

ZONING CHANGE REVIEW SHEET

CASE: C14-2023-0097 (Protech 2)

DISTRICT: 6

ADDRESS: 12225 Roxie Drive

ZONING FROM: I-SF-2

TO: CS

SITE AREA: 384,134 sq. ft.

PROPERTY OWNER: Alameddine, LLC (Marwan Alameddine)

AGENT: RYO, LLC (Hue Nquyen)

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

STAFF RECOMMEDATION:

Staff recommends CS, General Commercial Services District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

November 14, 2023: Approved staff's rec. of CS zoning by consent (9-0, S. Boone and C. Thompson-absent).

CITY COUNCIL ACTION:

December 14, 2023

ORDINANCE NUMBER:

ISSUES: N/A

CASE MANAGER COMMENTS:

The property in question is currently developed with a one-story office/warehouse building. The lot to the north has interim zoning and is developed with a construction sales and services use (Austin Gutterman). To the south, there are automotive repair uses (Munich Auto, Mobile Auto Clinic) and a light manufacturing use (Platinum Label Millworks & Cabinets). The lot to the east contains a limited warehousing and distribution use (Morrison Supply Company). Across Roxie Drive, to the west, there is an automotive sales and repair business (Better Motors). The applicant is requesting to permanently zone the property to CS to utilize the existing structure for a trade contractor and automotive care center.

The staff recommends CS, General Commercial Services District, zoning. The site under consideration is located within an industrial park surrounded by office, commercial, warehouse distribution, light manufacturing and construction sales and services uses. The site meets the intent of the CS district as it allows for a commercial service uses generally located on a moderately-sized site. The property takes access to a collector roadway that is located off of two major arterial roadways, Pond Springs Road and U.S. Highway 183 North.

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.*

General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

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

CS zoning would be consistent with the surrounding commercial and industrial uses located to the north, south, east, and west of the site. The property in question is located within an industrial park adjacent to CS-CO and LI-CO district zoning and takes access to a collector roadway that is located off two major arterials, Pond Springs Road and U.S. Highway 183 North.

3. *Zoning should allow for reasonable use of the property.*

LI-CO zoning will allow the applicant to bring the existing constructions sales and services use on the property into conformance with the City of Austin Land Development Code. The proposed zoning is consistent with existing development in this area of the city.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-SF-2	Office/Warehouse
<i>North</i>	I-SF-2	Construction Sales and Services (Austin Gutterman)
<i>South</i>	I-SF-2, CS-CO	Automotive Repair (Munich Auto, Mobile Auto Clinic), Light Manufacturing (Platinum Label Millworks & Cabinets)
<i>East</i>	LI-CO	Limited Warehousing & Distribution (Morrison Supply Company)
<i>West</i>	CS-CO	Automotive Sales and Repair (Better Motors)

NEIGHBORHOOD PLANNING AREA: N/AWATERSHED: Lake CreekSCHOOLS: Round Rock I.S.D.NEIGHBORHOOD ORGANIZATIONS:

Friends of Austin Neighborhoods
Homeless Neighborhood Association
Neighborhood Empowerment Foundation
SELTexas
Sierra Club, Austin Regional Group

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2011-0044 (Roxie Business Park: 12307 Roxie Drive)	I-RR to LI	6/07/11: Approved staff's recommendation of LI-CO zoning, with a CO to limit the site to uses that generate no more than 2,000 vehicle trips per day and prohibit the Basic Industry, Recycling Center, and Resource Extraction uses, by consent (5-0, G. Bourgeois-absent); P. Seager-1 st , D. Tiemann-2 nd .	6/23/11: Approved LI-CO zoning on consent on all 3 readings (7-0); B. Spelman-1 st , L. Morrison-2 nd .
C14-2009-0136 (13216 Pond Springs Road)	I-RR to CS-CO	12/01/09: Approved CS-CO zoning, with Limited Warehousing and Distribution as the only permitted 'CS' district use, all other permitted 'GR' district uses, and limit the	12/17/09: Approved CS-CO zoning on consent on all 3 readings (7-0); Spelman-1 st , Cole-2 nd .

