITH WROUGHT IRON FENCE
- GUARD RAIL
- WOOD PRIVACY FENCE
- WROUGHT IRON FENCE
- CHAIN LINK FENCE
- GAME FENCE
- RECORD INFORMATION (PER DOC. NO. 200600158 OPRCTC)
- RECORD INFORMATION ADJOINING PROPERTY

SEE SHEET 2 FOR ADDITIONAL NOTES.

SEE SHEET 3 FOR BUILDING DETAILS AND DIMENSIONS.

PARKING TABULATION FIELD COUNT

GARAGES	STANDARD SPACES (S)	-	457
	CARPORT SPACES (C)	-	168
	HANDICAP SPACES (A)	-	16
	TOTAL	-	641
OTHER	STANDARD SPACES (S)	-	8
	HANDICAP SPACES (A)	-	2
	TOTAL	-	10
	TOTAL SPACES ON SITE	-	651

PARKING TABULATION (SITE PLAN)

GARAGES	STANDARD AND COMPACT SPACES	-	666
	HANDICAP SPACES	-	18
	TOTAL	-	684
OTHER	STANDARD SPACES	-	12
	HANDICAP SPACES	-	1
	TOTAL	-	13
	TOTAL SPACES ON SITE	-	697

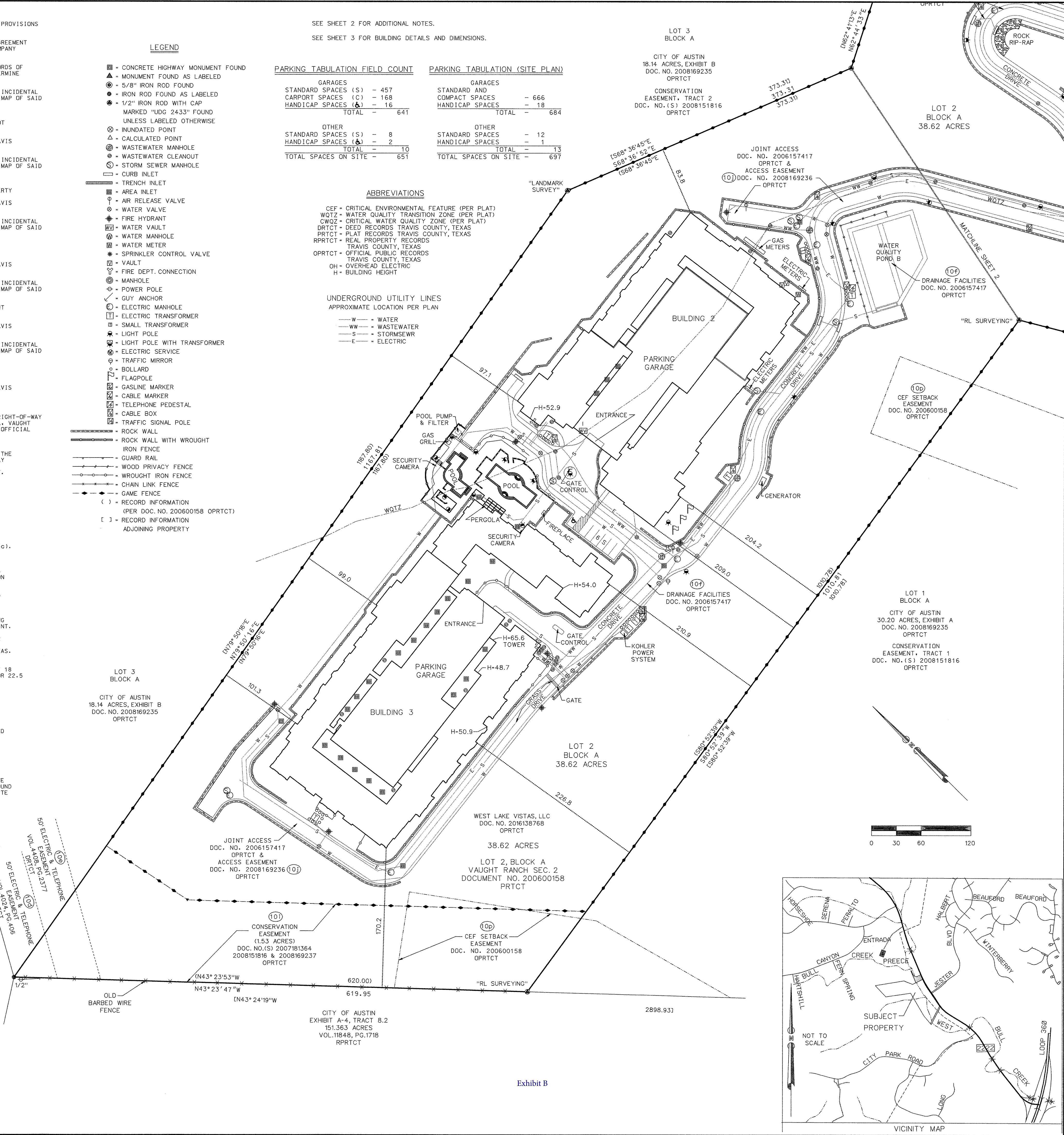
ABBREVIATIONS

CEF - CRITICAL ENVIRONMENTAL FEATURE (PER PLAT)
WQTZ - WATER QUALITY TRANSITION ZONE (PER PLAT)
CWQZ - CRITICAL WATER QUALITY ZONE (PER PLAT)
DRCTC - DEED RECORDS TRAVIS COUNTY, TEXAS
PRCTC - PLAT RECORDS TRAVIS COUNTY, TEXAS
RRPRTC - REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
OPRTCT - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
OH - OVERHEAD ELECTRIC
H - BUILDING HEIGHT

