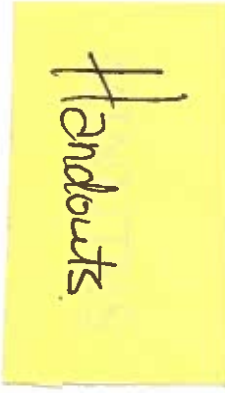


ZONING & PLATTING
COMMISSION



JANUARY 6, 2015



**City of Austin Planning and
Development Review Department**
505 Barton Springs Road • P.O. Box 1088 • Austin, Texas 78767-8835

C-1

To: City of Austin Zoning & Platting Commission

Date: January 6, 2015

Re: The Pinnacle at Great Hills
Case No. C14-83-224(R1)
Late Backup Update

In the backup provided to the Zoning & Platting Commission for this case, it was indicated that a subdivision plat note required that the minimum building slab elevations on The Pinnacle at Great Hills site could be no lower than the 790-foot contour.

After additional research and discussion of this matter with Director Greg Guernsey and the Law Department, staff has determined no apparent reason for establishing the 790-foot elevation restriction. There is also no information in the archived case files for the 1979 subdivision plat to explain this.

However, the subdivision drainage review comments made at that time included the requirement to provide a minimum floor slab elevation plat note. And, the January 9, 1979 Planning Commission meeting minutes indicated that a minimum building slab note was to be added as a condition of plat approval.

But, there is no flood plain impacting the site, and the 790.0 elevation is 108-115 feet above the 100-year floodplain adjacent to this property.

Therefore, the Director has determined that the restriction on the finished floor elevation is inaccurate, and that the project is entitled to be reviewed under current drainage and floodplain regulations. Since The Pinnacle at Great Hills site is not located within the floodplain, there is no restriction on building slab elevations applicable to this project under the current regulations.

As per the Director, staff will not enforce the plat note for Lot 2 of the "Great Hills Street Dedication C" subdivision plat.

THE STATE OF TEXAS:
 COUNTY OF TRAVIS:

KNOW ALL MEN BY THESE PRESENTS: That, Cotton Texas, Limited a partnership, organized and existing under the laws of the State of Texas, with its home office in Travis County, Texas; owner of the tracts described in Volume 5821, Page 714 of the Plat Records of Travis County, Texas; and being a part of the James Coleman Survey No. 25 and the J. Hamrick Survey No. 28 action herein by and through William B. Cotton do hereby subdivide a 1.960 acres of land subject to any easements or restrictions heretofore granted to be known as GREAT HILLS STREET DEDICATION "C", and does hereby dedicate to the public the use of the easements as shown hereon.

WITNESS MY HAND AND SEAL this the 19TH day of DECEMBER, 1978, A.D.

COTTON TEXAS, LIMITED
William B. Cotton
 William B. Cotton, General Partner
 18103 RESEARCH BLVD.
 AUSTIN, TEXAS 78758

THE STATE OF TEXAS:
 COUNTY OF TRAVIS:

BEFORE ME, the undersigned authority, a notary public in and for Travis County, Texas on this day personally appeared William B. Cotton, of Cotton Texas, Limited, a partnership known to me to be the person whose name is subscribed to the foregoing instrument of writing and he acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity herein stated.

WITNESS MY HAND AND SEAL OF OFFICE, this the 19TH day of December, 1978, A.D.

Deborah E. Omscore
 Deborah E. Omscore
 Notary Public in and for Travis County, Texas
 DEBORAH E. OMSCORE

APPROVED FOR ACCEPTANCE:

JANUARY 23, 1979
 Date

Richard Little
 Richard Little, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, this the 23RD day of JANUARY, 1979, A.D.

Mike Kilgore
 Mike Kilgore
 Secretary

Michael A. Shroshire
 Michael A. Shroshire
 Chairman

FILED FOR RECORD at 4:15 o'clock, P.M., this the 24TH day of January, 1979, A.D.

