

ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0096 (Rezoning of 8500 Bluegrass Dr) DISTRICT: 10

ADDRESS: 8500 Bluegrass Drive

ZONING FROM: LR

TO: SF-2

SITE AREA: 2.0447 acres

PROPERTY OWNERS: Ken Schiller and Steve and Ivete Stowers

AGENT: City of Austin - Housing and Planning Department

CASE MANAGER: Sherri Sirwaitis (512-974-3057, sherri.sirwaitis@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends SF-2, Single Family-Standard Lot District, zoning.

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

July 20, 2021: Approved recommendation of SF-2 zoning by consent (9-0, J. Kiolbassa and E. Ray-absent); H. Smith-1st, C. Acosta-2nd.

CITY COUNCIL ACTION: **August 26, 2021**

ORDINANCE NUMBER:

ISSUES:

The property owners currently have one house on Lot 1-A and a second house on Lot 2-A. They do not plan to add any more houses to the property. Because of the location of the original Lot 8, that abutted both of their lots (*please see Exhibit C*), the owners re-subdivided the lots incorporating the property at 8500 Bluegrass Drive (the 2.0447 acre LR zoned portion) into Lot 1-A and Lot 2-A through subdivision case C8-2019-0196.0A. Therefore, this property is now part of Lot 1-A and part of Lot 2-A Block A, Great Hills Phase B according to Document No. 202000083 (*please see Exhibit D*).

On March 17, 2020, the owners filed a rezoning case to downzone the 2.0447 acre area from LR to SF-2 as this area was now part of their single-family residential lots. The case was heard by the Zoning and Platting Commission on June 16, 2020 and the Commission approved the staff's recommendation of SF-2 zoning by consent (10-0, Commissioner A. Denkler-absent).

The case proceeded to the City Council on August 27, 2020 and the Council approved SF-2 zoning on 1st reading only (6-5, Councilmembers P. Ellis, N. Harper-Madison, G. Casar, J. Flannigan and P. Renteria-No). After first reading, Councilmember Flannigan expressed that he wished that the rezoning request had been for LR-MU, instead of SF-2. Many of the Council members were not supportive of SF-2 zoning at this location and indicated that they were looking for a higher residential district or a mixed-use district to allow for more units in this area.

On September 17, 2020, the case was heard at City Council for 2nd/3rd readings. The City Council denied the rezoning request by a vote of (5-6, with Council Members Garza, Flannigan, Casar, Ellis, Renteria and Harper-Madison - voting 'No'). Therefore, the case failed and the property remains zoned as the LR, Neighborhood Commercial, district.

Per LDC Sec. 25-2-247 - RESTRICTIONS ON NEW APPLICATIONS, because the rezoning request was denied at City Council, the owners could not file a rezoning application for the same or more intensive zoning on the property for 18 months. However, as the mayor said at the end of the discussion of this item, there was the possibility of the City Council initiating a new rezoning case for the property.

The applicants contacted the staff and stated their concern that they now each have a replatted lot that their personal homes sit on that remains zoned with SF-2-CO zoning and LR zoning. They reduced the number of platted lots by amending the lot for 8600 Bluegrass Drive with a portion of 8500 Bluegrass Drive and with 8508 Bluegrass Drive and the intent of their rezoning application was to align the zoning for the new lot with their existing residences. However, now because of the shape of the lot and the large retaining wall, Mr. Stowers has no access from Bluffstone Drive to his lot. The staff encouraged the owners to discuss these issues with the City Council representative for District 10, Council Member Alison Alter, to discuss their options.

On April 8, 2021, the City Council initiated a rezoning for this property per Resolution No. 20210408-027 (*please see Exhibit E*).

CASE MANAGER COMMENTS:

The site under consideration is undeveloped. The properties to the north are zoned SF-2-CO and are developed with single-family residences. To the south and east, there are PUD and LO zoned tracts that contain office buildings. To the west, there is undeveloped land that was originally right-of-way area for the construction of Arterial 8. The applicant's request to change in the intensity of land use at this site is consistent with the deletion of Arterial 8 (Forsythia Drive), a ninety-foot arterial roadway that was to connect Loop 360 to Yaupon Drive. The City of Austin's plans to construct Arterial 8 changed, due in part to BCCP issues and with the City's purchase of the adjoining Stennis Tract.

In this request, the property owners would like to down zone this tract of land to be consistent with the SF-2-CO on the other portion of the newly re-subdivided residential lots, Lot 1-A and Lot 2-A. The owners do not plan to add any new residential structures at this location.

The staff recommends SF-2 zoning as the property meets the intent of the Single-Family Residence-Standard Lot district designation and is consistent with the SF-2-CO zoning the north and west. SF-2 zoning will allow for the single-family house on this property that is compatible with the residential uses adjacent to the site.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

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

Single-Family Residence (Standard Lot) district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lot patterns, as well as for development of additional single-family housing areas with minimum land requirements.

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

The proposed SF-2 zoning is consistent with the existing SF-2-CO zoning to the north and west. The applicant's request to change in the intensity of land use at this site is consistent with the deletion of Arterial 8, a ninety-foot arterial roadway that was to connect Loop 360 to Yaupon Drive.

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

SF-2 zoning will allow the applicants to have consistent zoning over their platted lots.

The existing single-family residences are compatible with the residential uses adjacent to site.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	LR	Undeveloped Area
<i>North</i>	SF-2-CO	Single Family Residences
<i>South</i>	PUD	Office (Prominent Pointe)
<i>East</i>	LO	Office (Great Hills)
<i>West</i>	SF-2-CO	Single Family Residences, Undeveloped

NEIGHBORHOOD PLANNING AREA: N/A

TIA: Not Required

WATERSHED: Bull Creek

SCHOOLS: Austin I.S.D.

