

- 3. Rezoning:** [C14-2019-0146 - Far West](#)
Location: 3525 Far West Blvd., Shoal Creek Watershed
Owner/Applicant: Frost National Bank (Ross Wood)
Agent: Drennan Group (Amanda Swor)
Request: Approve GR-V to permit 40,000 sq. ft. commercial building
Staff Rec.: **Recommended**
Staff: [Mark Graham](#), 512-974-3574
 Planning and Zoning Department

Question: Commissioner King

1. Does the V (vertical mixed use combining district) designation require residential uses to be included in the development? I didn't see any reference to residential uses in the backup for this case.
2. If GR-V zoning is recommended by ZAP and approved by Council, would this development be required to provide on-site income-restricted housing or pay a fee-in-lieu for affordable housing?
3. The proposed new LDC zoning map shows this property is recommended for MU3 zoning. If GR-V zoning is recommended by ZAP and approved by Council, would MU4 zoning be recommended for this property under the new LDC zoning?

Answer: Staff

1. No, the V designation does not require residential uses in the development. Frost National Bank requested the GR base zoning change and already has the V designation which will be carried forward. The City of Austin proactively added the V zoning to many properties along Far West Boulevard since it is a designated "Future Core Transit Corridor".
2. No, including the V overlay does not require on-site income-restricted housing or the alternative of paying a fee-in-lieu for affordable housing. Instead, it creates an incentive such as waivers for site area (density limits), Floor to Area (FAR) ratio, building coverage and setback requirements as well as a 40% reduction in parking. In exchange the developer would be required to have a different use on the first floor than on the upper floors and must construct at least 75% of the principal street frontage in a manner to allow for future commercial uses.

3. If the developer of this property decided to take advantage of the V designation, (the incentives and waivers) and build residential rental units, the Zoning Ordinance that established the V overlay for this property determined that at least 10% of the rental units would have to be affordable at the 80% of Area Median Family Income (AMFI) level.

It has not been determined how or when the new GR-V in this case would be mapped if the new LDC is approved.

1. **Hill Country Roadway Site Plan (Revision):**
[SPC-2017-0372C\(R1\) - Parke 27 Phase One \(Revision One\); District 6](#)
Location: 7710 North FM 620 Road, Bull Creek / Lake Travis Watersheds
Owner/Applicant: Parke Properties
Agent: KBGE (Russel F. Tomer)
Request: Approval of a Revision to a previously approved Hill Country Roadway Site Plan for 14 commercial buildings on 27.17 acres to a total of 17 commercial buildings with no change to impervious cover.
Staff Rec.: **Recommended**
Staff: **[Randall Rouda](#)**, 512-734-3338, Development Services Department

Question: Commissioner King

1. The "Summary Comments On Site Plan" section on page two of the backup for this case reflects that: "The revised project is comprised of 17 buildings...". The "Proposed Use" section on page one indicates that: "The applicant proposes to construct a commercial development consisting of a total of 18 buildings..." How many buildings will comprise the proposed development?
2. The "Request" section on page one indicates that "there would be no change in the amount of anticipated Impervious Cover." Can the development increase the amount of impervious cover above the approved limit of 64.5% without ZAP approval?

Answer: Staff

- 1) The correct figure is 18 total buildings.
- 2) Any increase to Impervious Cover would require either a Site Plan Correction for minor changes or a Site Plan Revision for more substantive alterations. Site Plan Corrections do not go back to the Commission, so they have the potential to increase Impervious Cover modestly without returning to the Commission for approval. I have requested additional information regarding the

precise dividing line between a Correction and a Revision and I will pass the answer along to you as soon as I get an response.

Addition Response:

Corrections need to be minor in relation to the scale of the project to begin with (we'd approve larger changes as a correction to the Samsung campus site plan, than we would ever allow on a convenience store site plan). We can't approve anything requiring a variances, we generally won't allow a significant increase in the total LOC for the project, we don't allow redesign/re-engineering of stormwater controls (so if the increase in IC exceeds the original design capacity for the ponds, that will disqualify you from the correction process). In the case of a HCRC site plan, we wouldn't approve a correction that reduces the roadway vegetative buffer or significantly reduces the area designated as "natural area" on the plans, we also won't approve changes that move buildings around on a hill country site plan (although moving buildings around is not necessarily an issue with non HCRC site plans, as long as we determine that the changes do not significantly impact adjoining property owners.).

6. Plat Vacation: [C8-2016-0109.3A \(VAC\) - Partial Vacation of Pioneer Crossing, Section 17; District 1](#)

Location: 10800-1/2 Sprinkle Cutoff Road, Walnut Creek Watershed
Owner/Applicant: Continental Homes of Texas, LP
Agent: Walter Hoysa (LJA Engineering, Inc.)
Request: Approval of the vacation of Lot 101, Block EE of Pioneer Crossing, Section 17.
Staff Rec.: **Recommended**
Staff: [Steve Hopkins](#), 512-974-3175

Question: Commissioner King

Answer: Staff

The amenity lot will be lot 7, block MM in Section 16 (C8-2017-0267.0A). It is on the other side (east) of sprinkle cut off road. That vacation & replat was approved in 2018. I have attached the associated backup, and a map showing the proximity of the two replats.

