

ZONING CHANGE REVIEW SHEET

CASE: C14-2026-0023 - 8863 Anderson Mill Road

DISTRICT: 6

ADDRESS: 8863 Anderson Mill Road

ZONING FROM: I-RR, GR-CO

TO: GR-CO

SITE AREA: 3.12 acres

PROPERTY OWNER: Third NHP Holdings, LP (Nelson H. Puett GP)

AGENT: Nelson Puett Real Estate (Shawna Sigala)

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

STAFF RECOMMEDATION:

Staff recommends GR-CO, Community Commercial-Conditional Overlay Combining District, zoning. The conditional overlay will prohibit the following uses on the property: Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Bail Bond Services, Club or Lodge, Commercial Off-Street Parking, Drop Off Recycling Collection Facility, Exterminating Services, Funeral Services, Hotel/Motel, Off-Site Accessory Parking, Outdoor Entertainment, Outdoor Sports and Recreation, Pawn Shop Services and Service Station.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

May 19, 2026: Approved staff's recommendation of GR-CO zoning by consent (7-0, A. Flores, L. Osta Lugo, S. Boone and L. Stern-absent); R. Puzycki-1st, D. Fouts-2nd.

CITY COUNCIL ACTION:

July 23, 2026

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is a developed commercial strip center that fronts Anderson Mill Road. The lots to the north, across Anderson Mill Road, contain single family residences currently designated I-SF-2. The tracts of land to the south and east are developed with public schools (Deer Park Middle School and Live Oak Elementary School) designated I-RR. To the west, there is an undeveloped tract of land and townhouse residences zoned LR-MU-CO. In this request, the applicant is asking to zone the property to GR-CO, Community Commercial-Conditional Overlay Combining District, zoning to bring the existing uses on the site into conformance with City of Austin Land Use regulations. The applicant proposes to maintain the current conditional overlay from the previous GR-CO zoning case for the restaurant footprint/suite within this shopping center from zoning case C14-2022-0041 (*please see Ordinance No. 20220728-135 - Exhibit C*).

The staff is recommending GR-CO, Community Commercial-Conditional Overlay District, zoning for the property under consideration. The proposed GR-CO zoning will allow for low intensity office and commercial uses on a lot that front onto an arterial roadway, Anderson Mill Road. GR-CO zoning will permit the applicant to develop and maintain limited commercial uses on a property adjacent to the residential neighborhoods to the north. The proposed zoning will permit the applicant to bring the existing uses on the site into conformance the land use regulations in the City of Austin Code.

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 Community Commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

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

GR-CO zoning will promote consistency and orderly planning as it will allow for low density office and commercial uses that will provide services to the residential developments to the north, east and west.

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

The proposed GR-CO zoning district would allow for a fair and reasonable use of the site as it will permit the applicant to develop and maintain limited commercial uses on a property adjacent to school facilities. The proposed zoning will permit the applicant to

bring the existing uses on the property into conformance the land use regulations in the City of Austin Code.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-CO, I-RR	Commercial/Retail Strip Center (Swaruchi Curries & Sweets, MG Floors, Best Vet, Avila Indoor Soccer Field, Elisa Pastry & Coffee, Shandeez Grill Mediterranean Cuisine Restaurant, Bouquets of Austin, RR Cabinets Direct, Music Lessons, The Love of China School of Dance, Glitzy Events Catering Support Services, Only Clouds Smoke Shop)
<i>North</i>	I-SF-2	Single-Family Residences
<i>South</i>	I-RR	School (Deer Park Middle School)
<i>East</i>	I-RR	Undeveloped Area, School (Live Oak Elementary School), Multifamily (Bexley Anderson Mill)
<i>West</i>	I-RR, LR-MU-CO	Vacant Tract, Townhouse Residences

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHED: Lake Creek

SCHOOLS: Round Rock I.S.D.

NEIGHBORHOOD ORGANIZATIONS:

Friends of Austin Neighborhoods
Homeless Neighborhood Association

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2022-0041 (Elisa Zoning: 8863 Anderson Mill Road)	I-RR to GR	6/07/2022: Approved staff rec. of GR-CO zoning by consent (9-0, N. Barrera-Ramirez and L. Stern-absent); H. Smith-1st, B. Greenberg-2nd.	7/28/2022: The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20220728-135 to GR-CO combining district zoning was approved on Council Member Kitchen's motion, Council Member Kelly's second on a 9-0 vote. Council Members

			Fuentes and Harper-Madison were off the dais. A motion to reconsider consent zoning items was made by Council Member Harper-Madison. The public hearing was conducted and a motion to close the public hearing and approve Ordinance No. 20220728-135 to GR-CO combining district zoning was approved on Council Member Kitchen's motion, Council Member Kelly's second on a 10-0 vote. Council Member Fuentes was off the dais.
C14-2015-0110 (Dakota Plaza: 8516 Anderson Mill Road)	I-RR to GR	9/15/15: Approved staff's recommendation of GR-CO district zoning, with CO to limit development on the site to less than 2,000 vehicle trips per day, will allow for Personal Improvement Services as the only permitted GR district use, will allow for all other LR district permitted uses and will limit the site to LR district site development standards as stated in LDC, Sec. 25-2-492 and with clarification that no additional ROW is required at this time, on consent (11-0); T. Weber-1 st , L. Brinsmade-2 nd .	11/12/15: Approved GR-CO zoning on consent on all 3 readings (11-0); D. Zimmerman-1 st , S. Gallo-2 nd .