Hill Elementary School
Murchison Middle School
Anderson High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Great Hills Homeowners Association, Inc.
Austin Independent School District
Bike Austin
Bull Creek Foundation
Friends of Austin Neighborhoods
Great Hills VII HOA
Long Canyon Homeowners Association
Mountain Neighborhood Association (MNA)
Neighborhood Empowerment Foundation
North Oaks Neighborhood Association
SELTEXAS
Sierra Club, Austin Regional Group
TNR BCP-Travis County Natural Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2020-0041 (Stowers and Schiller: 8500 Bluegrass Drive)	LR to SF-2	6/16/20: Approved the staff's recommendation of SF-2 zoning by consent (10-0, A. Denkler-absent); H. Smith-1st, D. King-2nd.	8/27/20: Approve SF-2 zoning on 1st reading only (6-5, P. Ellis, N. Harper-Madison, G. Casar, J. Flannigan and P. Renteria-No); A. Alter-1st, D. Garza-2nd. 9/17/20: A motion was made by Council Member Alter to approve SF-2 zoning and seconded by Council Member Tovo. However, the vote was (5-6, with Council Members Garza, Flannigan, Casar, Ellis, Renteria and Harper-Madison No. Therefore, the case failed and the property remains zoned LR.
C14-2011-0062 (Junior League Office: 8501 Bluffstone Cove)	GR-CO, RR to GR-CO, RR	9/06/11: Approved the staff's recommendation of GR-CO and RR district zoning on consent, adding Bail Bond Services to the conditional overlay as a prohibited use (5-0, S. Baldridge-absent); P. Seager-1 st , C. Banks-2 nd .	9/22/11: Approved GR-CO and RR zoning on consent on all 3 readings (7-0); B. Spelman-1 st , L. Morrison-2 nd .
C814-06-0054 (Prominent Pointe II PUD: 5401, 5405, 5505 Bluffstone Lane; 8310 N. Capital of Texas Highway; Bluffstone at Bluegrass Drive	I-RR, SF-2-CO, LO, GR, PUD to PUD	6/20/06: Approved staff recommendation of PUD zoning by consent (7-0, S. Hale, J. Gohil-absent); J. Martinez-1 st , M. Hawthorne-2 nd .	7/27/06: Approved PUD zoning by consent, with the following conditions: 1) Parking requirements are temporarily adjusted to the extent necessary during demolition of the existing surface parking and demolition of the existing surface parking and construction of the parking garage to allow continued occupancy of the existing building; 2) Requirements for construction sequencing are temporarily adjusted to allow construction of the parking garage and utilities to utilize the existing pond and allow construction of the new pond to occur after the garage

			<p>utilities are completed (7-0); 1st reading</p> <p>8/09/06: Approved 2nd/3rd readings for planned unit development (PUD) district zoning, including the following language in the Restrictive Covenant: Restrictive Covenant Language, Page 2, Number 8 will read, "Requirements for construction sequencing are temporarily modified to allow construction of the building, parking garage and utilities to utilize the existing pond and additional erosion and sedimentation controls to allow the construction of the new pond to occur after the garage and utilities are completed." Vote: (7-0); B. McCracken-1st, B. Dunkerley-2nd.</p>
C814-01-0096	GR, LR to PUD	12/04/01: Approved staff's recommendation of PUD zoning by consent (8-0, M. Casias-absent)	1/17/02: Approved PUD on 3 readings (6-0, Wynn out of room)
C14-97-0100	SF-2 to GR	<p>9/16/97: Approved GR-CO, prohibiting the following uses: Lodginghouse Residential, Administrative and Business Offices, Art and Craft Studio (Limited), Automotive Rentals, Automotive Repair Services, Automotive Sales, Automotive Washing, Business or Trade School, Business Support Services, Commercial Off-Street Parking, Communications Services, Consumer Convenience Services, Consumer Repair Services, Drop-Off Recycling Collection Facility, Exterminating Services, Food Sales, Funeral Services, General Retail Sales (Convenience,</p>	<p>10/23/97: Approved GR-CO & RR for floodplain w/conditions (7-0), subject to 25% maximum impervious cover; 1st reading</p> <p>1/15/98: Approved GR-CO & RR w/ conditions (7-0); 2nd/3rd readings</p>

		General), Hotel-Motel, Indoor Entertainment, Indoor Sports and Recreation, Off-Site Accessory Parking, Outdoor Entertainment, Outdoor Sports & Recreation, Pawn Shop Services, Personal Improvement Services, Personal Services, Pet Services, Research Services, Restaurant (Drive-In, Fast Food), Restaurant (Limited), Service Station, Special Use Historic, Small Plant Nursery, Theater, Club or Lodge, College or University Facilities, Communication Service Facilities, Community Recreation (Private, Public), Counseling Services, Cultural Services, Day Care Services (Limited, General, Commercial), Guidance Services, Hospital Services (Limited, General), Local Utility Facilities, Safety Services, Private Primary Educational Facilities, Private Secondary Educational Facilities, Public Primary Educational Facilities, Public Secondary Educational Facilities, Residential Treatment, Telecommunication Tower, and Congregate Living (7-0)	
C14-97-0098	SF-6 to SF-2	9/16/97: Approved staff rec. of SF-2 (7-0)	10/23/97: Approved SF-2-CO w/ conditions (7-0), subject to 25% maximum impervious cover; 1 st reading 1/15/98: Approved SF-2-CO w/conditions (7-0); 2 nd /3 rd readings
C14r-86-193	LO to GR	9/23/86: Approved GR zoning subject to conditions (8-0)	10/08/86: Approved GR subject to conditions (6-0); all 3 readings

C14r-86-045	TR1: SF-2, DR to LR TR2: SF-2, DR to GR	7/01/86: Approved LR (TR1) and GR (TR2), subject to conditions (9-0)	8/28/86: Approved LR, GR (6-0); 1 st reading 1/15/87: Approved LR and GR; 2 nd / 3 rd readings
C14r-86-044	SF-2, DR to LO	7/01/86: Approved LO (7-2)	10/30/86: Approved LO

RELATED CASES:

C14-2020-0040, C14-97-0098 - Previous Rezoning Cases
C8-2019-0196.0A, C8-81-022.08.21A - Subdivision Cases

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Bluegrass Drive	~58'-63'	70'	42'	2	Yes – one side	Yes	No
Bluffstone Lane	89'	92'	60'	2	No	No	No

OTHER STAFF COMMENTS:

Comprehensive Planning

Resolution No. 20210408-027, explains how roadway, identified as Arterial 8 was once planned to connect Loop 360 to Yaupon Drive. However, the City of Austin and Travis County reached an agreement with the U.S. Department of the Interior's Fish and Wildlife Service to protect two endangered species, the golden cheeked warbler and black-capped vireo, through the creation of the Balcones Canyonland Conservation Plan. The City of Austin purchased the preserve properties that resulted in the abandonment of the plans to construct Arterial 8, which includes the 2.05 acre property located at 8500 Bluegrass Drive, which is zoned commercial (LR) in anticipation of the property being located at the intersection of a major roadway, Arterial 8, and a collector street, Bluegrass Drive. The commercial zoning at this location is no longer appropriate due to the abandonment of Arterial 8. Rezoning the property to SF-2 would provide for additional housing and be in line with the prevailing zoning in the area.

The property is located on the northeast corner of Bluffstone and Blueridge Drives and consists of an undeveloped 2.05-acre parcel. The property is not located within a small area plan or along an Activity Corridor or Center. Surrounding uses include large lot single family houses to the north; to the south is a three story large office building; to the east is a medical office, vacant land, and an apartment building; and to the west is land set aside for the preserve. The request is for SF-2 zoning.

