

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2018-0217.3A**PC DATE:** November 10, 2020**SUBDIVISION NAME:** Colton Bluff Phase 2**AREA:** 12.16 acres**LOTS:** 64**OWNER/APPLICANT:** KB Homes Lone Star LP (John Zinsmeyer)**AGENT:** Carlson, Brigrance, Doering (Geoff Guererro)**ADDRESS OF SUBDIVISION:** 13910 N FM 620 Rd**COUNTY:** Travis**WATERSHED:** Cotton Mouth Creek**JURISDICTION:** Full Purpose**ZONING:** SF-4A, SF-4A-CO**DISTRICT:** 2**SIDEWALKS:** Sidewalks will be constructed along all internal streets.

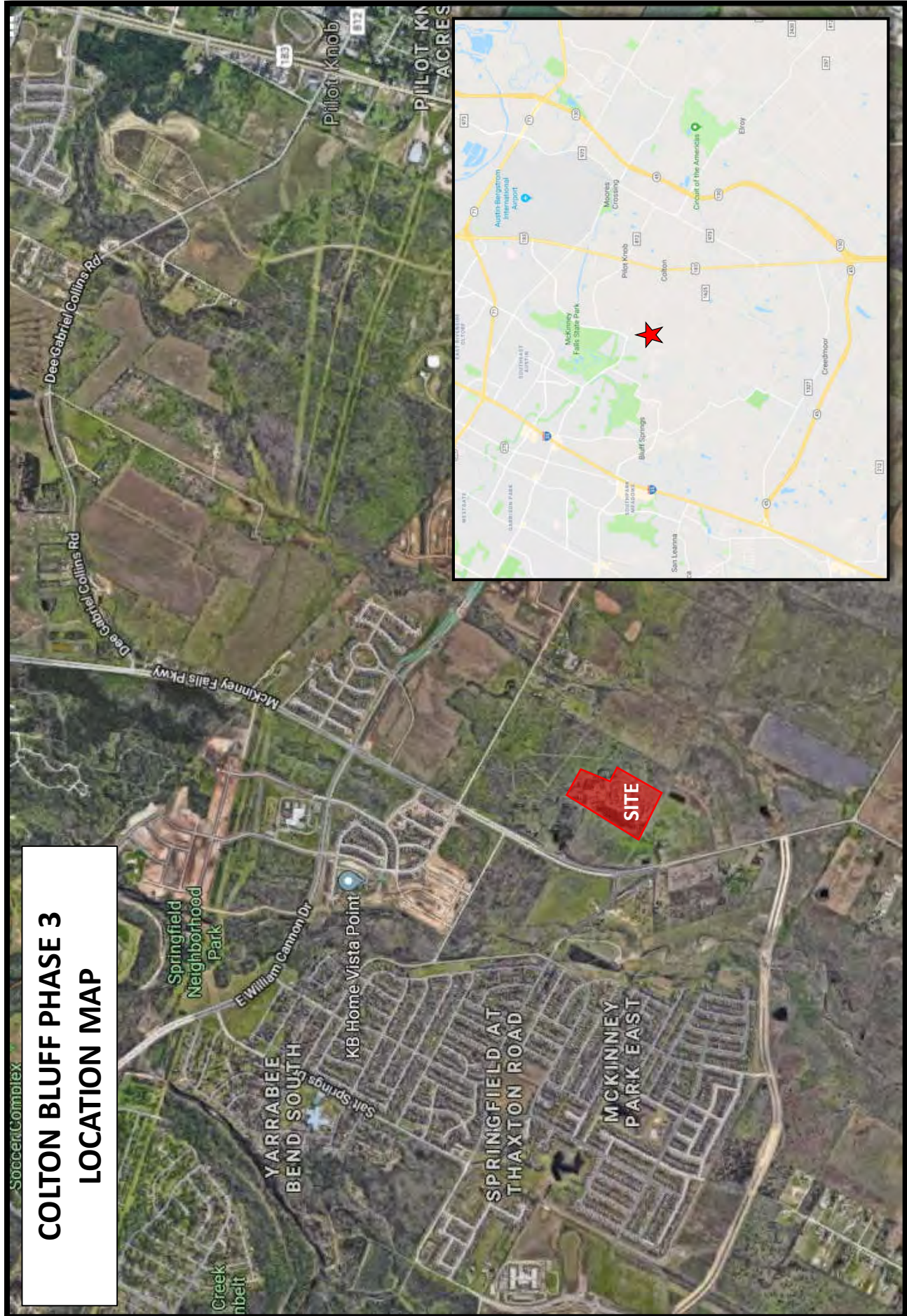
**DEPARTMENT COMMENTS:** The request is for the approval of the Colton Bluff Phase 2, comprised of 64 lots on 12.16 acres. All comments have been cleared. The plat complies with the criteria of approval in LDC 25-4-84(B) and staff recommends approval.