See attachment, B-06 - Exhibit King Question

8. Site Plan: [SP-2019-0108D - Thaxton Road Tract Offsite Wastewater Improvements; District 2](#)
Location: 6810-1/2 Colton Bluff Springs Road, Marble Creek Watershed
Owner/Applicant: Phillip Boghosian
Agent: Jeff Howard
Request: Request to vary LDC 25-8-261 to allow development in a critical water quality zone
Staff Rec.: **Not Recommended**
Staff: [Jonathan Garner](#), 512-974-1665
Development Services Department

Question: Commissioner Aguirre

1. Please provide a breakdown of new wastewater lines (since 2013) that are located in creeks and CWQZs. Please provide a list of their locations and a map indicating where these are located.
2. Considering the Bull Creek sewage leakage incident, which was reported this past Sunday (Dec. 1, 2019), what can go wrong when placing interceptors along creeks and within CWQZs? Environmentally? Public Health?
3. How many sewage leakage incidents have occurred in the past? What has been the cost to the city's taxpayers to clean up after such incidents have occurred.
4. McKinney Falls State Park is located not far downstream of this location. Who will pay the cost of cleaning up a sewage leakage in a State park?

Answer: Pending

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0267.0A **ZAP DATE:** March 20, 2018

SUBDIVISION NAME: Replat of Block MM of Pioneer Crossing East, Section 16

AREA: 3.164 acres

LOTS: 8

APPLICANT: Continental homes of Texas, LP

AGENT: LJA Engineering, Inc
(Walter Hoysa)

ADDRESS OF SUBDIVISION: Between Blazeby Drive, Samsung Boulevard and Sprinkle Cutoff Road

GRIDS: MN30

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

DISTRICT: 1

LAND USE: Residential

SIDEWALKS: Sidewalks will be constructed along Between Blazeby Drive, Samsung Boulevard and Sprinkle Cutoff Road.

DEPARTMENT COMMENTS: This request is for the replat of Block MM of Pioneer Crossing East, Section 16. The plat is comprised of six residential lots, one amenity lot and one drainage lot on 3.164 acres. The proposed lots comply with PUD requirements for use, lot width and lot size. Case #C8-2016-0109.5A (VAC) is the associated plat vacation.

This replat and associated vacation is the first step in the applicant's overall plan to relocate an amenity lot and reconfigure portions of Pioneer Crossing East, Sections 16 and 17. The entire process is described below:

- Section 16, Block MM is currently comprised of 12 residential lots and 1 drainage lot. It will be vacated and replatted into 6 residential lots, 1 drainage lot and 1 amenity lot.
- Section 17, Block EE, Lot 1 is currently comprised of 1 amenity lot. It will be vacated and replatted into 4 residential lots and 1 drainage lot. The vacation (C8-2016-0109.3A VAC) and replat (C8-2017-0268.0A) applications are being reviewed and will be scheduled for a hearing after the review is complete.

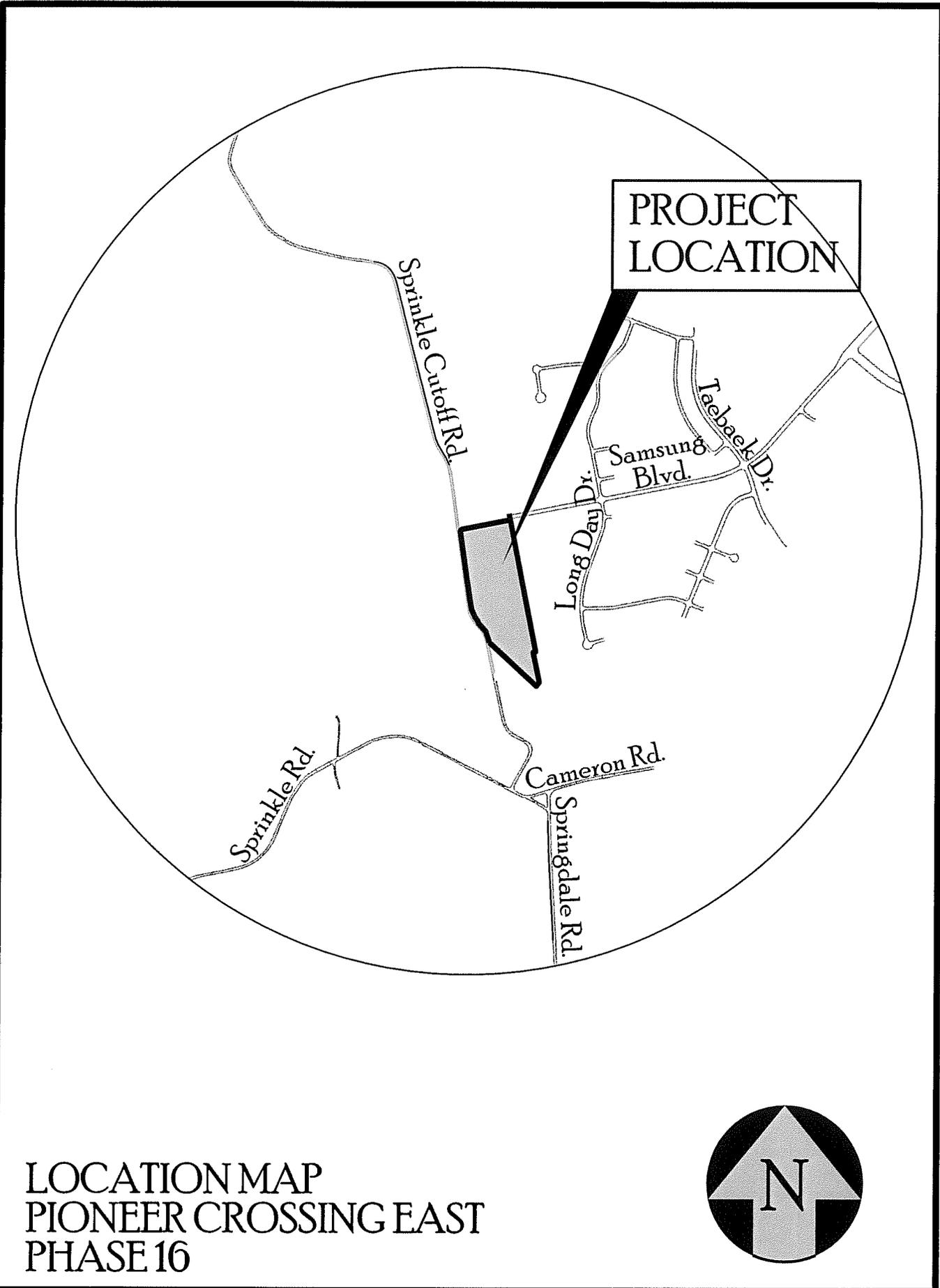
STAFF RECOMMENDATION: The plat meets all applicable State and City of Austin Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

