



Zoning
CITY OF AUSTIN
RECOMMENDATION FOR COUNCIL ACTION

AGENDA ITEM NO.: Z-9
AGENDA DATE: Thu 03/04/2004
PAGE: 1 of 1

SUBJECT: C14-04-0002 - Canyon Creek West, Section One - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 10012-10129 Barbrook Drive and 11400-11419 Barbrook Cove (Bull Creek Watershed) from interim-rural residence (I-RR) district zoning and interim-single family residence standard lot (I-SF-2) district zoning to single family residence standard lot (SF-2) district zoning. Zoning and Platting Commission Recommendation: To grant single family residence standard lot (SF-2) district zoning. Applicant: Shoal Creek Properties, Ltd. (Fred Eppright). Agent: Huffcut & Associates, Inc. (Mike Wilson). City Staff: Sherri Gager, 974-3057.

REQUESTING Neighborhood Planning
DEPARTMENT: and Zoning

DIRECTOR'S
AUTHORIZATION: Greg Guernsey

ZONING CHANGE REVIEW SHEET

CASE: C14-04-0002

Z.A.P. DATE: February 3, 2004

ADDRESS: 10012-10129 Barbrook Drive and 11400-11419 Barbrook Cove

OWNER/APPLICANT: Shoal Creek Properties, Ltd.
(Fred Eppright) **AGENT:** Huffcut & Associates, Inc.
(Mike Wilson)

ZONING FROM: I-SF-2, I-RR **TO:** SF-2 **AREA:** 9.863 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant the applicant's request for SF-2, Single Family Residence-Standard Lot District, zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

2/3/04: Approved staff's recommendation of SF-2 zoning, by consent (9-0); J. Martinez-1st, J. Gohil-2nd.

DEPARTMENT COMMENTS:

The site under consideration is currently undeveloped. The applicant is requesting to rezone the property to build 23 single-family residential homes. The applicant plans to access the proposed residential area off of Barbrook Drive from the Canyon Creek Section One Subdivision (Attachment A - Case C8-00-2246.2A).

The staff recommends approval of the applicant's request for single-family zoning for this site because the proposed use is compatible and consistent with the surrounding residential uses. The property in question is located adjacent to existing SF-2 designated properties and will take access through an existing single-family residential neighborhood to the east.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|------------------|--------------------------|
| <i>Site</i> | I-RR, I-SF-2 | Undeveloped |
| <i>North</i> | I-RR, DR, County | Undeveloped, Church |
| <i>South</i> | I-RR | Undeveloped |
| <i>East</i> | SF-2 | Single-Family Residences |
| <i>West</i> | I-RR | Undeveloped |

AREA STUDY: N/A

TIA: Not Required

WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

426 – River Place Residential Community Association, Inc.
448 – Canyon Creek Homeowners Association
475 – Bull Creek Foundation

SCHOOLS:

Canyon Creek Elementary School
Grisham Middle School
Westwood High School

CASE HISTORIES:

| NUMBER | REQUEST | COMMISSION | CITY COUNCIL |
|-------------|----------------|--|--|
| C14-99-0022 | DR to SF-2 | 3/9/99: Approved staff rec. of SF-2 by consent (6-0) | 4/8/99: Approved PC rec. of SF-2 (5-0); all 3 readings |
| C14-92-0058 | SF-6 to NO, LR | 9/1/92: Approved NO-CO | 10/22/92: Approved NO-CO (6-0) |

RELATED CASES: C8-00-2246.2A (Canyon Creek Section One Subdivision)
SPC-99-0110C (Site Plan for St. Thomas Moore Catholic Church)

ABUTTING STREETS:

| NAME | ROW | PAVEMENT | CLASSIFICATION | DAILY TRAFFIC |
|----------------|-----|----------|----------------|---------------|
| Barbrook Drive | 50' | 30' | Local | N/A |
| Barbrook Cove | 50' | 30' | Local | N/A |

CITY COUNCIL DATE: March 4, 2004

ACTION:

ORDINANCE READINGS: 1st

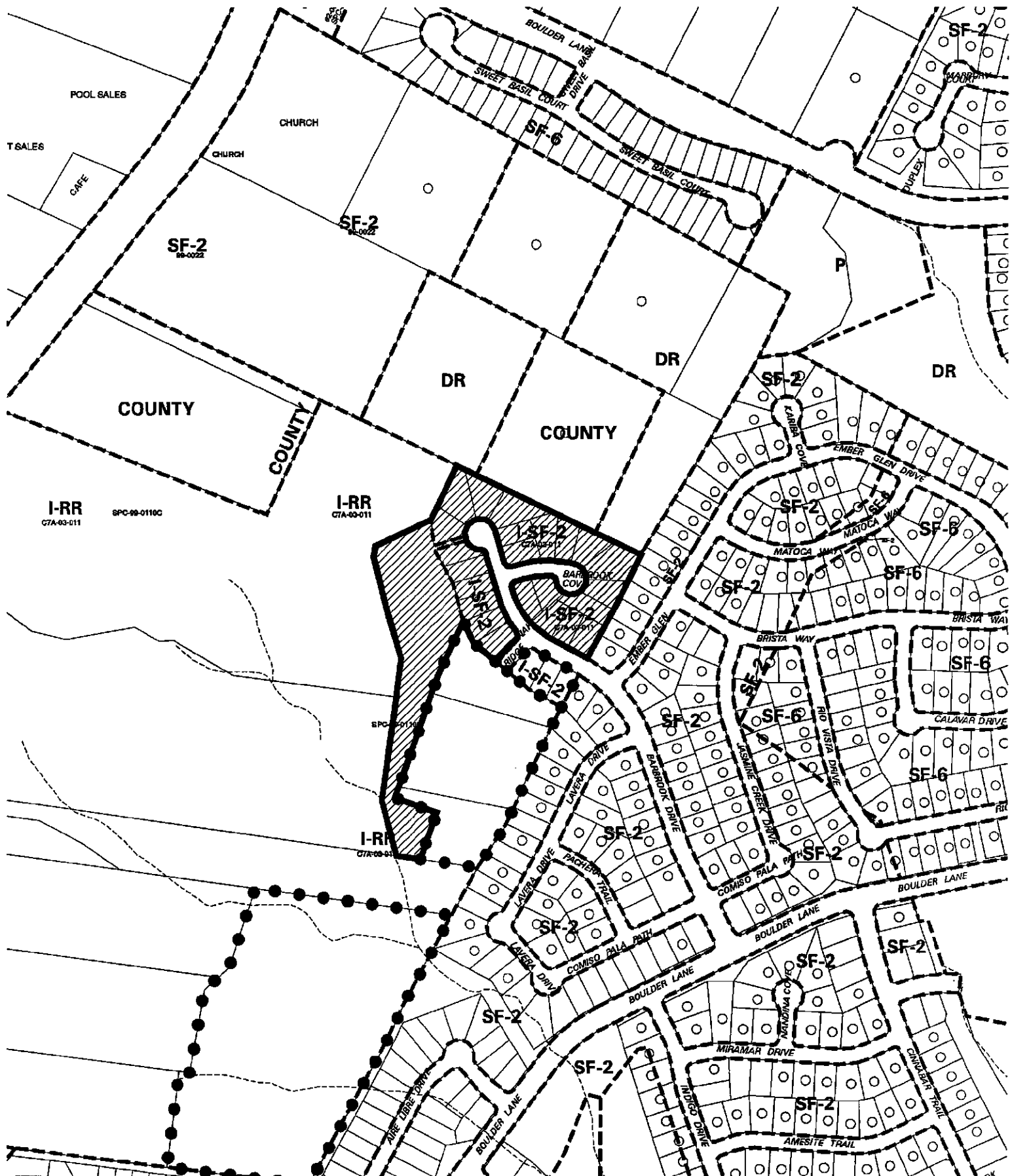
2nd


3rd

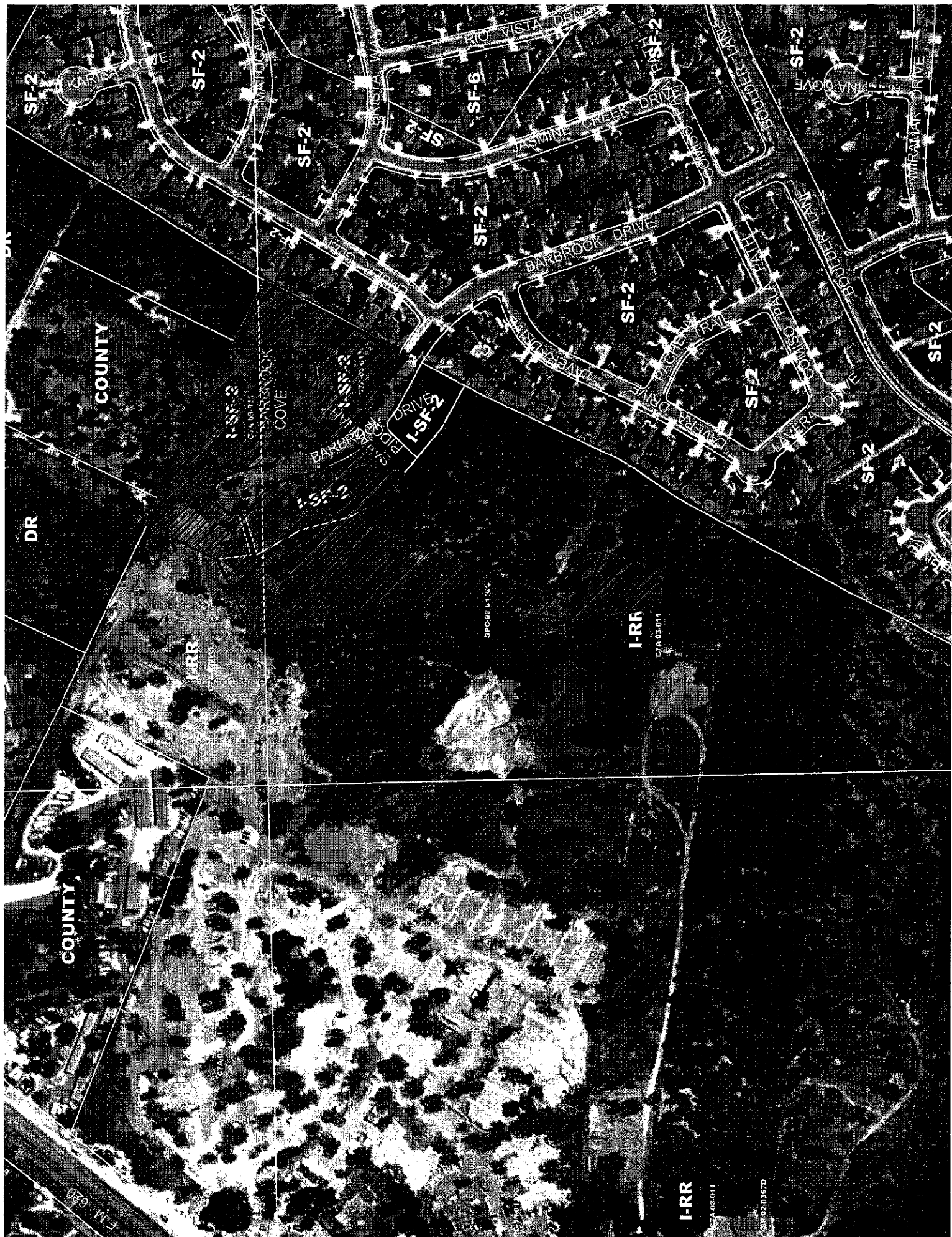
ORDINANCE NUMBER:

CASE MANAGER: Sherri Gager

PHONE: 974-3057,
sherri.gager@ci.austin.tx.us



| | | |
|--|---|---|
|  <p>1" = 400'</p> <p>SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: S. GAGER</p> | <p>ZONING</p> <p>CASE #: C14-04-0002</p> <p>ADDRESS: 10012-10129 BARBROOK DR</p> <p>SUBJECT AREA (acres): 9.863</p> | <p>CITY GRID REFERENCE NUMBER</p> <p>E36-37</p> |
| | <p>DATE: 04-02</p> <p>INTLS: SM</p> | |



STAFF RECOMMENDATION

The staff's recommendation is to grant the applicant's request for SF-2, Single Family Residence-Standard Lot District, zoning.

BACKGROUND

The site under consideration is currently undeveloped. The applicant is requesting to rezone the property to build 23 single-family residential homes. The applicant plans to access the proposed residential area off of Barbrook Drive from the Canyon Creek Section One Subdivision (Case C8-00-2246.2A).

The staff recommends approval of the applicant's request for single-family zoning for this site because the proposed use is compatible and consistent with the surrounding residential uses. The property in question is located adjacent to existing SF-2 designated properties and will take access through an existing single-family residential neighborhood to the east.

The applicant agrees with the staff's recommendation.

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

The SF-2 zoning district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

2. *The proposed zoning should promote consistency, and orderly planning.*

The SF-2 zoning district would be compatible and consistent with the surrounding uses because there is SF-2 zoning to the east of this site. The property in question will take access to Barbrook Drive, through the existing single-family residential neighborhood to the east.

3. *The proposed zoning should allow for a reasonable use of the property.*

The SF-2 zoning district would allow for a fair and reasonable use of the site. The size of the proposed area (9.863 acres/ 429,632 sq. ft.) would allow for a maximum of 74 single-family residential lots to be constructed on the property. The applicant proposes to build 23 single-family residences on the site.

EXISTING CONDITIONS

Site Characteristics

The subject tract is undeveloped and heavily wooded. There is a currently dirt/pebble driveway laid out where the future Baybrook Drive and Barbrook Cove will be paved to the west of the developed residential neighborhood.

Impervious Cover

The maximum impervious cover allowed by the SF-2 zoning district would be 45 %. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations. The site is located over the Northern Edward's Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

| <i>Development Classification</i> | <i>% of Net Site Area</i> | <i>% NSA with Transfers</i> |
|-----------------------------------|---------------------------|-----------------------------|
| One or Two Family Residential | 30% | 40% |
| Multifamily Residential | 40% | 55% |
| Commercial | 40% | 55% |

Development within a Water Quality Transition Zone may not exceed 18% impervious cover.

Note: The most restrictive impervious cover limit applies.

Environmental

According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

Transportation

No additional right-of-way is needed at this time.

The trip generation under the requested zoning is estimated to be 858 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

| NAME | ROW | PAVEMENT | CLASSIFICATION | DAILY TRAFFIC |
|----------------|-----|----------|----------------|---------------|
| Barbrook Drive | 50' | 30' | Local | N/A |
| Barbrook Cove | 50' | 30' | Local | N/A |

Right of Way

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed subdivision, site plan, or zoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

Water and Wastewater

The landowner intends to serve the site with City water and wastewater utilities. Water and wastewater utility improvements are necessary to serve the site, each lot, and land use. The landowner will be responsible for all costs and providing.