UNDERGROUND UTILITY LINES

APPROXIMATE LOCATION PER PLAN

- W - WATER
- WW - WASTEWATER
- S - STORMSEWER
- E - ELECTRIC



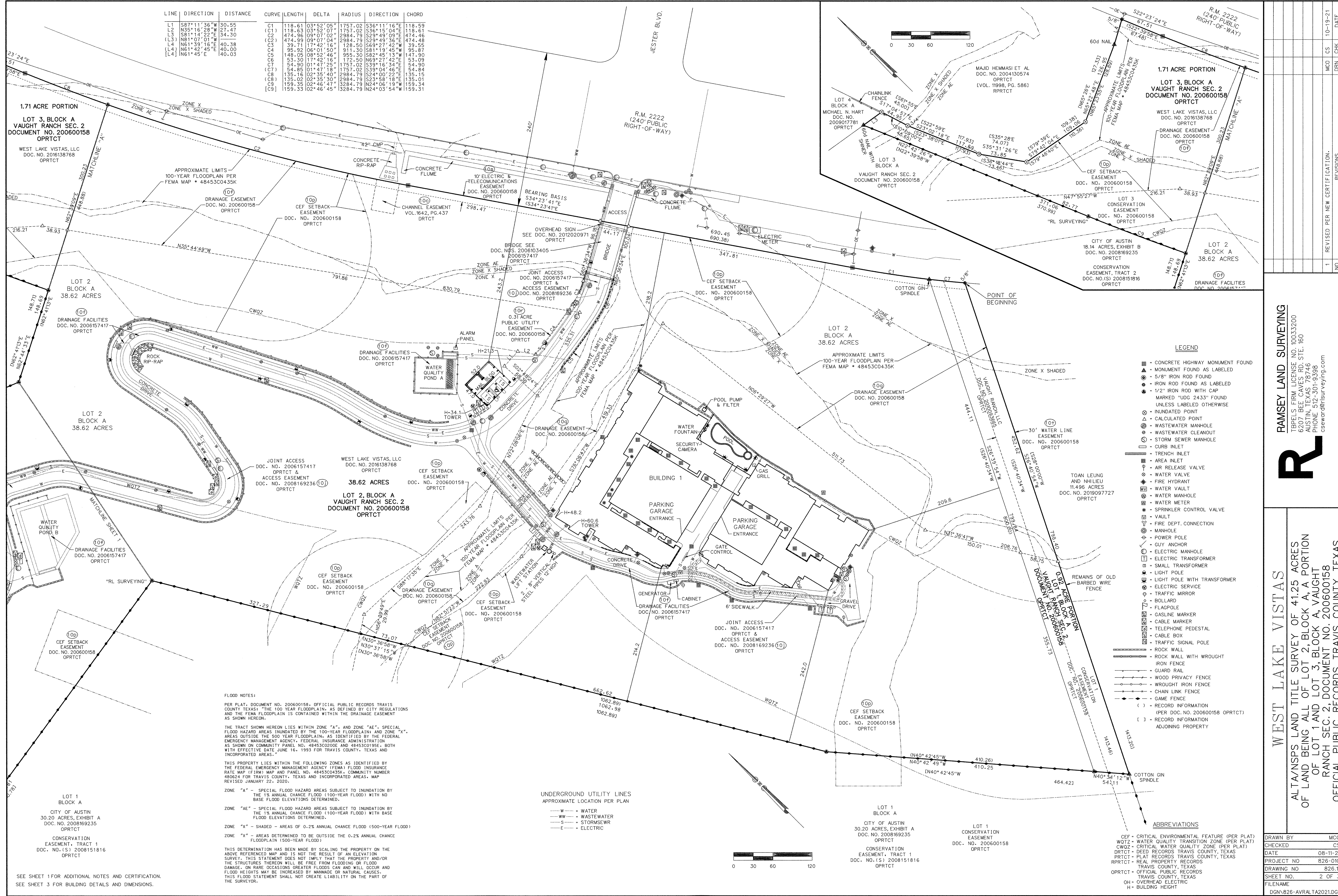
RAMSEY LAND SURVEYING

TPELS FIRM LICENSE NO. 10033200
6207 BEE CAVES RD. STE. 160
AUSTIN, TEXAS 78746
PHONE 512-301-9398
cseward@rlsurveying.com

WEST LAKE VISTAS

ALTANSPS LAND TITLE SURVEY OF 41.25 ACRES
OF LAND BEING ALL OF LOT 2, BLOCK A, A PORTION
OF LOT 1 AND LOT 3, BLOCK A, VAUGHT
RANCH SEC. 2, DOCUMENT NO. 200600158
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

DRAWN BY	MCO
CHECKED	CS
DATE	08-11-21
PROJECT NO	826-01C
DRAWING NO	826.11
SHEET NO.	1 OF 3
FILENAME	DGN:B26-AVRALTA2021.DGN



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WEST LAKE VISTAS

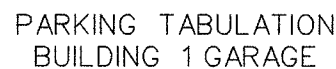
ALTANSPS LAND TITLE SURVEY OF 41.25 ACRES
OF LAND BEING ALL OF LOT 2, BLOCK A, A PORTION
OF LOT 1 AND LOT 3, BLOCK A, VAUGHT
RANCH SEC. 2, DOCUMENT NO. 200600158
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

NO	REVISED PER NEW CERTIFICATION.	REVISIONS	CHK	DATE
1			CS	10-19-21

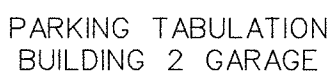
DRAWN BY	MCO
CHECKED	CS
DATE	08-11-21
PROJECT NO	826-01C
DRAWING NO	826-11
SHEET NO	2 OF 3
FILENAME	DGN\826-AVR\TA2021.DGN



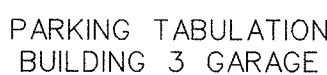
SCALE 1" = 60'