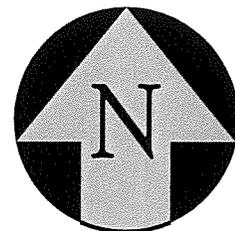
CASE MANAGER: Steve Hopkins

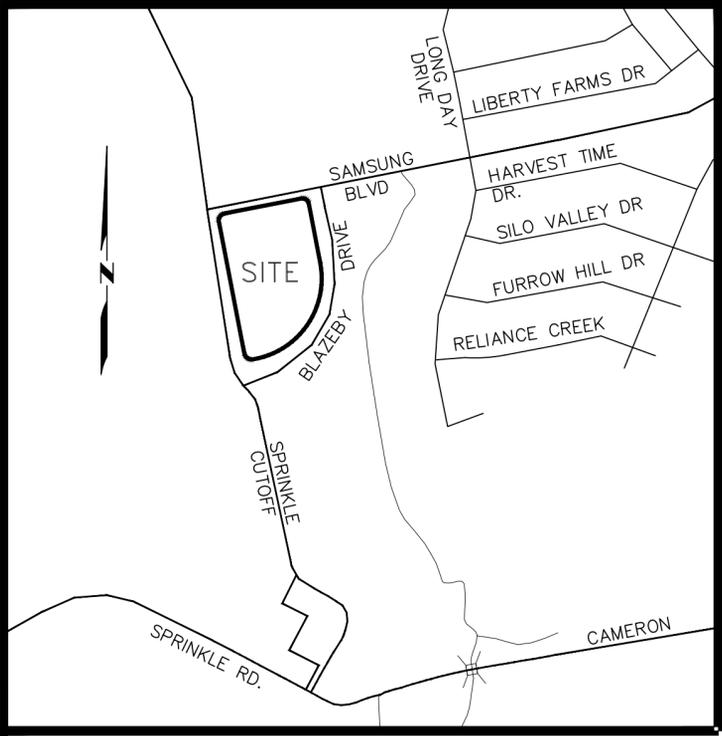
PHONE: 512-974-3175

E-mail: steve.hopkins@austintexas.gov



LOCATION MAP
PIONEER CROSSING EAST
PHASE 16

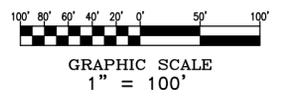




VICINITY MAP
(NOT TO SCALE)

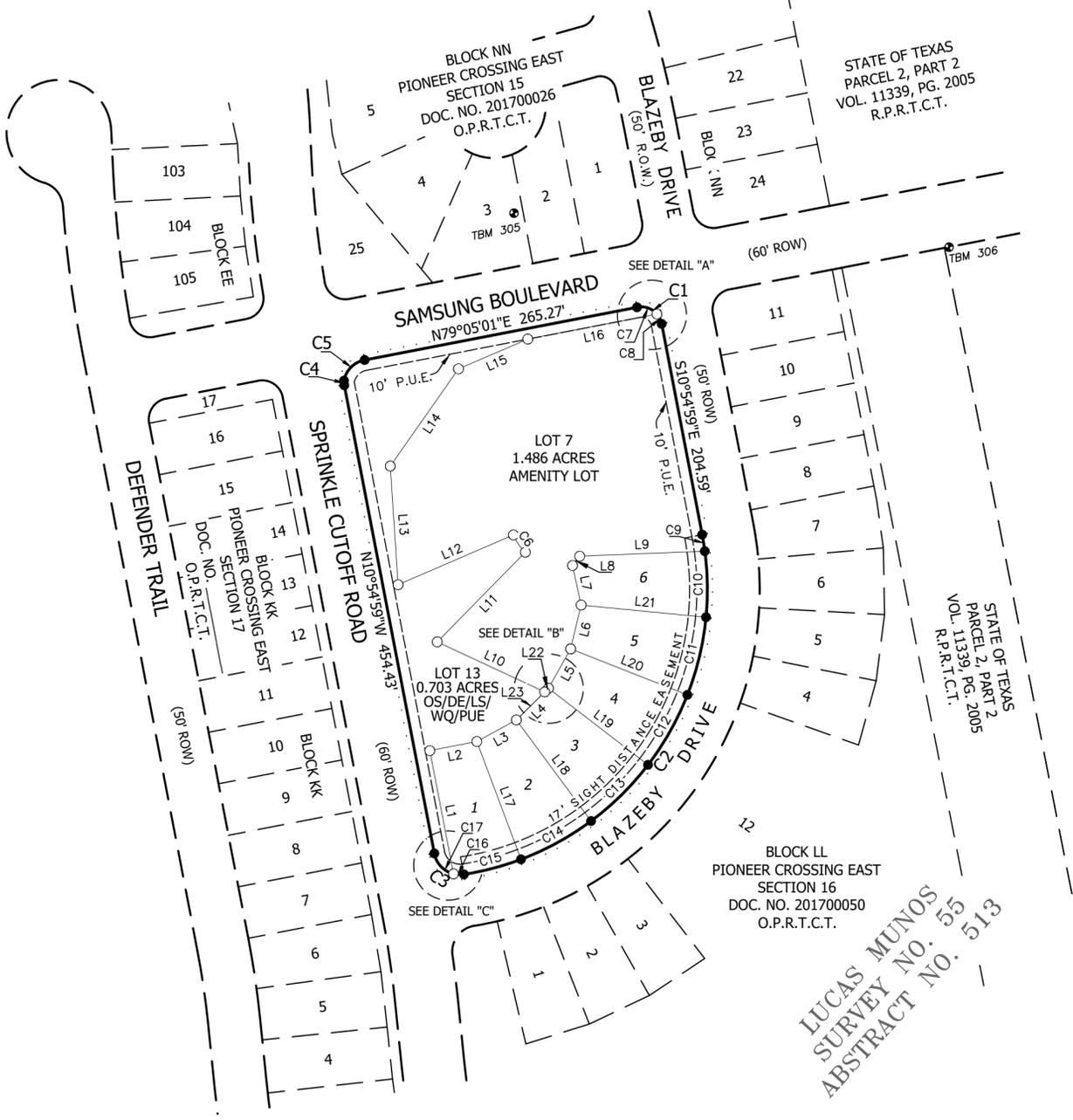
LAND USE SUMMARY: REPLAT OF BLOCK MM OF PIONEER CROSSING EAST SECTION 16	
TOTAL ACREAGE:	3.164 ACRES
STANDARD RESIDENTIAL LOTS:	6 LOTS
DENSITY:	0.53 UNITS PER ACRE
NUMBER OF BLOCKS:	1 BLOCKS
TOTAL LOTS:	8 LOTS
RESIDENTIAL LOTS:	6 LOTS
OTHER LOTS:	
OS/DE/WQ/PUE AMENITY LOT	1 LOT (0.703 ACRES)
	1 LOT (1.486 ACRES)
TOTAL OTHER LOTS:	2 LOTS (2.189 ACRES)
SUBMITTAL DATE: OCTOBER 4, 2017	

