



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

NOTIFICATIONS

CASE#: C15-2016-0067
 LOCATION: 10017 Middle Fiskville Rd.



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.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 244'



CITY OF AUSTIN

Development Services Department

One Texas Center | Phone: 512.978.4000

505 Barton Springs Road, Austin, Texas 78704

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Board of Adjustment General/Parking 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, click here to Save 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. *If more space is required, please complete Section 6 as needed.* All information is required (if applicable).

For Office Use Only

Case # C15-2016-0067 ROW # 11530410 Tax # 0241220606

TCAD ✓

Section 1: Applicant Statement

Street Address: 10017 Middle Fiskville Rd.

Subdivision Legal Description:

Middle Fiskville Community Subdivision

Lot(s): 1 Block(s): A

Outlot: _____ Division: _____

Zoning District: CO MU-V-CO-NP and CS-MU-V-CO-NP (Windsor Hills)

I/We Steven Buffum, P.E. on behalf of myself/ourselves as
authorized agent for LDG Development, LLC and Terrell Timmerman affirm that on
Month April, Day 15, Year 2016, hereby apply for a hearing before the
Board of Adjustment for consideration to (select appropriate option below):

☒ Erect ☐ Attach ☐ Complete ☐ Remodel ☐ Maintain ☐ Other: _____

Type of Structure: 172-Unit Multifamily Structure - S.M.A.R.T. Housing

Portion of the City of Austin Land Development Code applicant is seeking a variance from:

LDC 25-2, Subchapter E, Article 4, Section 4.2.1.D.6. "Minimum Site Area"

Applicant seeks enforcement of minimum site area on a gross site area basis as opposed to per district basis.

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Section 2: Variance Findings

The Board must determine the existence of, sufficiency of, and weight of evidence supporting the findings described below. 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.

NOTE: The Board cannot grant a variance that would provide the applicant with a special privilege not enjoyed by others similarly situated or potentially similarly situated.

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

Reasonable Use

The zoning regulations applicable to the property do not allow for a reasonable use because:

Per DSD review staff, a single lot which has multiple zoning districts, the minimum site area required for multi-family use is calculated within each district. Topography, setbacks, and zoning divisions limit placement of building and site elements. The subject site has an uncommon zoning division which prevents building configurations that adhere to common architectural and accessibility standards (i.e. path of travel and unit mixes). The proposed unit totals and unit mix, when calculated on a gross site area basis, would be within regulation. All other zoning criteria, compatibility standards, and setbacks are achievable with the current plan.

Hardship

a) The hardship for which the variance is requested is unique to the property in that:

Due to 19 feet of elevation change across the 6.5 acre site, the placement and orientation building and stormwater management features are limited. Significant setbacks are also required by zoning or plat. While working with the natural topography and setbacks, a narrow, elongated building fits best and assists with site drainage. Along with the topographical and setback constraints, the zoning divide further limits building design features and unit mixes.

b) The hardship is not general to the area in which the property is located because:

Surrounding lots are more gently sloped and have consistent zoning categories. The existing topography is the greatest factor in building placement. Also, the "LO" base zoning at the north end of the site was likely retained to form a buffer between the residential and commercial districts. The intent of the "LO" buffer is respected in light of the fact that the development proposes a medium density residential use building while respecting compatibility setbacks.

Area Character

The variance will not alter the character of the area adjacent to the property, will not impair the use of adjacent conforming property, and will not impair the purpose of the regulations of the zoning district in which the property is located because:

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The FLUM and vision statements within the Heritage Hills / Windsor Hills Neighborhood Plan indicate a desire for the entire eastern edge of Middle Fiskville to become Mixed Use. Currently the subject lot is either vacant or used as a construction staging area and storage. The proposed residential use would provide a "buffer" between the residential and commercial uses. The proposed S.M.A.R.T. Housing development respects all other lot and massing standards and compatibility setbacks prescribed by the two base zoning districts on the site.

Parking (additional criteria for parking variances only)

Request for a parking variance requires the Board to make additional findings. The Board may grant a variance to a regulation prescribed in the City of Austin Land Development Code Chapter 25-6, Appendix A with respect to the number of off-street parking spaces or loading facilities required if it makes findings of fact that the following additional circumstances also apply:

1. Neither present nor anticipated future traffic volumes generated by the use of the site or the uses of sites in the vicinity reasonably require strict or literal interpretation and enforcement of the specific regulation because:

2. The granting of this variance will not result in the parking or loading of vehicles on public streets in such a manner as to interfere with the free flow of traffic of the streets because:

3. The granting of this variance will not create a safety hazard or any other condition inconsistent with the objectives of this Ordinance because:

4. The variance will run with the use or uses to which it pertains and shall not run with the site because:

Section 3: Applicant Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Applicant Signature: [Signature] Date: 04/19/2016

Applicant Name (typed or printed): Steven Buffum, P.E.

Applicant Mailing Address: 7000 N. Mopac Expy, Ste#330

City: Austin State: TX Zip: 78731

Phone (will be public information): (512) 879-0413

Email (optional - will be public information): sbuffum@browngay.com

Section 4: Owner Certificate

I affirm that my statements contained in the complete application are true and correct to the best of my knowledge and belief.

Owner Signature: Geraldine Timmermann, Ind. and as Ind. Executor Date: 4.26.16

Owner Name (typed or printed): Geraldine Timmermann, Ind. and as Ind. Executor

Owner Mailing Address: PO Box 4784

City: Austin State: TX Zip: 78765

Phone (will be public information): _____

Email (optional - will be public information): _____

Section 5: Agent Information

Agent Name: Steven Buffum, P.E.

Agent Mailing Address: 7000 N. Mopac Expy, Ste#330

City: Austin State: TX Zip: 78731

Phone (will be public information): (512) 879-0413

Email (optional - will be public information): sbuffum@browngay.com

Section 6: Additional Space (if applicable)

Please use the space below to provide additional information as needed. To ensure the information is referenced to the proper item, include the Section and Field names as well (continued on next page).



