CITY OF AUSTIN Board of Adjustment Decision Sheet D-1

| DATE: June 13, 2022 | CASE NUMBER: C16-2022-0001 |
|------------------------------------|----------------------------|
| Thomas Ates | |
| Brooke Bailey | |
| Jessica Cohen | |
| Melissa Hawthorne OUT | |
| Barbara Mcarthur | |
| Darryl Pruett | |
| Agustina Rodriguez | |
| Richard Smith | |
| Michael Von Ohlen | |
| Nicholl Wade | |
| Kelly Blume (Alternate) | |
| Carrie Waller (Alternate) | |
| Marcel Gutierrez-Garza (Alternate) | |

APPLICANT: Esteban Arrieta

OWNER: Eames Gilmore

ADDRESS: 10107 RESEARCH BLVD SVRD

VARIANCE REQUESTED: The applicant is requesting a sign variance(s) from the Land Development Code, Section 25-10-123 (Expressway Corridor Sign District Regulations) (B) (3), to exceed sign height of 35 feet (maximum allowed) to 45 feet (requested) in order to complete signage for Target store in a "NBG-NP", North Burnet Gateway-Neighborhood Plan zoning district. (Gateway Neighborhood Plan)

Note: The Land Development Code sign regulations 25-10-123 Expressway Corridor Sign Regulations

(B) This subsection prescribes regulations for freestanding signs. (3) The sign height may not exceed the greater of: (a) 35 feet above frontage street pavement grade; or (b) 20 feet above grade at the base of the sign.

BOARD'S DECISION: POSTPONED TO MARCH 14, 2022 (AE DENIAL); March 14, 2022 The public hearing was closed by Madam Chair Jessica Cohen, Board Member Darryl Pruett motions to postpone to April 11, 2022; Board Member Melissa Hawthorne seconds on a 10-0 vote; POSTPONED TO APRIL 11, 2022. April 11, 2022 The public hearing was closed by Madam Chair Jessica Cohen, Board Member Melissa Hawthorne motions to postpone to May 9, 2022; Board Member Richard Smith seconds on a 11-0 vote; POSTPONED TO MAY 9, 2022. May 9, 2022 POSTPONED TO JUNE 13, 2022 BY APPLICANT; June 13, 2022 POSTPONED TO JULY 11, 2022 AS PER APPLICANT'S REQUEST

FINDING:

1. The variance is necessary because strict enforcement of the Article prohibits and reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscape, or topography, because:

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:

Executive Liaison

Diana A. Ramirez Jessica Cohen

Madam Chair

CITY OF AUSTIN **Board of Adjustment Decision Sheet D-1**

| DATE: May 9, 2022 | CASE NUMBER: C16-2022-0001 |
|------------------------------------|----------------------------|
| Thomas Ates | |
| Brooke Bailey | |
| Jessica Cohen | |
| Melissa Hawthorne | |
| Barbara Mcarthur | |
| Rahm McDaniel | |
| Darryl Pruett | |
| Agustina Rodriguez | |
| Richard Smith | |
| Michael Von Ohlen | |
| Nicholl Wade | |
| Kelly Blume (Alternate) | |
| Carrie Waller (Alternate) | |
| Marcel Gutierrez-Garza (Alternate) | |

APPLICANT: Esteban Arrieta

OWNER: Eames Gilmore

ADDRESS: 10107 RESEARCH BLVD SVRD

VARIANCE REQUESTED: The applicant is requesting a sign variance(s) from the Land Development Code, Section 25-10-123 (Expressway Corridor Sign District Regulations) (B) (3), to exceed sign height of 35 feet (maximum allowed) to 45 feet (requested) in order to complete signage for Target store in a "NBG-NP", North Burnet Gateway-Neighborhood Plan zoning district. (Gateway Neighborhood Plan)

Note: The Land Development Code sign regulations 25-10-123 Expressway Corridor Sign Regulations

(B) This subsection prescribes regulations for freestanding signs. (3) The sign height may not exceed the greater of: (a) 35 feet above frontage street pavement grade; or (b) 20 feet above grade at the base of the sign.