Connectivity

Bluffstone Drive, which dead ends at the subject property, has public sidewalks located on both sides of the street, while Blueridge Drive only has a public sidewalk in front of the medical office building. Blueridge Drive slopes sharply upward and is hilly. Blueridge Drive appears to have unprotected and unmarked bikes lanes located along both sides of the street. There is no public transit in the area. Connectivity and mobility options in the area are below average. Commercial and retail options are located over a mile away and only accessible via a car, along Loop 360 and SH 183.

Imagine Austin

The property is not located along or near an Activity Center or Corridor. Based on the comparative scale of this site relative to mix of uses in the area, including residential but below average mobility and connectivity options in the area, this project only partially supports the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding 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 requires water quality control with increased capture volume and control of the 2-year storm on site.

At this time, no information has been provided as to whether this property has any Is that preempt current water quality or Code requirements.

Parks and Recreation

Parkland dedication will be required for any new residential units proposed from this rezoning, single family with SF-2, at the time of subdivision or site plan, per City Code § 25-1-601. Any fees in-lieu paid to satisfy parkland dedication shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD can provide an early determination of parkland dedication requirements.

Site Plan

Site plans are required for any new development other than single-family or duplex residential.

INFO. Note subject property is within the Wildland Urban Interface (WUI); additional comments from Austin Fire Department should be expected for any proposed development.

Transportation

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 70 feet of right-of-way for Bluegrass Drive and 92 feet of right-of-way for Bluffstone Lane. It is recommended that 35 feet of right-of-way from the existing centerline should be dedicated for Bluegrass Road and 46 feet of feet of right-of-way from the existing centerline should be dedicated for Bluffstone Lane according to the Transportation Plan at the time of subdivision and/or site plan application, whichever comes first.

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan/subdivision application. A traffic impact analysis shall be required at the time of site plan if trigger per LDC 25-6-113.

Water Utility

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and

approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

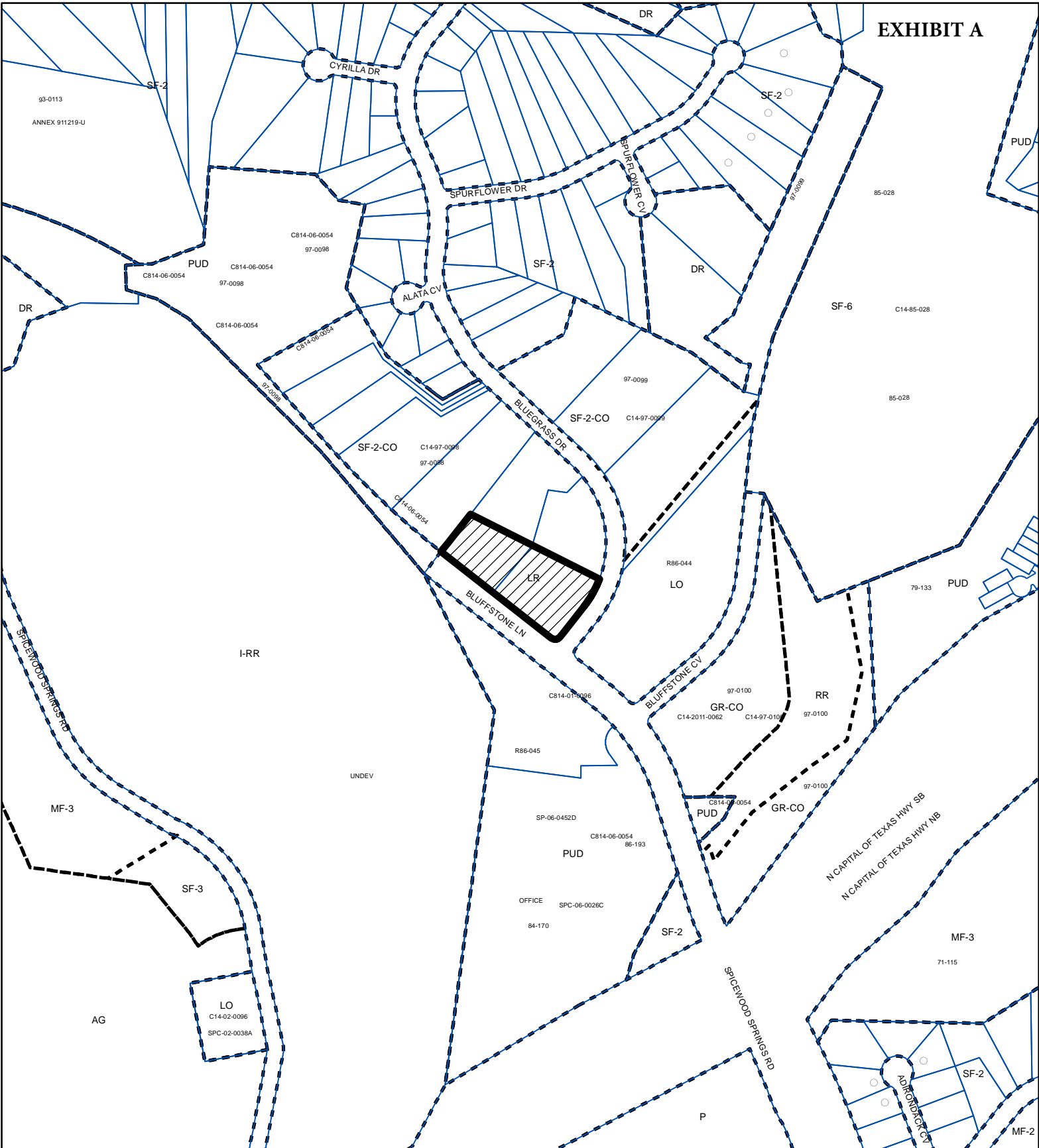
Depending on the development plans submitted, water and or wastewater service extension requests may be required.

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. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Previous Subdivision Layout – Case C8-81-022.08.21A: Document 20000035
- D. Current Subdivision Case C8-2019-0196.0A: Document No. 202000083
- E. Resolution No. 20210408-027
- F. Correspondence from Interested Parties




EXHIBIT A



ZONING

ZONING CASE#: C14-2021-0096



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 400'

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.