STANDARD SPACES (S) - 165
CARPORT SPACES (C) - 60
HANDICAP SPACES (♿) - 5 (1 UNDER CARPORT)
TOTAL SPACES - 230



STANDARD SPACES (S) - 138
CARPORT SPACES (C) - 53
HANDICAP SPACES (H) - 5 (1 UNDER CARPORT)
TOTAL SPACES - 196



STANDARD SPACES (S) - 154
CARPORT SPACES (C) - 55
HANDICAP SPACES (H) - 6 (1 UNDER CARPORT)
TOTAL SPACES - 215

A DESCRIPTION OF 412.25 ACRES OF LAND BEING ALL OF THAT CERTAIN PROPERTY CONVEYED TO WEST LAKE VISTAS, LLC BY DEED RECORDED IN DOCUMENT NO. 2016138768 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS AND BEING ALL OF LOT 2, BLOCK A, VAUGHN RANCH SEC. 2, A SUBDIVISION WHOSE PLAT IS VAUGHN IN DOCUMENT NO. 2006000158 OF THE SAID OFFICIAL PUBLIC RECORDS, AND A PORTION OF LOTS 1 AND 3, BLOCK A OF SAID SEC. 2, SAID 412.25 ACRES AS SHOWN ON RAMSEY LAND SURVEYING DRAWING NO. 826.11 BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD FOUND FOR THE MOST EASTERLY
NORTHEAST CORNER OF SAID LOT 1 AND THE NORTHWEST CORNER OF THAT
CERTAIN 11.496 ACRES OF LAND CONVEYED TO TOAN LEUNG AND
NHI LIEU BY DEED RECORDED IN DOCUMENT NO. 2019097727 OF
THE SAID OFFICIAL PUBLIC RECORDS ON THE WEST RIGHT-OF-WAY
(R.O.W.) LINE OF R.M. 2222 (240' WIDE R.O.W.):

THENCE ALONG THE EAST LINE OF SAID LOT 1 AND THE WEST LINE OF SAID 11.496 ACRES S26°40'54"W, 798.40 FEET TO A COTTON GIN SPINDLE FOUND FOR THE MOST EASTERLY CORNER OF THAT CERTAIN 30.20 ACRES OF LAND, DESIGNATED EXHIBIT A, CONVEYED TO THE CITY OF AUSTIN BY DEED RECORDED IN DOCUMENT NO. 2008169235 OF THE SAID OFFICIAL PUBLIC RECORDS;

THENCE, DEPARTING SAID EAST LINE AND SAID WEST LINE, CROSSING SAID LOT 1 ALONG THE EAST LINE OF SAID 30.20 ACRES N40° 34' 12" W, 54.11 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "UDG 2433" FOUND FOR THE MOST SOUTHERLY CORNER OF SAID LOT 2 AND AN INTERIOR CORNER OF SAID LOT 1;

THENCE ALONG THE WESTERLY LINES OF SAID LOT 2 AND THE EAST AND NORTH LINES OF SAID LOT 1 AND SAID 30.20 ACRES THE FOLLOWING THREE (3) COURSES:

1. N40°42'49"W, 410.25 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "UDG 2433" FOUND;
2. N30°37'15"W, 1062.98 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" FOUND; AND
3. S80°52'39"W, 1010.81 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" FOUND FOR THE NORTHWEST CORNER OF S&D LOT 1; THE SOUTHWEST CORNER OF S&D LOT 30.20 ACRES AND THE SOUTHERLY SOUTHWEST CORNER OF S&D LOT 2 ON THE NORTHEAST LINE OF THAT CERTAIN 151.363 ACRES OF LAND, DESIGNATED EXHIBIT A-4, TRACT 8.2, COVERED TO THE CITY OF AUSTIN BY DEED RECORDED IN VOL 11848, PAGE 1718 OF THE REAL PROPERTY RECORDS OF S&D COUNTY;

THENCE, DEPARTING THE NORTH LINE OF SAID 30.20 ACRES AND LOT 1, ALONG THE NORTHEAST LINE OF SAID 151.363 ACRES AND A WESTERLY LINE OF SAID LOT 2, N43°23'47"W, 619.95 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE MOST WESTERLY CORNER OF SAID LOT 2, SAID LOT 3 AND THAT CERTAIN 18.14 ACRES OF LAND, DESIGNATED EXHIBIT B, CONVEYED TO THE CITY OF AUSTIN BY SAID DEED RECORDED IN DOCUMENT NO. 2008169235;

THENCE, DEPARTING SAID NORTHEAST LINE AND SAID WESTERLY LINE,
ALONG THE NORTH LINE OF SAID LOT 2, THE SOUTH LINE OF SAID LOT 3
AND SAID 18.14 ACRES THE FOLLOWING THREE (3) COURSES:

1. N79°50'16"E, 1167.81 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "LANDMARK SURVEY" FOUND,
2. S68°36'52"E, 373.31 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" FOUND, AND
3. N62°44'33"E, 148.69 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "UDG 2433" FOUND FOR THE SOUTHEAST CORNER OF SAID 18.14 ACRES;

THENCE, DEPARTING SAID NORTH LINE AND SAID SOUTH LINES, CROSSING
SAID LOT 3 ALONG THE EAST LINE OF SAID 18.14 ACRES THE FOLLOWING
TWO (2) COURSES:

1. A DISTANCE OF 159.35 FEET ALONG THE ARC OF A CURVE TO THE RIGHT WHOSE RADIUS IS 3284.79 FEET, CENTRAL ANGLE IS 02°46'47" AND WHOSE CHORD BEARS N24°06'19"W, 159.34 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP MARKED "RL SURVEYING" FOUND, AND
2. N22°42'26"W, 371.06 FEET TO A 60D NAIL WITH SHINER FOUND FOR THE NORTHEAST CORNER OF SAID 18.14 ACRES ON THE NORTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF LOT 4 OF SAID SEC. 2;

