

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0099 (7800 N Interstate 35 Rezoning) DISTRICT: 4

ADDRESS: 7800 North Interstate Highway-35

ZONING FROM: GR-NP, CS-NP

TO: CS-NP

SITE AREA: 1.7468 acres

PROPERTY OWNER: Five Star Austin Group, LLC

AGENT: UTEX Storage Partners (Justin Barnes)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMEDATION:

**Staff recommends CS-NP, General Commercial Services-Neighborhood Plan
Combining District, zoning.**

PLANNING COMMISSION ACTION / RECOMMENDATION:

October 24, 2023

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question consists of two undeveloped lots making up 1.75 acres that are located at the northwest corner of N. Interstate Highway-35 and U.S. Highway 183. There is a multifamily use/MF-2-NP zoning (Towne Oaks I Apartments) to the north and west. The tracts of land to the east, across Interstate Highway-35, contain a vacant lot, vacant structure and a public office use (Travis Central Appraisal District) zoned CS-NP and SF-3-NP. To the south, across U.S. Highway 183, there is a funeral home (Austin Peel & Son Funeral Services) zoned CS-NP. The applicant is requesting a rezoning to develop a Convenience Storage use at this location.

The site under consideration is specifically located in the Georgian Acres Neighborhood Planning Area, within the overall North Lamar Combined Planning Area. The Future Land Use Map designates this tract for Mixed Use land use (*please see FLUM – Exhibit C*).

The staff is recommending CS-NP zoning because the property meets the intent of the base district as it fronts and takes access to two highways, N. Interstate Highway-35 and U.S. Highway 183. General Commercial Services-Neighborhood Plan Combining District zoning is compatible with the commercial and high density residential development surrounding this site to the north, south, east and west. The proposed zoning will allow for uses to serve the public along major arterial roadway/highways within the city. The requested zoning is in accordance with the future land use map (FLUM) designation in the North Lamar Combined Neighborhood Plan.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

The general commercial services (CS) district is intended predominantly for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. The CS district is best suited for uses located at intersections of arterial roadways or arterials with collector status. The intention is to promote safe and efficient use of transportation facilities.

The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.*

Staff recommends CS-NP zoning for the property based on the following considerations:

1) access is taken to a major arterial roadway/highway and 2) compatibility with the existing zoning pattern and general land use character established at the interchange of IH-35 and US Highway 183.

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

The proposed zoning district would allow for a fair and reasonable use of the site. CS-NP zoning is appropriate for this property because it is consistent with existing uses in this area and will allow for the development of additional commercial uses to serve the public that will be accessible from primary roadways within the city.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-NP, CS-NP	Undeveloped
<i>North</i>	MF-2-NP	Multifamily (Towne Oaks I Apartments)
<i>South</i>	ROW, CS-MU-NP	East Anderson Lane, Funeral Home (Austin Peel & Son Funeral Services)
<i>East</i>	ROW, SF-3-NP	Interstate Highway-35, Vacant Structure, Vacant Lot, Office (Travis Central Appraisal District)
<i>West</i>	MF-2-NP, GR-NP	Multifamily, Vacant Office Use

NEIGHBORHOOD PLANNING AREA: North Lamar Combined NP (Georgian Acres)

WATERSHED: Buttermilk Creek

SCHOOLS: Austin I.S.D.

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Lost and Found Pets
 Austin Mayan Collective
 Austin Neighborhoods Council
 Friends of Austin Neighborhoods
 Georgian Acres Neigh. Assn.
 Go Austin Vamos Austin – North
 Homeless Neighborhood Association
 Neighborhood Empowerment Foundation
 North Growth Corridor Alliance
 North Lamar/Georgian Acres Neighborhood Team

SELTexas
Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2020-0072 (IH 35 & US 183 Retail Center: 7821 North IH 35 Service Road Northbound)	CH-CO-NP, CS-NP to CS-NP	8/25/2020: Approved staff rec. of CS-NP district by consent (13-0); A. Azhar-1 st , R. Schneider– 2 ND .	9/17/2020: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No.20200917-076 for CS-NP combining district zoning was approved on Mayor Pro Tem Garza's motion, Council Member Pool's second on a10-0 vote. Council Member Casar was off the dais.
C14-2018-0100 (Norwood Park: 916 and 918 Norwood Park Blvd)	GR-NP to GR-MU- NP	Approved GR-MU-CO-NP w/CO for Buildings containing residential dwelling units are not permitted within 175' of existing facilities with more than 660 gallons of outdoor, above- ground storage of Class I Flammable or Class II Combustible Liquid storage unless protective measures are approved by AFD	6/06/2019: Approved GR-MU-CO-NP as Commission recommended