BOARD'S DECISION: POSTPONED TO MARCH 14, 2022 (AE DENIAL); March 14, 2022 The public hearing was closed by Madam Chair Jessica Cohen, Board Member Darryl Pruett motions to postpone to April 11, 2022; Board Member Melissa Hawthorne seconds on a 10-0 vote; POSTPONED TO APRIL 11, 2022. April 11, 2022 The public hearing was closed by Madam Chair Jessica Cohen, Board Member Melissa Hawthorne motions to postpone to May 9, 2022; Board Member Richard Smith seconds on a 11-0 vote; POSTPONED TO MAY 9, 2022. May 9, 2022 POSTPONED TO JUNE 13, 2022 BY **APPLICANT**

FINDING:

1. The variance is necessary because strict enforcement of the Article prohibits and reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscape, or topography, because:

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:

Executive Liaison

Diana A. Ramirez Madam Chair

From:

. Target 2409 Austin

Subject: Date:

Monday, June 06, 2022 4:27:55 PM

Attachments:

image001.png

*** External Email - Exercise Caution ***

I would like to postpone the variance hearing for the Target to the July 11th meeting. Thank you

MAY GOD BLESS YOU,



Tambra A. Nance Director of Operations TITAN Services, LLC

P: (817)778-9195 M: (817)948-5897 W: www.pstitan.com

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

CITY OF AUSTIN **Board of Adjustment Decision Sheet C-2**

| DATE | : April 11, 2022 | CASE NUMBER: C16-2022-0001 |
|------|------------------------------------|----------------------------|
| Y_ | Thomas Ates | |
| Y_ | Brooke Bailey | |
| Y_ | Jessica Cohen | |
| Y_ | Melissa Hawthorne | |
| | Barbara Mcarthur (OUT) | |
| | Rahm McDaniel (OUT) | |
| Y_ | Darryl Pruett | |
| Y_ | Agustina Rodriguez | |
| Y_ | Richard Smith | |
| Y_ | Michael Von Ohlen | |
| Y_ | Nicholl Wade | |
| Y_ | Kelly Blume (Alternate) | |
| | Carrie Waller (Alternate) | |
| Y_ | Marcel Gutierrez-Garza (Alternate) | |
| | | |

APPLICANT: Esteban Arrieta

OWNER: Eames Gilmore

ADDRESS: 10107 RESEARCH BLVD SVRD

VARIANCE REQUESTED: The applicant is requesting a sign variance(s) from the Land Development Code, Section 25-10-123 (Expressway Corridor Sign District Regulations) (B) (3), to exceed sign height of 35 feet (maximum allowed) to 45 feet (requested) in order to complete signage for Target store in a "NBG-NP", North Burnet Gateway-Neighborhood Plan zoning district. (Gateway Neighborhood Plan)

Note: The Land Development Code sign regulations 25-10-123 Expressway Corridor Sign **Regulations**

(B) This subsection prescribes regulations for freestanding signs. (3) The sign height may not exceed the greater of: (a) 35 feet above frontage street pavement grade; or (b) 20 feet above grade at the base of the sign.

BOARD'S DECISION: POSTPONED TO MARCH 14, 2022 (AE DENIAL); March 14, 2022 The public hearing was closed by Madam Chair Jessica Cohen, Board Member Darryl Pruett motions to postpone to April 11, 2022; Board Member Melissa Hawthorne seconds on a 10-0 vote; POSTPONED TO APRIL 11, 2022. April 11, 2022 The public hearing was closed by Madam Chair Jessica Cohen, Board Member Melissa Hawthorne motions to postpone to May 9, 2022; Board Member Richard Smith seconds on a 11-0 vote; POSTPONED TO MAY 9, 2022.