THENCE, DEPARTING SAID EAST LINE, ALONG THE NORTH LINE OF SAID LOT 3 AND THE SOUTH LINE OF SAID LOT 4, S81°14'22"E, 34.30 FEET TO AN INUNDATED POINT FOR THE SOUTHEAST CORNER OF SAID LOT 4 AND AN ANGLE POINT ON THE NORTHEAST LINE OF SAID LOT 3 AND THE WEST LINE OF THAT CERTAIN TRACT OF LAND CONVEYED TO MAJID HEMMASI ET AL BY DEED RECORDED IN DOCUMENT NO. 2004130574 OF THE SAID OFFICIAL PUBLIC RECORDS;

THENCE, DEPARTING SAID NORTH LINE AND SAID SOUTH LINE, ALONG THE NORTHEAST LINES OF SAID LOT 3 AND THE WEST AND SOUTH LINES OF SAID HEMMASI PROPERTY THE FOLLOWING SIX (6) COURSES:

1. S17°04'57"E, 44.95 FEET TO AN INUNDATED POINT,
2. S23°02'18"E, 117.59 FEET TO AN INUNDATED POINT,
3. S35°31'26"E, 73.85 FEET TO AN INUNDATED POINT,
4. S79°42'04"E, 109.06 FEET TO AN INUNDATED POINT,
5. N65°22'48"E, 126.95 FEET TO A 60D NAIL FOUND, AND
6. N61°39'16"E, 40.38 FEET TO A 5/8 INCH IRON ROD FOUND.
FOR THE MOST NORTHERLY NORTHERN CORNER OF S&T LOT 3
AND THE SOUTHEAST CORNER OF S&T HEMMAS! PROPERTY ON
THE WEST R.O.W. LINE OF S&T R.M. 2222:

THENCE, DEPARTING SAID NORTHEAST LINES AND SAID SOUTH LINES,
ALONG THE EAST LINE OF SAID LOT 3 AND THE SAID WEST R.O.W. LINE
THE FOLLOWING TWO (2) COURSES:

1. S22°23'24"E, 67.51 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND FOR A NON-TANGENT POINT OF CURVATURE, AND
2. A DISTANCE OF 135.16 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 2984.79 FEET, CENTRAL ANGLE IS 02°35'40" AND WHOSE CHORD BEARS S24°00'22"E, 135.15 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP MARKED "UDG 2433" FOUND FOR THE SOUTHEAST CORNER OF SAID LOT 3 AND THE NORTHEAST CORNER OF SAID LOT 2;

THENCE, DEPARTING SAID EAST LINE, ALONG THE EAST LINES OF SAID LOT 2 AND THE SAID WEST R.O.W. LINE THE FOLLOWING THREE (3) COURSES:

1. A DISTANCE OF 474.96 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 2984.79 FEET, CENTRAL ANGLE IS 09°07'02" AND WHOSE CHORD BEARS S29°49'08"E, 474.46 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND,
2. S34°23'54"E, 690.45 FEET TO A CONCRETE HIGHWAY MONUMENT FOUND FOR A NON-TANGENT POINT OF CURVATURE, AND
3. A DISTANCE OF 118.61 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 1757.02 FEET, CENTRAL ANGLE IS 09°52'05" AND WHOSE CHORD BEARS S36°11'16"E, 118.59 FEET TO A COTTONWOOD SPINDLE FOUND FOR THE MOST EASTERLY SOUTHEAST CORNER OF SAID LOT 2 AND AN EXTERIOR CORNER OF SAID LOT 1;

THENCE, DEPARTING SAID EAST LINE, ALONG THE EAST LINES OF SAID LOT 1 AND THE SAID WEST R.O.W. LINE A DISTANCE OF 54.90 FEET ALONG THE ARC OF A CURVE TO THE LEFT WHOSE RADIUS IS 1757.02 FEET, CENTRAL ANGLE IS $01^{\circ} 47' 25''$ AND WHOSE CHORD BEARS $S39^{\circ} 16' 34'' E$, 54.90 FEET TO THE POINT OF BEGINNING CONTAINING 41.25 ACRES OF LAND MORE OR LESS.

RAMSEY LAND SURVEYING
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R

WEST LAKE VISTAS
ALTA/NPS LAND TITLE SURVEY OF 41.25 ACRES
IF LAND BEING ALL OF LOT 2, BLOCK A, A PORTION
OF LOT 1 AND LOT 3, BLOCK A, VAUGHT
RANCH SEC. 2, DOCUMENT NO. 200600158
OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS

DRAWN BY	MCO
CHECKED	CS
DATE	08-11-21
PROJECT NO	826-01C
DRAWING NO	826.11
SHEET NO.	3 OF 3
FILENAME	DGN\826-AVR\TA2021.DGN



STREET ELEVATION

1/16"

UNIT TABULATIONS

UNIT	UNIT DESCRIPTION	UNIT COUNT	UNIT SQ. FT. W/O PATIO	PATIO SQ. FT.	UNIT OVERALL SQ. FT.
A1	1BD/1BATH	55	740	24	40700
A2	1BD/1BATH	38	801	26	30438
A3	1BD/1BATH	48	806	53	38688
A4	1BD/1BATH	14	909	66	12726
B1	2BD/2BATH	44	952	49	41888
B2	2BD/2BATH	13	1099	72	14281
B3	2BD/2BATH	40	1126	77	45040
B4	2BD/2BATH	18	1202	69	21636
B5	2BD/2BATH	24	1401	92	33624
B6	2BD/2BATH	14	1406	232-289	19684
B6-R	3BD/2BATH	1	1318	132	1318
B6-L	3BD/2BATH	1	1574	101	1574
C1	3BD/2BATH	30	1659	557	49770
TOTAL	TOTAL Unit W/O Patio Sq. Ft.	338			351373