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

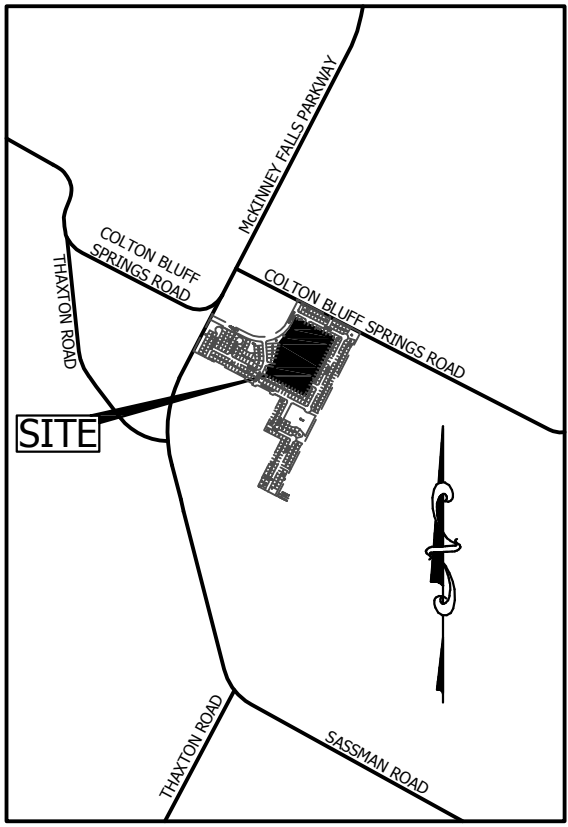
**LAND USE COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)**ATTACHMENTS**

Exhibit A: Vicinity map

Exhibit B: proposed plat





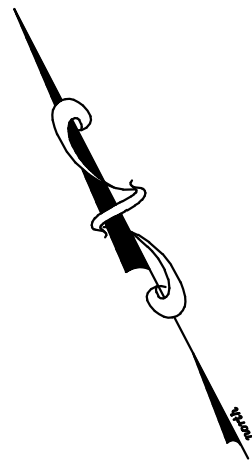


# COLTON BLUFF, PHASE 2

## A SMALL LOT SUBDIVISION

Curve Table						
Curve #	Length	Radius	Chord Direction	Chord Length	Tangent	DELTA
C1	15.81	275.00	S74°32'45"E	15.81	7.91	3°17'41"
C3	47.43	275.00	S67°57'28"E	47.37	23.77	9°52'53"
C4	58.43	325.00	N68°10'04"W	58.35	29.30	10°18'06"
C5	39.27	25.00	S71°58'58"W	35.36	25.00	90°00'00"
C6	39.27	25.00	N18°01'02"W	35.36	25.00	90°00'00"
C7	39.27	25.00	S71°58'58"W	35.36	25.00	90°00'00"
C8	39.27	25.00	N18°01'02"W	35.36	25.00	90°00'00"
C9	61.52	275.00	N69°25'34"W	61.39	30.89	12°49'05"
C10	1.72	275.00	N76°00'51"W	1.72	0.86	0°21'29"

Line Table		
Line #	Length	Direction
L1	134.99	N13°48'25"E
L2	48.93	S76°11'35"E
L3	50.07	N69°59'32"W
L4	30.88	N63°01'02"W
L9	89.00	N63°01'02"W



SCALE: 1" = 100'

- LEGEND
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D.E.