C14-2014-0107 (Fredrickson 1.5: 8410 Anderson Mill Road)	I-RR to W/LO	8/05/14: Approved staff recommendation of W/LO-CO zoning with ROW condition by consent (5-0, C. Banks and R. McDaniel-absent); P. Seeger-1 st , S. Compton-2 nd .	8/28/14: Approved W/LO-CO zoning, with conditions, on consent on first reading (7-0); B. Spelman-1 st , L. Morrison-2 nd . 9/25/14: Approved W/LO-CO zoning, with conditions, on consent on 2 nd /3 rd readings (7-0); B. Spelman-1 st , L. Morrison-2 nd .
C14-2011-0073 (Villages at Turtle Rock: 12800 Turtle Rock Road)	I-RR to MF-3	8/16/11: Approved staff's recommendation of MF-3-CO zoning, with CO to limit development on the site to less than 2,000 vehicle trips per day, by consent (6-0, G. Rojas-absent); D. Tiemann-1 st , G. Bourgeios-2 nd .	9/22/11: Approved MF-3-CO zoning on consent on all 3 readings (7-0); B. Spelman-1 st , L. Morrison-2 nd .
C14-2011-0072 (8915 Anderson Mill Road)	I-RR to GR-MU	8/16/11: Approved staff's recommendation of LR-MU-CO zoning, with CO to limit development on the site to less than 2,000 vehicle trips per day, by consent (6-0, G. Rojas-absent); D. Tiemann-1 st , G. Bourgeios-2 nd .	9/22/11 : Approved LR-MU-CO zoning on consent on all 3 readings (7-0); B. Spelman-1 st , L. Morrison-2 nd .
C14-06-0236 (13201 Pond Springs Road)	I-RR to CS-1	5/15/07: Approved staff rec. of GR-CO and CS-1-CO (7-0)	6/08/07: Approved for GR-CO for Tract 1 and CS-1 for Tract 2 (7-0); all 3 readings
C14-06-0157 (Pond Springs Plaza – 13233 Pond Springs Road)	I-SF-2 to Tract 1: CS Tract 2: CS-1	9/05/06: 1 st Motion: Approved staff's recommendation of GR-CO for Tract 1 and CS-1-CO for Tract 2, with additional condition to prohibit Pawn Shop Services, by consent (8-0, J. Shieh-absent); J. Martinez-1 st , S. Hale-2 nd . 2 nd Motion: To rescind and reconsider 1 st motion (6-0, J. Shieh-absent; T. Rabago, J. Martinez-off dais); J. Gohil-1 st , K. Jackson-2 nd .	12/07/06: Approved the ZAP recommendation, striking the requirement for double door access from the bar (Tract 2) to the deck (Tract 3) and adding a the bar (Tract 2) to the deck (Tract 3) and adding a condition for speakers be removed from the deck area (7-0). 4/12/06: Approved GR-CO zoning for Tract 1, CS-1-CO zoning for Tract 2, and GR-CO zoning for Tract 3 (6-0); 2 nd /3 rd readings

		3rd Motion: To postpone and place on the September 19, 2006 ZAP Agenda (6-0, J. Shieh-absent; T. Rabago, J. Martinez-off dais); J. Gohil-1st, K. Jackson-2nd. 9/19/06: Continued to October 3, 2006 by Zoning and Platting Commission (7-0, J. Martinez, J. Pinnelli-absent); S. Hale-1st, J. Shieh-2nd. 10/03/06: Postponed to November 7, 2006 by the applicant (7-0, K. Jackson, J. Pinnelli-absent); J. Martinez-1st, S. Hale-2nd. 11/07/06: Approved staff's recommendation of GR-CO zoning for Tract 1 (shopping center), CS-1-CO zoning for Tract 2 (bar area), and GR-CO zoning for newly created Tract 3 (deck area). The Commission added the following conditions to Tract 2: Prohibit Adult Oriented Businesses; To require double door access to the deck from the bar (if allowable by Code and Building Permit regulations); To place permanent signage on the property at the driveway entries to restrict motorcycle parking in the rear/alleyway. To place permanent signage along the fence/property line between the residential site to the west and the property in question designating the parking spaces in the rear/alleyway as, "Employee Parking Only". To construct an 8-foot	
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		masonry/or sound retardant fence around the deck to mitigate sound emanating from the deck. The Commission also placed the following conditions on Tract 3 (the deck area): Place an 85 decibel limit (in accordance with LDC Sec. 9-2-4) on the deck to reduce noise emanating from the deck. Restrict amplified sound on the deck. Place permanent signage on the deck for noise mitigation. Remove the pool table off of the deck. Vote: (7-2, B. Baker, J. Martinez- No); J. Shieh-1 st , S. Hale-2 nd .	
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RELATED CASES:

C8J-03-0143.0A – Subdivision Case

OTHER STAFF COMMENTS:

Comprehensive Planning

Project Name and Proposed Use: 8863 ANDERSON MILL ROAD. C14-2026-0023. Project: 8863 Anderson Mill Road. 3.12 acres from I-RR; GR-CO to GR-CO. Existing: strip retail plaza. Proposed: strip retail plaza.