<p>C14-2010-0049 (Georgian Acres Neighborhood Planning Area Rezoning)</p>	<p>To create a Neighborhood Plan Combining District (NPCD) covering the entire 669.83 acre plan area. Under the proposed Georgian Acres NPCD, the following design tools will be applied area-wide: “Parking Placement and Impervious Cover Restrictions,” “Garage Placement” and “Front Porch Setback”</p>	<p>5/11/10: Approved the proposed re-zonings for the Georgian Acres NPCD as recommended by the staff, except for following tracts: 101, 102, 103, 104, 106, 107, 108, 109, 110, 111, 112, 115, 118, 119, 134, 136, and 137 (8-0, J. Reddy-absent); D. Chimenti-1st, M. Dealey-2nd. Approved the staff’s recommendation to rezone to Vertical Mixed-Use “V” and to remove the dimensional standards identified in Article 4.3.3 E.3 (Dimensional and Parking Requirements – reduction in parking requirements) and the Future Land Use designation of Mixed Use for the following tracts: 101, 102, 103, 104, 107, 108, 109, 110, 111, 112, 115, 118, and 119; Vote: (8-0, J. Reddy-absent); D. Chimenti-1st, M. Dealey- 2nd. Approved the staff’s recommendation to rezone to Vertical Mixed-Use “V” and to remove the dimensional standards identified in Article 4.3.3 E.3 (Dimensional and Parking Requirements – reduction in parking requirements) and the Future Land Use designation of Neighborhood Mixed Use for the following tracts: 106, 136 and 137; Vote: (8-0, J. Reddy-absent); D. Chimenti-1st, M. Dealey- 2nd.</p>	<p>6/24/10: Approved the North Lamar Combined Neighborhood Plan, except for tract 32 (postponed to July 29, 2010), and tracts 134 and 135B, on Council Member Spelman’s motion, Council Member Cole’s second on a 7-0 vote. Approved the Georgian Acres Neighborhood Plan Combining District (NP), except for tracts 134 and 135B (as shown below), and including the following motions was approved on Council Member Spelman’s motion, Council Member Morrison’s-2nd on a 7-0 vote. The motion to amend the ordinance per staff’s recommendation to change the future land use for Tract 134 to office and include limited office conditional overlay- neighborhood plan (LO- CO-NP) zoning with the following conditions and conditional uses was approved on Council Member Spelman’s motion, Council Member Morrison’s second on a 7- 0 vote. The conditions were to restrict building height to 18 feet. The conditional uses are: medical offices less than 5,000 square feet and medical offices greater than 5,000 square feet.</p>
---	---	--	---

		<p>Approved the staff's recommendation for the Impervious Cover & Parking Placement Restrictions, Front Porch Setback and Garage Placement design tools for the Georgian Acres Planning Area; Vote: (8-0, J. Reddy-absent); D. Anderson-1st, K. Tovo-2nd.</p> <p>Approved the staff's recommendation of SF-3-NP zoning for Tract 134 (602, 604, and 606 Middle Lane); Vote: (8-0, J. Reddy-absent); S. Kirk-1st, D. Chimenti-2nd.</p>	<p>The motion to amend the ordinance to change the land use designation for Tract 135B on the future land use map (FLUM) to commercial and include general community commercial conditional overlay-neighborhood plan (GR-CO-NP) zoning with hotel/motel as a conditional use was approved on Council Member Spelman's motion, Council Member Morrison's second on a 7-0 vote.</p>
C14-01-0100 (Walmart at Norwood Park: 1030 Norwood Park)	GR to GR, to add land area to site	To grant GR-CO w/CO for the TIA, 10' vegetative buffer on northern property line between Brettonwoods Ln and Furness St	1/10/2002: Approved GR-CO as Commission recommended.

RELATED CASES:

C14-2010-0049 - Georgian Acres Neighborhood Planning Area Rezonings

C8-2021-0133.0A – Five Star Anderson Subdivision

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 7800 N IH 35 SERVICE RD SB. C14-2023-0099. 1.7468 acres from CS-NP and GR-NP to CS-NP. Vacant to 107,000 sq. ft. of Convenience Storage. FLUM: Mixed Use. Georgian Acres NP.

