

## **Circle C Ranch**

### **Tract 110, Northern Area, Tract A, Lot 1—Circle C Ranch Phase B-19 “Y” Lot 1**

Lot 1 of Tract 110 is located on the south side of LaCrosse, generally between MoPac and Dahlgreen, with the exception of a small parcel designated as Lot 2 is located on the southeast corner of Dahlgreen and LaCrosse.

Lot 1 is approximately 33 acres. The buyer wants to build a post graduate physical therapy campus for approximately 500 students. The current zoning limits college and university usage of this tract to approximately 36,500 square feet on Lot 1 and Lot 2. The client is requesting a zoning change to take the 36,500 s.f. “use allocation” for colleges and universities from Lot 2 and re-assign it to Lot 1 in order to have a larger campus building. The impervious cover for Lot 1 is 1.4% and that will not change. Essentially, no one would be able to have a college and university campus on Lot 2 if the zoning change is made.

From the point of view of the Circle C Homeowners Association, a number of items were negotiated with regards to this tract during the Stratus Settlement in 2002. They include:

- landscape and street lighting requirements—see attached Development Agreement
- Architectural Review by the Circle C Community Commercial Association
- adherence to the Green Building Covenant negotiated between Stratus and the City of Austin
- zoning requirements—see attached Zoning Ordinance
- tract covenant requirements—see attached Tract 110 covenant

In referencing the documents, the parcel in question is Tract 110, Parcel A, Lot 1. The legal description is Tract 110- A, Phase B-19, “Y” Lots 1 and 2. You can see this on the attached map.

Attached document list:

- Zoning Ordinance— see Tract 110, A, Phase B-19 “Y”, Lot 1
- Summary of Zoning Change—provided by client’s (buyer’s) attorney
- Client Biography—provided by client’s (buyer’s) attorney
- Map
- Development Agreement—addresses required landscaping, street lights
- Tract 110 Covenant—specifies setbacks