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May 31, 2016

Leanne Heldenfels
Development Services Department
One Texas Center, 505 Barton Springs Rd.
Austin, Texas 78704

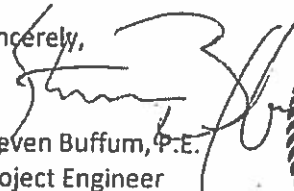
Re: BoA Variance Application
S.M.A.R.T. Housing Certification ID#65989
10017 Middle Fiskville Rd.
Austin, Texas

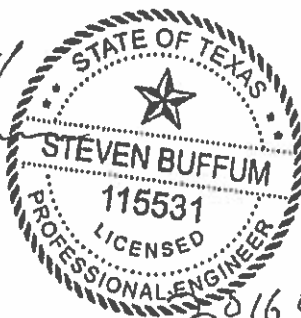
Brown & Gay Engineers have been contracted by LDG Development, LLC for the purposes of developing site plans related to the S.M.A.R.T. housing, Middle Fiskville Senior Apartments project. The project consists of developing a 6.5 Acre lot with a 172 unit, age-restricted multifamily building and associated improvements. The site is located at 10017 Middle Fiskville Road, which is within the full purpose jurisdiction of the City of Austin. The lot is a legal, platted lot and is called by plat as Lot 1, Block A, Middle Fiskville Community Subdivision (ref. doc#200600132 O.P.R.T.C.T.). The project will be constructed under a single phase.

The project site is equally divided in two zoning categories, LO-MU-V-CO-NP to the north and CS-MU-V-CO-NP to the south. The uncommon zoning divide, coupled with existing topography, presents a hardship when placing building and drainage features in a reasonable layout. The current design meets all other zoning standards and the proposed use is consistent with the neighborhood Future Land Use Map. Therefore, on behalf of our client, BGE is seeking a Board of Adjustments variance to minimum site area standards to relax the area required for the district with "LO" base zoning.

The variance is currently being processed alongside a site plan application. Please accept the copy of the S.M.A.R.T. letter included in this submittal in lieu of the typical BoA variance fees. You may contact me at (512) 879-8413 or at sbuffum@browngay.com if you have any questions regarding this submittal.

Sincerely,


Steven Buffum, P.E.
Project Engineer
Brown & Gay Engineers,
TBPE Firm #F-1046



2016 05 31



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May 5, 2016

Leanne Heldenfels
Development Services Department
One Texas Center, 505 Barton Springs Rd.
Austin, Texas 78704

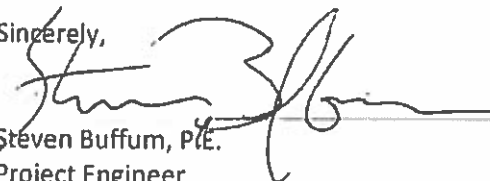
Re: BoA Variance Application
S.M.A.R.T. Housing Certification ID#65989
10017 Middle Fiskville Rd.
Austin, Texas

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The variance is currently being processed alongside a site plan application. Please accept the copy of the S.M.A.R.T. letter included in this submittal in lieu of the typical BoA variance fees. You may contact me at (512) 879-8413 or at sbuffum@browngay.com if you have any questions regarding this submittal.

Sincerely,



Steven Buffum, P.E.
Project Engineer
Brown & Gay Engineers,
TBPE Firm #F-1046



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

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Neighborhood Housing and Community Development Department

November 16, 2015

S.M.A.R.T. Housing Certification

LDG Multifamily, LLC

Paddock at Fiskville

10017 Middle Fiskville, Austin TX 78753 (ID#65989)

TO WHOM IT MAY CONCERN:

LDG Multifamily, LLC - (development contact: Justin Hartz: 502.931.5795 (m); JHartz@LDGDevelopment.com) is planning to develop a 216 unit multi-family development at 10017 Middle Fiskville, Austin TX. The project will be subject to a 5 year affordability period after issuance of a certificate of occupancy.

NHCD certifies that the proposed development meets the S.M.A.R.T. Housing standards at the pre-submittal stage. This project has received a Transit Oriented Waiver, see attached. Since 100% of the units will serve households at 60% MFI, the development will be eligible for 100% waiver of fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by Council.

Capital Recovery Fees

Building Permit

Concrete Permit

Electrical Permit

Mechanical Permit

Plumbing Permit

Site Plan Review

Misc. Site Plan Fee

Construction Inspection

Subdivision Plan Review

Misc. Subdivision Fee

Zoning Verification

Land Status Determination

Building Plan Review

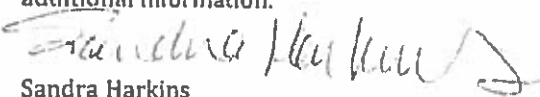
Parkland Dedication (by
separate ordinance)

In addition, the development must:

- ♦ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy. Contact Katherine Murray 512.482.5351; Heidi Kasper 512.482.5407).
- ♦ Pass a final inspection to certify that accessibility standards have been met.

The applicant must demonstrate compliance with the reasonably-priced standard after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.


Sandra Harkins

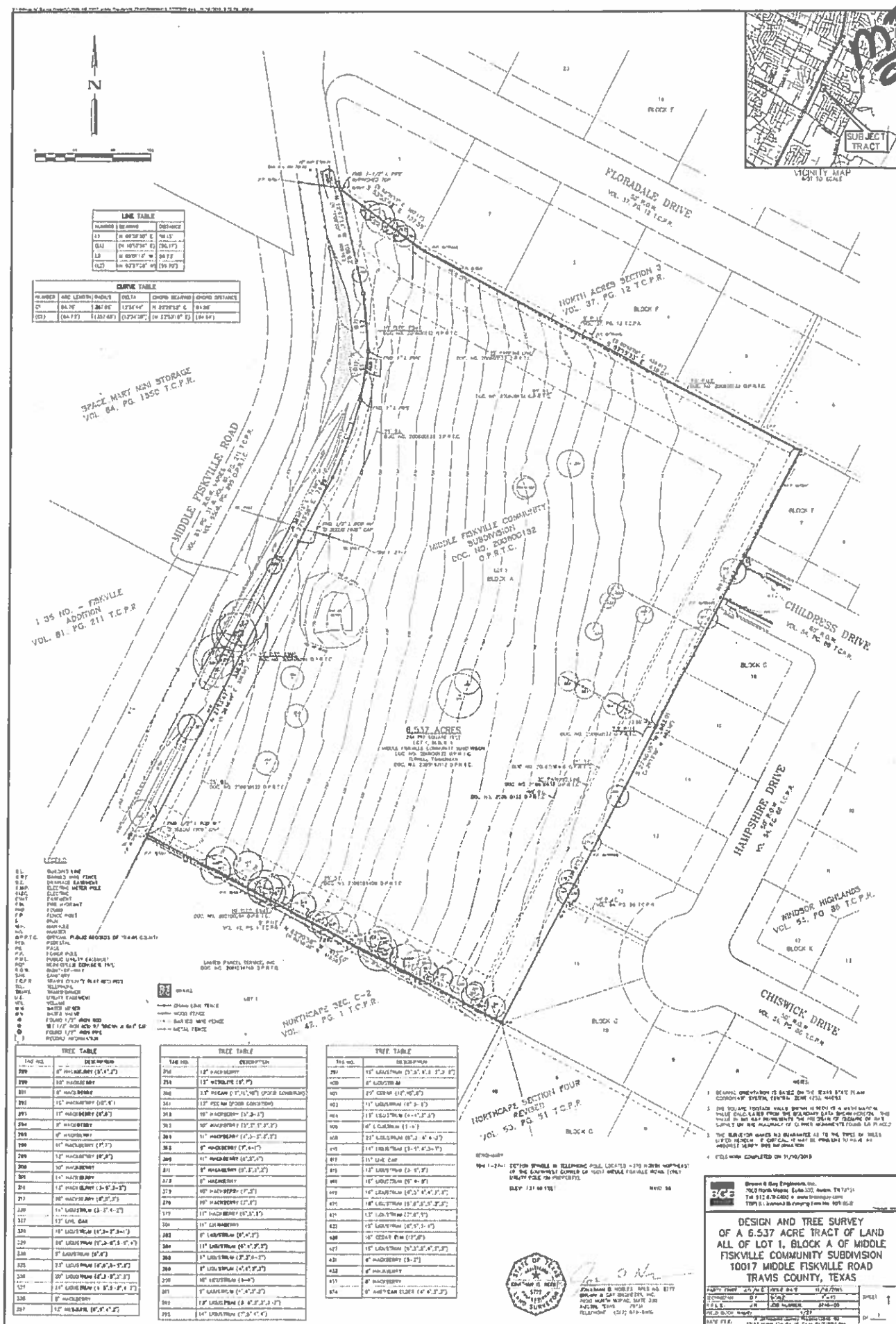
Neighborhood Housing and Community Development