Yes	Imagine Austin Decision Guidelines
	Complete Community Measures
	Imagine Austin Growth Concept Map: Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. Names of Activity Centers/Activity Corridors/Job Centers:
	Mobility and Public Transit: Located within 0.25 miles of public transit stop and/or light rail station.
Y	Mobility and Bike/Ped Access: Adjoins a public sidewalk, shared path, and/or bike lane.
Y	Connectivity, Good and Services, Employment: Provides or is located within 0.50 miles to goods and services, and/or employment center.
	Connectivity and Food Access: Provides or is located within 0.50 miles of a grocery store/farmers market.
	Connectivity and Education: Located within 0.50 miles from a public school or university.
	Connectivity and Healthy Living: Provides or is located within 0.50 miles from a recreation area, park or walking trail.
	Connectivity and Health: Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor's office, drugstore clinic, and/or specialized outpatient care.)
	Housing Choice: Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	Housing Affordability: Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	Mixed use: Provides a mix of residential and non-industrial uses.
	Culture and Creative Economy: Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	Culture and Historic Preservation: Preserves or enhances a historically and/or culturally significant site.
	Creative Economy: Expands Austin's creative economy (ex: live music venue, art studio, film, digital, theater.)
	Workforce Development, the Economy and Education: Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.
	Industrial Land: Preserves or enhances industrial land.
2	Total Number of "Yes's"

Environmental

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

Zoning district impervious cover limits apply in the Urban Watershed classification.

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

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

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 sq. ft. cumulative is exceeded, and on-site control for the two-year storm.

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.

Fire

No comments.

Parks and Recreation

Beginning January 1, 2024, there will be no parkland dedication requirements for commercial uses defined under § 25-2-4 (except hotel-motel).

Site Plan

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

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

Generally, any development which occurs in an SF-6 or less restrictive zoning district which is located 540 ft. or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations, per 25-2-1051. However, this site is along I-35, which is considered a "Larger Corridor" per Ordinance No. 20221201-056, and thus, is

subject to less restrictive compatibility standards for residential or mixed-use properties. See 25-2-769.01 for more information.

Transportation

TX Dot may require additional right-of-way for IH 35. Please coordinate with TX Dot to determine right of way requirements.

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
IH 35	Level 5/ Highway	NA TxDot	378	366	Yes	No	Yes

Water Utility

No comments on zoning change.

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, 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.

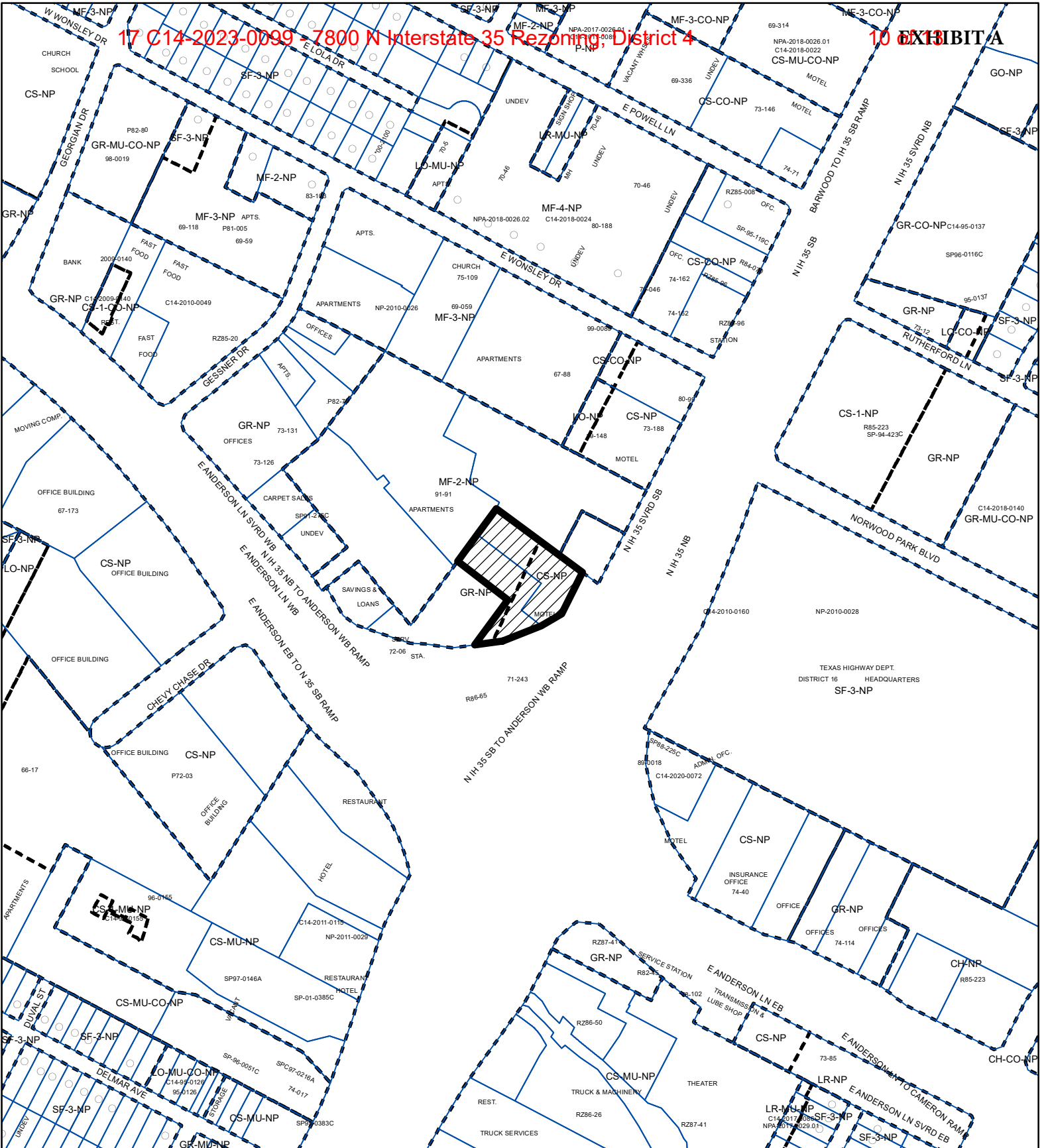
Depending on the development plans submitted, water and or wastewater service extension requests may be required.