Mike Kilgore
 Mike Kilgore
 Deputy

Doris Shroshire
 Doris Shroshire, Clerk, County Court, Travis County, Texas

THE STATE OF TEXAS:
 COUNTY OF TRAVIS:

I, Doris Shroshire, Clerk of the County Court, within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its Certificate of Authentication was filed for record in my office on the 24TH day of January, 1979, A.D., at 4:15 o'clock, P.M., in the Plat Records of said County and State in Volume 5821, Pages 268, 269 & 270 at 4:30 P.M.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY the date last written above.

Mike Kilgore
 Mike Kilgore
 Deputy

Doris Shroshire
 Doris Shroshire, Clerk, County Court, Travis County, Texas

I, H. H. Carleton, an authorized under the laws of the State of Texas to practice the profession of Engineering (or Surveying) and hereby certify that this plat complies with Chapter 41 of the Austin City Code; is true and correct; and was prepared from an actual survey of the property made under my supervision on the 19TH day of December, 1978.

DECEMBER 19, 1978
 H. H. Carleton, Registered Professional Engineer

Sidewalks shall be installed on both sides of Continental Club Parkway such sidewalks shall be completed prior to acceptance of any Type I or Type II driveway approach and/or certificate of occupancy. Sidewalks which have not been installed within two years from the date of acceptance for maintenance of the streets, may upon approval of the City Council, be constructed by the City of Austin and assessment shall be made against the affected properties, for all engineering, administration and construction costs.

PLAY DATE FOR SUBDIVISION AND LAKE AUSTIN INTERSHED

Prior to any construction, except single family or duplex, on any lot in this subdivision, a Site Development Permit must be obtained from the City of Austin Engineering Department.

Occupancy is prohibited on each lot until such lot improvements are connected to water and sewer main lines.

GREAT HILLS STREET DEDICATION "C"

PAGE 268

LEGEND

- IRON PIN FOUND
- IRON PIN SET
- CONC. MON. FOUND
- CONC. MON. SET
- PUBLIC UTILITY EASEMENT
- BUILDING LINE

CURVE DATA DEDICATION "C"