Attachment: Approved S.M.A.R.T. Housing Transit Oriented Waiver

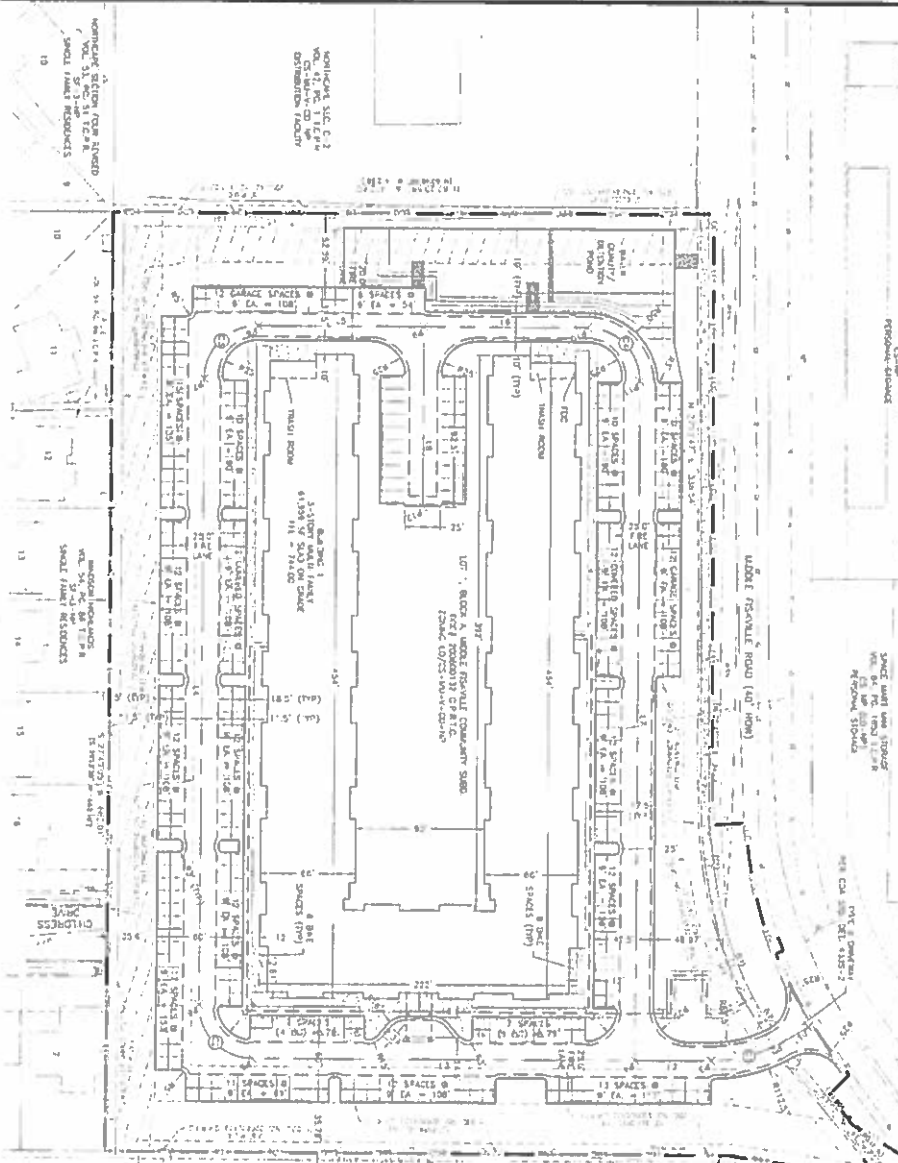
Cc: Laurie Shaw, Capital Metro
Maureen Meredith, PZD
M. Simmons Smith, DSD
Katherine Murray, Austin Energy
Randi Jenkins, AWU
Ellis Morgan, NHCD

Bryan Bomer, AIGB
Gina Copic, NHCD
Marilyn Lamensdorf, PARD
Heidi Kasper, AIGB
Cael Wren, DSD

Alma Molen, DSD
Susan Kincl, NHCD
Stephen Castleberry, DSD
Lynda Courtney, DSD
Cande Coward, DSD



Site Plan



ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
1	CONCRETE	100	YD	100.00	10000.00
2	STEEL	50	TON	500.00	25000.00
3	BRICK	1000	1000	1.00	1000.00
4	CEMENT	200	YD	200.00	20000.00
5	PAINT	100	YD	100.00	10000.00
6	ROOFING	100	YD	100.00	10000.00
7	GLASS	100	YD	100.00	10000.00
8	WATER	100	YD	100.00	10000.00
9	ELECTRIC	100	YD	100.00	10000.00
10	PLUMBING	100	YD	100.00	10000.00

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
11	CONCRETE	100	YD	100.00	10000.00
12	STEEL	50	TON	500.00	25000.00
13	BRICK	1000	1000	1.00	1000.00
14	CEMENT	200	YD	200.00	20000.00
15	PAINT	100	YD	100.00	10000.00
16	ROOFING	100	YD	100.00	10000.00
17	GLASS	100	YD	100.00	10000.00
18	WATER	100	YD	100.00	10000.00
19	ELECTRIC	100	YD	100.00	10000.00
20	PLUMBING	100	YD	100.00	10000.00