		development intensity on the site to less than 2,000 vehicle trips per day (7-0); P. Seager-1 st , T. Rabago-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
C4-06-0167 (13205 U.S. Highway 183 North)	GR-CO to CS-1	9/05/06: Approved staff's recommendation of CS-1-CO zoning on consent (8-0, J. Shieh-absent); J. Martinez-1 st , T. Rabago-2 nd .	10/05/06: Approved CS-1-CO zoning by consent (5-0, M. Martinez, B. McCracken-off dais); 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: 1st 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-1st, S. Hale-2nd. 2nd Motion: To rescind and reconsider 1st motion (6-0, J. Shieh-absent; T. Rabago, J. Martinez-off dais); J. Gohil-1st, K. Jackson-2nd. 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.	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); 2nd/3rd readings

		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 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- 1st, S. Hale-2nd.	
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C14-06-0107 (Milstead Warehouse – 12301 Roxie Drive)	I-SF-2 to LI	6/20/06: Approved staff's recommendation for LI-CO zoning, with CO to limit the site to uses that generate no more than 2,000 vehicle trips per day and prohibit the Basic Industry, Recycling Center, and Resource Extraction uses, by consent (7-0, J. Gohil, S. Hale – absent)	7/27/06: Approved LI-CO district zoning (7-0); all 3 readings
C14-05-0143 (Quality Liquors – 13290-A Pond Springs Road)	I-RR to Tract 1: GR, Tract 2: CS-1	9/20/05: Approved GR-CO for Tract 1 and CS-1-CO for Tract 2, prohibit on-site consumption, limit to 2,000 vehicle trips per day (9-0)	10/27/05: Approved GR-CO zoning for Tract 1, CS-1-CO zoning for Tract 2 by consent (6-0, Alvarez-off dais); all 3 readings
C14-04-0157 (Nouri Project – 186 Pond Springs Road)	I-RR to CS	11/2/04: Approved staff's recommendation of CS-CO zoning by consent (9-0)	12/02/04: Approved CS-CO (7-0); all 3 readings
C14-03-0169 (Maverick Drilling Company – 12228 Roxie Drive)	I-SF-2 to CS-CO	12/16/03: Approved staff's recommendation for CS-CO by consent (8-0, C. Hammond-absent)	1/15/04: Approved PC rec. of CS-CO by consent (6-0, McCracken-off dais); all 3 readings
C14-02-0159 (13284 Pond Springs Road)	I-RR to GR-CO	10/29/02: Approved staff's recommendation of GR-CO zoning with the deletion of Congregate Living as a prohibited use, by consent (7-0, A. Adams-absent)	12/05/02: Granted GR-CO on all 3 readings (7-0), the CO limits site to less than 2,000 vehicle trips per day and prohibits the following uses: Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Commercial Off-Street Parking, Drop-Off Recycling Collection Facility, Exterminating Services, Funeral Services, Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Outdoor Entertainment, Outdoor Sports and Recreation, Pawn Shop Services, Research Services, Service Station, Theater,

			Guidance Services, Residential Treatment
C14-02-0158 (13292 Pond Springs Road)	I-RR to GR-CO	10/29/02: Approved staff's recommendation of GR-CO zoning with the deletion of Congregate Living as a prohibited use, by consent (7-0, A. Adams-absent)	12/05/02: Granted GR-CO on all 3 readings (7-0), the CO limits site to less than 2,000 vehicle trips per day and prohibits the following uses: Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing (of any type), Commercial Off-Street Parking, Drop-Off Recycling Collection Facility, Exterminating Services, Funeral Services, Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Outdoor Entertainment, Outdoor Sports and Recreation, Pawn Shop Services, Research Services, Service Station, Theater, Guidance Services, Residential Treatment
C14-01-0163 (12224 Roxie Drive)	I-RR to CS-CO	12/11/01: Approved staff's recommendation of CS-CO zoning, adding a condition prohibiting vehicle storage (6-0, A. Adams, V. Aldridge-Left Early)	1/17/02: Approved CS-CO on 3 readings (6-0, Wynn out of room)
C14-01-0111 (Anderson Arbor Phase III – 13301-13321, 13343, 13347, 13353, and 13401 U. S. Highway 183 North)	I-RR, SF-2 to GR	11/27/01: Approved staff rec. of GR by consent (8-0)	1/10/02: Postponed to 1/31/02 at the request of the applicant (7-0) 1/31/02: Approved GR on all 3 readings (6-0, Goodman-off dais)
C14-01-0074 (13218 Pond Springs Road)	I-RR to LI	6/19/01: Approved staff's alternate recommendation of CS-CO district zoning, with CO limiting the site to 2,000 vtpd, by consent (7-1, Cravey-Nay, Garza-Absent)	7/19/01: Approved CS-CO, all 3 readings