- LEGEND:
- 1/2" IRON REBAR W/CAP MARKED "LSI" FOUND
 - 1/2" IRON REBAR W/CAP MARKED "LANDESIGN" SET
 - R.P.R.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
 - D.E. DRAINAGE EASEMENT
 - L.S. LANDSCAPE EASEMENT
 - P.U.E. PUBLIC UTILITY EASEMENT
 - W.Q. WATER QUALITY EASEMENT
 - O.S. OPEN SPACE
 - SIDEWALK



Line Table		
Line #	Direction	Length
L1	N10° 54' 59"W	119.64'
L2	N79° 05' 01"E	45.83'
L3	N61° 25' 19"E	43.01'
L4	N45° 27' 43"E	43.06'
L5	N29° 28' 42"E	43.14'
L6	N13° 30' 54"E	42.95'
L7	N12° 17' 05"W	38.60'
L8	N37° 31' 09"E	11.12'
L9	N87° 44' 15"E	119.86'
L10	N65° 05' 09"W	113.29'
L11	N44° 34' 03"E	120.00'
L12	S66° 43' 30"W	120.00'
L13	N03° 48' 14"W	113.33'
L14	N35° 08' 19"E	113.33'
L15	N66° 50' 48"E	72.06'
L16	N79° 05' 01"E	125.77'
L17	S20° 36' 09"E	120.00'
L18	S36° 33' 13"E	120.00'
L19	S52° 31' 21"E	120.00'
L20	S68° 31' 14"E	120.00'
L21	S84° 26' 58"E	120.00'

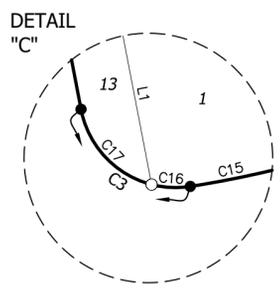
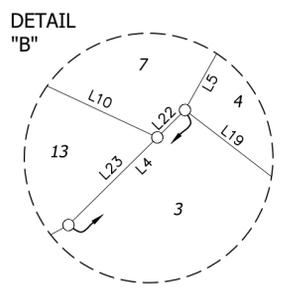
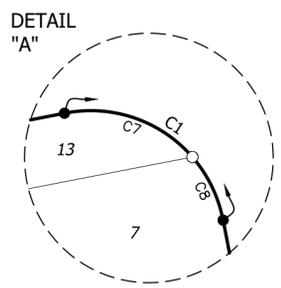
Curve Table					
Curve #	Radius	Length	Delta	Chord Bearing	Chord
C1	20.00'	31.54'	90°22'06"	S56° 06' 03"E	28.38'
C2	275.00'	441.93'	92°04'32"	S35° 07' 17"W	395.89'
C3	25.00'	38.36'	87°55'28"	N54° 52' 43"W	34.71'
C4	20.00'	4.43'	12°40'49"	N04° 34' 35"W	4.42'
C5	25.00'	29.64'	67°56'17"	N45° 06' 52"E	27.94'
C6	50.00'	20.14'	23°04'26"	N34° 48' 43"W	20.00'
C7	20.00'	21.02'	60°12'57"	S71° 10' 37"E	20.07'
C8	20.00'	10.53'	30°09'09"	S25° 59' 34"E	10.40'
C9	275.00'	16.01'	3°20'08"	N09° 14' 56"W	16.01'
C10	275.00'	63.03'	13°07'54"	N01° 00' 55"W	62.89'
C11	275.00'	76.45'	15°55'44"	N13° 30' 54"E	76.21'
C12	275.00'	76.78'	15°59'52"	N29° 28' 42"E	76.53'
C13	275.00'	76.65'	15°58'09"	N45° 27' 43"E	76.40'
C14	275.00'	76.56'	15°57'04"	N61° 25' 19"E	76.31'
C15	275.00'	56.45'	11°45'41"	N75° 16' 42"E	56.35'
C16	25.00'	10.14'	23°14'50"	S87° 13' 02"E	10.07'
C17	25.00'	28.22'	64°40'38"	S43° 15' 18"E	26.75'