P.U.E.

S.W.E.

C.W.Q.Z.

L.S.E.

12

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CAPPED IRON ROD SET

CAPPED IRON ROD FOUND

CONCRETE MONUMENT SET

DRAINAGE EASEMENT

PUBLIC UTILITY EASEMENT

SEWAGE EASEMENT

CRITICAL WATER QUALITY ZONE

LANDSCAPE EASEMENT

LOT NUMBER

BLOCK DESIGNATION

CRITICAL WATER QUALITY ZONE

100 YEAR FEMA FLOODPLAIN

100 YEAR FULLY DEVELOPED FLOOD PLAIN

PROPOSED SIDEWALK

APPLICATION SUBMITTAL DATE: AUGUST 08, 2020  
PLAT PREPARATION DATE: SEPTEMBER 02, 2020

OWNER:  
KB HOME LONE STAR, INC.  
10800 PECAN PARK BLVD., STE. 200  
AUSTIN, TEXAS 78750  
PHONE: (512) 280-5160  
FAX: (512) 280-5165

ENGINEER AND SURVEYOR:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
PHONE: 512-280-5160  
FAX: 512-280-5165

TOTAL ACREAGE: 12.168 ACRES  
SURVEY: SANTIAGO DEL VALLE SURVEY, ABSTRACT NO. 24  
F.E.M.A. MAP NO. 48453C0611K & 48453C0613K  
TRAVIS COUNTY, TEXAS  
DATED: JANUARY 22, 2020

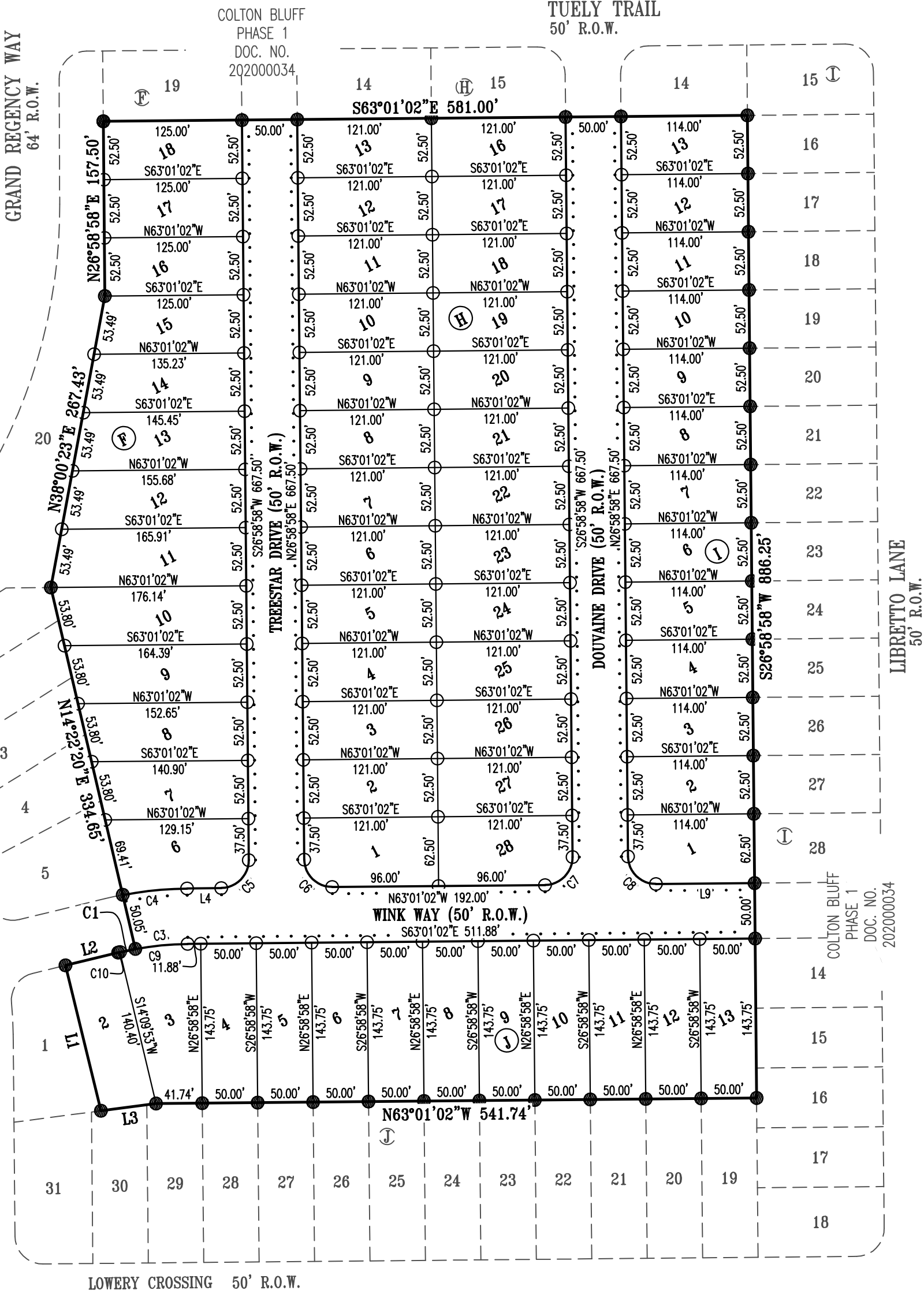
TOTAL OF LOTS :	64
NO. OF SINGLE FAMILY LOTS:	64
NO. OF BLOCKS:	4