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
21	CONCRETE	100	YD	100.00	10000.00
22	STEEL	50	TON	500.00	25000.00
23	BRICK	1000	1000	1.00	1000.00
24	CEMENT	200	YD	200.00	20000.00
25	PAINT	100	YD	100.00	10000.00
26	ROOFING	100	YD	100.00	10000.00
27	GLASS	100	YD	100.00	10000.00
28	WATER	100	YD	100.00	10000.00
29	ELECTRIC	100	YD	100.00	10000.00
30	PLUMBING	100	YD	100.00	10000.00

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
31	CONCRETE	100	YD	100.00	10000.00
32	STEEL	50	TON	500.00	25000.00
33	BRICK	1000	1000	1.00	1000.00
34	CEMENT	200	YD	200.00	20000.00
35	PAINT	100	YD	100.00	10000.00
36	ROOFING	100	YD	100.00	10000.00
37	GLASS	100	YD	100.00	10000.00
38	WATER	100	YD	100.00	10000.00
39	ELECTRIC	100	YD	100.00	10000.00
40	PLUMBING	100	YD	100.00	10000.00

ITEM	DESCRIPTION	QUANTITY	UNIT	PRICE	TOTAL
41	CONCRETE	100	YD	100.00	10000.00
42	STEEL	50	TON	500.00	25000.00
43	BRICK	1000	1000	1.00	1000.00
44	CEMENT	200	YD	200.00	20000.00
45	PAINT	100	YD	100.00	10000.00
46	ROOFING	100	YD	100.00	10000.00
47	GLASS	100	YD	100.00	10000.00
48	WATER	100	YD	100.00	10000.00
49	ELECTRIC	100	YD	100.00	10000.00
50	PLUMBING	100	YD	100.00	10000.00

NOTES

- ALL PROPOSED MATERIALS TO BE APPROVED BY THE CITY ENGINEER AND PLACED IN THE HANDS OF THE CITY ENGINEER FOR REVIEW.
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MIDDLE FISKVILLE SENIOR HOUSING
10017 MIDDLE FISKVILLE RD
AUSTIN, TX

SITE PLAN

BCF

BROWN & BAY ENGINEERING, INC.

DATE: 01/11/2018

BY: [Signature]



Heritage Hills/Windsor Hills Combined Neighborhood Planning Area Future Land Use Map

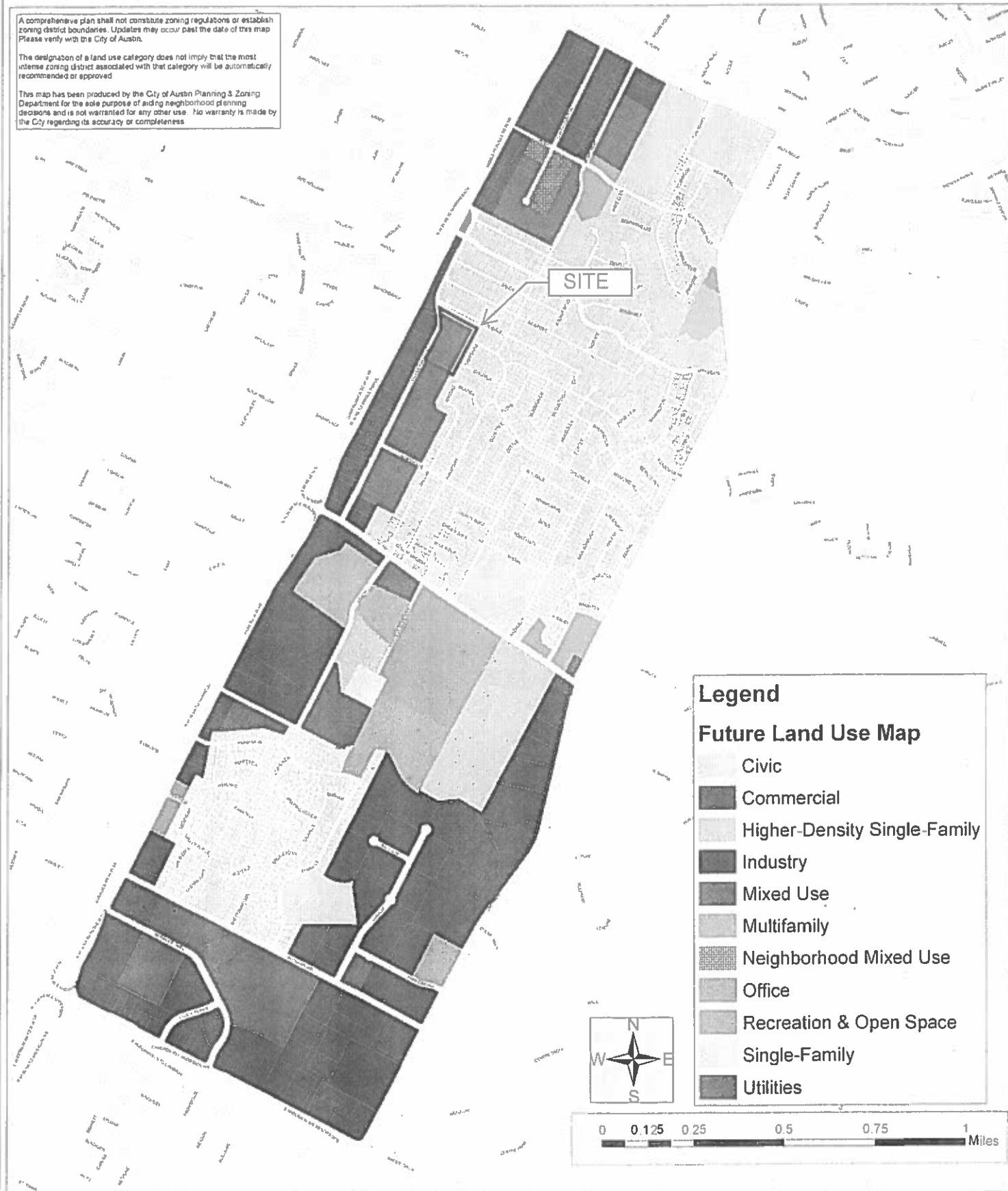
Plan Adopted: 1/13/11
Map Updated: 1/7/2016