C14-00-2037 (Don Ray George Zoning – N. U.S. HWY 183)	SF-2 to CS	4/04/00: Approved GR-CO zoning, prohibit Automotive Repair, Automotive Sales, and Automotive Rentals, and limit site to 2,000 vtpd (5-1, RC-Nay)	5/11/00: Approved PC rec. of GR-CO on 1 st reading only (7-0) 8/03/00: Approved GR-CO zoning on 2 nd /3 rd readings (7-0)
C14-99-2036 (Precision Auto Care - 13160 Pond Springs Road)	I-RR to GR	10/5/99: Approved GR-CO (7-1, RC-Nay) w/ only permitted GR use being a car wash and prohibiting the following uses: Automotive Rental, Automotive Repair Services, Automotive Sales, Business Trade School, Business Support Services, Commercial Off-Street Parking, Communication Services, Drop-Off Recycling Collection Facility, Exterminating Services, Funeral Services, Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Medical Offices, Outdoor Entertainment, Outdoor Sports and Recreation, Pawn Shop Services, Research Services, Restaurant (General), Theater, Hospital Services (General), Off-Site Accessory Parking	11/4/99: Approved GR-CO (6-0); all 3 readings
C14-98-0238 (Gerritt Hills Tract – 13200 Pond Springs Road)	I-RR to CS	2/2/99: Approved staff alternate rec. of CS-CO, limiting the site to 2,000 vtpd (8-0)	3/4/99: Approved CS-CO (7-0); all 3 readings
C14-98-0229 (Balcones European Motors – 12131 Roxie Drive)	I-SF-2 to GR	1/19/99: Approved staff rec. of GR-CO, limiting the site to 2,000 vtpd	2/25/99: Approved PC rec. of GR-CO (7-0); all 3 readings
C14-98-0201 (Buell Zoning – 12112 Boardwalk Drive)	I-SF-2 to LI	12/8/98: Approved LI by consent (8-0)	1/7/99: Approved LI-CO w/ condition of 2,000 vehicle trips per day limit (7-0); all 3 readings