RIGHT-OF-WAY LINEAR FOOTAGE		
DOUVAINE DRIVE	50' R.O.W.	718'
TREESTAR DRIVE	50' R.O.W.	718'
WINK WAY	50' R.O.W.	565'
TOTAL	2.250 ACRES	2,001'

BLOCK	LOT	SQ. FT.
F	6	7,606
F	7	7,089
F	8	7,706
F	9	8,322
F	10	8,939
F	11	8,979
F	12	8,422
F	13	7,905
F	14	7,368
F	15	6,831
F	16	6,563
F	17	6,563
F	18	6,563
H	1	7,429
H	2	6,353
H	3	6,353
H	4	6,353
H	5	6,353
H	6	6,353
H	7	6,353
H	8	6,353
H	9	6,353
H	10	6,353
H	11	6,353
H	12	6,353
H	13	6,353
H	14	6,353
H	15	6,353
H	16	6,353
H	17	6,353
H	18	6,353
H	19	6,353
H	20	6,353
H	21	6,353

BLOCK	LOT	SQ. FT.
H	22	6,353
H	23	6,353
H	24	6,353
H	25	6,353
H	26	6,353
H	27	6,353
H	28	7,429
I	1	6,991
I	2	5,985
I	3	5,985
I	4	5,985
I	5	5,985
I	6	5,985
I	7	5,985
I	8	5,985
I	9	5,985
I	10	5,985
I	11	5,985
I	12	5,985
I	13	5,985
J	2	6,916
J	3	8,207
J	4	7,188
J	5	7,188
J	6	7,188
J	7	7,188
J	8	7,188
J	9	7,188
J	10	7,188
J	11	7,188
J	12	7,188
J	13	7,188

C8-2018-0217.3A



SHEET NO. 1 OF 2

CBD

Carlson, Brigance & Doering, Inc.

FIRM ID #F3791

REG. # 10024900

Civil Engineering

5501 West William Cannon

Phone No. (512) 280-5160

Surveying

Austin, Texas 78749

Fax No. (512) 280-5165



COLTON BLUFF, PHASE 2  
A SMALL LOT SUBDIVISION

STATE OF TEXAS:  
COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: THAT KB HOME LONE STAR, INC. A TEXAS LIMITED LIABILITY COMPANY, BEING OWNER OF THAT CERTAIN 94.441 ACRES TRACT OF LAND OUT OF THE SANTIAGO DEL VALLE GRANT, ABSTRACT NUMBER 24, SITUATED IN TRAVIS COUNTY, TEXAS, AS CONVEYED BY DEED AS RECORDED IN DOCUMENT NUMBER 2018195329 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, DOES HEREBY SUBDIVIDE 12.168 ACRES OF LAND TO BE KNOWN AS:

"COLTON BLUFF, PHASE 2"

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

WITNESS MY HAND, THIS THE \_\_\_\_\_, DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

JOHN ZINSMEYER, VICE PRESIDENT  
KB HOME LONE STAR, INC.  
10800 PECAN PARK BLVD., SUITE 200  
AUSTIN, TEXAS 78750

STATE OF TEXAS:  
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN ZINSMEYER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT OF WRITING, AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_, A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

THIS FLOOD STATEMENT, AS DETERMINED BY A H.U.D.-F.I.A. FLOOD INSURANCE RATE MAP, DOES NOT IMPLY THAT THE PROPERTY OR THE IMPROVEMENTS THEREON WILL BE FREE FROM FLOODING OR FLOOD DAMAGE. ON RARE OCCASIONS, GREATER FLOODS CAN AND WILL OCCUR, AND FLOOD HEIGHTS MAY INCREASE BY MAN-MADE OR NATURAL CAUSES.

THIS STATEMENT SHALL NOT CREATE LIABILITY ON THE PART OF ENGINEER OR SURVEYOR.

GENERAL NOTES:

1. THIS SUBDIVISION WAS APPROVED AND RECORDED PRIOR TO THE CONSTRUCTION AND ACCEPTANCE OF ALL STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED \_\_\_\_\_, 20\_\_\_\_. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NUMBER \_\_\_\_\_, IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
2. OWNER/DEVELOPER IS ADVISED TO OBTAIN APPROVAL FOR ANY NEEDED LICENSE AGREEMENTS PRIOR TO APPROVAL OF THE CONSTRUCTION PLANS. OTHER SPECIAL OR NON-STANDARD TREATMENTS OF THE ROW MAY ALSO REQUIRE A LICENSE AGREEMENT.
3. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
4. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITIES 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 REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
5. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL.
6. PROPERTY OWNER SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
7. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
8. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES SHALL BE ALLOWED IN A DRAINAGE EASEMENT OR WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
9. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
10. 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.
11. ALL STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES ARE TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
12. IN ADDITION TO THE EASEMENTS SHOWN HEREON, THE FOLLOWING PUBLIC UTILITY EASEMENTS ARE HEREBY DEDICATED: TEN FOOT (10') ALONG AND ADJACENT TO ALL STREET RIGHT-OF-WAYS.
13. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: DOUVAINE DRIVE, TREESTAR DRIVE, AND WINK WAY, THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
14. ALL BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENT.
16. ON-SITE CONTROL FOR THE TWO-YEAR STORM IS REQUIRED FOR ALL DEVELOPMENT AS REQUIRED BY THE LAND DEVELOPMENT CODE.
17. COMMON AREAS SUCH AS PEDESTRIAN ACCESS WAYS ON SEPARATE LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION FOR THIS SUBDIVISION.
18. DRAINAGE EASEMENTS TO THE LIMITS SHOWN ON THIS PLAT ARE HEREBY DEDICATED TO THE PUBLIC FOR THE CONSTRUCTION, MAINTENANCE, AND THE RIGHT TO PLACE EARTHEN FILL FOR DRAINAGE FOR PUBLIC ROADWAYS ON THIS PLAT. PROPERTY OWNERS MAY USE THEIR PROPERTY WITHIN THESE EASEMENTS ONLY IN THOSE WAYS THAT ARE CONSISTENT WITH THE CONSTRUCTION, INSTALLATION, AND MAINTENANCE OF THE DRAINAGE EASEMENTS DEDICATED HEREIN. PROPERTY OWNERS MAY DO NOTHING THAT WOULD IMPAIR, DAMAGE, OR DESTROY THE DRAINAGE EASEMENTS. TRAVIS COUNTY AND ITS SUCCESSORS AND ASSIGNS HAVE THE RIGHT TO USE SO MUCH OF THE SURFACE OF THE PROPERTY WITHIN THE EASEMENTS AS MAY BE REASONABLY NECESSARY TO CONSTRUCT, INSTALL AND MAINTAIN DRAINAGE FACILITIES WITHIN THE EASEMENTS.
19. PARKLAND DEDICATION IS SATISFIED WITH THE DEDICATION OF 3.15 ACRES OF PARKLAND INCLUDED IN LOT 37, BLOCK B, AND LOT 52, BLOCK Q.
20. THIS SUBDIVISION IS SUBJECT TO A TRAFFIC IMPACT ANALYSIS AS APPROVED BY TRAVIS COUNTY, AND THE DEVELOPER WILL BE REQUIRED TO COMPLY WITH THE DETERMINATIONS OF THE APPROVED TRAFFIC IMPACT ANALYSIS. THIS MAY REQUIRE THAT CONSTRUCTION PLANS AND POSTING OF FISCAL SURETY FOR IMPROVEMENTS TO COLTON-BLUFF ROAD, OR OTHER IDENTIFIED IMPROVEMENTS, WILL BE REQUIRED BY TRAVIS COUNTY AS A CONDITION OF PROVIDING CONCURRENCE WITH FINAL PLATS AND APPROVING THE ROADWAY CONNECTIONS TO COLTON-BLUFF ROAD, A TRAVIS COUNTY-MAINTAINED ROAD. ADDITIONALLY, IF ANY MODIFICATIONS TO THE COLTON BLUFF SUBDIVISION ARE IDENTIFIED IN THE TRAFFIC IMPACT ANALYSIS REVIEW PROCESS, THE DEVELOPER WILL ADDRESS THESE MODIFICATIONS, INCLUDING REVISIONS TO THE PRELIMINARY PLAN AND FINAL PLAT(S) AS NECESSARY.
21. THE COVENANTS, CONDITIONS, AND RESTRICTIONS AND HOMEOWNER'S ASSOCIATION BYLAWS FOR THE COLTON BLUFF, SECTION 2 PROPERTY ARE RECORDED IN THE HOME OWNER'S ASSOCIATION DOCUMENT NUMBER 2020027954, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
22. THIS PLAT IS SUBJECT TO THE RESTRICTIVE COVENANT/DRAINAGE MAINTENANCE AGREEMENT RECORDED IN DOCUMENT # 2020131204 & 2020131631, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