All new development within the proposed project will be subject to City Code Chapter 25-9 and any future amendments relating to reclaimed water connections, water benchmarking, and mandatory onsite water reuse.

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 TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Property Survey
- D. North Lamar Combined Neighborhood Plan FLUM



ZONING

ZONING CASE#: C14-2023-0099



SUBJECT TRACT

PENDING CASE

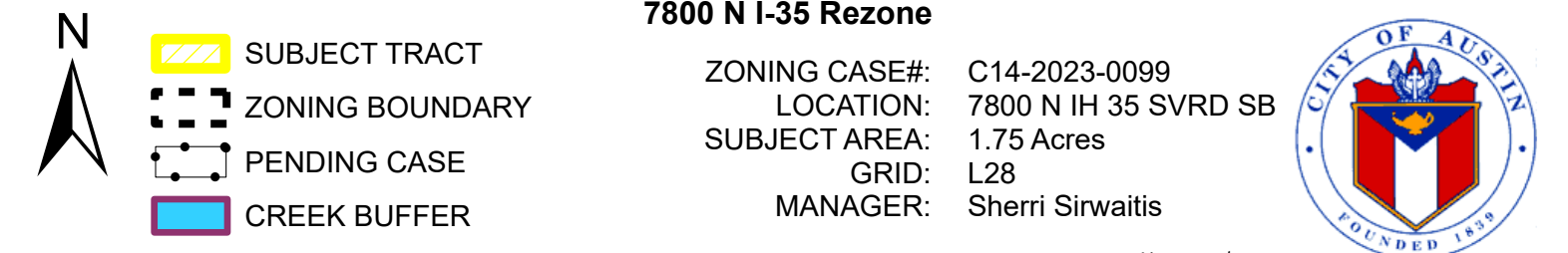
ZONING BOUNDARY

1" = 400'

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

This product has been produced by 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: 8/21/2023



Created: 8/23/2023

TRAVIS COUNTY, TEXAS
JAMES P. WALLACE SURVEY #57, A-789

EXHIBIT C

ALTA/NSPS LAND TITLE SURVEY

LOT A2 AND LOT A3, FIVE STAR ANDERSON, A RESUBDIVISION OF A PORTION OF LOT A, A.R.P. ADDITION AND
A PORTION OF LOT 1, TEX-CO SUBDIVISION, RECORDED IN DOC. #202200315, O.P.R.T.C.T.