FINDING:

1. The variance is necessary because strict enforcement of the Article prohibits and reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscape, or topography, because:

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:

Executive Liaison

Jessica Cohen

Madam Chair

CITY OF AUSTIN Board of Adjustment Decision Sheet D-1

| DATE: | March 14, 2022 | CASE NUMBER: C16-2022-000 |
|-------|------------------------------------|---------------------------|
| Y_ | Thomas Ates | |
| Y_ | Brooke Bailey | |
| Y_ | Jessica Cohen | |
| Y_ | Melissa Hawthorne | |
| | Barbara Mcarthur OUT | |
| | Rahm McDaniel OUT | |
| Y_ | Darryl Pruett | |
| Y_ | Agustina Rodriguez | |
| Y_ | Richard Smith | |
| | Michael Von Ohlen OUT | |
| Y_ | Nicholl Wade | |
| Y_ | Kelly Blume (Alternate) | |
| | Carrie Waller (Alternate) | |
| Y_ | Marcel Gutierrez-Garza (Alternate) | |
| | | |

APPLICANT: Esteban Arrieta

OWNER: Eames Gilmore

ADDRESS: 10107 RESEARCH BLVD SVRD

VARIANCE REQUESTED: The applicant is requesting a sign variance(s) from the Land Development Code, Section 25-10-123 (Expressway Corridor Sign District Regulations) (B) (3), to exceed sign height of 35 feet (maximum allowed) to 45 feet (requested) in order to complete signage for Target store in a "NBG-NP", North Burnet Gateway-Neighborhood Plan zoning district. (Gateway Neighborhood Plan)

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FINDING:

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OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:

Diana Ramirez for

Jessica Cohen Madam Chair

Elaine Ramirez
Executive Liaison

CITY OF AUSTIN Board of Adjustment Decision Sheet C-1

| DATE: February 14, 2022 | CASE NUMBER: C16-2022-0001 |
|------------------------------------|----------------------------|
| Thomas Ates | |
| Brooke Bailey | |
| Jessica Cohen | |
| Melissa Hawthorne | |
| Barbara Mcarthur | |
| Rahm McDaniel | |
| Darryl Pruett | |
| Agustina Rodriguez | |
| Richard Smith | |
| Michael Von Ohlen | |
| Nicholl Wade | |
| Kelly Blume (Alternate) | |
| Carrie Waller (Alternate) | |
| Marcel Gutierrez-Garza (Alternate) | |

APPLICANT: Esteban Arrieta

OWNER: Eames Gilmore

ADDRESS: 10107 RESEARCH BLVD SVRD

VARIANCE REQUESTED: The applicant is requesting a sign variance(s) from the Land Development Code, Section 25-10-123 (Expressway Corridor Sign District Regulations) (B) (3), to exceed sign height of 35 feet (maximum allowed) to 45 feet (requested) in order to complete signage for Target store in a "NBG-NP", North Burnet Gateway-Neighborhood Plan zoning district. (Gateway Neighborhood Plan)

Note: The Land Development Code sign regulations 25-10-123 Expressway Corridor Sign Regulations

(B) This subsection prescribes regulations for freestanding signs. (3) The sign height may not exceed the greater of: (a) 35 feet above frontage street pavement grade; or (b) 20 feet above grade at the base of the sign.

BOARD'S DECISION: POSTPONED TO MARCH 14, 2022 (AE DENIAL)

FINDING:

1. The variance is necessary because strict enforcement of the Article prohibits and reasonable opportunity to provide adequate signs on the site, considering the unique features of a site such as its dimensions, landscape, or topography, because:

OR,

2. The granting of this variance will not have a substantially adverse impact upon neighboring properties, because:

OR,

3. The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because:

AND,

4. Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because:

Elaine Ramirez

Executive Liaison

Jessica Cohen

Diana A. Ramirez

for

Chair



February 15, 2022

Esteban Vilchez 10107 Research Blvd Svrd Nb Austin TX, 78759

Property Description: LOT 1 BLK A 183/ GREAT HILLS TRAIL SUBD

Re: C16-2022-0001

Dear Esteban,

Austin Energy (AE) has reviewed your application for the above referenced property, requesting that the Board of Adjustment consider a variance(s) from City Code Chapter 25-10.

Austin Energy does not oppose the request, provided that any proposed or existing improvements follow Austin Energy's Clearance & Safety Criteria, the National Electric Safety Code, and OSHA requirements. Any removal or relocation of existing facilities will be at the owner's/applicant's expense.