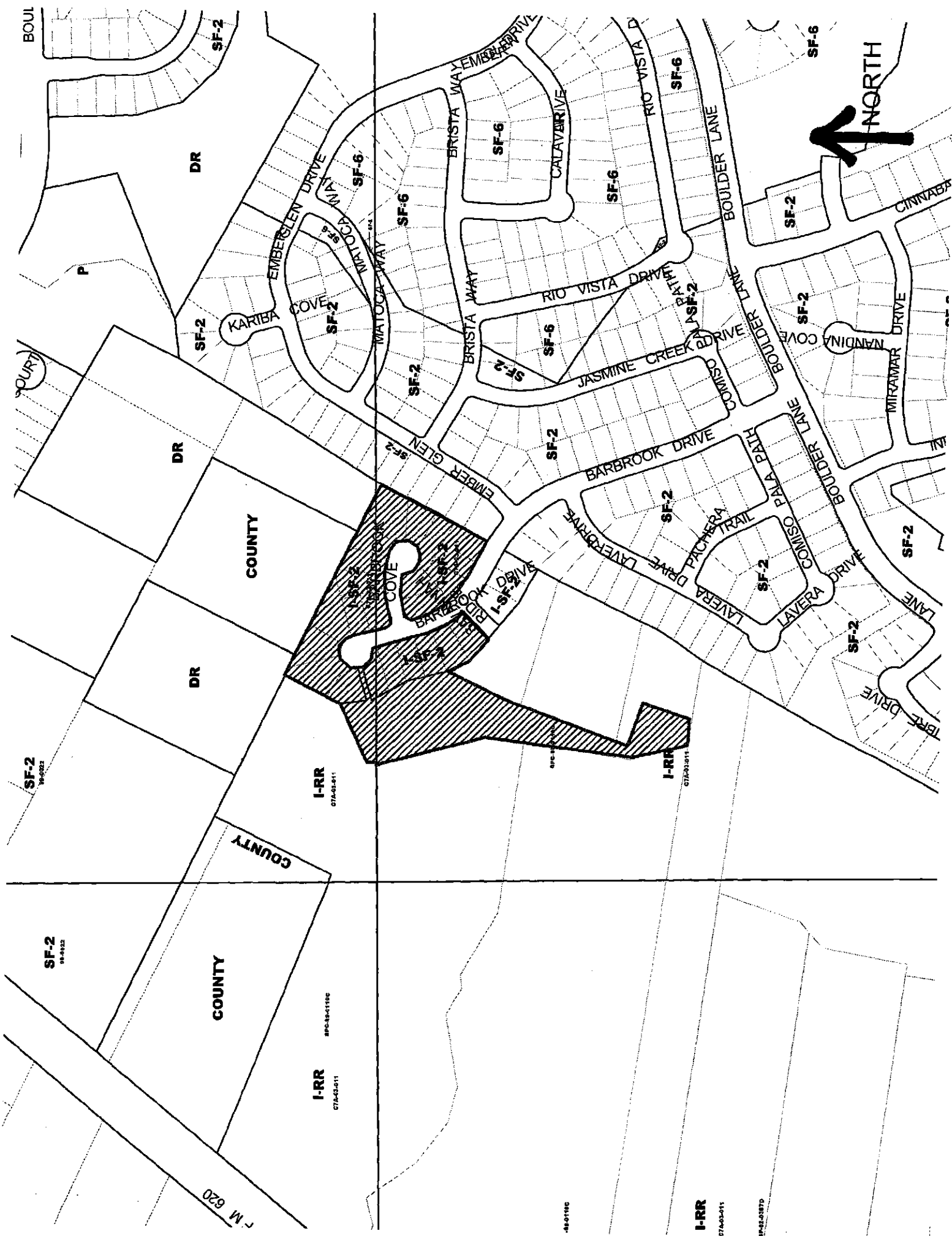
The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City's utility design criteria.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