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Created: 5/26/2021



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1" = 200'

- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

REZONING OF 8500 BLUEGRASS DRIVE

ZONING CASE#: C14-2021-0096
 LOCATION: 8500 BLUEGRASS DR.
 SUBJECT AREA: 2.05 ACRES
 GRID: H32
 MANAGER: Sherri Sirwaitis



This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

GREAT HILLS, PHASE 'B', EXHIBIT C

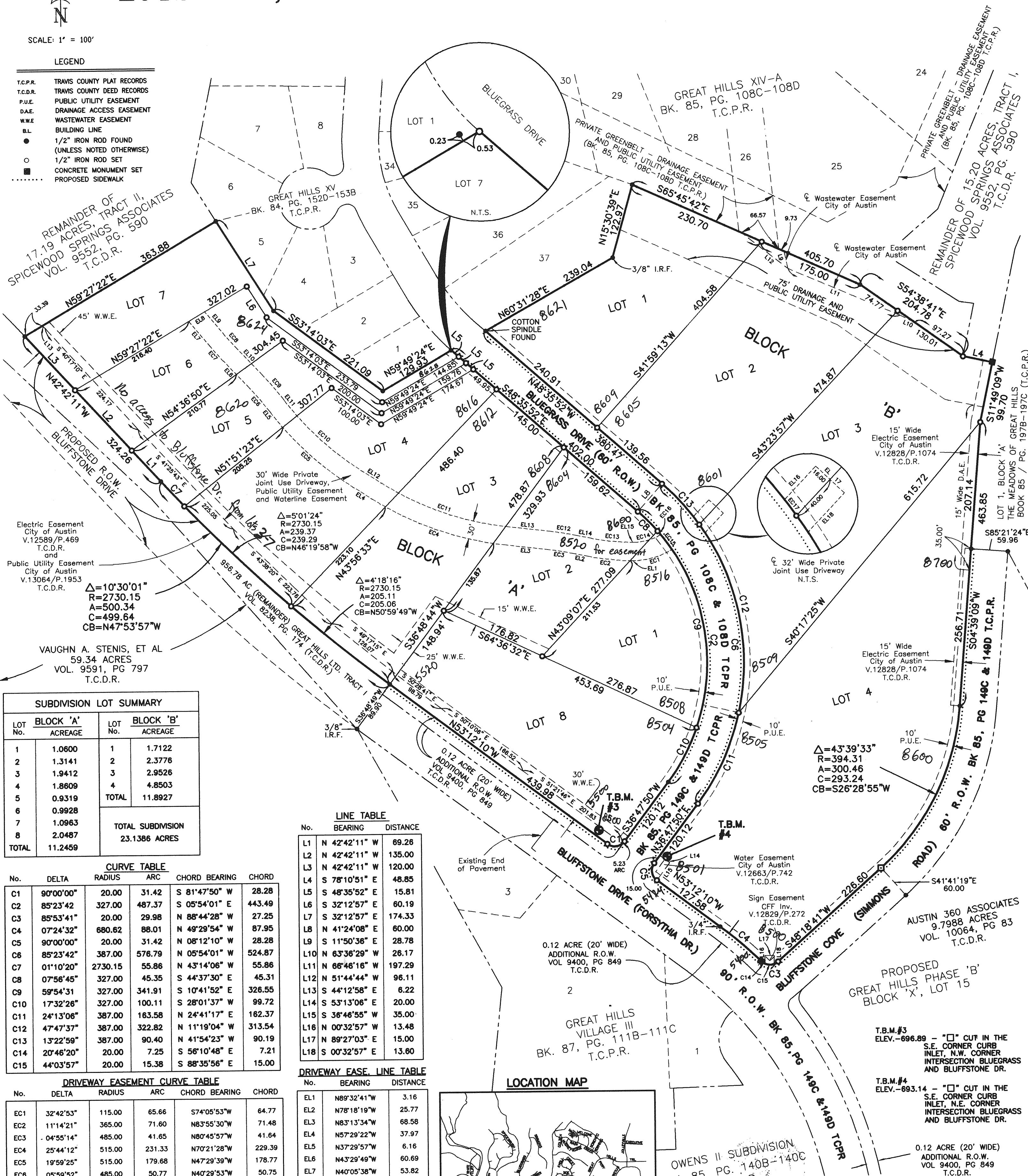
LOTS 1-8, BLOCK 'A' AND LOTS 1-4, BLOCK 'B'



SCALE: 1" = 100'

LEGEND

T.C.P.R.	TRAVIS COUNTY PLAT RECORDS
T.C.D.R.	TRAVIS COUNTY DEED RECORDS
P.U.E.	PUBLIC UTILITY EASEMENT
D.A.E.	DRAINAGE ACCESS EASEMENT
W.W.E.	WASTEWATER EASEMENT
B.L.	BUILDING LINE
●	1/2" IRON ROD FOUND (UNLESS NOTED OTHERWISE)
○	1/2" IRON ROD SET
■	CONCRETE MONUMENT SET
.....	PROPOSED SIDEWALK



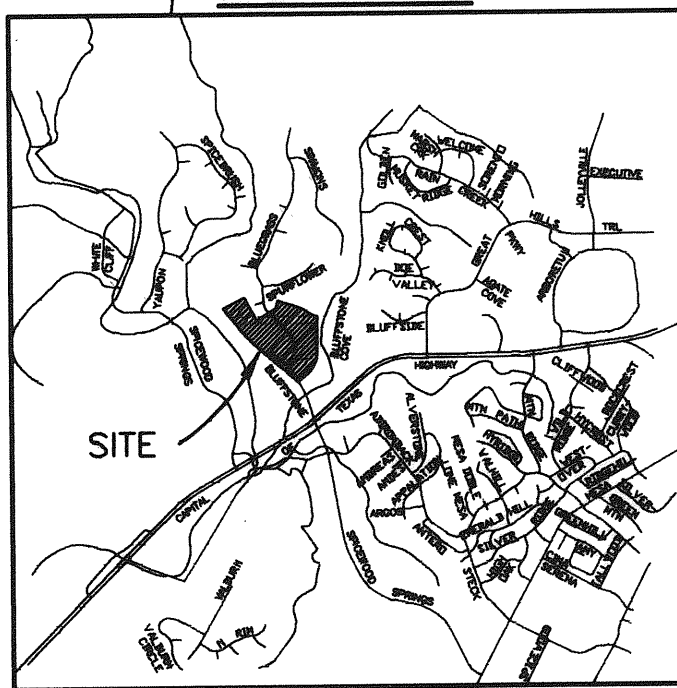
SUBDIVISION LOT SUMMARY			
LOT No.	BLOCK 'A' ACREAGE	LOT No.	BLOCK 'B' ACREAGE
1	1.0600	1	1.7122
2	1.3141	2	2.3776
3	1.9412	3	2.9526
4	1.8609	4	4.8503
5	0.9319		
6	0.9928		
7	1.0963		
8	2.0487		
TOTAL	11.2459	TOTAL SUBDIVISION	23.1386 ACRES