DIRECTIONAL CONTROL AND HORIZONTAL COORDINATES BASIS: TEXAS CENTRAL ZONE 4203, DERIVED FROM THE NATIONAL GEODETIC SURVEY ON-LINE POSITIONING USER SERVICE (OPUS) USING STATIC GPS PROCEDURES, GRID TO SURFACE AND WERE SCALED FROM POINT NO. 1 (N:10104718.83, E:3143999.85), WITH A SCALE FACTOR = 1.0000822572.

BENCHMARK:
BM 305, ELEV.: 625.01'
60d NAIL SET IN THE NORTH ROW OF SAMSUNG BOULEVARD APPROXIMATELY 205' EAST FROM THE INTERSECTION OF SAMSUNG BOULEVARD AND SPRINKLE CUTOFF ROAD. N:10104722.14, E:3143292.59

TBM 306, ELEV.: 626.80
1/2" IRON ROD W/CAP MARKED "LANDESIGN" SET IN THE SOUTH ROW OF SAMSUNG BOULEVARD APPROXIMATELY 606' EAST FROM THE INTERSECTION OF SAMSUNG BOULEVARD AND SPRINKLE CUTOFF ROAD. N:10104693.36, E:3143712.11



C8-2017-0267.0A

SHEET 1 of 2	PROJECT NAME: SPRINKLE 7
	JOB NUMBER: 347-15-01
	DATE: 04/08/2016
	DRAWING FILE PATH: L:\Sprinkle 7 Tracts\DWGS
	FIELDNOTE FILE PATH:
	RPLS: TT TECH: CDS PARTYCHIEF: PO CHECKED BY: TT FIELDBOOKS:

REPLAT OF BLOCK MM OF PIONEER CROSSING EAST SECTION 16

LANDESIGN SERVICES, INC.

512-238-7901
1220 MCNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800

STATE OF TEXAS {
COUNTY OF TRAVIS {

KNOWN ALL MEN BY THESE PRESENTS: THAT CONTINENTAL HOMES OF TEXAS, L.P., BEING THE OWNER OF THAT CERTAIN TRACT DESCRIBED AS FINAL PLAT OF PIONEER CROSSING EAST SECTION 16 RECORDED IN DOCUMENT NUMBER 201700050 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, VACATED BY DOC NO. _____, O.P.R.T.C.T. ACTING BY AND THROUGH CONTINENTAL HOMES OF TEXAS, L.P., BY IAN CUDE, ASSISTANT SECRETARY, DO HEREBY REPLAT LOTS 1-13 OF BLOCK MM, LOCATED IN THE LUCAS MUNOZ SURVEY NO. 55, ABSTRACT NO. 513, TRAVIS COUNTY, TEXAS, IN ACCORDANCE WITH THE ATTACHED PLAT, PURSUANT TO CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS:

"REPLAT OF BLOCK MM OF PIONEER CROSSING EAST SECTION 16"

AND DO HEREBY DEDICATE TO THE PUBLIC, THE USE OF STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

CONTINENTAL HOMES OF TEXAS, L.P.
(A TEXAS LIMITED PARTNERSHIP)

BY: CHTEX OF TEXAS, INC.
(A DELAWARE CORPORATION)
ITS SOLE GENERAL PARTNER

BY: _____
IAN CUDE, ASSISTANT SECRETARY

THE STATE OF TEXAS §
COUNTY OF _____ §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 20____, BY IAN CUDE, ASSISTANT SECRETARY CHTEX OF TEXAS, INC., ON BEHALF OF SAID CORPORATION AND SAID PARTNERSHIP.

NOTARY PUBLIC - STATE OF TEXAS

II, T.W. HOYSA, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED. THE 100-YEAR FLOODPLAIN, AS DEFINED BY CITY REGULATIONS, IS CONTAINED WITHIN THE DRAINAGE EASEMENT(S) SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF WALNUT CREEK WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL No. 48453C0460J, DATED AUGUST 18, 2014 FOR TRAVIS COUNTY, TEXAS.

T.W. HOYSA, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 100072
LONGARO & CLARKE, L.P.
3839 BEE CAVE ROAD
SUITE 150
AUSTIN, TEXAS 78746
TBPE REG. NO. F-544

LAND SURVEYOR'S STATEMENT

THAT I, TRAVIS S. TABOR, DO HEREBY CERTIFY THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE ON-THE-GROUND SURVEY OF THE LAND AND THAT THE CORNER MONUMENTS SHOWN THEREON WERE PROPERLY PLACED UNDER MY PERSONAL SUPERVISION, THAT THE SUBDIVISION COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED.

TRAVIS S. TABOR, R.P.L.S. NO. 6428
LANDESIGN SERVICES, INC.
1220 McNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
(512) 238-7901
FIRM REGISTRATION NO. 10001800

02/14/2018
DATE



APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____A.D.