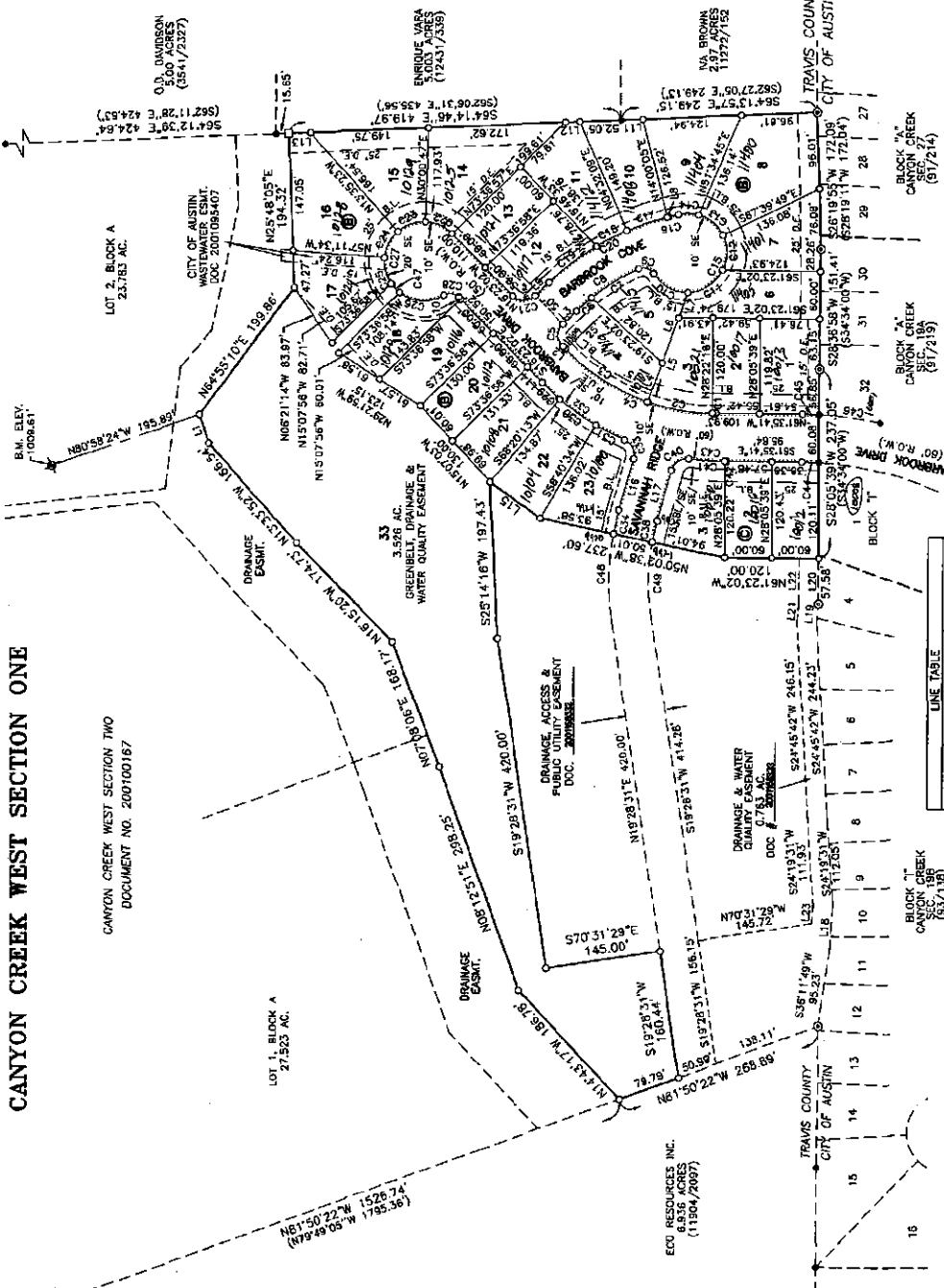
Compatibility Standards

Request is for single-family zoning. Compatibility regulations are not applicable.

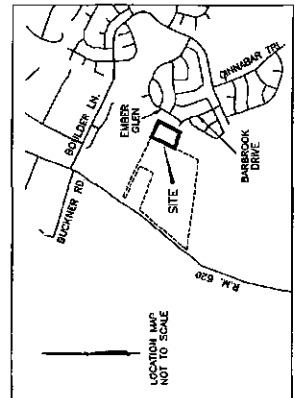


CANYON CREEK WEST SECTION ONE

CANYON CREEK WEST SECTION TWO
DOCUMENT NO. 200700187



| NUMBER | BEARING | DISTANCE |
|--------|-------------|----------|
| L1 | N08°36'27"E | 37.61' |
| L2 | N16°23'02"W | 3.64' |
| L3 | N45°25'58"E | 23.61' |
| L4 | N45°25'02"E | 51.78' |
| L5 | N45°25'02"E | 12.57' |
| L6 | N45°25'02"E | 33.33' |
| L7 | N45°25'02"E | 12.47' |
| L8 | N12°33'55"W | 23.41' |
| L9 | S72°36'58"W | 23.64' |
| L10 | S16°23'02"E | 27.60' |
| L11 | N64°13'57"W | 17.67' |
| L12 | S64°14'46"E | 17.67' |
| L13 | S64°14'46"E | 28.88' |
| L14 | S16°23'02"E | 28.88' |
| L15 | N25°21'56"W | 78.98' |
| L16 | S44°00'11"W | 66.72' |
| L17 | N45°25'02"E | 66.43' |
| L18 | N15°07'21"E | 27.97' |
| L19 | N15°07'21"E | 27.97' |
| L20 | N26°03'38"E | 57.46' |
| L21 | N33°02'21"E | 23.43' |
| L22 | N28°05'39"E | 56.68' |
| L23 | N32°09'49"E | 22.33' |



| LOT SUMMARY | |
|--------------------------------|--|
| NUMBER OF LOTS: 27 | |
| TOTAL LOT ADJACENCY: 9.033 AC. | |

BARBROOK DRIVE: 575 LF.
BARBROOK COVE: 240 LF.
SAVANNAH RIDGE: 145 LF.
BEACH MARK: RE SPIKE IN 21' LIVE OAK APPROX.
190' WEST OF THE WEST CORNER OF LOT 33, BLOCK
B, ELEV. 1009.61', 1988 DATUM.