CURVE TABLE				
No.	DELTA	RADIUS	ARC	CHORD BEARING
C1	90°00'00"	20.00	31.42	S 81°47'50" W 28.28
C2	85°23'42"	327.00	487.37	S 05°54'01" E 443.49
C3	85°53'41"	20.00	29.98	N 88°44'28" W 27.25
C4	07°24'32"	680.62	88.01	N 49°29'54" W 87.95
C5	90°00'00"	20.00	31.42	N 08°12'10" W 28.28
C6	85°23'42"	387.00	576.79	N 05°54'01" W 524.87
C7	01°10'20"	2730.15	55.86	N 43°14'06" W 55.86
C8	07°56'45"	327.00	45.35	S 44°37'30" E 45.31
C9	59°54'31"	327.00	341.91	S 10°41'52" E 326.55
C10	17°32'26"	327.00	100.11	S 28°01'37" W 99.72
C11	24°13'06"	387.00	163.58	N 24°41'17" E 162.37
C12	47°47'37"	387.00	322.82	N 11°19'04" W 313.54
C13	13°22'59"	387.00	90.40	N 41°54'23" W 90.19
C14	20°46'20"	20.00	7.25	S 56°10'48" E 7.21
C15	44°03'57"	20.00	15.38	S 88°35'56" E 15.00

DRIVEWAY EASEMENT CURVE TABLE				
No.	DELTA	RADIUS	ARC	CHORD BEARING
EC1	32°42'53"	115.00	65.66	S74°05'53"W 64.77
EC2	11°14'21"	365.00	71.60	N83°55'30"W 71.48
EC3	04°55'14"	485.00	41.65	N80°45'57"W 41.64
EC4	25°44'12"	515.00	231.33	N70°21'28"W 229.39
EC5	19°59'25"	515.00	179.68	N47°29'39"W 178.77
EC6	05°59'52"	485.00	50.77	N40°29'53"W 50.75
EC7	03°24'11"	515.00	30.59	N41°47'43"W 30.58
EC8	03°24'11"	485.00	28.81	S41°47'43"E 28.80
EC9	05°59'52"	515.00	53.91	S40°29'53"E 53.89
EC10	19°59'25"	485.00	169.22	S47°29'39"E 168.36
EC11	25°44'12"	485.00	217.86	S70°21'28"E 216.03
EC12	04°55'14"	485.00	44.23	S80°45'57"E 44.22
EC13	11°14'21"	335.00	65.71	S83°55'30"E 65.61
EC14	31°09'41"	85.00	46.23	N74°52'29"E 45.66
EC15	05°16'45"	327.00	30.13	S36°38'49"E 30.12
EC16	01°21'55"	327.00	7.79	S39°58'09"E 7.79
EC17	02°24'25"	387.00	16.26	S36°25'05"E 16.26

LINE TABLE		
No.	BEARING	DISTANCE
L1	N 42°42'11" W	69.26
L2	N 42°42'11" W	135.00
L3	N 42°42'11" W	120.00
L4	S 78°10'51" E	48.85
L5	S 48°35'52" E	15.81
L6	S 32°12'57" E	60.19
L7	S 32°12'57" E	174.33
L8	N 41°24'08" E	60.00
L9	S 11°50'36" E	28.78
L10	N 6°36'29" W	26.17
L11	N 6°46'16" W	197.29
L12	N 51°44'44" W	96.11
L13	S 44°12'58" E	6.22
L14	S 53°13'06" E	20.00
L15	S 36°46'55" W	35.00
L16	N 00°32'57" W	13.48
L17	N 89°27'03" E	15.00
L18	S 00°32'57" E	13.60

DRIVEWAY EASE. LINE TABLE		
No.	BEARING	DISTANCE
EL1	N89°32'41"W	3.16
EL2	N78°18'19"W	25.77
EL3	N83°13'34"W	68.58
EL4	N57°29'22"W	37.97
EL5	N37°29'57"W	6.16
EL6	N43°29'49"W	60.69
EL7	N40°05'38"W	53.82
EL8	N59°27'22"E	30.42
EL9	S40°05'38"E	48.77
EL10	S43°29'49"E	60.69
EL11	S37°29'57"E	6.16
EL12	S57°29'22"E	37.97
EL13	S83°13'34"E	68.58
EL14	S78°18'19"E	25.77
EL15	S89°32'41"E	3.16
EL16	N43°23'57"E	37.13
EL17	S46°36'03"E	32.00
EL18	S43°23'57"W	43.58



CAPITAL SURVEYING COMPANY INCORPORATED		
1101 Capital of Texas Highway South Austin, Texas 78746		
DRAWN BY: R.W.J., RASmith	SCALE: 1" = 100'	F.B.
JOB NO.: 98547.10	DATE: 07 APRIL, 2000	SHEET NO.:
DRAWING NO.: 98547S6.DWG	CRD #: SDSK: 98547	1 of 2

GREAT HILLS, PHASE 'B', LOTS 1-8, BLOCK 'A' AND LOTS 1-4, BLOCK 'B'

STATE OF TEXAS)
COUNTY OF TRAVIS) (KNOW ALL MEN BY THESE PRESENTS:

THAT SPICEWOOD SPRINGS ASSOCIATES, A CALIFORNIA LIMITED PARTNERSHIP ORGANIZED AND EXISTING UNDER THE LAWS OF THE STATE OF CALIFORNIA, ACTING BY AND THROUGH LEWIS E. COOK, JR. GENERAL PARTNER, OWNER OF THAT 15.20 ACRE (TRACT 1) TRACT AND THAT 17.19 ACRE (TRACT 2) TRACT CONVEYED TO SPICEWOOD SPRINGS ASSOCIATES, BY DEED RECORDED IN VOLUME 9552, PAGE 590 OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, OUT OF THE JAMES COLEMAN SURVEY No. 25, TRAVIS COUNTY, TEXAS, DO HEREBY SUBDIVIDE THE 23.1386 ACRES, BEING 11.8927 ACRES OUT OF TRACT 1, AND 11.2459 ACRES OUT OF TRACT 2, IN ACCORDANCE WITH THE ATTACHED MAP OR PLAT, TO BE TO BE KNOWN AS "GREAT HILLS, PHASE B", LOTS 1-8, BLOCK 'A' AND LOTS 1-4, BLOCK 'B' " AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS AS SHOWN HEREON FOR THE PURPOSE EXPRESSED, SUBJECT TO ANY RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND, THIS THE 24th DAY OF August, 2000 A.D.

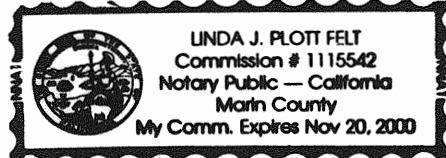
Lewis E. Cook, Jr.
LEWIS E. COOK, JR.
GENERAL PARTNER
SPICEWOOD SPRINGS ASSOCIATES
No. 3 HARBOR DRIVE, SUITE 303
SAUSALITO, CA. 99965

THE STATE OF CALIFORNIA)
COUNTY OF MARIN) (

BEFORE ME, THE UNDERSIGNED AUTHORITY, PERSONALLY APPEARED LEWIS E. COOK, JR., 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 PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS THE 24th DAY OF August, 2000 A.D.