Please use this link to be advised of our clearance and safety requirements which are additional conditions of the above review action:

https://library.municode.com/tx/austin/codes/utilities_criteria_manual?nodeId=S1AUENDECR_1 .10.0CLSARE

If you require further information or have any questions regarding the above comments, please contact our office. Thank you for contacting Austin Energy.

Cody Shook, Planner II

Austin Energy
Public Involvement | Real Estate Services
2500 Montopolis Drive
Austin, TX 78741
(512) 322-6881

BOA SIGN REVIEW COVERSHEET

CASE: C16-2022-0001 **BOA DATE**: February 14th, 2022

ADDRESS: 10107 Research Blvd SVRD NB COUNCIL DISTRICT: 7

OWNER: Eames Gilmore AGENT: Esteban Arrieta

ZONING: NBG-NP (Gateway)

LEGAL DESCRIPTION: LOT 1 BLK A 183/ GREAT HILLS TRAIL SUBD

VARIANCE REQUEST: exceed sign height of 35 feet (maximum allowed) to 45 feet (requested)

SUMMARY: complete a free-standing sign for Target

ISSUES: trees

| | ZONING | LAND USES | |
|----------------------------|--------|---------------------|--|
| Site | NBG-NP | Commercial Services | |
| North NBG-NP | | Commercial Services | |
| South | NBG-NP | Commercial Services | |
| East | NBG-NP | Commercial Services | |
| West CS; CS-1 Commercial S | | Commercial Services | |

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Lost and Found Pets

Friends of Austin Neighborhoods

Homeless Neighborhood Association

Neighborhood Empowerment Foundation

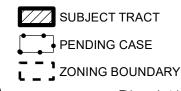
North Burnet/Gateway Neighborhood Plan Staff Liaison

SELTexas

Sierra Club, Austin Regional Group

TNR BCP – Travis County Natural Resources





NOTIFICATIONS

CASE#: C16-2022-0001

LOCATION: 10107 RESEARCH BLVD SVRD NB

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.



Board of Adjustment Sign Variance Application

WARNING: Filing of this appeal stops all affected construction activity.

This application is a fillable PDF that can be completed electronically. To ensure your information is saved, <u>click here to Save</u> the form to your computer, then open your copy and continue.

The Tab key may be used to navigate to each field; Shift + Tab moves to the previous field. The Enter key activates links, emails, and buttons. Use the Up & Down Arrow keys to scroll through drop-down lists and check boxes, and hit Enter to make a selection.

The application must be complete and accurate prior to submittal. All information is required (if applicable).

For Office Use Only

| C16-2022-0 | 001 ROV | V # | 12856313 | Tax # | 0254000 | 0202 |
|------------------------|---|--|--|--|--|---|
| on 1: Applic | ant Staten | 1e | nt | | | |
| dress: <u>10107</u> | Research Blvc | Αk | ustin, TX 78759 | | | |
| n Legal Descri | ption: | | | | | |
| SONAL PROPE | ERTY COMME | ER | CIAL TARGET S | TORE T2409 | | |
| 1 | | | Blo | ck(s): <u>A</u> | | |
| | | | Divi | sion: | | |
| strict: <u>CS; GR</u> | | | | | | |
| ct: | | | | | | |
| eban Arrieta | | | | on be | ehalf of mys | elf/ourselves as |
| zed agent for | Walton Sinag | je | | | | affirm that on |
| December | , Day 10 | | , Year 2021 | , hereby a | oply for a he | aring before the |
| of Adjustment | for considerati | ion | to (select approp | oriate option bel | ow): | |
| ct O Attach | Comple | te | Remodel | Maintain | Other: | |
| f Sign: <u>Pylon I</u> | Monument | | | | | |
| Section 25-10 | -123 - EXPRE | SS | WAY CORRIDO | R SIGN DISTR | ICT REGUL | ATIONS |
| | on 1: Applications: 10107 In Legal Description SONAL PROPERTY of Adjustment of Adjustment of Adjustment of Sign: Pylon Market City of Austral Section 25-10 | on 1: Applicant Staten dress: 10107 Research Blvd on Legal Description: SONAL PROPERTY COMME 1 Strict: CS; GR det: Seban Arrieta Ezed agent for Walton Sinace December , Day 10 of Adjustment for consideration of Adjustment for consideration of Sign: Pylon Monument the City of Austin Land Devel Section 25-10-123 - EXPRE | on 1: Applicant Statement dress: 10107 Research Blvd Arman Legal Description: SONAL PROPERTY COMMERCA 1 Strict: CS; GR Sociate description: Seban Arrieta Seban Arrie | on 1: Applicant Statement dress: 10107 Research Blvd Austin, TX 78759 In Legal Description: SONAL PROPERTY COMMERCIAL TARGET S 1 Bloc Divisor: Strict: CS; GR Interpretation of Adjustment for consideration to (select approper of Adjustment for consideration to (select approper of Attach Ocean Complete Ocean Remodel of Sign: Pylon Monument The City of Austin Land Development Code apple Section 25-10-123 - EXPRESSWAY CORRIDO | on 1: Applicant Statement dress: 10107 Research Blvd Austin, TX 78759 In Legal Description: BONAL PROPERTY COMMERCIAL TARGET STORE T2409 1 Block(s): A Division: Strict: CS; GR Interpretation on best in the control of the cont | dress: 10107 Research Blvd Austin, TX 78759 In Legal Description: SONAL PROPERTY COMMERCIAL TARGET STORE T2409 1 |

Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. In order to grant your request for a variance, the Board must first make one or more of the findings described under 1, 2, and 3 below; the Board must then make the finding described in item 4 below. If the Board cannot make the required findings, it cannot approve a sign variance.

Therefore, you must complete each of the applicable Findings Statements as part of your application. Failure to do so may result in your application being rejected as incomplete. Please attach any additional supporting documents.

I contend that my entitlement to the requested variance is based on the following findings:

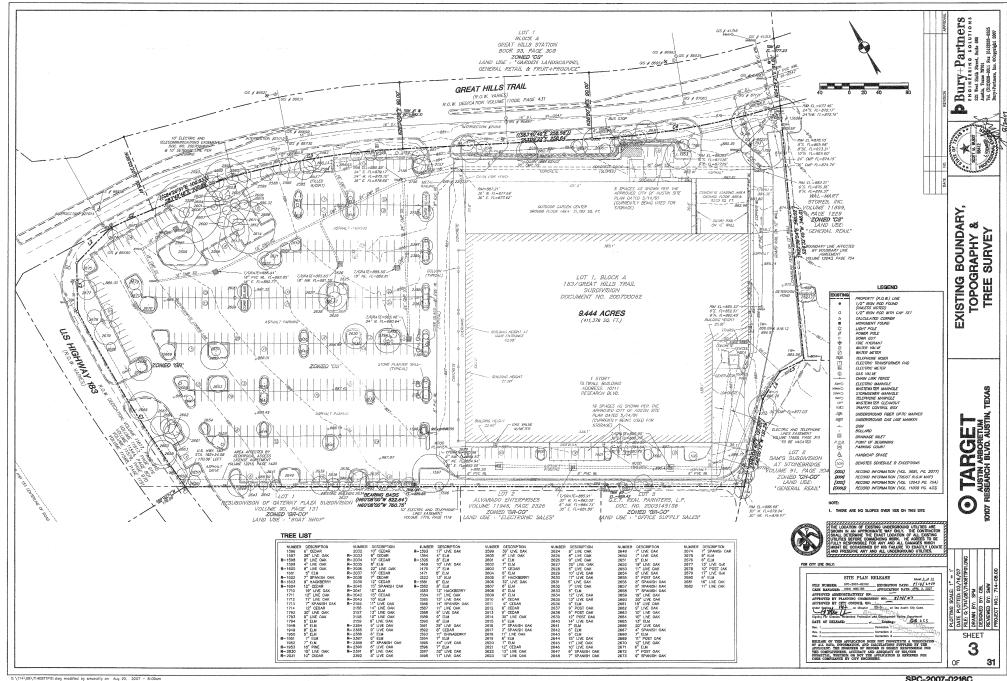
 The variance is necessary because strict enforcement of the Article prohibits any reasonable opportunity to provide adequate signs on the site, considering the unique features of the site such as dimensions, landscaping, or topography, because:

It will save the vegatation in the area as well as provide a marker for traffic on Great Hills Trl. As shown in the Flag test, the signs are not clearing any tree lines and would therefore be useless in their current positions and would provide no clear markers for traffic. We would also have remove the trees that would within its clearence which we plan to avoid

| 16 | errove the frees that would within its clearence which we plan to avoid |
|----------|---|
| | DR— The granting of this variance will not have a substantially adverse impact upon neighboring properties, because: |
| _ | |
| (| OR— |
| | The granting of this variance will not substantially conflict with the stated purposes of this sign ordinance, because: |
| _ | |
| AN 4. | ID, Granting a variance would not provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated, because: |
| V | le are simply following the code for hardships when it comes to the existing landscaping of the |

| Section 3: Applicant Certificate | | |
|---|--|------------------------|
| I affirm that my statements contained in the complete a my knowledge and belief. | pplication are true and o | correct to the best of |
| Applicant Signature: | The state of the state of | Date: 12/10/2021 |
| Applicant Name (typed or printed): Esteban Arrieta | | |
| Applicant Mailing Address: 7201 Baker Blvd Bldg C | The state of the s | 1 |
| City: Richland Hills | _ State: TX | Zip: 76118 |
| Phone (will be public information): (808) 754-9020 | | The second second |
| Email (optional – will be public information): | | 4 |
| Section 4: Owner Certificate | | |
| I affirm that my statements contained in the complete a my knowledge and belief Owner Signature: | pplication are true and | Date: 12,23.2 |
| Owner Name (typed or printed): Eames Gilmore | THE PERSON NAMED IN | |
| Owner Mailing Address: 1000 Nicollet Mall | | |
| City: Minneapolis | State: MN | Zip: 55403 |
| Phone (will be public information): (612) 761-1585 | | |
| mail (optional – will be public information): | | |
| Section 5: Agent Information | | |
| gent Name: Esteban Arrieta | | |
| ent Mailing Address: 7201 Baker Blvd Bldg C | | |
| y: Richland Hills | _ State: TX | Zip: 76118 |
| one (will be public information): (808) 754-9020 | | |
| ail (optional – will be public information). | 100 | |

SAVE



200700062

183/GREAT HILLS TRAIL SUBDIVISION

STATE OF TEXAS X

KNOW ALL MEN BY THESE PRESENTS)(

That STON-GIFT MLE PRODUCES, 12% A TOMA (MATE) PREMINERS A STONE OF 100 PER CONTROL OF 10



OSEN UNDER MY HAND AND SEAL OF COTTICE, THIS 15th CAPY OF PED CHARTY 2007 A.D.

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2





1. NO LOT IN THIS SUBDINISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN MATER AND MASTEMATER SYSTEM. 2. WATER AND WASTEWARE STRIPM SUPEWING DIS SUBTRACION SHALL BE OF SQUIT AND INSTITUTE IN ACCORDANCE WITH DIE CITY OF AUSTIN STANDARDS, PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN MATER AND INSTITUTATION DISCONLINE. DEPARTMENT FOR REVIEW.

3. FACILITIES FOR OFF-STREET LOXDING AND LINCON NON-RESIDENTIAL SITES.

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APPORTED MICROUS.

8. NO BELIEVE, PENCES, LANDSCAPING OR OTHER BICH STRUCTURES ARE PERMITTED DEABABLE PASSENTIS ELEGET AS APPROVAD BY CITY OF MISTRY/TRANS COUNTY.

9 PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DEABAGE ELEGENISTS AS MAY INCIDENCE. AND SHALL HOT PROHEST ACCESS BY GOVERNMENTAL AUTHORITY. B. ALL DRANNAGE EASEMENTS ON FRINATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSOCIAS.

PRODUCTS ONLY OF 200025

N. MOLL SERVICE DE TO DI OF A USE SERVICE DE SERVICE

12. AUSTHE EMPROY HAS THE HOURT TO PROVINE AND USE REMOVE TIMES, SHRIKERISTY AND OTHER DESTRUCTIONES TO THE CONTRIBUTION OF THE CONTRIBUTION ALL THESE REPORT TO CORE.