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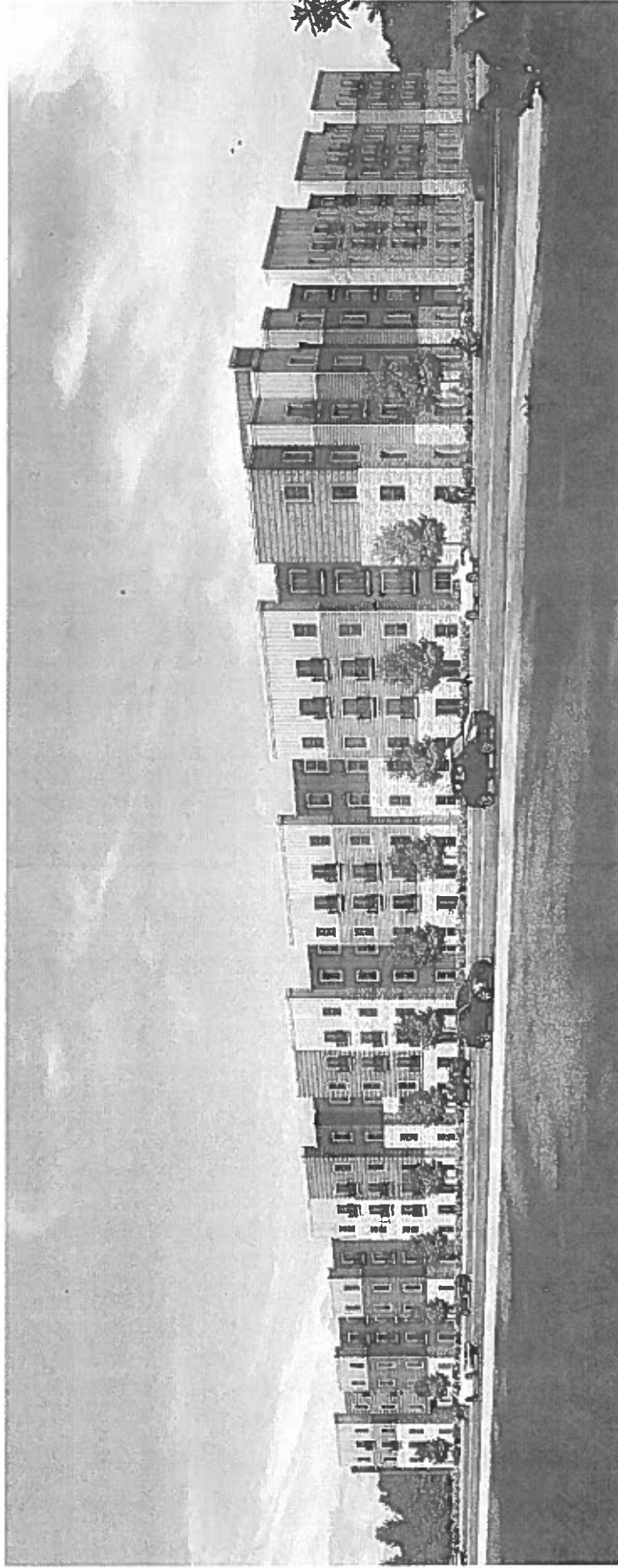
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. Updates may occur past the date of this map. Please verify with the City of Austin.

The designation of a land use category does not imply that the most intense zoning district associated with that category will be automatically recommended or approved.

This map has been produced by the City of Austin Planning & Zoning Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.



Villages at Fiskville



1/37

Villages at Fiskville

Development Summary

- 172 units for senior living-age restricted at 55 years and older
- Proposed sizes of the units will be as follows:
 - 1 bedroom units at 750 sf.
 - 2 bedroom units at 970 sf.
- 60% AMI proposed rents will range from \$810 to \$971 monthly
- Income Minimums -- Must make at least 2.5 times the rent