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. Sidewalk present along Anderson Mill Rd
	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.
Y	Connectivity and Education *: Located within 0.50 miles from a public school or university. 0.2 miles to Live Oak Elementary School; .3 miles to Deerpark Middle School
Y	Connectivity and Healthy Living *: Provides or is located within 0.50 miles from a recreation area, park or walking trail. Track and field present within 0.3 miles
	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.
	Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone
3	Number of "Yes's"

Environmental

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Lake Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It 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 Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

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

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

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

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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

Parkland dedication fees may apply to any future site or subdivision applications resulting from this rezoning. As of January 1, 2024, new commercial, non-residential uses are not subject to parkland dedication requirements at the time of site plan and subdivision.

Site Plan

FYI: All comments regarding the effects of the proposed rezoning on subsequent Site Plan Review applications are intended to assist in identifying potential development constraints but do not include all regulations which may affect a specific proposal. Changes to property boundaries and requests for development cannot include all regulatory limitations which may apply to a specific subject to modification or reconsideration if affected by a change in property boundaries or if development is proposed on only a portion of the land proposed for rezoning. These comments are intended to assist in identifying potential development constraints, but do not address the actual restrictions which will apply to a specific development proposal. Austin Development Services offers a variety of pre-application review options to assist in evaluating specific development proposals prior to Site Plan Application.

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

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

Transportation

Please provide the proposed conditional overlay for this site.

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 site plan application. Transportation assessment/traffic impact analysis and transportation demand management plan shall be required at the time of site plan if triggered per LDC 25-6 and TCM 10.2.1.

The Austin Strategic Mobility Plan (ASMP) calls for 116 feet of right-of-way for Anderson Mill Rd. It is recommended that 58 feet of right-of-way from the existing centerline should be dedicated for Anderson Mill Rd according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

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)
Anderson Mill Rd	Level 3	116 feet	Approx 100 feet	Approx 73 feet	Yes	Buffered bike lane	No

Water Utility

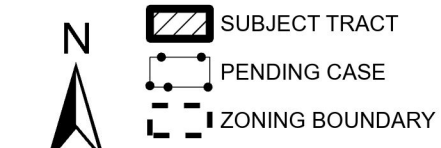
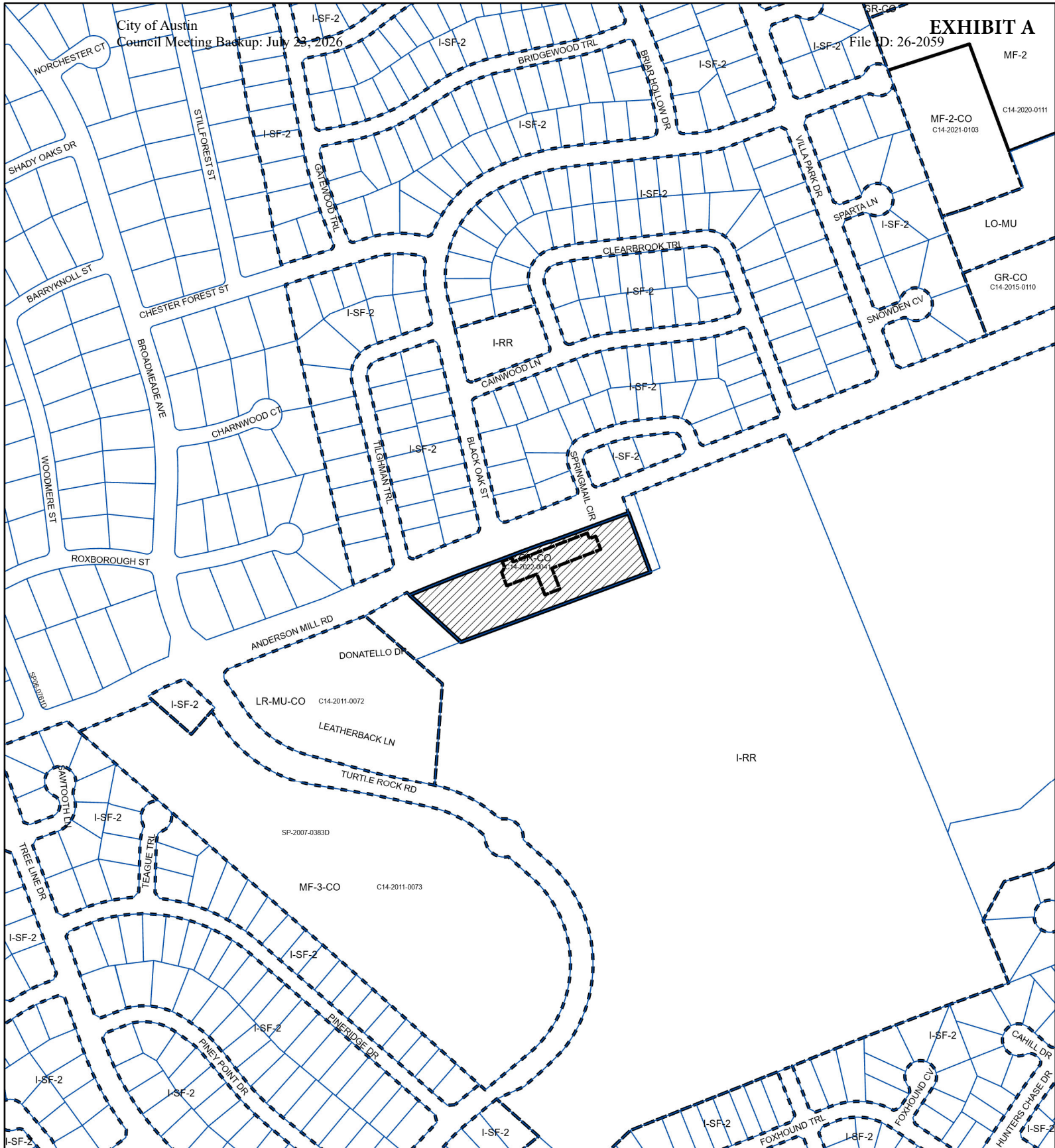
No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at ser@austintexas.gov.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Ordinance No. 20220728-135