C14-98-0199 (Woods Honda - 13175 Research Boulevard)	I-RR to GR	1/12/99: Approved GR-CO zoning, limiting the site to 2,000 vtpd	2/11/99: Approved PC rec. of GR-CO (5-0); all 3 readings
C14-98-0198 (Woods Honda – 13175 Research Boulevard)	I-RR to GR	1/19/99: Approved staff rec. of GR-CO zoning, limiting the site to 2,000 vtpd (9-0)	2/25/99: Approved PC rec. of GR-CO (7-0), all 3 readings
C14-98-0167 (12215-12219 Roxie Drive)	I-SF-2 to CS	11/17/98: Approved staff alternate rec. of CS-CO, w/ 2,000 vehicle trips per day limit, by consent (9-0)	1/21/99: Approved CS-CO w/ conditions (7-0); all 3 readings
C14-98-0152 (R-K Subdivision – 13200 Pond Springs Road)	I-RR to CS	11/10/98: Approved staff alternate rec. of CS-CO, prohibiting adult oriented businesses, by consent (8-0)	12/10/98: Approved CS-CO, with CO limiting the site to 2,000 vtpd (7-0, 1 st) 2/25/99: Approved CS-CO (7-0, 2 nd / 3 rd)
C14-98-0099 (Rundell Zoning No. 4 – (Roxie at Boardwalk)	I-RR to CS	8/18/98: Approved CS-CO, w/ 2,000 vehicle trips per day limit, by consent (7-0)	10/8/98: Approved PC rec. of CS-CO w/ conditions (6-0); 1 st reading 12/10/98: Approved CS-CO w/ conditions (7-0); 2 nd / 3 rd readings
C14-98-0098 (Rundell Zoning No. 3 – Roxie at Boarwalk)	I-RR to CS	8/18/98: Approved CS-CO by consent (7-0)	10/8/98: Approved PC rec. of CS-CO w/ 35 feet of deferred ROW dedication and 2,000 vehicle trips per day limit by consent (6-0); 1 st reading 12/10/98: Approved CS-CO w/ conditions (7-0); 2 nd / 3 rd readings
C14-98-0097 (Rundell Zoning No. 2 – 573' from Boardwalk at U.S. 183 E Side)	I-RR to CS	8/18/98: Approved CS-CO, w/ conditions (7-0)	10/8/98: Approved PC rec. of CS-CO w/ 35 feet of deferred ROW dedication and 2,000 vehicle trips per day limit by consent (6-0); 1 st reading 12/10/98: Approved CS-CO with conditions (7-0); 2 nd / 3 rd readings

C14-98-0096 (Rundell Zoning No.1 – 184' from Boardwalk at U.S. 183 E. Side)	I-SF-2 to LI-CO	8/18/98: Approved CS-CO w/ conditions (7-0)	10/8/98: Approved PC rec. of CS-CO w/ 35 feet of deferred ROW dedication and 2,000 vehicle trips per day limit by consent (6-0); 1 st reading 12/10/98: Approved CS- CO w/ conditions (7-0); 2 nd / 3 rd readings
C14-98-0036 (Roxie Drive Warehouse – 12108-12112 Roxie Drive)	I-SF-2 to LI-CO	4/14/98: Approved LI-CO w/ conditions of 2,000 vehicle trips per day limit, prohibiting Agricultural Sales and Service, Automotive Repair Services, Construction Sales and Services, Equipment Sales, Equipment Repair Services, Scrap and Salvage, Vehicle Storage, Basic Industry, Recycling Center, Resource Extraction, and Railroad Facilities (8-0)	5/14/98: Approved PC rec. of LI-CO w/ conditions (5-0); 1 st reading 1/21/99: Approved LI- CO w/ conditions (7-0); 2 nd / 3 rd readings

RELATED CASES:

C8-73-40 – Subdivision Case: Lot 30, Buell Park Subdivision

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bus Route	Bike Route
Roxie Drive	62'	40'	Collector	No	No	No

OTHER STAFF COMMENTS:Comprehensive Planning

Project Name and Proposed Use: 12225 ROXIE DR. C14-2023-0097. Project: Protech 2. 0.473 acres from I-SF-2 to CS. Specialty Trade Contractor to Specialty Trade Contractor and Automotive Care Center. Area surrounded by commercial and autocentric businesses.

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.
	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.
1	Total 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

There will be no parkland dedication requirements for commercial developments after January 1, 2024.

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.

The site is subject to compatibility standards. Along the North and South property line, the following standards apply:

- No structure may be built within 25 feet of the property line. § 25-2-1063-B
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line. § 25-2-1063-C-1
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line. § 25-2-1063-C-2
 - For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive. § 25-2-1063-C-3
 - No parking or driveways are allowed within 25 feet of the property line. § 25-2-1067-G
 - A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
 - An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
 - A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

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

Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Roxie Dr. 29 feet of right-of-way from the existing centerline should be dedicated for Roxie Dr. according to the ASMP 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)
Roxie Dr.	Level 1	58'	62'	40'	No	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.