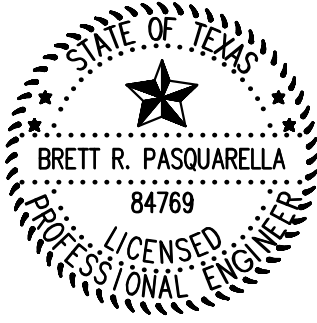
STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, BRETT R. PASQUARELLA, P.E.,AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

FLOOD PLAIN NOTES: NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL FLOOD INSURANCE ADMINISTRATION RATE MAP NO. 48453C0611K & 48453C0613K, FOR TRAVIS COUNTY, TEXAS. DATED JANUARY 22, 2020.

ENGINEERING BY:

BRETT R. PASQUARELLA, P.E. NO. 84769 DATE  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749



CARLSON, BRIGANCE & DOERING, INC.  
ID# F3791

STATE OF TEXAS:  
COUNTY OF TRAVIS:

I, AARON V. THOMASON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS, TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE, OF 1981 AS AMENDED, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY:

AARON V. THOMASON, R.P.L.S. NO. 6214 DATE:  
CARLSON, BRIGANCE & DOERING, INC.  
5501 WEST WILLIAM CANNON DRIVE  
AUSTIN, TEXAS 78749  
aaron@cbdeng.com



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, THIS THE \_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, A.D.

STEVE HOPKINS, FOR:  
DENISE LUCAS, ACTING DIRECTOR  
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE LAND USE COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CHAIRPERSON SECRETARY

THE 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., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # \_\_\_\_\_.  
.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

SHEET NO. 2 OF 2

Carlson, Brigance & Doering, Inc.  
FIRM ID #F3791 ♦ REG. # 10024900  
Civil Engineering ♦ Surveying  
5501 West William Cannon ♦ Austin, Texas 78749  
Phone No. (512) 280-5160 ♦ Fax No. (512) 280-5165