GENERAL NOTES:

1. THIS SURVEY WAS MADE IN ACCORDANCE WITH LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF TEXAS.
2. THE PROPERTY DESCRIBED HEREON (THE "PROPERTY") IS THE SAME AS THE PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT OF NO. CTHY43-80032220018-KS ISSUED JUNE 15, 2023 WITH AN EFFECTIVE DATE OF MAY 4, 2023 AND ALL EASEMENTS, COVENANTS AND RESTRICTIONS REFERENCED IN SAID TITLE COMMITMENT OR APPARENT FROM A PHYSICAL INSPECTION OF THE PROPERTY OR OTHERWISE KNOWN TO ME HAVE BEEN PLOTTED HEREON OR OTHERWISE NOTED AS TO THEIR EFFECT ON THE PROPERTY.
3. ALL UTILITIES SERVING THE PROPERTY ENTER THROUGH ADJOINING PUBLIC STREETS AND/OR EASEMENTS OF RECORD ARE SHOWN HEREON.
4. THERE ARE NO ENCROACHMENTS ONTO ADJOINING PREMISES, STREETS OR ALLEYS BY ANY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS LOCATED ON THE PROPERTY, AND NO ENCROACHMENTS ONTO THE PROPERTY BY BUILDINGS, STRUCTURES OR OTHER IMPROVEMENTS SITUATED ON ADJOINING PREMISES.
5. THE PROPERTY HAS DIRECT ACCESS TO INTERSTATE HIGHWAY 35 SOUTHBOUND SERVICE LANE, A DEDICATED PUBLIC STREET AND/OR HIGHWAY.
6. THERE WAS NO EVIDENCE OF CURRENT EARTH MOVING WORK, OR CONSTRUCTION ON THE PROPERTY AT THE TIME OF THIS SURVEY.
7. THERE ARE NO KNOWN CHANGES IN STREET RIGHT OF WAY LINES AFFECTING THE PROPERTY OTHER THAN THE EXISTING AGREEMENTS SHOWN HEREON. THERE WAS EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS AFFECTING THE PROPERTY AT THE TIME OF THIS SURVEY.
8. THERE IS NO OBSERVED EVIDENCE OF USE OF THE PROPERTY AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
9. NO ZONING REPORT WAS PROVIDED TO THE SURVEYOR.
10. THERE WERE NO WETLAND MARKERS OBSERVED ON THE PROPERTY AT THE TIME OF THIS SURVEY.
11. 10' ELECTRIC EASEMENT ALONG THE SOUTHEAST PROPERTY LINE(S) AS SHOWN ON PLAT RECORDED IN DOC. #202200315, O.P.R.T.C.T., DOES AFFECT LOTS A2 AND A3 - SHOWN HEREON.

FLOOD NOTE:

THE SUBJECT TRACT IS LOCATED IN FLOOD ZONE "X", AN AREA OF MINIMAL FLOOD HAZARD, AS IDENTIFIED BY THE FEMA FLOOD INSURANCE RATE MAP PANEL NO. 48453C045J, REVISED JANUARY 6, 2016 (CITY OF AUSTIN, COMMUNITY NO. 480624).

THE ABOVE STATEMENT IS MEANT FOR FLOOD INSURANCE DETERMINATION ONLY AND THIS SURVEYOR ASSUMES NO LIABILITY FOR THE CORRECTNESS OF THE CITED MAP(S).

LEGAL DESCRIPTION OF LAND:

LOT A2 AND LOT A3, FIVE STAR ANDERSON, A RESUBDIVISION OF A PORTION OF LOT A, A.R.P. ADDITION AND A PORTION OF LOT 1, TEX-CO SUBDIVISION, RECORDED IN DOC. #202200315, O.P.R.T.C.T.

TITLE COMMITMENT NOTE:

THIS SURVEY CONTAINS INFORMATION SHOWN IN SCHEDULE B OF CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT OF CTHY43-80032220018-KS ISSUED JUNE 15, 2023 WITH AN EFFECTIVE DATE OF MAY 4, 2023 (NO ADDITIONAL RESEARCH WAS PERFORMED BY WUEST GROUP).

1. THE FOLLOWING RESTRICTIVE COVENANTS DO AFFECT THE SUBJECT TRACT:

- VOL. 86, PG. 184B, P.R.T.C.T.
- VOL. 9811, PG. 1, R.P.R.T.C.T.
- VOL. 9839, PG. 536, R.P.R.T.C.T.
- VOL. 84, PG. 53D, P.R.T.C.T.

10d. BUILDING SETBACK LINES AS SET OUT ON THE PLAT RECORDED IN VOL. 86, PG. 184B, P.R.T.C.T., DO NOT AFFECT LOTS A2 AND A3 - NOT SHOWN HEREON.

10e. 10' PUBLIC UTILITY EASEMENT ALONG THE SOUTHWEST LOT LINE AS SHOWN ON PLAT RECORDED IN VOL. 84, PG. 53D, P.R.T.C.T., DOES NOT AFFECT LOTS A2 AND A3 - NOT SHOWN HEREON.