ZONING
ZONING CASE#: C14-2026-0023

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



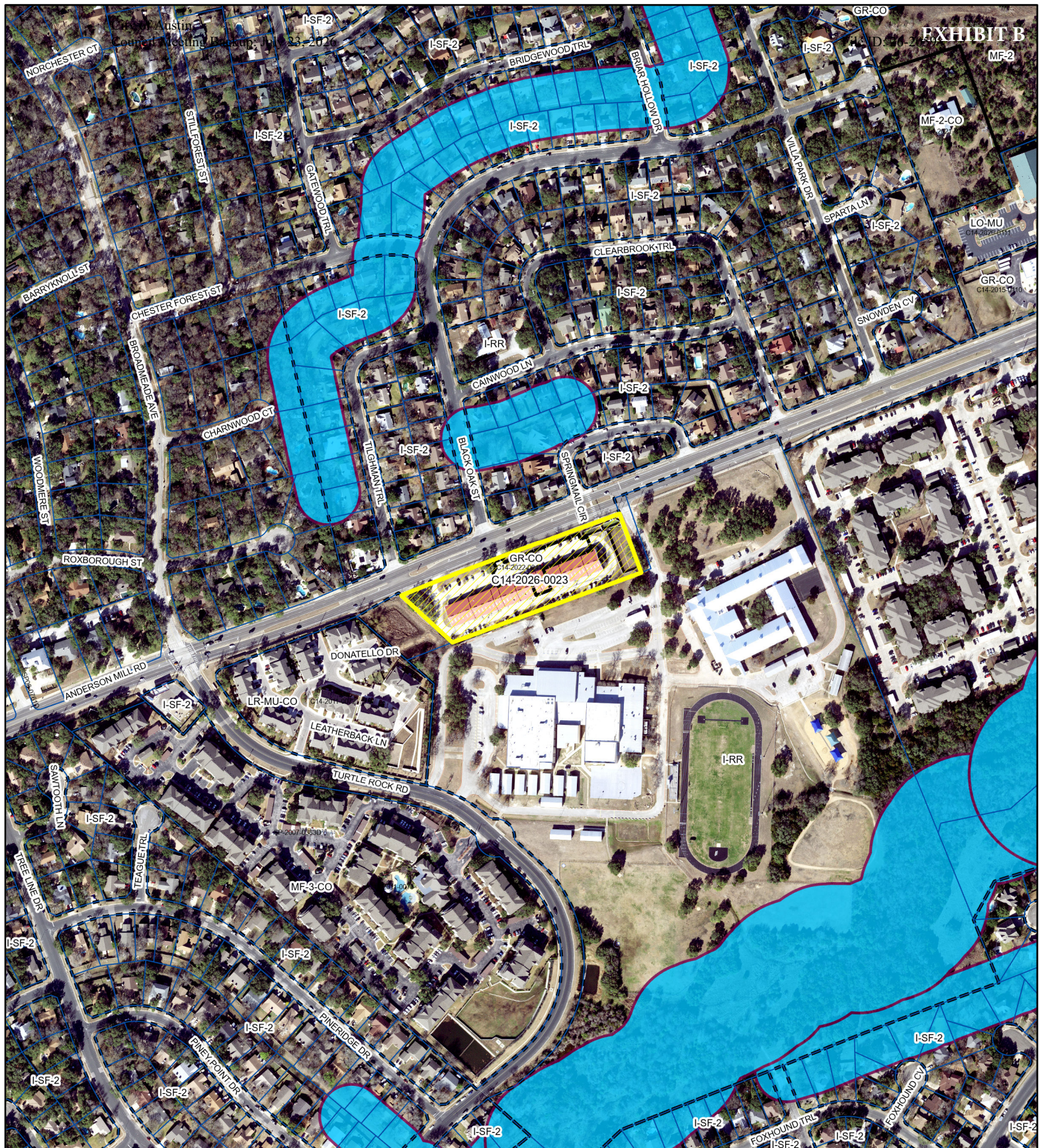


EXHIBIT B
MF-2



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

8863 Anderson Mill Road

ZONING CASE#: C14-2026-0023
 LOCATION: 8863 Anderson Mill Rd
 SUBJECT AREA: 3.12 Acres
 MANAGER: Sherri Sirwaitis