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
510 South Congress Ave., Suite B-100
Austin, Texas 78704
512-476-7103

PROJECT NO.: 143-014
DRAWING NO.: 143-14P.L.DWG
PLOT DATE: 06/28/01
PLOT SCALE: 1"=60'
DRAWN BY: DK
SHEET: 01 OF 02

| NO. | DELTA | RADIUS | ARC | CHORD | CHORD BEARING |
|-----|------------|---------|---------|---------|---------------|
| C1 | 5.58°22' | 270.00' | 4.58' | 4.58' | N81°06'30"W |
| C2 | 75.108° | 270.00' | 84.12' | 83.78' | N81°06'30"W |
| C3 | 75.108° | 270.00' | 84.12' | 83.78' | N81°06'30"W |
| C4 | 48.12° | 270.00' | 74.34' | 73.25' | N82°34'38"W |
| C5 | 90.00°00' | 20.00' | 31.42' | 31.42' | N00°00'00"E |
| C6 | 51.34°55' | 275.00' | 25.10' | 24.08' | N76°13'50"E |
| C7 | 14°32'45" | 275.00' | 69.78' | 68.81' | N76°13'50"E |
| C8 | 19.46'13" | 275.00' | 94.89' | 94.42' | N83°30'04"E |
| C9 | 83.15'45" | 15.00' | 21.80' | 19.93' | S44°50'26"E |
| C10 | 58.58'11" | 50.00' | 52.30' | 49.85' | S33°18'08"E |
| C11 | 82°08'35" | 50.00' | 54.23' | 51.61' | N85°30'28"E |
| C12 | 52°15'01" | 50.00' | 45.60' | 44.03' | N82°27'41"E |
| C13 | 48°08'13" | 50.00' | 42.02' | 40.80' | N21°44'28"W |
| C14 | 29°49'53" | 50.00' | 25.03' | 23.74' | N80°45'58"W |
| C15 | 252°18'52" | 50.00' | 270.13' | 80.74' | N50°20'51"E |
| C16 | 32°13'00" | 325.00' | 1.98' | 1.98' | N75°49'23"W |
| C17 | 32°13'00" | 325.00' | 33.88' | 33.83' | N80°41'53"W |
| C18 | 1°10'13" | 325.00' | 2.52' | 2.52' | N89°15'38"W |
| C19 | 1°10'13" | 325.00' | 35.94' | 35.94' | N89°15'38"W |
| C20 | 30°44'07" | 325.00' | 174.34' | 172.26' | S80°50'01"W |
| C21 | 80°00'00" | 20.00' | 31.42' | 28.48' | N81°23'02"W |
| C22 | 43°36'10" | 50.00' | 30.05' | 32.14' | N38°11'02"W |
| C23 | 43°36'11" | 50.00' | 38.05' | 37.14' | N81°47'17"W |
| C24 | 43°36'11" | 50.00' | 38.05' | 37.14' | S84°36'32"W |
| C25 | 36°51'04" | 50.00' | 34.28' | 34.08' | N12°32'54"W |
| C26 | 68°44'55" | 50.00' | 59.82' | 58.45' | S58°40'13"E |
| C27 | 75°30'28" | 50.00' | 20.07' | 18.45' | S53°17'14"W |
| C28 | 75°30'28" | 50.00' | 20.07' | 18.45' | S53°17'14"W |
| C29 | 52°00'00" | 330.00' | 30.72' | 30.71' | S19°03'02"E |
| C30 | 7°39'33" | 330.00' | 55.63' | 55.57' | S20°32'48"E |
| C31 | 27°24'33" | 330.00' | 11.06' | 41.03' | S33°52'27"E |
| C32 | 27°24'33" | 330.00' | 32.41' | 76.82' | S27°26'50"W |
| C33 | 52°18'08" | 330.00' | 31.06' | 31.06' | S27°26'50"W |
| C34 | 52°18'08" | 330.00' | 31.06' | 31.06' | S27°26'50"W |
| C35 | 18°12'04" | 325.00' | 108.92' | 108.41' | S20°04'54"W |
| C36 | 24°40'41" | 325.00' | 139.98' | 138.90' | S21°48'51"W |
| C37 | 18°38'11" | 275.00' | 91.05' | 90.63' | S28°52'36"W |
| C38 | 5°42'00" | 275.00' | 27.40' | 27.35' | N41°17'58"E |
| C39 | 24°40'41" | 275.00' | 118.45' | 117.53' | S31°48'51"W |
| C40 | 82°34'04" | 20.00' | 28.82' | 28.39' | N85°26'13"E |
| C41 | 75°21'41" | 330.00' | 45.37' | 45.34' | S52°12'03"E |
| C42 | 0°26'16" | 330.00' | 2.52' | 2.52' | S81°22'33"E |
| C43 | 0°26'16" | 330.00' | 47.88' | 47.85' | S81°22'33"E |
| C44 | 25°15'44" | 433.07' | 21.66' | 21.65' | S60°09'35"E |
| C45 | 228°41'11" | 493.07' | 21.33' | 21.32' | N80°21'17"W |
| C46 | 5°02'46" | 493.07' | 77.95' | 77.48' | N86°06'25"W |
| C47 | 17°15'05" | 50.00' | 15.06' | 15.003' | S15°40'17"E |
| C48 | 19°02'48" | 332.10' | 110.41' | 109.48' | S28°50'55"W |
| C49 | 18°17'22" | 275.00' | 92.58' | 92.16' | S28°48'00"E |

200200010

CANYON CREEK WEST SECTION ONE

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF TRAVIS

THAT Shoal Creek Properties, LTD., a Texas Limited Partnership, acting herein by and through Fred Eppright, Vice President, being the owners of the remainder of 66,975 acres (39,452 Ac.) of land in the A.E. Livingston Survey No. 455, said 66,975 acres being 56,273 acres as conveyed by Document No. 2000148628 of the Official Public Records of Travis County, Texas and 10,695 acres as conveyed by Document No. 2000106817 of the Official Public Records of Travis County, Texas, does hereby subdivide 10,397 acres of the remaining 39,452 acres pursuant to Chapter 212 of the Local Government Code in accordance with the plat shown hereon, to be known as

Canyon Creek West Section One

and does hereby dedicate to the public the use of all streets and easements as shown hereon subject to any easements and/or restrictions heretofore granted and not released.