5/3/22

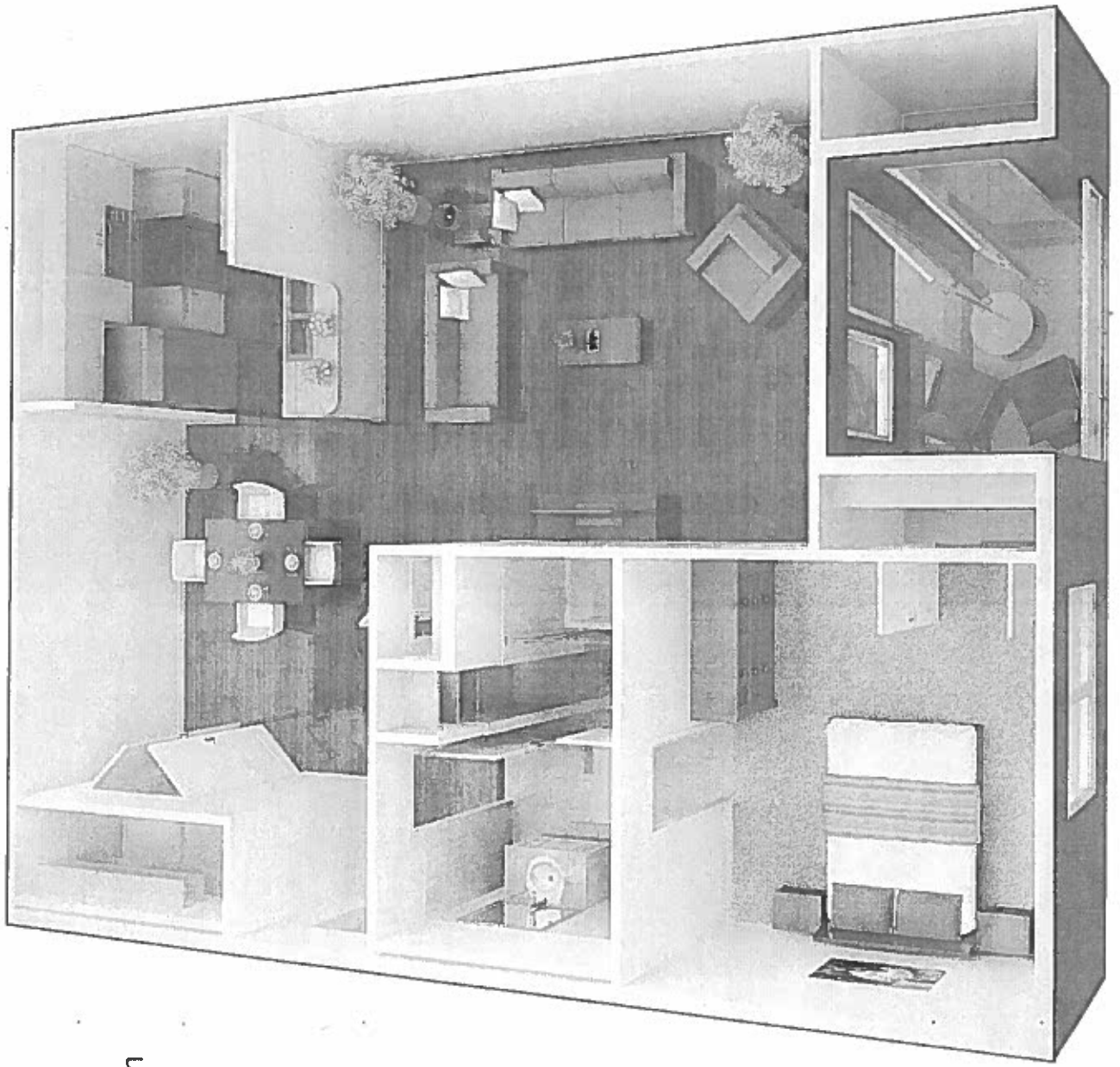
21/32

Villages at Fiskville

Building Specs

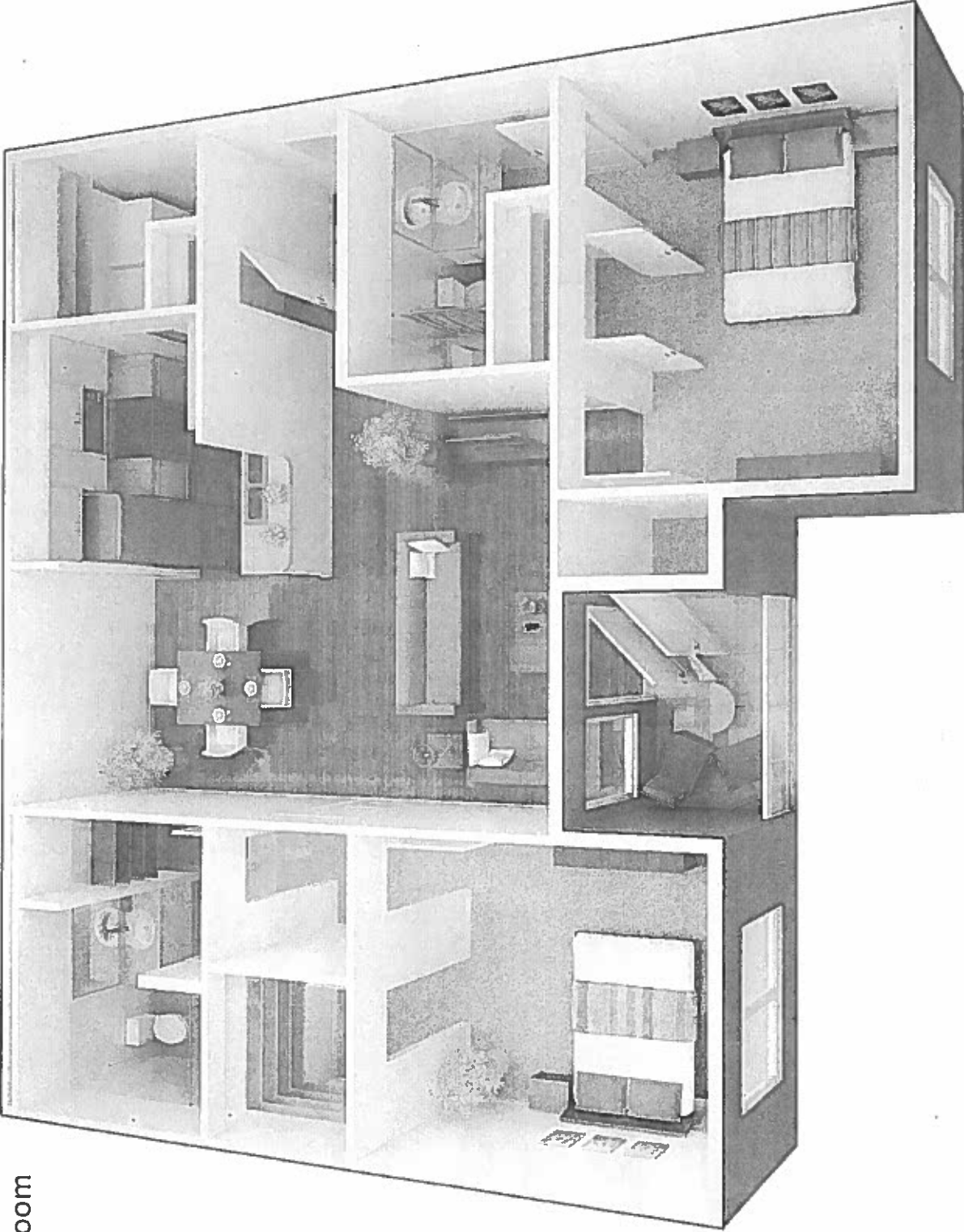
- 100% stone & cementitious exterior composition
- 35 year dimensional roof shingles
- 15 SHEER air conditioning units
- R-15/R-30 building insulation
- All units equipped with fire sprinklers
- All appliances Energy Star rated
- Covered patios and balcony
- Laundry and dryer hook-ups
- Built to LEED certified standards
- Gated community with decorative perimeter fencing