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT
CITY OF AUSTIN

THIS SUBDIVISION IS LOCATED IN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE _____ DAY OF _____, 20____.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 20____.

CHAIRPERSON _____
THOMAS WEBER

SECRETARY _____
JOLENE KIOLBASSA

STATE OF TEXAS {
COUNTY OF TRAVIS {

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____ A.D. AT _____ O'CLOCK ____M. AND DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK ____M. IN THE PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT No. _____, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK,
THE _____ DAY OF _____, 20____ A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS.

DEPUTY

NOTES

- 1) ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROL, AND WATER AND WASTEWATER LINE(S) ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 2) NO STRUCTURE IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS
- 3) THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. 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.
- 4) PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ONSITE PONDING OR OTHER APPROVED METHODS.
- 5) NO BUILDINGS, FENCING, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 6) ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR ASSIGNS.
- 7) PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- 8) THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 9) STANDARD STREET NAME SIGNS WILL BE INSTALLED AT ALL PUBLIC RIGHT-OF-WAY STREET INTERSECTIONS.
- 10) THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 11) AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 12) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTERLINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- 13) THIS PROJECT SHALL BE SUBDIVIDED, CONSTRUCTED, AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE AS MODIFIED BY ORDINANCE NUMBER 970410-1.
- 14) ALL BUILDING SETBACK LINES AND HEIGHTS WILL BE IN COMPLIANCE WITH THE CITY OF AUSTIN ZONING REQUIREMENTS, PUD ORDINANCE NO. 970410-1.
- 15) PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AS SHOWN BY DOTTED LINE ON THE FACE OF THE PLAT: SAMSUNG BOULEVARD, SPRINKLE CUTOFF ROAD, AND BLAZEBY DRIVE. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR THE UTILITY COMPANY.
- 16) A MINIMUM OF TWO OFF-STREET PARKING SPACES IS REQUIRED FOR EACH UNIT. THE DRIVEWAY MAY BE COUNTED AS ONE OF THE TWO SPACES REQUIRED FOR EACH UNIT. FOR ANY LOT WITH 6 OR MORE BEDROOMS THE MINIMUM PARKING REQUIREMENT IS ONE SPACE PER BEDROOM.
- 17) THE PIONEER CROSSING EAST HOMEOWNERS ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND RECORD KEEPING FOR ANY WATER QUALITY AND/OR DETENTION FACILITY LOCATED WITHIN THIS SUBDIVISION.
- 18) VEHICULAR ACCESS FROM ANY SINGLE FAMILY LOT TO ANY LOT DESIGNATED AS "OPEN SPACE" SHALL BE PROHIBITED
- 19) IN ACCORDANCE WITH ORDINANCE IMPLEMENTATION GUIDELINES, WATER QUALITY CONTROLS WILL BE REQUIRED WHEN BASIN CUMULATIVE IMPERVIOUS COVER EXCEEDS 10%
- 20) IN ACCORDANCE WITH THE PUD ORDINANCE, THE MASTER ASSOCIATION WILL BE RESPONSIBLE FOR OPERATION AND MAINTENANCE OF THE WATER QUALITY FACILITIES. FOR SINGLE FAMILY DEVELOPMENTS, THE CITY OF AUSTIN WILL, BY MUTUAL AGREEMENT, CONTRIBUTE TO THE MASTER ASSOCIATION AN ANNUAL OR LUMP SUM PAYMENT FOR OPERATION AND MAINTENANCE.
- 21) MAINTENANCE OF THE WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE ACCORDING TO CITY OF AUSTIN STANDARDS.
- 22) EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
- 23) WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 20% OF THE NET AREA OF EACH LOT PURSUANT TO LDC SECTION 25-8-211.
- 24) PRIOR TO CONSTRUCTION, EXCEPT SINGLE FAMILY AND/OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 25) ALL DEVELOPMENT WITHIN THE P.U.D. WILL COMPLY WITH THE MOST CURRENT CITY OF AUSTIN GREEN BUILDING PROGRAM STANDARDS. SINGLE FAMILY AND MULTI-FAMILY RESIDENTIAL DEVELOPMENT SHALL MEET A MINIMUM 1 STAR RATING; COMMERCIAL DEVELOPMENT SHALL MEET A MINIMUM OF 1 STAR RATING.
- 26) THE OWNER OF THIS PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICES UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
- 27) PARKLAND DEDICATION REQUIREMENTS HAVE BEEN SATISFIED PURSUANT TO PUD ORDINANCE 970410-1 AND ITS AMENDMENTS.
- 28) ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC, & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL - SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS/ ELECTRIC SERVICE DESIGN & PLANNING.
- 29) NO RESIDENTIAL USES ARE ALLOWED ON LOT 13, BLOCK MM. THIS LOT IS DESIGNATED FOR OS/DE/WQ/LS/PUE.
- 30) BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

C8-2017-0267.0A

2 of 2	SHEET	PROJECT NAME: SPRINKLE 7	
		JOB NUMBER: 347-15-01	
		DATE: 04/08/2016	SCALE: N.T.S.
		DRAWING FILE PATH: L:\Sprinkle 7 Tracts\DWGS	
		FIELDNOTE FILE PATH:	
		RPLS: TT	TECH: CDS
CHECKED BY: TT		FIELDBOOKS:	

REPLAT OF BLOCK MM
OF PIONEER CROSSING EAST SECTION 16



LANDESIGN SERVICES, INC.
512-238-7901
1220 MCNEIL ROAD
SUITE 200
ROUND ROCK, TEXAS 78681
FIRM REGISTRATION NO. 10001800

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0109.5A (VAC)

ZAP DATE: March 20, 2018

APPLICATION NAME: Vacation of Block MM of Pioneer Crossing East, Section 16.