1" = 400'

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

Created: 4/14/2026

EXHIBIT C

ORDINANCE NO. 20220728-135

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 8863 ANDERSON MILL ROAD AND CHANGING THE ZONING MAP FROM INTERIM-RURAL RESIDENCE (I-RR) DISTRICT TO COMMUNITY COMMERCIAL-CONDITIONAL OVERLAY (GR-CO) COMBINING 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 interim-rural residence (I-RR) district to community commercial-conditional overlay (GR-CO) combining district on the property described in Zoning Case No. C14-2022-0041, on file at the Housing and Planning Department, as follows:

0.535 acre (approximately 23,289 sq. ft.) in the Henry Rhodes Survey, Abstract No. 522, Williamson County, Texas, being a portion of Lot 1, Block 1, Pruett Addition, a subdivision of record in Document No. 2004000871 of the Official Public Records of Williamson County, Texas; said 0.535 acre being more particularly described by metes and bounds in **Exhibit "A"** incorporated into this ordinance (the "Property"),

locally known as 8863 Anderson Mill Road in the City of Austin, Travis County, Texas, generally identified in the map attached as **Exhibit "B"**.

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

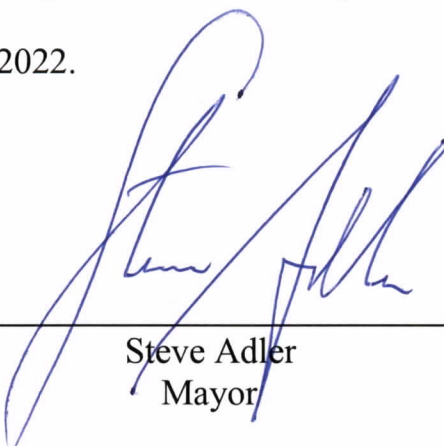
(A) The following uses are prohibited uses on the Property:

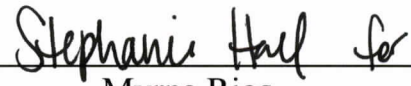
Automotive Repair Services	Automotive Sales
Automotive Washing (of any type)	Bail Bond Services
Club or Lodge	Commercial Off-Street Parking
Drop-Off Recycling Collection Facility	Exterminating Services
Funeral Services	Hotel-Motel
Off-Site Accessory Parking	Outdoor Entertainment
Outdoor Sports and Recreation	Pawn Shop Services
Service Station	

PART 3. Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the community commercial (GR) base district, and other applicable requirements of the City Code.

PART 4. This ordinance takes effect on August 8, 2022.

PASSED AND APPROVED

_____, 2022 §
 §
 § 
Steve Adler
Mayor

APPROVED:  **ATTEST:** 
Anne L. Morgan Myrna Rios
City Attorney City Clerk



Professional Land Surveying, Inc.
Surveying and Mapping

Office: 512-443-1724
Fax: 512-389-0943

3500 McCall Lane
Austin, Texas 78744

EXHIBIT " A "

PORTION OF LOT 1, BLOCK 1
PRUETT ADDITION

0.535 ACRE
CITY OF AUSTIN
WILLIAMSON COUNTY, TEXAS

A DESCRIPTION OF 0.535 ACRE (APPROXIMATELY 23,289 SQ. FT.) IN THE HENRY RHODES SURVEY, ABSTRACT NO. 522, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, PRUETT ADDITION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2004000871 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS; SAID 0.535 ACRE BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 1/2" rebar with plastic cap found in the southeast right-of-way line of Anderson Mill Road (a variable width, public right-of-way) for an angle point in the northwest line of said Lot 1;

THENCE South 68°55'54" West with the southeast right-of-way line of Anderson Mill Road, same being the northwest line of Lot 1, a distance of **170.27 feet** to a calculated point for the **POINT OF BEGINNING**;

THENCE over and across Lot 1, the following fifteen (15) courses and distances:

1. **South 10°42'08" East** a distance of **7.51 feet** to a calculated point of curvature;
2. With a curve to the left, having a radius of 20.00 feet, an arc length of 5.97 feet and a chord, which bears **South 18°16'46" East** a distance of **5.95 feet** to a calculated point;
3. **North 68°52'56" East** a distance of **250.11 feet** to a calculated point;
4. **South 20°50'26" East** a distance of **15.53 feet** to a calculated point of curvature;
5. With a curve to the left, having a radius of 3.00 feet, an arc length of 4.71 feet