10f. BUILDING SETBACK LINES AS SET OUT ON THE PLAT RECORDED IN VOL. 84, PG. 53D, P.R.T.C.T., DO NOT AFFECT LOTS A2 AND A3 - SHOWN HEREON.

10g. EASEMENT AND/OR DRAINAGE RIGHTS CONVEYED TO THE CITY OF AUSTIN IN VOL. 1941, PG. 466, D.R.T.C.T., MAY AFFECT LOTS A2 AND A3 - NOT SHOWN HEREON (CANNOT PLOT FROM INFORMATION PROVIDED IN SAID DEED).

10h. ELECTRIC AND TELEPHONE LINES AND SYSTEMS EASEMENT GRANTED TO THE CITY OF AUSTIN RECORDED IN VOL. 2313, PG. 278, D.R.T.C.T., DOES NOT AFFECT LOTS A2 AND A3 - NOT SHOWN HEREON.

10i. ELECTRIC AND TELEPHONE LINES AND SYSTEMS EASEMENT GRANTED TO THE CITY OF AUSTIN RECORDED IN VOL. 5738, PG. 2139, D.R.T.C.T., MAY AFFECT LOTS A2 AND A3 - NOT SHOWN HEREON (CANNOT PLOT FROM INFORMATION PROVIDED IN SAID DEED).

10j. MATTERS CONTAINED IN THAT CERTAIN CONTROLLED ACCESS HIGHWAY FACILITY DEED RECORDED IN VOL. 10959, PG. 1035, R.P.R.T.C.T., DO NOT AFFECT LOTS A2 AND A3 - SHOWN HEREON.

10k. MATTERS CONTAINED IN SPECIAL WARRANTY DEED RECORDED IN VOL. 12145, PG. 900, R.P.R.T.C.T., DO AFFECT LOTS A2 AND A3 - NOT SHOWN HEREON (NOT PLOTTABLE).

10l. AGREED JUDGEMENT RECORDED IN VOL. 12278, PG. 797, R.P.R.T.C.T., DOES NOT AFFECT LOTS A2 AND A3 - SHOWN HEREON.

10m. MATTERS CONTAINED IN THAT CERTAIN MEMORANDUM OF INSTALLATION AND SERVICE AGREEMENT RECORDED IN DOC. #2005066022, O.P.R.T.C.T., DO AFFECT LOTS A2 AND A3 - NOT SHOWN HEREON (NOT PLOTTABLE).

10n. MATTERS CONTAINED IN THAT CERTAIN MEMORANDUM OF INSTALLATION AND SERVICE AGREEMENT RECORDED IN DOC. #2006042257, O.P.R.T.C.T., DO AFFECT LOTS A2 AND A3 - NOT SHOWN HEREON (NOT PLOTTABLE).

10o. GRADE REQUIREMENT RELEASE TO THE CITY OF AUSTIN RECORDED IN VOL. 3458, PG. 1605, D.R.T.C.T., MAY AFFECT LOTS A2 AND A3 - NOT SHOWN HEREON (CANNOT PLOT FROM INFORMATION PROVIDED IN SAID DEED).

10p. MATTERS CONTAINED IN THAT CERTAIN POSSESSION AND USE AGREEMENT FOR TRANSPORTATION PURPOSES RECORDED IN DOC. #2016131842, O.P.R.T.C.T., DO AFFECT LOTS A2 AND A3 - SHOWN HEREON.

10q. INTEREST IN AND TO OIL, GAS AND OTHER MINERALS AND/OR ROYALTIES, BONUSES, RENTALS AND ALL OTHER RIGHTS RELATING THERETO AS SET FORTH IN VOL. 12145, PG. 900, R.P.R.T.C.T., DO AFFECT LOTS A2 AND A3 - NOT SHOWN HEREON (NOT PLOTTABLE).

10s. 20' DRAINAGE EASEMENT ALONG THE NORTHERLY PROPERTY LINE AS SHOWN ON PLAT RECORDED IN DOC. #202200315, O.P.R.T.C.T., DOES AFFECT LOTS A2 AND A3 - SHOWN HEREON.

10t. 15' ELECTRIC EASEMENT ALONG THE REAR PROPERTY LINE(S) AS SHOWN ON PLAT RECORDED IN DOC. #202200315, O.P.R.T.C.T., DO AFFECT LOTS A2 AND A3 - SHOWN HEREON (NOT PLOTTABLE).

SURVEYOR'S CERTIFICATION:

TO CHICAGO TITLE INSURANCE COMPANY, CHICAGO TITLE OF TEXAS, LLC, UTEX STORAGE PARTNERS III, LLC, AND FIVE STAR AUSTIN GROUP, LLC:

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 ADAPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b)(1), 8, 9, 10(a), 11, AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 4, 2023.

