



Prepared For: Douglas Gibbins x  
Date Prepared: Friday, May 17, 2019  
Subject Address: 916 BLVD W CEDAR PARK 78613  
Subject Property ID: R033772

- Do not use this report to make final decisions. A Zonability report is a starting point and should not be viewed as a formal feasibility study or as a complete due diligence review.
- There are no straightforward "yes/no" answers in a Zonability report.
- Many potential factors are not included the development and use potential calculations in a Zonability report (the "zotential" calculations). These may include, but are not limited to, environmental-related restrictions such as impervious cover, watershed, heritage trees, flood areas and protected species as well as other items like property topography, deed restrictions, utilities easements, neighborhood level restrictions, neighbor input, and prevailing political attitudes at various regulatory bodies.

Please see [www.zonability.com/tos](http://www.zonability.com/tos) for Zonability's terms of service.

**Disclaimer:** The data displayed here may not represent the totality of all data associated with this property which can impact results. Beyond Value, Inc. is not responsible for omissions or inaccuracies. Do not use this report to make final decisions - it is an initial scan only. Expert zoning consultants can provide a more complete study.

**DO NOT MAKE FINANCIAL DECISIONS BASED ON REPORT FINDINGS. ALL DISCLAIMERS IN THIS REPORT SHOULD BE REVIEWED. DO NOT SEPARATE REPORT PAGES.**

**Cedar Park, TX**

Address  
**916 BLVD W CEDAR PARK 78613**

Property ID  
**R033772**

One-Click Reports (Skip Preview)

**LEGEND**

<input type="checkbox"/> Residential	<input type="checkbox"/> Agricultural	<input type="checkbox"/> Government	<input type="checkbox"/> Mixed	<input type="checkbox"/> Multifamily	<input type="checkbox"/> Planned Special
<input type="checkbox"/> Industrial	<input type="checkbox"/> Commercial	<input type="checkbox"/> Unzoned	City Limits	<input type="checkbox"/> ETJ	ETJ Limits

Subject

PROPERTY			
<b>Assessor Address</b>	<b>916 BLVD W CEDAR PARK 78613</b>		
<b>Owner(s) of Record</b>	<b>Baughman Martin L</b>		
<b>County Property ID</b>	<b>R033772</b>	<b>Ownership in Years</b>	<b>12.5 years</b>
<b>Geography ID</b>	<b>R-17-W314-0040-0010-N010</b>	<b>Assessed Market Value</b>	<b>\$275,607</b>
<b>Year Built</b>	<b>Not found</b>	<b>County</b>	<b>Williamson</b>
<b>Lot Size</b>		<b>School District</b>	<b>Leander Independent School District</b>
<b>Building Size Estimate</b>	<b>-</b>	<b>Incorporated City Status</b>	<b>Within City Limits</b>
<b>Existing Use (per assessor)</b>	<b>N/A</b>		

CURRENT REGULATIONS	
<b>Zoning Focus</b>	<b>Commercial</b>
<b>Zoning Abbreviation(s) and Name(s)</b>	GB General Business CO Corridor Overlay
<b>Regulatory Entity</b>	FPJ Full Purpose Jurisdiction Cedar Park

FUTURE REGULATIONS	
<b>Future Use Abbreviation (s) and Name(s)</b>	<b>None Found</b>

ESTIMATED POTENTIAL

<b>Building Size</b>	<b>15,200 SF</b>
<b>Height (Stories)</b>	<b>7.0</b>
<b>Untapped Potential</b>	<b>Unknown</b>

ESTIMATED USES

-  **Likely OK**
  - Medical Offices
  - Office
  - Personal Improvement Services
-  **Maybe OK**
  - Bar
  - Gas station
  - Hotel
  - Restaurant, general
  - Restaurant, limited
  - Retail Stores

POTENTIAL RISKS TO REVIEW

**We've worked to identify potential risks to change associated with three elements: Property, Area and Construction. All details will need to be verified by an expert. A feasibility study is recommended before making any financial decision.**



**PROPERTY**  
More than one district identified.

**When more than one district impacts a parcel, it means having to sort through the differences in the regulations which may cause confusion, time and money during a zoning permit submittal.**



**AREA**  
Looks like a vacant or nearly vacant site.

**When a property is vacant or nearly vacant, it may be more challenging to get approvals for a new development. The reasons are often tied to the perception that the vacant land may have been viewed as "open space" or some kind of buffer the nearby neighbors appreciated. There could also be additional hurdles for getting the utilities to the site, curb cuts and possibly the need to pay for new sidewalks.**

AREA CHARACTER - 1/4 MILE BUFFER

**ZONING CATEGORY**

<b>Residential</b>	<b>85%</b>
<b>Commercial</b>	<b>10%</b>
<b>Multifamily</b>	<b>3%</b>

**BUILDING SIZE**

<b>Largest</b>	<b>25,930<sup>SF</sup></b>
<b>Median</b>	<b>1,670<sup>SF</sup></b>

**LOT SIZE**

<b>Largest</b>	<b>14.06<sup>acres</sup></b>
<b>Median</b>	<b>0.25<sup>acres</sup></b>



## DISTRICT DEFINITIONS

GB	COMMERCIAL General Business	<p>Legal Definition</p> <p>The purpose of the district is to provide for moderate and large retail centers, big-box stores, and malls that serve the retail and service needs of the community and broader region. This district includes site and building design and architectural standards to ensure quality, sustainable development.</p>
CO	DESIGN Corridor Overlay	<p>Legal Definition</p> <p>The Corridor Overlay, CO is established to provide for additional elements to specified areas encompassing land that has already been assigned conventional zoning district classifications. It supplements the standards of the underlying conventional districts. The intent of the Corridor Overlay is to exercise greater control over the aesthetic and functional characteristics of development along major thoroughfares, which serve as major entrances to the community, where higher development standards can effectively enhance the appearance, the quality of life, and the economic viability of the City.</p>

## REGULATORY ENTITY DEFINITIONS

FPJ	CEDAR PARK Full Purpose Jurisdiction	<p>Legal Definition</p> <p>Cedar Park, the named city, looks to be the one issuing zoning and building permits. FPJ stands for "Full Purpose Jurisdiction." It is key to know which city or agency controls the development and use potential.</p>
-----	---	--

## ABOUT THIS REPORT

## Data Limitations

- Do not use this report to make final decisions. A Zonability report is a starting point and should not be viewed as a formal feasibility study or as a complete due diligence review.
- There are no straightforward "yes/no" answers in a Zonability report.
- Many potential factors are not included the development and use potential calculations in a Zonability report (the "zotential" calculations). These may include, but are not limited to, environmental-related restrictions such as impervious cover, watershed, heritage trees, flood areas and protected species as well as other items like property topography, private deed restrictions, utilities easements, neighborhood level restrictions, neighbor input, and prevailing political attitudes at various regulatory bodies.

Please see [www.zonability.com/tos](http://www.zonability.com/tos) for Zonability's terms of service.

**Disclaimer:** The data displayed here may not represent the totality of all data associated with this property which can impact results. Beyond Value, Inc. is not responsible for omissions or inaccuracies. Do not use this report to make final decisions - it is an initial scan only. Expert zoning consultants can provide a more complete study.

**DO NOT MAKE FINANCIAL DECISIONS BASED ON REPORT FINDINGS. ALL DISCLAIMERS IN THIS REPORT SHOULD BE REVIEWED. DO NOT SEPARATE REPORT PAGES.**