Linda J. Plott-Felt
NOTARY PUBLIC IN AND FOR THE
COUNTY OF MARIN, STATE OF CALIFORNIA



THE 100-YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FROM PANEL #48453C0195 E, DATED JUNE 16, 1993, FOR TRAVIS COUNTY AND INCORPORATED AREAS.

Richard H. Malone)
RICHARD H. MALONE
REGISTERED PROFESSIONAL ENGINEER
MALONE / WHEELER INC.
5316 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TEXAS 78735
(512) 899-0601



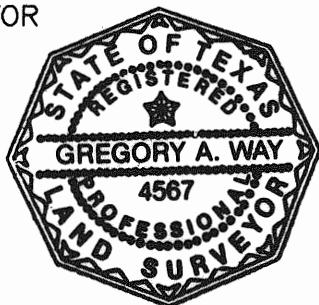
I, RICHARD H. MALONE, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING PORTIONS OF TITLE 13 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Richard H. Malone)
RICHARD H. MALONE
REGISTERED PROFESSIONAL ENGINEER
MALONE / WHEELER INC.
5316 HIGHWAY 290 WEST
SUITE 150
AUSTIN, TEXAS 78735
(512) 899-0601



I, GREGORY A. WAY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 13 OF THE AUSTIN CITY CODE OF 1981, AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

SURVEYED BY: Gregory A. Way)
GREGORY A. WAY
REGISTERED PROFESSIONAL LAND SURVEYOR
NO. 4567 - STATE OF TEXAS
CAPITAL SURVEYING COMPANY, INC.
1101 CAPITAL OF TEXAS HWY. SOUTH
BUILDING D, SUITE 110
AUSTIN, TEXAS 78746



GENERAL NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
2. ALL WATER AND WASTEWATER SYSTEM IMPROVEMENTS SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM AND STATE HEALTH DEPARTMENT DESIGN CRITERIA AND SPECIFICATIONS. ALL WATER AND WASTEWATER PLANS MUST BE SUBMITTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY FOR REVIEW AND APPROVAL. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
3. DRAINAGE EASEMENTS: PROPERTY OWNER SHALL PROVIDE ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY CITY OF AUSTIN FOR INSPECTION AND MAINTENANCE.
4. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER AND HIS OR HER ASSIGNS.
5. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED, AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF TITLE 13 OF THE AUSTIN CITY CODE OF 1981 AS AMENDED, EXCEPT WHERE ALLOWED BY VARIANCES GRANTED BY THE PLANNING COMMISSION.
6. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
7. 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.

8. PRIOR TO CONSTRUCTION ON LOT 8 BLOCK A AND LOT 4 BLOCK B IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOT 8 BLOCK A AND LOT 4 BLOCK B REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

9. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY CITY OF AUSTIN

10. PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS ARE REQUIRED ALONG THE FOLLOWING STREETS, AND AS SHOWN BY A DOTTED LINE ON PLAT:

BLUFFSTONE DRIVE: NORTH SIDE
BLUFFSTONE COVE: WEST SIDE
BLUEGRASS DRIVE: BOTH SIDES

THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN WITHHOLDING OF CERTIFICATE OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

11. A 10' WIDE PUBLIC UTILITY EASEMENT IS HEREBY RESERVED ADJACENT TO ALL STREET RIGHT-OF-WAYS.

12. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

13. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL LOTS.

14. WITH THE EXCEPTION OF FILL PLACED UNDER FOUNDATIONS WITH SIDES PERPENDICULAR TO THE GROUND OR STRUCTURAL EXCAVATION, NO CUT OR FILL ON ANY LOT SHALL EXCEED FOUR FEET IN DEPTH, UNLESS A VARIANCE IS GRANTED.

15. THE OWNER/DEVELOPER OF THE 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 TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

16. 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.

17. THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL ALSO BE RESPONSIBLE FOR ANY TREE PRUNING AND REMOVAL THAT IS WITHIN 10 FEET OF THE CENTERLINE 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.

18. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN'S ENVIRONMENTAL CRITERIA MANUAL.

19. 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 REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE IF THE PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

20. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF THE STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF THE SUBDIVISION Construction AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED Sept. 28, 2000, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL THE IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.

FOR THE SUBDIVISION CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN DOCUMENT No. 2000160311 IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

21. 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 LAND DEVELOPMENT CODE SECTION 25-8-211.

22. THIS PLAT IS SUBJECT TO THE REQUIREMENTS OF ORDINANCE 800103-P.

23. DRIVEWAY ACCESS TO PROPOSED BLUFFSTONE DRIVE, FROM BLOCK A, LOTS 3 THROUGH 7, IS PROHIBITED.

APPROVED FOR ACCEPTANCE

Clark Patterson

8-29-00

ALICE GLASCO, DIRECTOR
DEVELOPMENT REVIEW AND INSPECTION DEPARTMENT

DATE

This subdivision plat is located within the Full Purpose Jurisdiction of the City of Austin on this the 30th day of August.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE COMMISSION OF THE CITY OF AUSTIN ON THE 29th DAY OF August, 2000, A.D.

Betty Baker
CHAIRPERSON

Ray S. Vrudhula
RAY VRUDHULA, 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 5th DAY OF October, 2000, A.D. AT 3:38 O'CLOCK P.M., AND DULY RECORDED ON THE 5th DAY OF October, 2000, A.D. AT 3:31 O'CLOCK P.M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 200000315 OFFICIAL RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 5th DAY OF October, 2000, A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

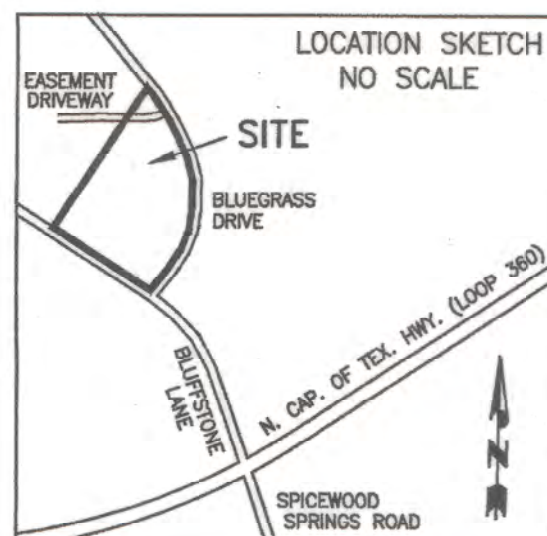
BY: D. Bagan
DEPUTY



ESCI			CAPITAL SURVEYING COMPANY INCORPORATED
1101 Capital of Texas Highway South Austin, Texas 78746			Building D, Suite 110 (512) 327-4006
DRAWN BY: R.W.J., RASmith	SCALE: 1"=100'	F.B.	
JOB NO.: 98547.10	DATE: 10 JULY, 2000	SHEET NO.: 2 OF 2	
DRAWING NO.: 98547S5	DISC: SDSK: 547		

EXHIBIT D

AMENDED PLAT OF LOTS 1-A AND 2-A, AMENDED PLAT OF LOT 1 AND LOT 2, GREAT HILLS PHASE 'B' AND LOT 8, GREAT HILLS PHASE 'B'



SCALE: 1"=100'

BEARING BASIS IS RECORD PLAT

ALL COURSES ARE RECORD,
UNLESS OTHERWISE NOTED.