OF THE COTY OF AUSTIN LAND DEPRESORMENT COSE. OF the DIFF OF AND SELECTION OF THE THE SELECTION OF THE

14. THE CHART SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY ENOSIGN CONTROL REVISES TATION AND TREE PROTECTION FOR ELECTRIC UTBUTY WORK REQUESTED TO PROVIDE ELECTRIC SHAVES TO THIS PROJECT. ELECTRIC SERVICE TO THE PROJECT.

15. ANY ELECTRIC UTLIFF ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE

16. ANY HELDONIAN OF FLEXTRIC FACULIES SHALL BE AT OMBERS BAPENSE.

17. THIS LOT IS RESTRICTED FROM RESIDENTIAL DEVELOPMENT.

17 THIS LOT IS RESTRICTED PROM RESIDENTIAL DEVELOPMENT.

18. PRICE TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBMINISTIAL ASTE CONCLINENCE FROM THIS ITS CONTINUES ROW THE CITY OF AUSTIN 19. ERGGON/SCHMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT PURSUANT TO THE OITY OF AUGIN LAND DEVELOPMENT CODE SECTION 25-8-981, AND THE ENVIRONMENTAL CRITICIA MAMAN.

20. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS 4° 20% OF THE NOT SITE AREA OF EACH LET PURSUANT TO THE CITY OF AUSTIN LANG DENELOPMENT CODE SECTION 28-8-211 AMD 25-8-214. THE COT OF TABLE AND EXCELLENGE COST SECURE 24-3-2-1 as T-2-3-1.

J. M.S. ELECTROME COST WHEN HE BOD COST SECURED SECURED SECURED AS CASES

J. M.S. ELECTROME COST WHEN HE BOD COST SECURED SECURED AS CASES

J. P. PARMONIS SECURED S

THE SUMMARIES HAT IS LOCATED WHICH SET FULL PURPOSE CITY LIMITS OF THE PROPERTY FOR SET THE PERSONS OF METHOD AND ADMINISTRATIONS.

ADDITION AND AUTHORIZED FOR EXCORD BY SET CREATED BY SET AND AUTHORIZED FOR EXCORDING AND AUTHORIZED FOR EXCORDING AND AUTHORIZED FOR EXCORDING AND AUTHORIZED FOR ANY CONTRACT REVISES.

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STATE OF TEAMS X

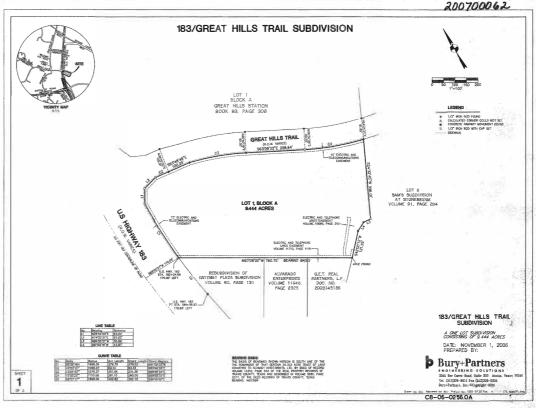
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OF THE LOAD OF THANGE COUNTY, TEAMS, DO INSINITY
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OF THANK THE LOAD OF THANK THANK



183/GREAT HILLS TRAIL SUBDIVISION

A ONE LOT SUBDIVISION CONSISTING OF 9.444 ACRES DATE: NOVEMBER 1, 2006 PREPARED BY:

Bury+Partners



STE PLAN ELLEANS EN LA LA SE L

DATE PLOTTED: 03/16/07 FILE: G: \714\08\71408PLT01.DWG REVIEWED BY: SMW PROJECT NO.: 714-08.00

 TARGET AUSTIN ARBORETUM 10107 RESEARCH BLVD, AUSTIN, TEXAS

SUBDIVISION PLAT

Bury-Partners
ENGINEERING SOLUTIONS
221 Feet Sight Street, Suite 600
Austin. Texas 78701
Tel. (521)5280-0011 F at (512)328-0325
Bury+Partners, Inc. @Copyright 2007

SPC-2007-0216C

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