UNIT TABULATIONS BY BUILDING TYPE

BLDG. TYPE	STORIES	BLDG. QTY.	A1	A2	A3	A4	B1	B2	B3	B4	B5	B6	C1	TOTAL UNITS
I	4	1	8	16	24	14	20		8		16	12	8	126
II	4/W BASE	1	15	14			8	5	16	10	8	2	14	92
III	4	1	32	8	24		16	8	16	8			8	120
TOTAL		3	55	38	48	14	44	13	40	18	24	14	30	338

ZONING: COUNTY

GROSS SITE AREA: 3898620 SF (89.5 acres)

NET SITE AREA: 592416 SF (13.6 acres)

F.A.R. CALCULATIONS

405,111 / 3898620 = 0.10

DENSITY

4.09 UNITS PER ACRE

GENERAL NOTES

- ASPHALTIC CONCRETE, CONCRETE PAVEMENT, OR OTHER ALL WEATHER SURFACE, SHALL BE INSTALLED PRIOR TO BUILDING CONSTRUCTION.
- COMMERCIAL DUMPSTERS AND CONTAINERS WITH AN INDIVIDUAL CAPACITY OF 15 CUBIC YARDS OR GREATER SHALL NOT BE STORED OR PLACED WITHIN FIVE FEET OF OPENINGS, COMBUSTIBLE WALLS OR COMBUSTIBLE EAVE LINES.
- NO CITY GARBAGE PICKUP IS PROPOSED.
- HANDICAP PARKING SPACES SHALL MEET STATE STANDARDS. HANDICAP PARKING SPACE AT THE CLUBHOUSE SHALL MEET ANSI & ADA GUIDELINES FOR VAN ACCESSIBILITY.
- EACH COMPACT PARKING SPACE SHALL BE IDENTIFIED BY A SIGN STATING "SMALL CAR ONLY." SIGNS SHALL BE POSTED DIRECTING MOTORISTS TO SMALL CAR PARKING SPACES.
- FIRE HYDRANTS MUST BE INSTALLED WITH THE CENTER OF THE FOUR INCH OPENING AT LEAST 18 INCHES ABOVE FINISHED GRADE. THE FOUR INCH OPENING MUST FACE THE DRIVEWAY OR STREET WITH A THREE TO SIX FOOT SETBACK FROM CURBLINE(S). NO OBSTRUCTION IS ALLOWED WITHIN THREE FEET OF ANY HYDRANT AND THE FOUR INCH OPENING MUST BE TOTALLY UNOBSTRUCTED FROM THE STREET.
- WHEN FIRE PROTECTION FACILITIES ARE INSTALLED BY THE DEVELOPER, SUCH FACILITIES INCLUDE ALL SURFACE ACCESS ROADS WHICH SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING TIME OF CONSTRUCTION. WHERE ALTERNATIVE METHODS OF PROTECTION, AS APPROVED BY THE FIRE CHIEF, ARE PROVIDED, THE ABOVE MAY BE MODIFIED OR WAIVED.
- DECORATIVE PAVING SHALL BE ENGINEERED AND INSTALLED FOR 80,000 POUND LIVE VEHICLE LOADS. A DECORATIVE PAVING WITHIN 100 FEET OF ANY BUILDING MUST BE APPROVED BY THE FIRE DEPARTMENT.
- STREET SIGNS AND PROJECT ADDRESSES TO BE PLACED AT ALL ENTRANCES. TEMPORARY SIGNS TO BE PAINTED ON PLYWOOD; PERMANENT SIGNS TO BE DESIGNED WITH BUILDING PLANS AND INSTALLED DURING CONSTRUCTION. ALL SIGNAGE SHALL CONFORM TO THE SIGN ORDINANCE.
- THE STREET YARD SHALL BE PROTECTED DURING CONSTRUCTION AND REMAIN NATURAL.
- THE NOISE LEVEL OF MECHANICAL EQUIPMENT WILL NOT EXCEED TO DVA AT THE PROPERTY LINE ADJACENT TO RESIDENTIAL USES.
- ALL EXTERIOR LIGHTING WILL BE HOODED OR SHIELDED FROM THE VIEW OF ADJACENT RESIDENTIAL PROPERTY.
- ALL BUILDINGS HAVE POST-TENSIONED CONCRETE SLAB-ON-GRADE FOUNDATIONS.
- VEGETATION SCREENING (EXISTING AND PROPOSED), OR FENCES SHALL BE USED TO SCREEN ALL MECHANICAL EQUIPMENT OR DUMPSTERS FROM ADJOINING OR MORE RESTRICTIVE USES.
- THE USE OF SPEED BUMPS TO REDUCE INTERNAL TRAVEL SPEEDS SHALL BE PROHIBITED.
- ALL SIDEWALKS SHALL BE 3'-6" WIDE UNO.