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and a chord which bears **South 66°00'00" East** a distance of **4.24 feet** to a calculated point;

6. **North 69°08'18" East** a distance of **18.23 feet** to a calculated point;
7. **South 20°51'31" East** a distance of **44.13 feet** to a calculated point;
8. **South 68°50'04" West** a distance of **164.53 feet** to a calculated point;
9. **South 21°07'51" East** a distance of **69.89 feet** to a calculated point;
10. **South 68°52'09" West** a distance of **50.45 feet** to a calculated point;
11. **North 21°07'51" West** a distance of **69.76 feet** to a calculated point;
12. **South 68°51'23" West** a distance of **101.66 feet** to a calculated point;
13. **North 20°25'41" West** a distance of **46.26 feet** to a calculated point of curvature;
14. With a curve to the left, having a radius of 20.00 feet, an arc length of 25.62 feet and a chord, which bears **North 16°05'50" East** a distance of **23.91 feet** to a calculated point;
15. **North 28°20'26" West** a distance of **11.22 feet** to a calculated point in the southeast right-of-way line of Anderson Mill Road and the northwest line of Lot 1;

THENCE North 68°55'54" East a distance of **33.62 feet** to the **POINT OF BEGINNING**, containing **0.535 acre** of land, more or less.

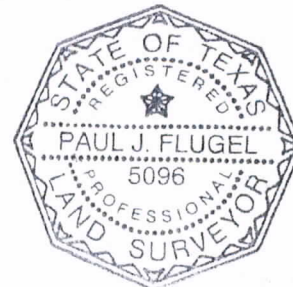
Surveyed on the ground January 25, 2022.

Bearing Basis: The Texas Coordinate System of 1983 (NAD83), Central Zone (4203)

Attachments: Survey Drawing No. 1888-001-BASE



Paul J. Flugel
Registered Professional Land Surveyor
State of Texas No. 5096
T.B.P.E.L.S. Firm No. 10124500



REFERENCES

WCAD Parcel ID R454713 MAPSCO GRID MG38

SKETCH TO ACCOMPANY A DESCRIPTION OF 0.535 ACRE (APPROXIMATELY 23,289 SQ. FT.) IN THE HENRY RHODES SURVEY, ABSTRACT NO. 522, WILLIAMSON COUNTY, TEXAS, BEING A PORTION OF LOT 1, BLOCK 1, PUETT ADDITION, A SUBDIVISION OF RECORD IN DOCUMENT NO. 2004000871 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

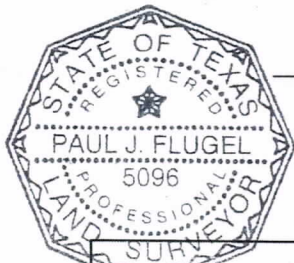
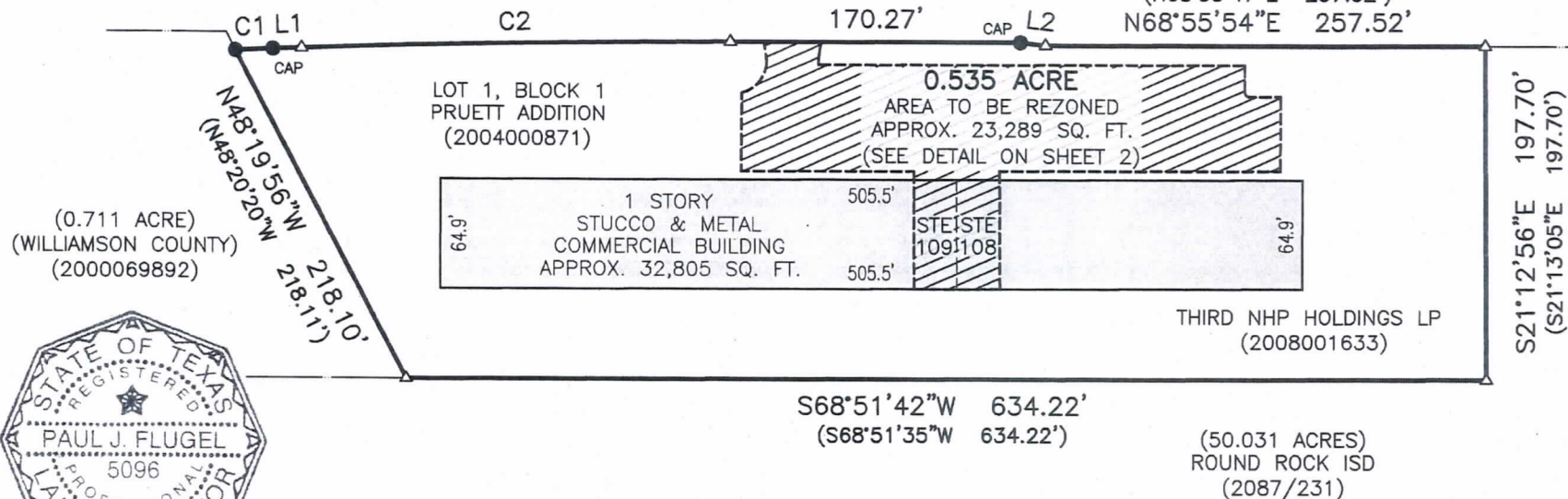
PROPERTY BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L1	N66°58'28"E	16.72'
(L1)	(N66°42'14"E)	(16.74')
L2	N75°50'25"E	14.69'
(L2)	(N75°51'31"E)	(14.67')