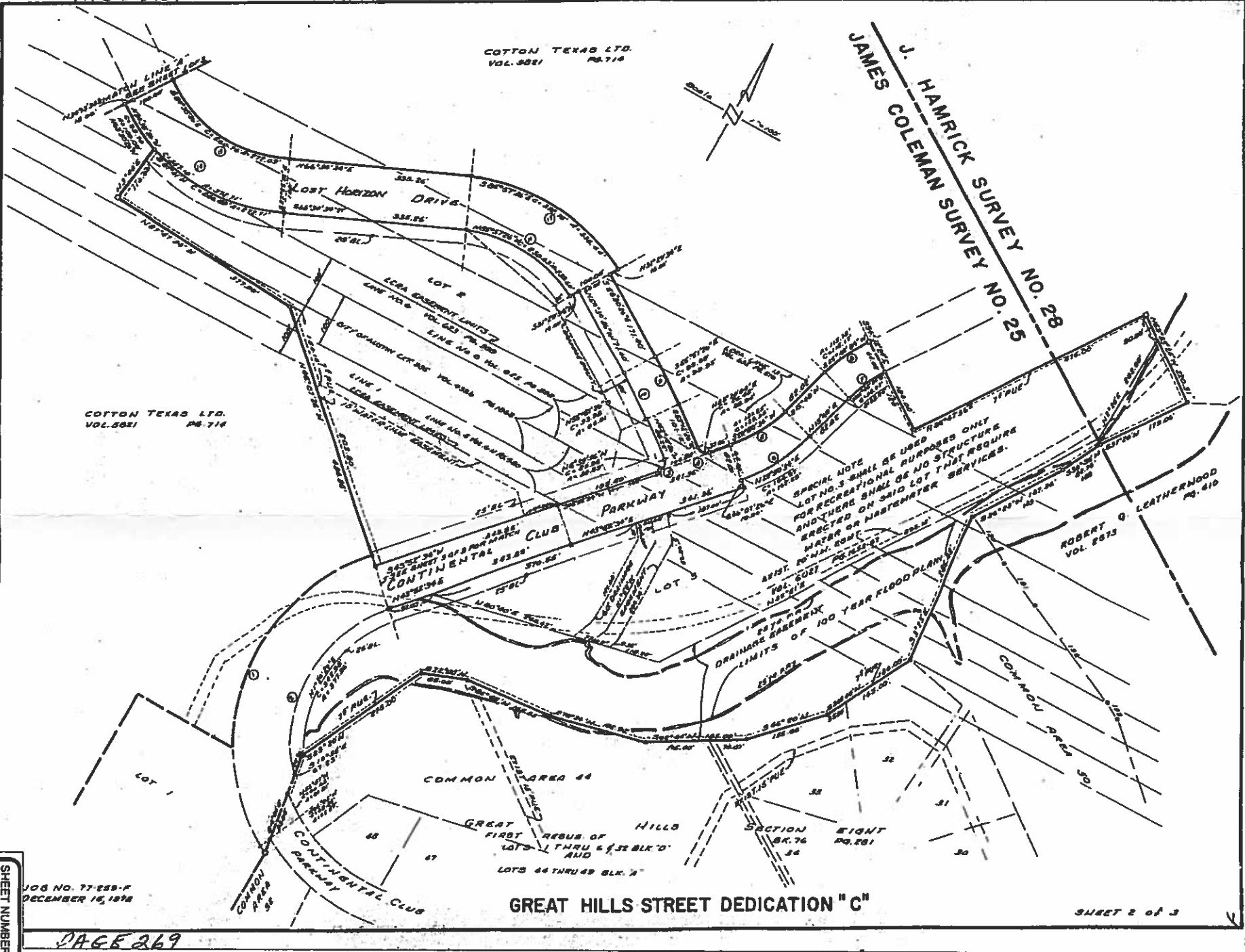
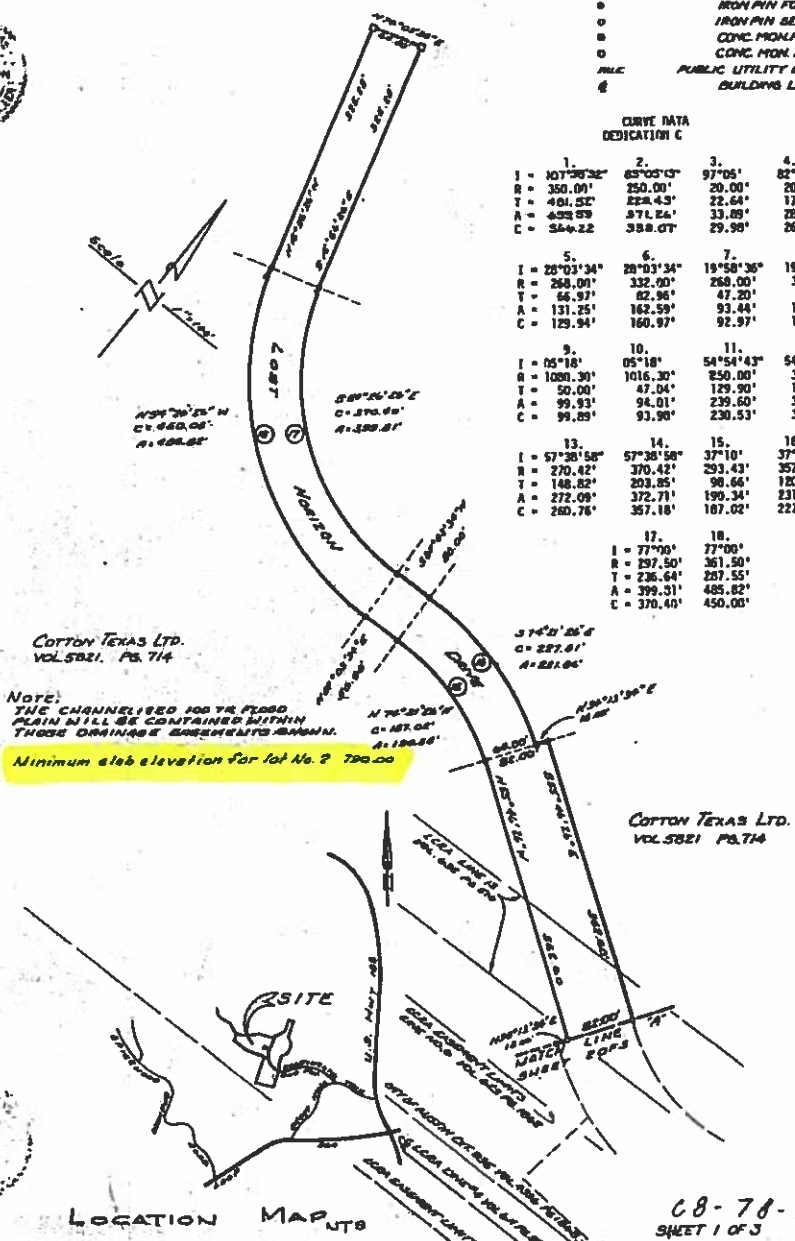
1.	2.	3.	4.
I = 107°28'32"	85°03'03"	97°05'	82°55'
R = 350.00'	250.00'	20.00'	20.00'
T = 481.52'	224.43'	22.64'	17.61'
A = 408.89'	271.24'	33.89'	28.94'
C = 544.22'	338.07'	29.90'	26.48'