WITNESS OUR HANDS AS DATED BELOW:

Fred Eppright 9-25-01
Fred Eppright, Vice President Date

Shoal Creek Properties, Ltd.
3215 Steck
Austin, Texas 78757

STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Fred Eppright, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose therein expressed and in the capacity as therein stated.

GIVEN UNDER MY HAND THIS THE 25 DAY OF Sept, 2001.

Billie A. Kelley
Notary Public in and for the State of Texas
My Commission Expires: 11-01-03



PLANNING COMMISSION

Accepted and authorized for record by the Planning Commission of the City of Austin, Texas, this the 16th day of October, 2001.

Betty Baker
Betty Baker, Chairperson
Michael Costas
Michael Costas, Secretary

APPROVED FOR ACCEPTANCE

This subdivision is within the Two (2) Mile ETJ of the City of Austin on this the 16th day of October, 2001, A.D.

Clark Patterson
Michael J. Heltz, A.I.A., Director
Watershed Protection & Development Review Department

COMMISSIONERS' COURT RESOLUTION

In approving this plat by the Commissioners Court of Travis County, Texas, assumes no obligation to build the streets, roads, and other public thoroughfares shown on this plat or any bridges or culverts in connection therewith. The buildings of all streets, roads and other public thoroughfares shown on this plat, and all bridges and culverts necessary to be constructed or placed in such streets, roads or other public thoroughfares or in connection therewith, is the responsibility of the owner and/or developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas.

The Owner(s) of the subdivision shall construct the Subdivision's street and drainage improvements (the "improvements") to County Standards in order for the County to accept the public improvements for maintenance or to release fiscal security posted to secure private improvements. To secure this obligation, the Owner(s) must post fiscal security with the County in the amount of the estimated cost of improvements. The Owner(s) obligation to construct the improvements to County Standards and to post the fiscal security to secure such construction is a continuing obligation binding the Owners and their successors and assigns until the public improvements have been accepted for maintenance by the County, or the private improvements have been constructed and are performing to County Standards.

The authorization of this plat by the Commissioners Court for filing or the subsequent acceptance for maintenance by Travis County, Texas, of roads and streets in the subdivision does not obligate the County to install street name signs or erect traffic control signs, such as speed limit, stop signs, and yield signs, which is considered to be a part of the developer's construction.

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF THE COUNTY COURT, OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT

ON THE 26th DAY OF December, 2001, A.D. THE COMMISSIONERS' COURT OF TRAVIS COUNTY, TEXAS PASSED AN ORDER AUTHORIZING THE FILING FOR RECORD OF THIS PLAT AND THAT SAID ORDER WAS DULY ENTERED IN THE MINUTES OF SAID COURT, IN BOOK 6, PAGE(S) 53. WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE 15th DAY OF January, 2002, A.D.

DANA DEBEAUVOR, CLERK,
COUNTY COURT, TRAVIS COUNTY, TEXAS

Robert Kamm
DEPUTY



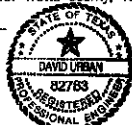
ENGINEER'S CERTIFICATION:

I, David Urban 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 Austin City Code, is true and correct to the best of my knowledge.

The 100 year floodplain is contained within the drainage easements as shown hereon. No portion of this tract is within the boundaries of the 100 year floodplain of a waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Panel 484530235 E and 484530240 E for Travis County, Texas dated June 8, 1993.

David Urban 8-28-01

David Urban, P.E. #82783
Huffcut Associates, Inc.
8030 Shoal Creek Blvd.
Austin, Texas 78757



SURVEYOR'S CERTIFICATION:

I, Robert C. Watts, Jr., an authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with the surveying related portions of Title 25 of the Austin City Code, is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Surveyed in August, 2000.

Robert C. Watts
Robert C. Watts, Jr., R.P.L.S. #4995
Chaparral Professional Land Surveying, Inc.
510 South Congress Ave., Suite 8-100
Austin, Texas 78704



8-28-01

CS-00-2246.2A

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE

ON THE 15 DAY OF January, A.D. 2002 AT 4:08 O'CLOCK P M. AND DULY
RECORDED ON THE 15 DAY OF January, A.D. 2002 AT 4:08 O'CLOCK P M. IN THE

OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER 200200010

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 15 DAY OF January, 2002, A.D.

DANA DEBEAUVOR,
COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY Robert Kamm
DEPUTY

FILED FOR RECORD, AT 4:08 O'CLOCK P M. THIS 15 DAY OF January, 2002, DANA

DEBEAUVOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

BY Robert Kamm
DEPUTY

1. No lot in this subdivision shall be occupied until connection is made to an approved public water supply and wastewater disposal system. Water/Wastewater service is provided by the City of Austin.