AREA: 3.164 acres

LOTS: 13 lots will be vacated

APPLICANT: Continental homes of Texas, LP

AGENT: LJA Engineering, Inc
(Walter Hoysa)

ADDRESS OF SUBDIVISION: Between Blazeby Drive, Samsung Boulevard and Sprinkle Cutoff Road

GRIDS: MN30

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: PUD

DISTRICT: 1

LAND USE: Residential

DEPARTMENT COMMENTS: This request is for the vacation of Block MM of Pioneer Crossing East, Section 16, including the Blazeby Cove right-of-way. This plat vacation will remove 12 residential lots, a drainage lot and the Blazeby Cove cul-de-sac from the plat. The vacated land will be replatted in a new configuration, comprised of 6 residential lots, a drainage lot, and the amenity lot. Case #C8-2017-0267.0A is the associated replat application.

This plat vacation and associated replat is the first step in the applicant's overall plan to relocate an amenity lot and reconfigure portions of Pioneer Crossing East, Sections 16 and 17. The entire process is described below:

- Section 16, Block MM is currently comprised of 12 residential lots and 1 drainage lot. It will be vacated and replatted into 6 residential lots, 1 drainage lot and 1 amenity lot.
- Section 17, Block EE, Lot 1 is currently comprised of 1 amenity lot. It will be vacated and replatted into 4 residential lots and 1 drainage lot. The vacation (C8-2016-0109.3A VAC) and replat (C8-2017-0268.0A) applications are being reviewed and will be scheduled for a hearing after the review is complete.

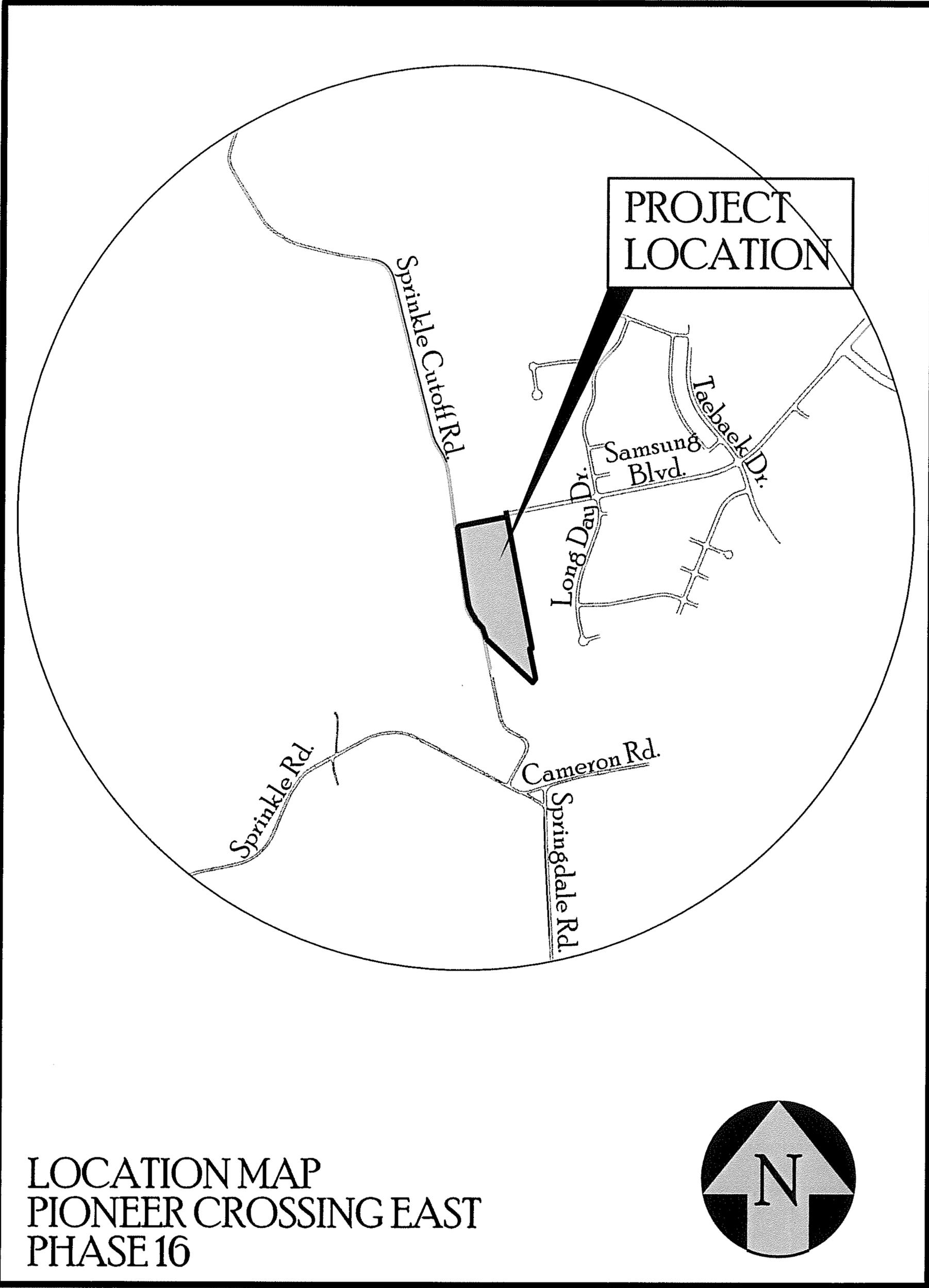
STAFF RECOMMENDATION: The staff recommends approval of the plat vacation. The vacation meets all applicable State and City of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:

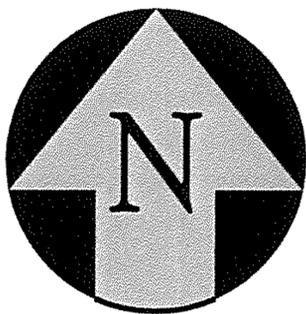
CASE MANAGER: Steve Hopkins

PHONE: 512-974-3175

E-mail: steve.hopkins@austintexas.gov



LOCATION MAP
PIONEER CROSSING EAST
PHASE 16



PARTIAL VACATION OF PIONEER CROSSING EAST SECTION 16

THE STATE OF TEXAS

COUNTY OF TRAVIS

WHEREAS, Continental Homes of Texas, L.P., owners of that certain tract described as Tract 1 (15.19 acres) recorded in Document Number 2016128109 of the Official Public Records of Travis County, Texas, did heretofore subdivide the same into the subdivision designated **PIONEER CROSSING EAST SECTION 16**, the plat of which is recorded in Document Number 201700051 of the Official Public Records of Travis County, Texas, and

WHEREAS, the following lots in said subdivision are now owned by the parties indicated, to wit:

LOT	OWNER
Lot 1, Block MM	Continental Homes of Texas, L.P.
Lot 2, Block MM	Continental Homes of Texas, L.P.
Lot 3, Block MM	Continental Homes of Texas, L.P.
Lot 4, Block MM	Continental Homes of Texas, L.P.
Lot 5, Block MM	Continental Homes of Texas, L.P.
Lot 6, Block MM	Continental Homes of Texas, L.P.
Lot 7, Block MM	Continental Homes of Texas, L.P.
Lot 8, Block MM	Continental Homes of Texas, L.P.
Lot 9, Block MM	Continental Homes of Texas, L.P.
Lot 10, Block MM	Continental Homes of Texas, L.P.
Lot 11, Block MM	Continental Homes of Texas, L.P.
Lot 12, Block MM	Continental Homes of Texas, L.P.
Lot 13, Block MM	Continental Homes of Texas, L.P.
Blazeby Cove Right-of-Way	Continental Homes of Texas, L.P.

WHEREAS, Continental Homes of Texas, L.P., who collectively constitute the owners of all original, intact lots in Pioneer Crossing East Section 16 are desirous of partially vacating said subdivision plat so as to destroy the force and effect of the recording of such subdivision plat insofar and only insofar as the same pertains to Lots 1 through 13, Block MM.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That Continental Homes of Texas, L.P. for and in consideration of the premises and pursuant to the provisions of Chapter 212.013 of the Local Government Code, does hereby vacate Lots 1 through 13, Block MM only. Said subdivision shall, however, remain in full force and effect as to all other lots in Pioneer Crossing East Section 16.

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EXECUTED THE DAYS HEREAFTER NOTED.

Date: _____, 20____

Continental Homes of Texas, L.P.,
a Texas limited partnership

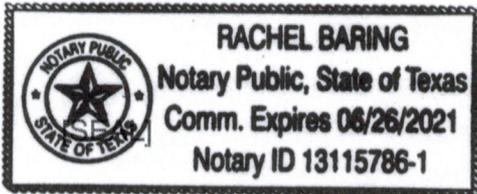
By: **CHTEX of Texas, Inc.**,
a Delaware Corporation,
its Sole General Partner

By: _____ *[Signature]*
Name: Ian Cude
Title: Assistant Secretary

STATE OF TEXAS §
COUNTY OF WILLIAMSON §

Before me, the undersigned notary, on this day personally appeared Ian Cude, Assistant Secretary of **CHTEX OF TEXAS, INC.**, a Delaware corporation, Sole General Partner of **CONTINENTAL HOMES OF TEXAS, L.P.**, a Texas limited partnership, known to me through valid identification to be the person whose name is subscribed to the preceding instrument and acknowledged to me that the person executed the instrument in the person's official capacity for the purposes and consideration expressed in the instrument.

Given under my hand and seal of office on October 30, 2017.



Rachel Baring
Printed Name: Rachel Baring
Notary Public in and for the State of Texas
My commission expires: 06-26-2021

APPROVAL OF PARTIAL PLAT VACATION

BE IT KNOWN, that on the ____ day of _____, 20____, the Zoning and Platting Commission of the City of Austin, at its regular meeting, did approve the partial vacation of the subdivision known as **PIONEER CROSSING EAST SECTION 16**, as recorded in Document No. 201700051, Official Public Records of Travis County, Texas, upon application therefore by all of the owners of Lots 1 through 13, Block MM and Blazeby Cove right-of-way in said subdivision.

EXECUTED, this ____ day of _____, 20_____.

Jolene Kiolbassa
Chair
Zoning and Platting Commission
City of Austin
Travis County, Texas

ATTEST:

Steve Hopkins
Senior Planner
City of Austin
Travis County, Texas

**THE STATE OF TEXAS
COUNTY OF TRAVIS**

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jolen Kiolbassa, known to be the person whose name is subscribed to the foregoing instrument as Chairperson of the Zoning and Platting Commission of the City of Austin, Texas, a municipal corporation, and she acknowledged to me that she executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS ____ DAY OF _____, 20_____.

[SEAL]

Printed Name: _____
Notary Public in and for the State of Texas
My commission expires: _____



Property Profile

B-06 - Exhibit King Question

Legend

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ
- Lot Line
- Recorded Subdivision



1: 2,400



0.1 0 0.04 0.1 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

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Notes