LOTS 1-3 TOGETHER (WEST BULL CREEK WATERSHED)
NET SITE AREA CALCULATIONS (E.C.M. APPENDIX Q-1)
TOTAL GROSS SITE AREA = 89.5 ACRES

SITE DEDUCTIONS:
CRITICAL WATER QUALITY ZONE (CWQZ) = 23.7 ACRES
WATER QUALITY TRANSITION ZONE (WQTZ) = 25.9 ACRES
WASTEWATER IRRIGATION AREAS = 0 ACRES
DEDUCTION SUBTOTAL = 49.6 ACRES

UPLAND AREA (GROSS AREA MINUS TOTAL DEDUCTIONS) = 39.9 ACRES

NET SITE AREA CALCULATION:
AREA OF UPLANDS WITH SLOPES 0-15% : 6.6 x 100% = 6.6 ACRES
AREA OF UPLANDS WITH SLOPES 15-25% : 11.1 x 40% = 4.4 ACRES
AREA OF UPLANDS WITH SLOPES 25-35% : 13.1 x 20% = 2.6 ACRES
NET SITE AREA (SUBTOTAL) = 13.6 ACRES

IMPERVIOUS COVER CALCULATIONS (E.C.M. APPENDIX Q-2)

ALLOWABLE IMPERVIOUS COVER
IMPERVIOUS COVER ALLOWED AT 18% x WQTZ = 4.7 ACRES
IMPERVIOUS COVER ALLOWED AT 40% x NSA = 5.4 ACRES
DEDUCTIONS FOR PERIMETER ROADWAY = 0.0 ACRES
TOTAL ALLOWABLE IMPERVIOUS COVER = 10.1 ACRES

ALLOWABLE IMPERVIOUS COVER BREAKDOWN BY SLOPE CATEGORY
TOTAL ACREAGE 15-25% = 19.2 ACRES x 10% = 1.9 ACRES

PROPOSED TOTAL IMPERVIOUS COVER
IMPERVIOUS COVER IN CWQZ = 0.2 ACRES = 0.8% OF THE CWQZ
IMPERVIOUS COVER IN WQTZ = 3.8 ACRES = 14.7% OF THE WQTZ
IMPERVIOUS COVER IN UPLANDS ZONE = 3.4 ACRES = 8.5% OF THE UPLANDS
TOTAL PROPOSED IMPERVIOUS COVER = 7.4 ACRES

PROPOSED IMPERVIOUS COVER ON SLOPES

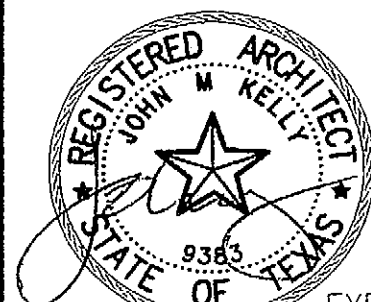
SLOPE CATEGORIES	SITE ACRES	BUILDINGS & OTHER ACRES	% OF CATEGORY	DRIVEWAYS ROADWAYS ACRES
0-15%	24.6	3.2	13.0	1.1
15-25%	19.2	0.9	4.7	0.7
25-35%	22.8	0.4	1.8	0.7
OVER 35%	22.9	0.0	0.0	0.3

TOTAL
SITE AREA: 89.5 ACRES

FOR CITY USE ONLY:

CASE #SP-06-059212

SITE PLAN RELEASE		Sheet 11 of 59
FILE NUMBER: SP-06-059212	EXPIRATION DATE: 11/19/09	
CASE MANAGER: L. Courtney	APPROVAL DATE: 10/03/06	
APPROVED ADMINISTRATIVELY ON: 11/29/06		
APPROVED BY PLANNING COMMISSION ON: 11/29/06		
APPROVED BY CITY COUNCIL ON: 11/29/06		
Under Seal: [Signature]		
Signed For Director, Watershed Protection and Development Review Department		
DATE OF RELEASE: 11/29/06	ZONING: NR	
Rev. 1: [Blank]	Correction 1: [Blank]	
Rev. 2: [Blank]	Correction 2: [Blank]	
Rev. 3: [Blank]	Correction 3: [Blank]	
RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUPPLIED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY AND ADEQUACY OF HIS/HER SUBMITTAL, WHETHER OR NOT THE APPLICATION IS REVIEWED FOR CODE COMPLIANCE BY CITY ENGINEERS.		

DRAWN BY:
J MIKE RG, WLCHECKED BY:
JKPROJECT NO.:
04-1462

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214-922-8540

Chiles Architects, Inc.
ARCHITECTURE
LAND PLANNING
LANDSCAPE DESIGN
5800 SOUTHWEST PARKWAY
BUILDING IV, SUITE 420
AUSTIN, TEXAS 78735
512/327-3397

ALEXAN
VAUGHT RANCH
AUSTIN, TEXAS
VAUGHT ROAD

ORIGINAL SUBMISSION

UPDATE 1

UPDATE 2

UPDATE 3

ISSUED FOR BID

ISSUED FOR CONST.

DWG. NAME

VR-SDF4.DWG

DATE

05/22/06

SHEET

11 OF 59



METCALFE WOLFF
STUART & WILLIAMS, LLP

MICHELE ROGERSON LYNCH
Director of Land Use &
Entitlements

mlynch@mwswtexas.com
512-404-2251

November 23, 2021

Mr. Jerry Rusthoven, Zoning Officer
Housing and Planning Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Via Online Submittal

Re: Application for Zoning; 38.6 acres located at 7201 FM RD 2222 (the "Property").

Dear Mr. Rusthoven:

As representatives of the owner of the above stated Property we respectfully submit the attached Application for Zoning. The Property is located at 7201 FM RD 2222 (see Location Map attached) and is not located in a Neighborhood Plan. The Application for Zoning requests to zone the Property from Interim-Rural Residential (I-RR) to Multifamily Residence Moderate-high Density – Conditional Overlay Combining District (MF-4-CO). A site plan for the existing multifamily development was approved while in the City of Austin's Extraterritorial Jurisdiction and was later annexed by the City of Austin in 2007. A temporary zoning category of I-RR was assigned at the time of annexation.

The goal of this Application for Zoning is to establish permanent zoning to bring the existing development into compliance with City of Austin zoning regulations. A conditional overlay is proposed to limit the site to Multifamily Residence Low Density (MF-2) site development regulations except for height, which shall remain with the MF-4 site development regulation of 60 feet in height.

The Property is not within any designated neighborhood plan. Surrounding zoning includes Neighborhood Commercial (LR), Limited Office (LO), Neighborhood Office (NO), Planned Unit Development (PUD), Multifamily-Limited Density (MF-1), and Single-Family Standard Lot (SF-2).