AS SURVEYED BY:

CARA L. WILLIAMS
RPLS NO. 6336 - STATE OF TEXAS
WUEST GROUP
(512)394-1900

05-04-2023
DATE:



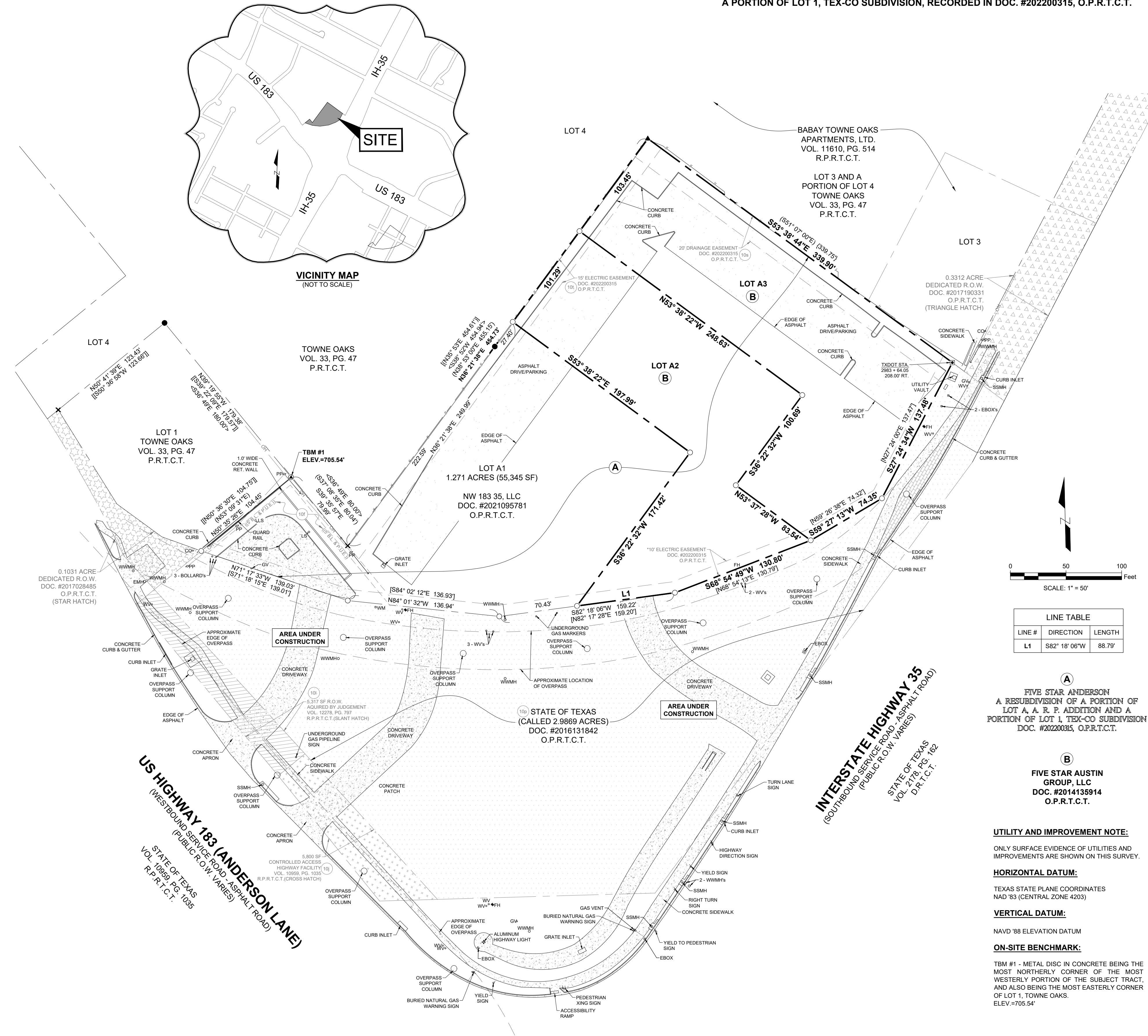
600 E. ANDERSON LN.
AUSTIN, TX 78752
JUNE, 2023
PROJECT NO. 0181-004