ANDERSON MILL ROAD
(RIGHT-OF-WAY WIDTH VARIES)

LEGEND	
●	1/2" REBAR FOUND
● CAP	1/2" REBAR FOUND WITH PLASTIC CAP
△	CALCULATED POINT
()	RECORD INFORMATION



1" = 100'



PROPERTY BOUNDARY CURVE TABLE						
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE	(RECORD CHORD)
C1	5309.33'	0°14'15"	22.01'	N66°37'10"E	22.01'	(N66°49'21"E 22.01')
C2	6501.67'	2°13'34"	252.61'	N67°49'07"E	252.59'	(N67°49'00"E 252.59')

DATE OF SURVEY: 01/25/22
PLOT DATE: 02/24/22
DRAWING NO.: 1888-001-BASE
PROJECT NO.: 1888-001
T.B.P.E.L.S. FIRM NO. 10124500
DRAWN BY: PAQ
SHEET 1 OF 2

Paul J. Flugel
2/24/2022

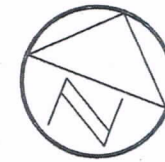
Chaparra

PHYSICAL ADDRESS: 8863 ANDERSON MILL RD, AUSTIN, TX 78729

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE (4203).

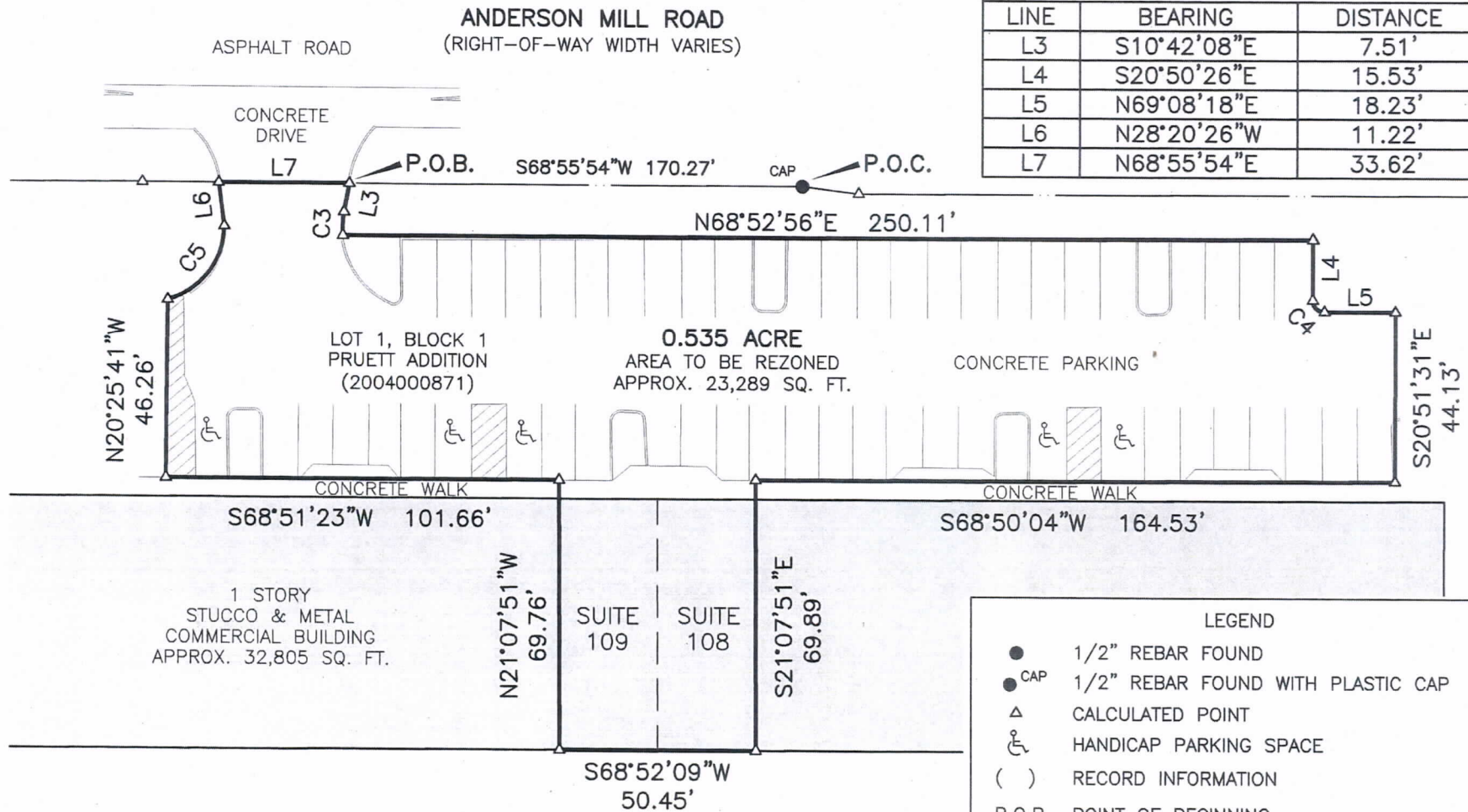
ATTACHMENTS: METES AND BOUNDS DESCRIPTION 1888-001-Z