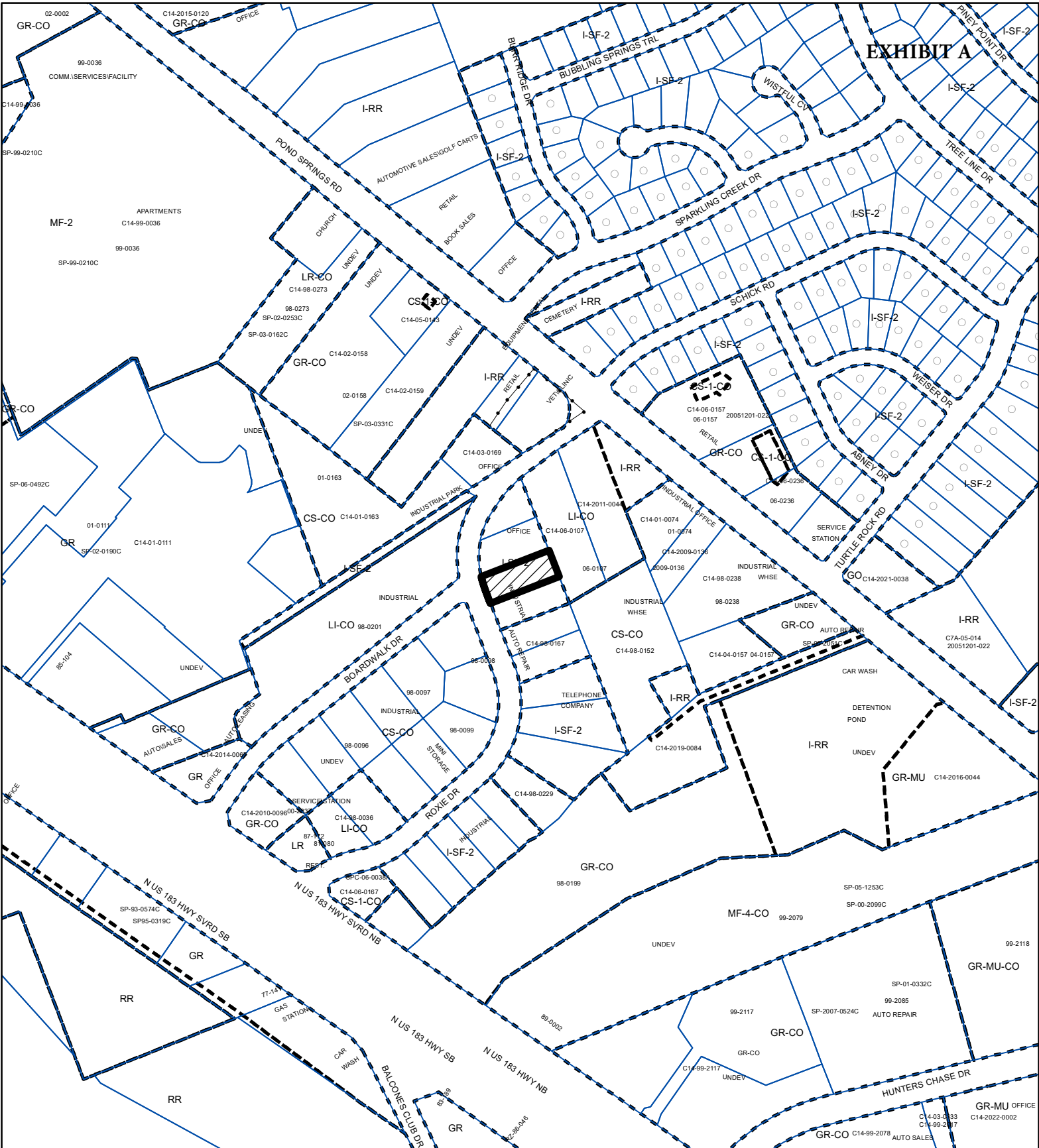
All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