2. Water and Wastewater Systems serving this subdivision shall be designed and installed in accordance with the City of Austin and State Health Department plans and specifications. Plans and Specifications shall be presented to the City of Austin, Water and Wastewater Department for review.

3. Public sidewalks built to C.O.A. standards are required along the following streets and as shown by a dotted line on the face of the plat: Savannah Ridge, Barbrook Drive and Barbrook Cove. 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. LDC, 25-6-352.

4. WATERSHED STATUS- This project is located in the Bull Creek watershed, water supply subwatershed.

5. 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.

6. A 10' Electric Utility Easement is hereby reserved along all street rights-of-way. Pedernales Electric Cooperative has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep their easements clear. Pedernales Electric Cooperative will perform all tree work in compliance with Chapter 25-8, Subchapter B of the City of Austin Land Development Code.

7. The owner/developer of this subdivision/lot shall provide the Pedernales Electric Cooperative 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.

8. 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 center line of the overhead electrical facilities designed to provide electric service to this project. Austin Energy work shall also be included within the limits of construction for this project.

9. There are no Critical Environmental Features (CEF's) located on or within 150 feet of this subdivision.

10. Erosion/Sedimentation controls are required for all construction on each lot, including single-family and duplex construction, pursuant to LDC Section 25-8-181 and the Environmental Criteria Manual.

11. The owner of this subdivision, and his or her successors and assigns assumes responsibility for the plans for construction of subdivision improvements which comply with applicable codes and requirements of the City of Austin and Travis County. 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.

12. Prior to construction in this subdivision, drainage and water quality control 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 ponding or other methods.

13. Water Quality Controls are required for all development with impervious cover in excess of 20% of the Net Site Area of each lot pursuant to LDC Section 25-8-211 and 213.

The water Quality Easements shown are for the purpose of achieving compliance pursuant to Chapter 25-8 of the City Land Development Code. The use and maintenance of these easements is restricted by Sections 25-8-211 and 213 thereof.

Maintenance of the water quality controls required above shall be according to the City of Austin standards.

On site detention facilities will be constructed to control the 2 year storm events.

14. No buildings, fences, landscaping, and other obstructions are permitted in drainage easements except as approved by City of Austin or Travis County.

15. Property owner shall provide for access to Drainage Easements as may be necessary and shall not prohibit access by governmental authorities.

16. All drainage easements on private property shall be maintained by the owners or his/her assigns.

17. A Travis County Development Permit is required prior to any site development.

18. This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms of a Subdivision Construction Agreement between the subdivider and the City of Austin, dated 10-16-00, 2001, 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 No. 2002009047, in the Official Public Records of Travis County, Texas.

19. For a minimum travel distance 25' from the roadway edge, driveway grades may exceed 14% only with specific approval of surface and geometric design proposals by the C.O.A.

20. The land owner/developer is advised to obtain approval for any needed license agreements prior to approval of the construction plans. Other special or nonstandard treatments of the right-of-way may also require a license agreement.

21. All streets will be constructed to C.O.A. standards, L.D.C. 25-6-171(c).

22. For Restrictive Covenants affecting this subdivision see Document 2002009047 Official Public Records of Travis County, Texas.

PLOT DATE: 08-28-01

SHEET
2 OF 2

ORDINANCE NO. _____

AN ORDINANCE ESTABLISHING INITIAL PERMANENT ZONING FOR THE PROPERTY LOCATED AT 10012-10129 BARBROOK DRIVE AND 11400-11419 BARBROOK COVE AND CHANGING THE ZONING MAP FROM INTERIM RURAL RESIDENCE (I-RR) DISTRICT AND INTERIM-SINGLE FAMILY RESIDENCE STANDARD LOT (I-SF-2) DISTRICT TO SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from interim rural residence (I-RR) district and interim-single family residence standard lot (I-SF-2) district to single family residence standard lot (SF-2) district on the property described in Zoning Case No. C14-04-0002, on file at the Neighborhood Planning and Zoning Department, as follows:

Lots 1-23 and Lot 33, Blocks B and C, Canyon Creek West Section One Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Document No. 200200010, of the Official Public Records of Travis County, Texas,

locally known as 10012-10129 Barbrook Drive and 11400-11419 Barbrook Cove, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "A".

PART 2. This ordinance takes effect on _____, 2004.

PASSED AND APPROVED





_____, 2004

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Will Wynn
Mayor

APPROVED: _____ **ATTEST:** _____
David Allan Smith Shirley A. Brown
City Attorney City Clerk



| | | | | |
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|  1" = 400' | <p>SUBJECT TRACT </p> <p>PENDING CASE </p> <p>ZONING BOUNDARY </p> <p>CASE MGR: S. GAGER</p> | <p style="text-align: center;">ZONING EXHIBIT A</p> <p>CASE #: C14-04-0002</p> <p>ADDRESS: 10012-10129 BARBROOK DR</p> <p>SUBJECT AREA (acres): 9.863</p> <p>DATE: 04-01</p> <p>INTLS: SM</p> | | <p>CITY GRID REFERENCE NUMBER</p> <p>E36-37</p> |
|---|---|---|--|---|