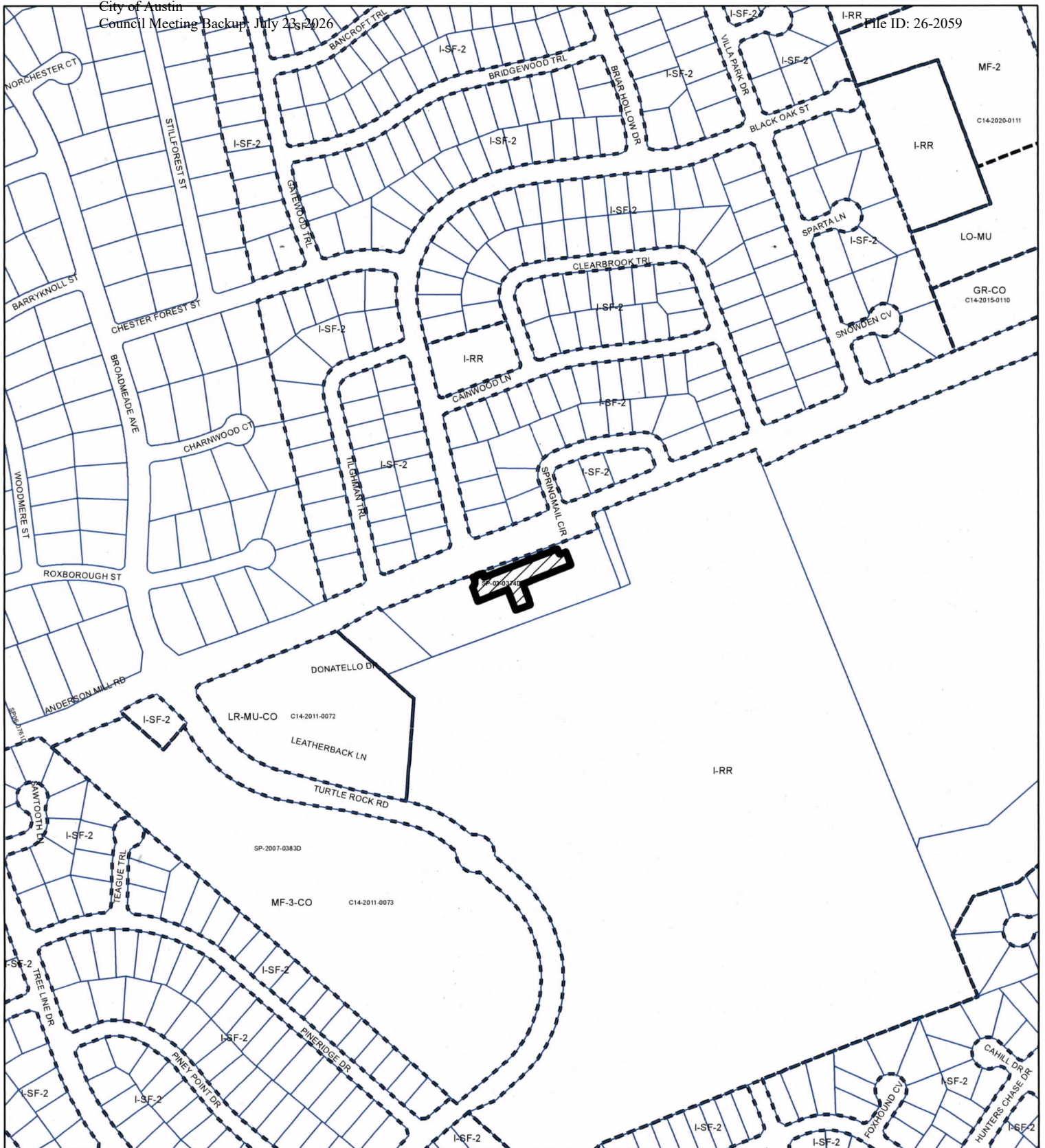
ZONING BOUNDARY CURVE TABLE					
CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
C3	20.00'	17°06'16"	5.97'	S18°16'46"E	5.95'
C4	3.00'	90°00'00"	4.71'	S66°00'00"E	4.24'
C5	20.00'	73°24'28"	25.62'	N16°05'50"E	23.91'



1" = 40'

ZONING BOUNDARY LINE TABLE		
LINE	BEARING	DISTANCE
L3	S10°42'08"E	7.51'
L4	S20°50'26"E	15.53'
L5	N69°08'18"E	18.23'
L6	N28°20'26"W	11.22'
L7	N68°55'54"E	33.62'





ZONING

Exhibit B

ZONING CASE#: C14-2022-0041



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: 3/23/2022