5.	6.	7.	8.
I = 28°03'34"	20°03'34"	19°58'35"	19°58'35"
R = 250.00'	332.00'	250.00'	332.00'
T = 66.97'	82.96'	47.20'	58.47'
A = 131.25'	162.59'	93.44'	115.75'
C = 129.94'	160.97'	92.97'	115.17'

9.	10.	11.	12.
I = 05°18'	05°18'	54°54'43"	54°54'43"
R = 1000.30'	1016.30'	250.00'	350.00'
T = 50.00'	47.04'	129.90'	181.86'
A = 99.93'	94.01'	230.00'	335.44'
C = 99.93'	93.90'	230.53'	322.75'

13.	14.	15.	16.
I = 57°38'58"	57°38'58"	37°10'	37°10'
R = 270.42'	370.42'	233.43'	357.43'
T = 148.82'	203.81'	98.66'	120.17'
A = 272.09'	372.71'	199.34'	231.86'
C = 280.78'	357.18'	187.02'	227.81'

17.	18.
I = 77°00'	77°00'
R = 297.50'	361.50'
T = 236.64'	287.55'
A = 399.31'	485.82'
C = 370.40'	450.00'



Rhoades, Wendy

C-5

From: ~~Stephen Rye, Project Manager~~
Sent: Tuesday, January 06, 2015 2:24 PM
To: Rhoades, Wendy
Cc: John P. Donisi; Chaffin, Heather
Subject: Postponement request for C14-2014-0190 - Songhai at Westgate

Ms. Rhoades;

The applicant for rezoning request C14-2014-0190 would like to request a two-week postponement to the January 20, 2015 Zoning and Platting Commission agenda. Please let me know if you have any questions or would like any additional information.

Thank you,

Stephen Rye, Project Manager
Drenner Group, PC | 200 Lee Barton Drive | Suite 100 | Austin, TX 78704
512-807-2905 direct | 512-470-8665 cell | srye@drennergroupp.com | www.drennergroupp.com