A Traffic Impact Analysis is not required pursuant to the TIA Determination form attached to the Application for Rezoning.

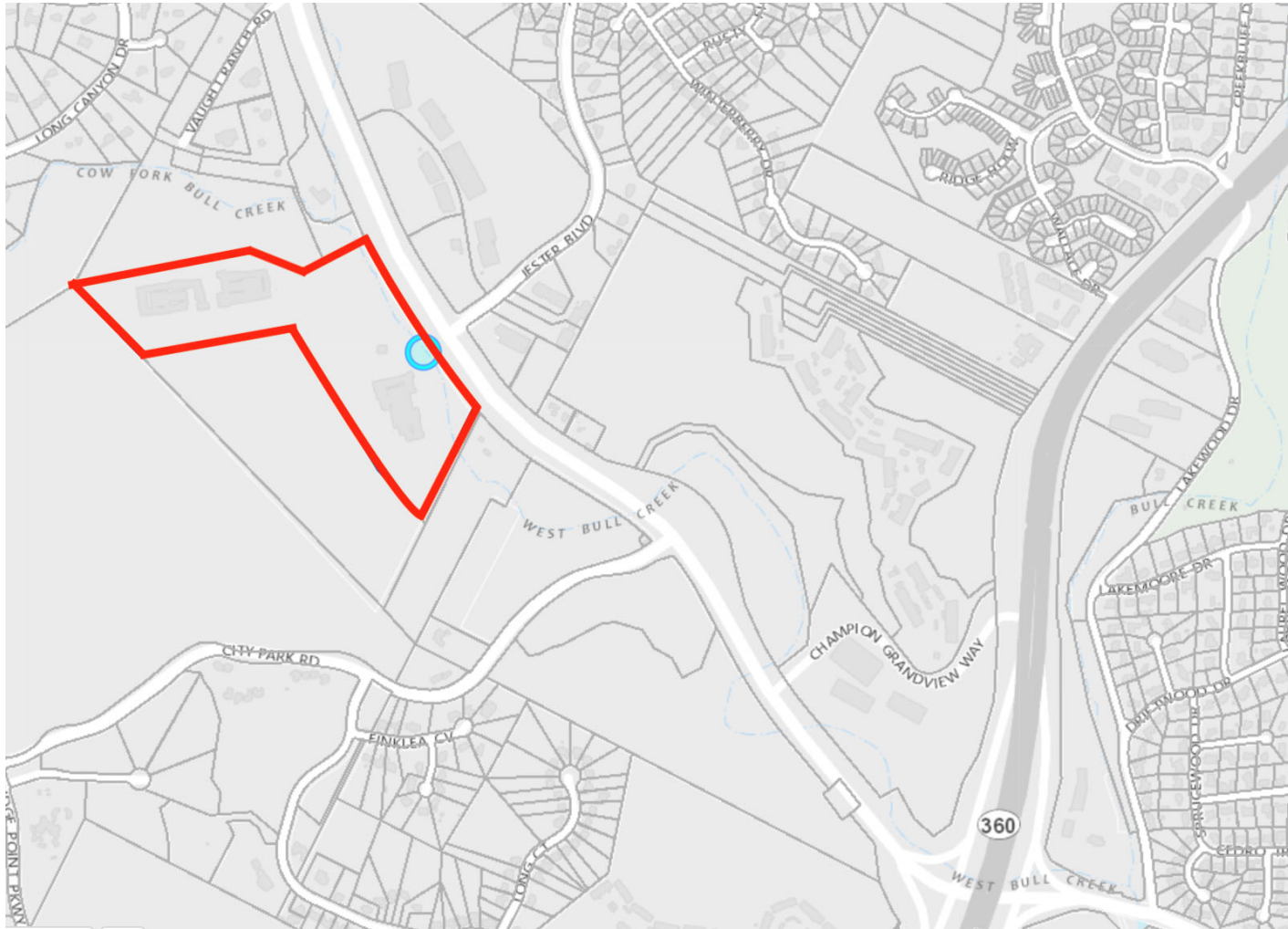
If you have any questions about this Application for Rezoning or need additional information, please do not hesitate to contact me at your convenience. Thank you for your time and attention to this project.

Very truly yours,

A handwritten signature in black ink that reads "Michele Rogerson Lynch". The signature is written in a cursive, flowing style.

Michele Rogerson Lynch

ZONING EXHIBIT



From:
To: [Rhoades, Wendy](#)
Subject: Re: For ZAP 1-18-2022 C14-2021-0184 - 7201 FM Road 2222
Date: Friday, January 14, 2022 3:00:36 PM

*** External Email - Exercise Caution ***

Wendy,
On behalf of Lake Austin collective I will represent opposition to the consent of this item.
Thank you,
Linda
Linda Bailey

On Jan 14, 2022, at 10:52 AM, Rhoades, Wendy
<Wendy.Rhoades@austintexas.gov> wrote:

All,

The Zoning and Platting Commission (ZAP) agenda and the Staff report is provided in the link below. I am offering the 7201 FM Road 2222 zoning case (Item B-9) as a consent item. Due to health and safety concerns in light of Austin's return to Stage 5 of the pandemic, the ZAP Commission has indicated that they will only be taking action on cases ready for consent approval at next week's meeting. It is likely that discussion cases will be postponed to February 1st.

As information, at next Tuesday's meeting, ZAP is likely to discuss allowing for participation by phone in addition to in-person attendance.