3/2
18



One-Bedroom

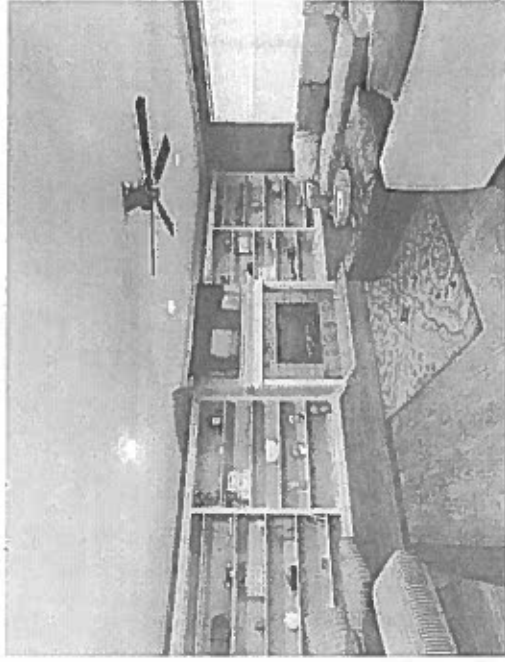
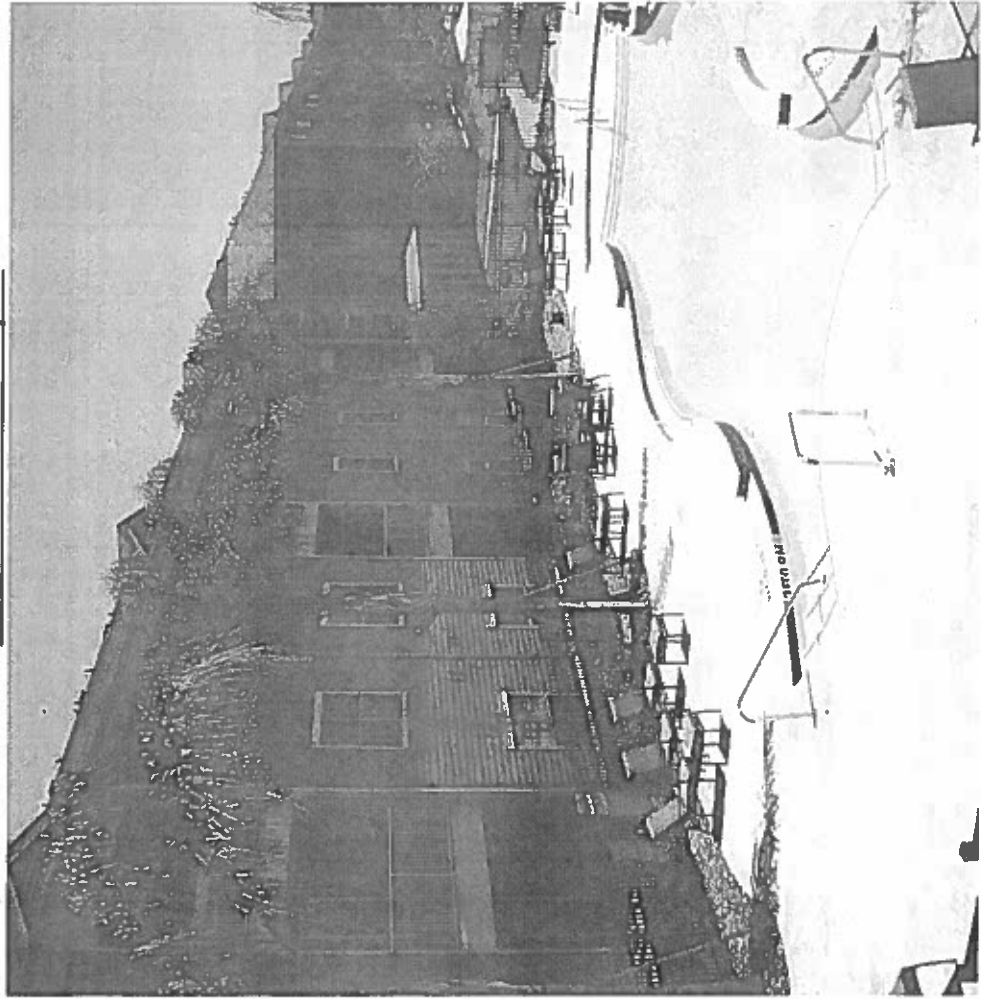
19/32



Two-Bedroom

Villages at Fiskville

Clubhouse Example



3/20

Villages at Fiskville

Site Amenity Characteristics

- **Accessibility**
 - All amenities, including outdoor patios and walking areas are fully accessible.
 - Site location central to retail, transportation and schools.
- **Amenities**
 - clubhouse with community area and kitchenette
 - theatre room
 - exercise Room
 - health/wellness classes
 - computer lab
 - community pool
 - gazebo/grill community gathering area

21/3/22

Villages at Fiskville

Site Amenity Characteristics

- **Safety and Security**
 - Gated community with secured access
 - Security cameras
 - Ample lighting on through streets, sidewalks, & parking area

22
22

Villages at Fiskville

Financing

1. Development to be financed with 4% tax credits
2. Conventional Loan
3. Total Invest of approximately \$28,484,350
4. Property will be on city & county tax role

3/23

4/2/2



SITE PLAN
MIDDLE FISKEVILLE SENIOR HOUSING
10017 MIDDLE FISKEVILLE RD
AUSTIN, TX



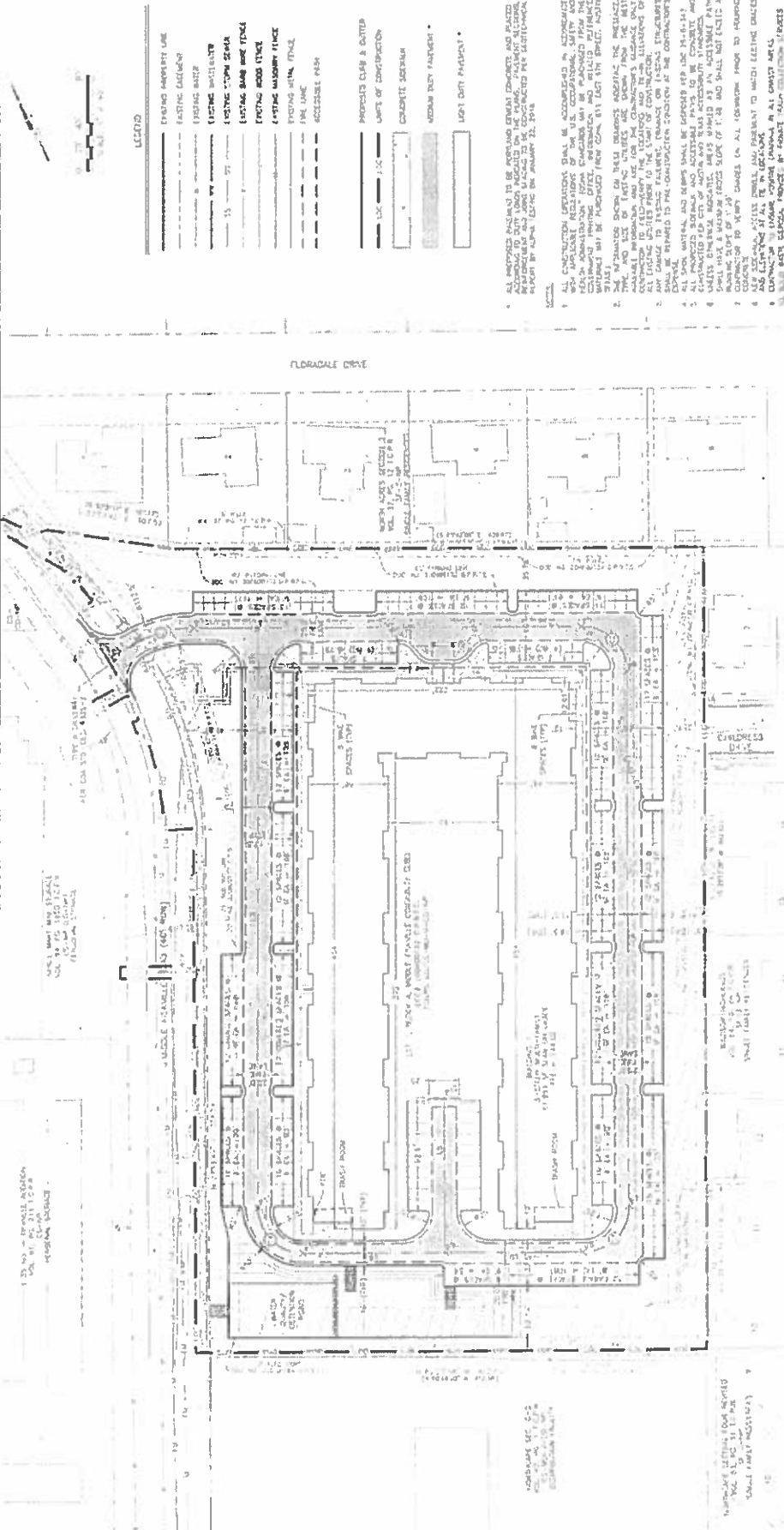
BRADY & CO. ENGINEERS, INC.
1100 W. BRADY STREET, SUITE 200
AUSTIN, TEXAS 78701
TEL: 512-476-1100
FAX: 512-476-1101
WWW.BRADYENGINEERS.COM