A: Zoning Map

B. Aerial Map

EXHIBIT A



ZONING

ZONING CASE#: C14-2023-0097



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

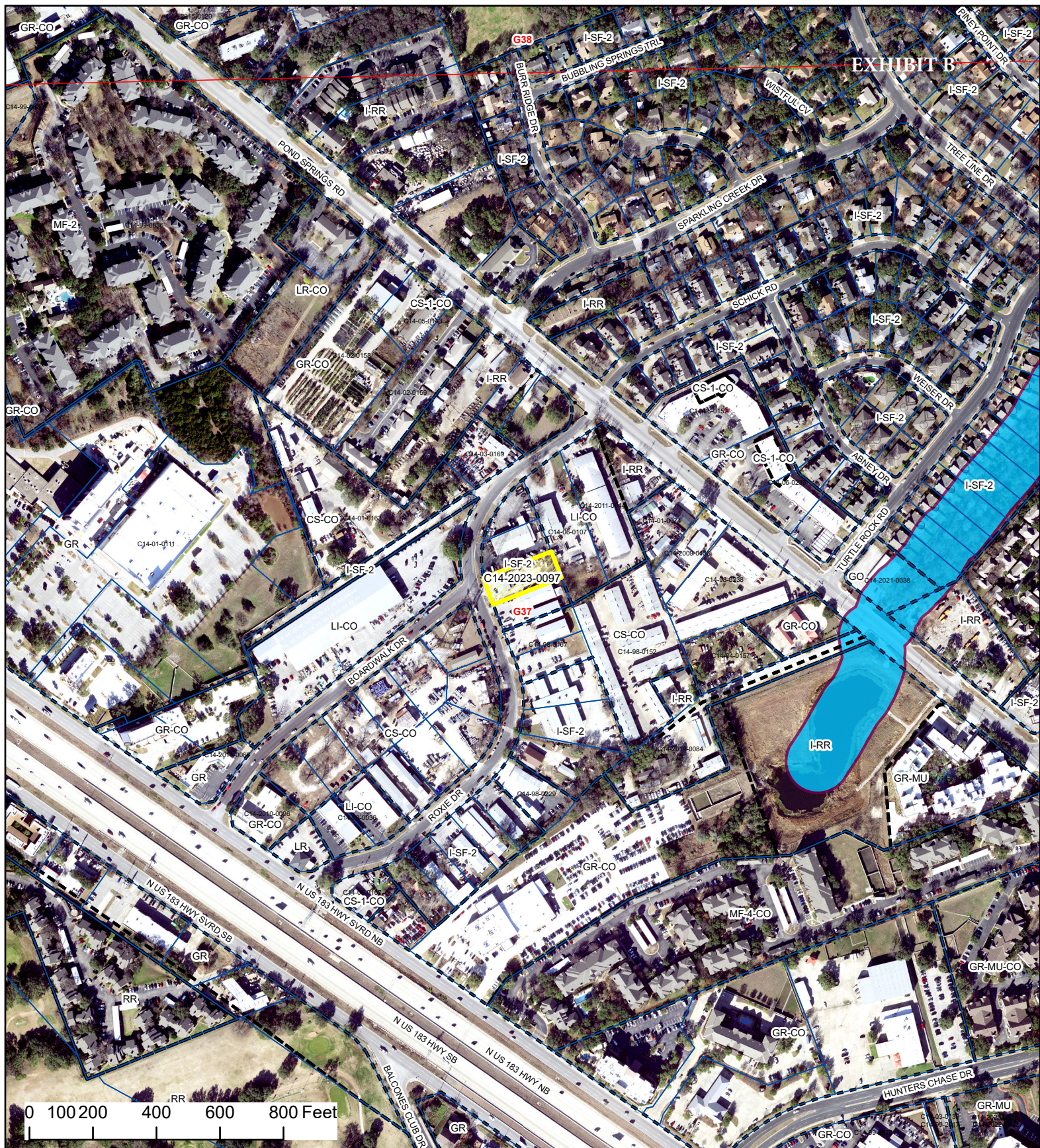
1" = 400'

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.

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Created: 8/8/2023



Protech 2

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

ZONING CASE#: C14-2023-0097
 LOCATION: 12225 Roxie Dr
 SUBJECT AREA: 0.473 Acres
 GRID: G37
 MANAGER: Sherri Sirwaitis



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