ZAP agenda: [Font Size: 12 \(austintexas.gov\)](#)

Staff report (with page numbers): [ZONING CHANGE REVIEW SHEET \(austintexas.gov\)](#)

Sincerely,
Wendy Rhoades

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From: [Rhoades, Wendy](#)
To: [King, David - BC](#)
Cc: [Rivera, Andrew](#)
Subject: RE: C14-2021-0184 – 7201 FM Road 2222
Date: Monday, January 31, 2022 4:50:00 PM

Commissioner King,

The site plan for the existing multifamily residential development was approved prior to annexation into the City limits and was not subject to (and does not comply with) the Hill Country Roadway requirements in Section 25-2 (*Zoning*). It also does not fully comply with the West Bull Creek (Water Supply Suburban) watershed requirements as explained in the Related Cases section on pages 4 – 5 of the backup.

If the property is redeveloped in the future, it must comply with the zoning ordinance adopted by Council, as well as Hill Country Roadway, and West Bull Creek (Water Supply Suburban) watershed requirements. Please note that the strictest regulation will apply to new development.

Sincerely,
Wendy Rhoades

From: King, David - BC <BC-David.King@austintexas.gov>
Sent: Friday, January 28, 2022 9:33 AM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Subject: C14-2021-0184 – 7201 FM Road 2222

Hello Wendy,

Based on the following statement in staff backup for this case, will the proposed conditional overlay, proposed development, and staff recommendation, including the 60 feet height limit, comply with Hill Country Roadway and West Bull Creek Watershed requirements?

"Note that the property's location on a Hill Country Roadway and within the West Bull Creek Watershed prescribe more restrictive development standards than those listed above and would apply if redevelopment were to occur."

Thank you,
David

David King

Zoning and Platting Commission - District 5

From: [Rhoades, Wendy](#)
To: [Denkler, Ann - BC](#)
Subject: FW: B2- 2222
Date: Monday, January 31, 2022 7:17:00 PM
Attachments: [Item B-2 C14-2021-0184 Elevation, Notes, Calculations .pdf.TIF](#)

Commissioner Denkler,
Attached is another sheet from the approved site plan showing the building elevations (note that the building height is illegible to me), general notes, unit tabulations, density, and impervious cover calculations.

Sincerely,
Wendy Rhoades

From: Rhoades, Wendy
Sent: Monday, January 31, 2022 6:33 PM
To: Denkler, Ann - BC <bc-Ann.Denkler@austintexas.gov>
Cc: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Subject: RE: B2- 2222

Commissioner Denkler,
Please see my responses below.
Sincerely,
Wendy Rhoades

From: Denkler, Ann - BC <bc-Ann.Denkler@austintexas.gov>
Sent: Monday, January 31, 2022 12:09 PM
To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>
Cc: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>
Subject: B2- 2222

1. Please provide a copy of the site plan that was filed. **RESPONSE:** Please refer to the attached site plan.
2. Can the applicant indicate if any more buildings are planned? **RESPONSE:** No additional apartment buildings are planned, however, the Applicant reports that additional square footage may be needed for improvements to the onsite amenities such as a mail room, additional paving area for the fire lane, and coping / decking around the swimming pool.
3. Is the applicant going to ask for or use impervious cover transfers? **RESPONSE:** The Applicant does not intend to ask for impervious cover transfers, however, if additional impervious cover for onsite improvements is required as referenced above, it will need to be obtained from the two adjacent City-owned lots and will need to go through a City

review process.

4. Is this case requiring an environmental variance? If so, why doesn't the posting reflect this? **RESPONSE:** The zoning case does not require an environmental variance. Environmental variances were considered with the site plan application which was approved by the Zoning and Platting Commission in November 2006.

Thanks,

Ann

Ann Denkler
Boards and Commissions

Scheduled Meeting Disclosure Information: Written disclosure is required by visitors when attending a scheduled meeting with a City Official regarding a municipal question for compensation on behalf of another person. Anyone scheduling or accepting a meeting invitation with a City Official must either acknowledge that the disclosure requirement does not apply or respond to the following survey: <https://www.surveymonkey.com/r/BCVisitorLog>

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From:
To:
Cc:
Subject:
Date:

[Rhoades, Wendy](#) ,
Re: For ZAP 2-1-2022 C14-2021-0184 - 7201 FM Road 2222
Tuesday, February 1, 2022 2:32:53 PM

*** External Email - Exercise Caution ***

Michele,

Thank you very much,

Linda Bailey

On Feb 1, 2022, at 1:10 PM, Michele Rogerson Lynch wrote:

Wendy - my understanding is that Lake Austin Collective has asked for a 2 week postponement. I just let Linda know that I will not oppose.

Thanks,
M

Michele Rogerson Lynch
Director of Land Use & Entitlements
Metcalfe Wolff Stuart & Williams, LLP
221 W. 6th Street, Suite 1300
Austin, Texas 78701
(512) 404-2251 ofc
(512) 797-2129 cell
(512) 404-2244 fax

On Jan 28, 2022, at 11:13 AM, Rhoades, Wendy <Wendy.Rhoades@austintexas.gov> wrote:

[Outside Email]

All,

The Zoning and Platting Commission (ZAP) agenda and the updated Staff report with all correspondence received to date are provided in the link below. The 7201 FM Road 2222 zoning case (Item B-2) is slated as a discussion item.

Please refer to page 6 for a link to register in advance of the meeting to address the Commission. Page 7 includes information about parking validation and Speaker testimony time allocation.

Staff report (with page numbers): [ZONING CHANGE REVIEW SHEET \(austintexas.gov\)](#)

Please note, the ZAP meeting has the option of allowing the public to participate via telephone as well as in-person. **In order to address the ZAP Commission by telephone, please be sure to sign up through the Commission Liaison Andrew Rivera prior to Noon on Monday, January 31st. In-person speakers are able to sign up anytime prior to the ZAP 6 p.m. start time.**

Sincerely,
Wendy Rhoades

<Zoning and Platting Commission February 1 2022 Agenda.pdf>

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