WUEST GROUP
ENGINEERING & SURVEYING

TBPELS FIRM # 10194507
AND FIRM # F-15324
5207 AIRPORT BOULEVARD
AUSTIN, TEXAS 78751
(512)394-1900

SHEET
1 OF 1





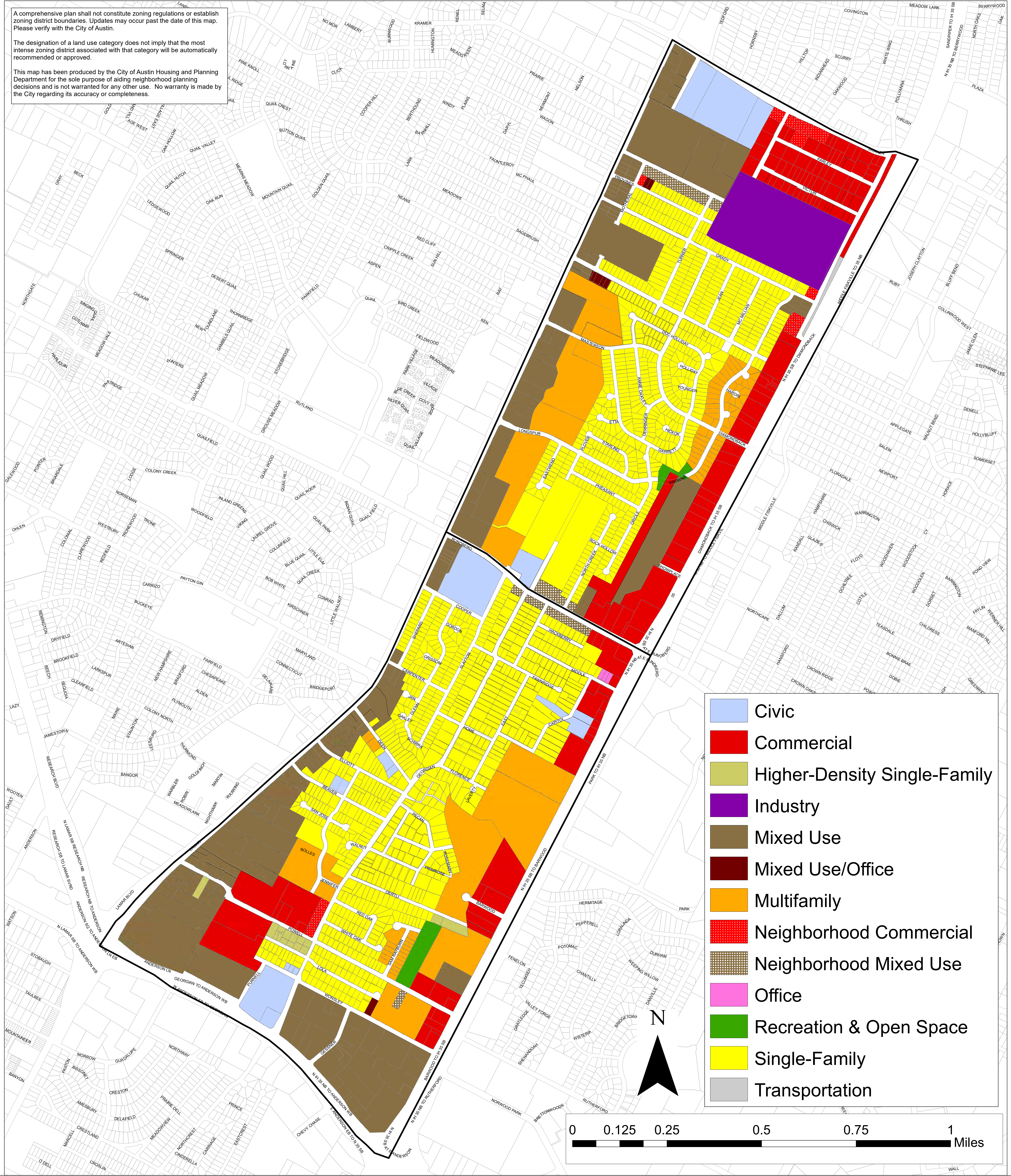
North Lamar Combined Neighborhood Planning Area Future Land Use Map

Plan Adopted: June 24, 2010
Last Amended: May 3, 2022

A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. Updates may occur past the date of this map. Please verify with the City of Austin.

The designation of a land use category does not imply that the most intense zoning district associated with that category will be automatically recommended or approved.

This map has been produced by the City of Austin Housing and Planning Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.



- Civic
- Commercial
- Higher-Density Single-Family
- Industry
- Mixed Use
- Mixed Use/Office
- Multifamily
- Neighborhood Commercial
- Neighborhood Mixed Use
- Office
- Recreation & Open Space
- Single-Family
- Transportation