LEGEND

- 1/2" STEEL PIN FOUND
- 1/2" STEEL PIN FOUND W/CAP
- 1/2" STEEL PIN SET W/CAP
- CONCRETE MONUMENT SET
- ⊕ 60D NAIL SET
- B.L. BUILDING SETBACK LINE
- D.E. DRAINAGE EASEMENT
- E.E. ELECTRIC EASEMENT (UNDERGROUND)
- W.W.E. WASTEWATER EASEMENT
- X- FENCE
- E- OVERHEAD UTILITIES
- () RECORD INFORMATION
- SIDEWALK TO BE BUILT

LOT LINE CURVE TABLE:

CURVE	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	RADIUS
C1	S44°37'30"E	45.31'	45.35'	327.00'
C2	S10°41'52"E	326.55'	341.91'	327.00'
C3	S84°31'22"E	59.18'	45.03'	365.00'

EASEMENT CURVE TABLE:

CURVE	CHORD BEARING	CHORD DISTANCE	ARC LENGTH	RADIUS
EC1	N80°45'57"W	44.22'	44.24'	485.00'
EC2	S83°55'30"E	65.61'	65.72'	335.00'
EC3	N74°52'29"E	45.66'	59.25'	85.00'

PLAT SUMMARY

OWNERS: STEVEN & IVETE STOWERS
KEN SCHILLER

ADDRESS OF LOTS: 8500 BLUEGRASS DRIVE
8600 BLUEGRASS DRIVE

ACREAGE: 4.4214 ACRES

SUBMITTAL DATE: DECEMBER 2019

LOTS: 2 AMENDED FROM 3 PRE-EXISTING

JURISDICTION: CITY OF AUSTIN

SURVEYOR: STUART WATSON, R.P.L.S.
WATSON SURVEYING
9501 CAP. OF TEX. HWY. #303
AUSTIN, TEXAS 78759

PROPERTY IS NOT OVER EDWARDS AQUIFER
RECHARGE ZONE

STATE OF TEXAS } } COUNTY OF TRAVIS } } KNOW ALL MEN BY THESE PRESENTS:

THAT STEVEN STOWERS AND IVETE STOWERS, OWNERS OF LOT 2-A, "AMENDED PLAT OF LOT 1 AND LOT 2, GREAT HILLS PHASE 'B' ", A SUBDIVISION RECORDED IN DOCUMENT NO. 201400043, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THEM BY DEED RECORDED IN DOCUMENT NO. 2001125526 & 2001125524, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, (OPRTC) AND THAT KEN SCHILLER, OWNER OF LOT 1-A, "AMENDED PLAT OF LOT 1 AND LOT 2, GREAT HILLS PHASE 'B' ", AS RECORDED ABOVE, CONVEYED TO HIM BY DEED RECORDED IN DOCUMENT NO. 2014033001, AND OWNER OF LOT 8, "GREAT HILLS PHASE 'B' ", A SUBDIVISION RECORDED IN DOCUMENT NO. 200000315, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO HIM BY DEED RECORDED IN DOCUMENT NO. 2019021796, OPRTC, DO HEREBY AMEND SAID PLAT FOR THE PURPOSE OF CHANGING THE LOT LINE BETWEEN LOTS 1-A AND 2-A, AND CREATING TWO LOTS FROM LOT 8, IN ACCORDANCE WITH CHAPTER 212.016 OF THE TEXAS LOCAL GOVERNMENT CODE, TO BE KNOWN AS "AMENDED PLAT OF LOTS 1-A AND 2-A, AMENDED PLAT OF LOT 1 AND LOT 2, GREAT HILLS PHASE 'B' AND LOT 8, GREAT HILLS PHASE 'B' ", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS 30th DAY OF April, 2020:

STEVEN STOWERS
8600 BLUEGRASS DRIVE
AUSTIN, TEXAS 78759

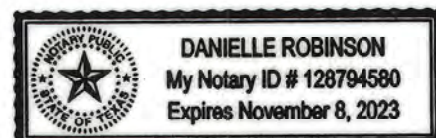
IVETE STOWERS
8600 BLUEGRASS DRIVE
AUSTIN, TEXAS 78759

KEN SCHILLER
8500 BLUEGRASS DRIVE
AUSTIN, TEXAS 78759

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN STOWERS, IVETE STOWERS, AND KEN SCHILLER, KNOWN TO ME TO BE THE PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 30th DAY OF April, 2020.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS.



RESTRICTION NOTE:

1. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, "GREAT HILLS PHASE 'B' ", LOTS 1-8, BLOCK 'A' AND LOTS 1-4, BLOCK 'B' AS RECORDED IN DOCUMENT NO. 200000315, TRAVIS COUNTY PLAT RECORDS, SHALL APPLY TO THIS AMENDED PLAT.

PARKLAND NOTE:

1. NO PARKLAND DEDICATION FEES WERE CHARGED FOR THE EXISTING TWO RESIDENCES.

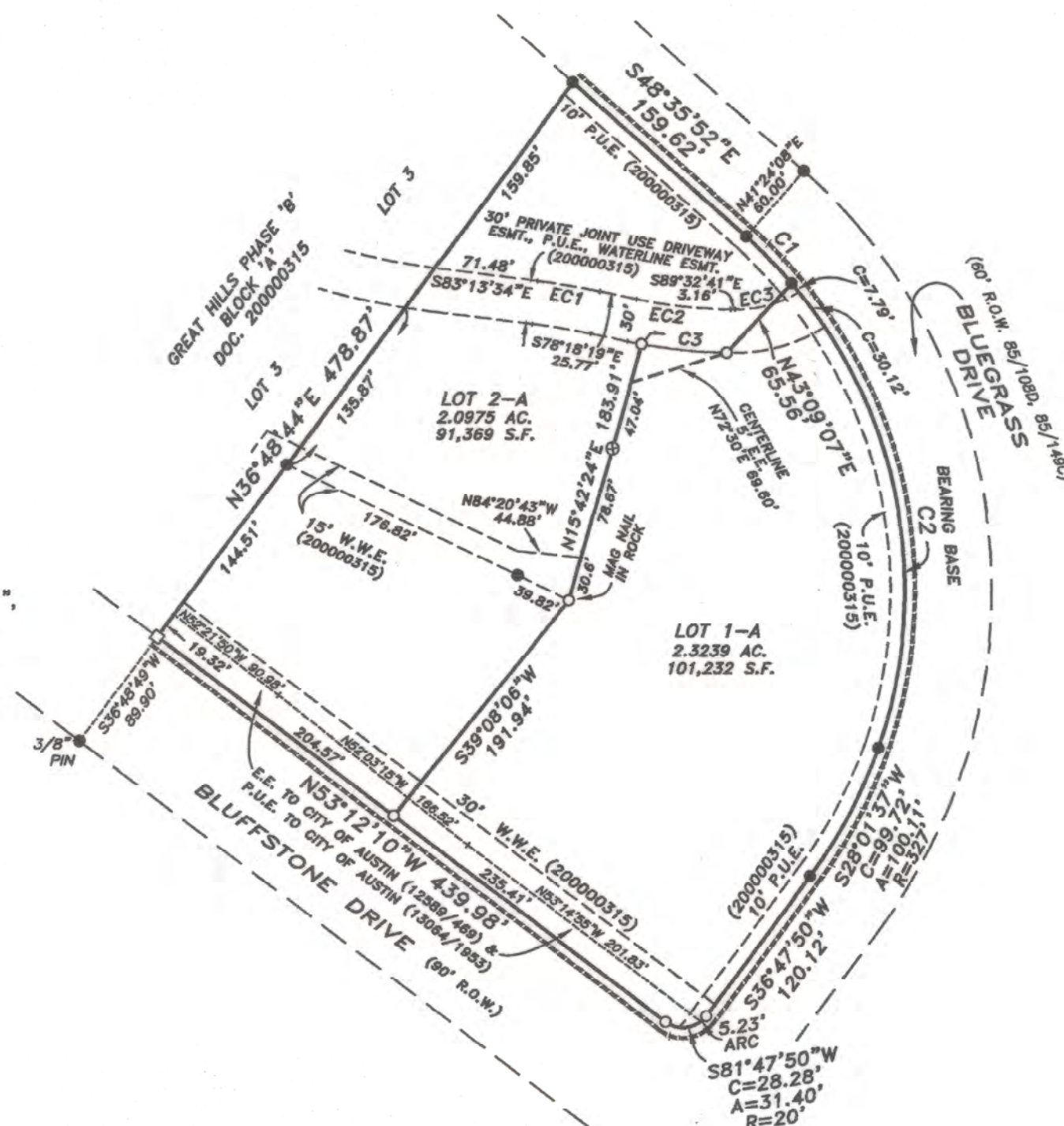
WATER AND WASTEWATER SERVICE NOTES:

- LOT 1-A AND LOT 2-A OF THE GREAT HILLS, PHASE "B" SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER SEWER SERVICE LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.
- THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN WATER UTILITY.
- THE LANDOWNER, AT OWN EXPENSE, WILL BE RESPONSIBLE FOR PROVIDING THE PUBLIC WATER AND WASTEWATER IMPROVEMENTS (INCLUDING THE MANHOLES AND WASTEWATER MAIN EXTENSION TO SERVE LOT 1A), OFFSITE MAIN EXTENSIONS, SYSTEM UPGRADES, UTILITY RELOCATIONS AND/OR ABANDONMENTS REQUIRED TO SERVE THE AMENDED LOTS IN COMPLIANCE WITH CITY'S UTILITY AND PLUMBING CRITERIA.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN
ON THIS THE 14th DAY OF May, 2020 A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES
DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 14th DAY OF May, 2020 A.D.

JOEY DE LA GARZA, FOR:
DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

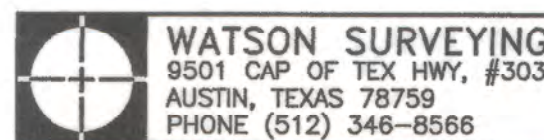


THIS TRACT IS NOT IN A 100-YEAR FLOOD AREA AND IS IN ZONE 'X' ACCORDING TO THE FEDERAL FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER: 48453C0245H, DATED 9-26-2008

SURVEYOR CERTIFICATION:

I, STUART W. WATSON, AM 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 CHAPTER 25 OF THE AUSTIN CITY CODE OF 2002 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION.

Stuart Watson 28 APRIL 2020
STUART WATSON
REGISTERED PUBLIC LAND SURVEYOR
REGISTRATION NO. 4550



STATE OF TEXAS } } COUNTY OF TRAVIS } } KNOW ALL MEN BY THESE PRESENTS:

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 15 DAY OF May, 2020 A.D. AT 2:06 O'CLOCK P.M.,DULY RECORDED ON THE 15 DAY OF May, 2020 A.D. AT 2:06 O'CLOCK P.M.OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 202000083

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 15 DAY OF May, 2020 A.D.

DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

E. Medina
DEPUTY
E. MEDINA



RESOLUTION NO. 20210408-027

WHEREAS, a roadway known as Arterial 8 was once planned to connect Loop 360 to Yaupon Drive; and

WHEREAS, the City of Austin and Travis County reached an agreement with the U.S. Department of the Interior's Fish and Wildlife Service to protect two endangered species, the golden cheeked warbler and black-capped vireo, through the creation of the Balcones Canyonland Conservation Plan (BCCP); and

WHEREAS, the City and County purchased property to provide endangered species habitat to mitigate the effects of existing and future development; and

WHEREAS, the purchased preserve properties resulted in the abandonment of the plans to construct Arterial 8; and

WHEREAS, the property located at 8500 Bluegrass Drive was zoned commercial (LR) in anticipation of the property being located at the intersection of a major roadway, Arterial 8, and a collector street, Bluegrass Drive; and

WHEREAS, commercial zoning at this location is no longer appropriate due to the abandonment of Arterial 8; and

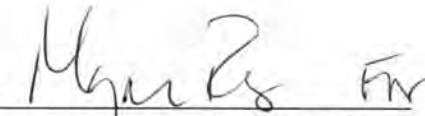
WHEREAS, rezoning the property to SF-2 would provide for additional housing and be in line with the prevailing zoning in the area; **NOW, THEREFORE,**

**BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF
AUSTIN:**

The City Manager is directed to initiate the rezoning of the property located at 8500 Bluegrass Drive from LR (Community Commercial) to SF-2 (Single Family Standard Lot) zoning.

ADOPTED: April 8, 2021

ATTEST:


Jannette S. Goodall
City Clerk