NO.	DATE	DESCRIPTION
1	04/01/2014	PRELIMINARY
2	04/01/2014	REVISED
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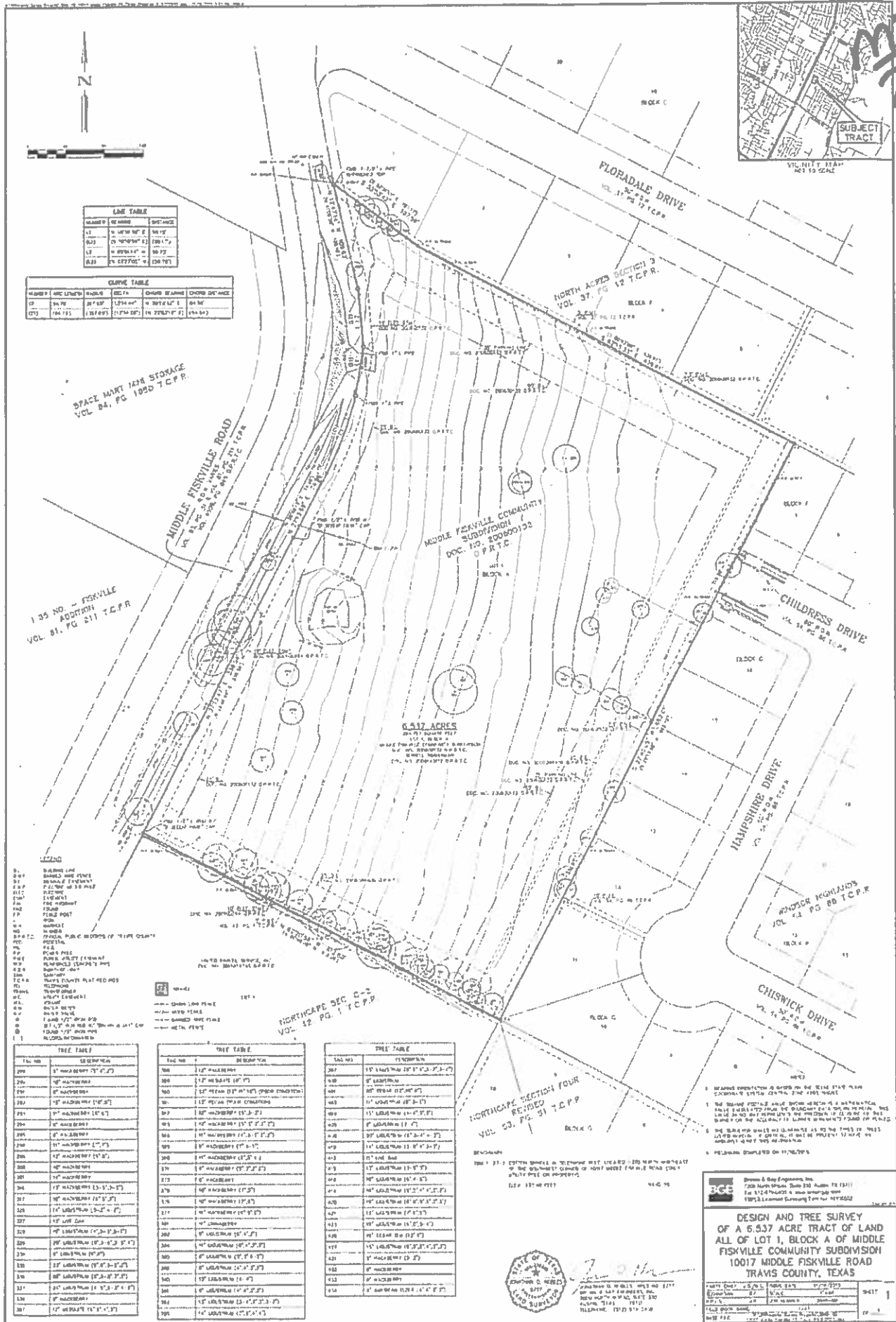
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5	04/01/2014	REVISED
6	04/01/2014	REVISED
7	04/01/2014	REVISED
8	04/01/2014	REVISED
9	04/01/2014	REVISED
10	04/01/2014	REVISED

NO.	DATE	DESCRIPTION
1	04/01/2014	PRELIMINARY
2	04/01/2014	REVISED
3	04/01/2014	REVISED
4	04/01/2014	REVISED
5	04/01/2014	REVISED
6	04/01/2014	REVISED
7	04/01/2014	REVISED
8	04/01/2014	REVISED
9	04/01/2014	REVISED
10	04/01/2014	REVISED

NO.	DATE	DESCRIPTION
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9	04/01/2014	REVISED
10	04/01/2014	REVISED

NO.	DATE	DESCRIPTION
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2	04/01/2014	REVISED
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5	04/01/2014	REVISED
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8	04/01/2014	REVISED
9	04/01/2014	REVISED
10	04/01/2014	REVISED

MA 25



LINE TABLE

LINE NO.	BEARING	DISTANCE
1	N 89° 00' 00" E	100.00
2	S 89° 00' 00" E	100.00
3	S 89° 00' 00" E	100.00
4	N 89° 00' 00" E	100.00

CURVE TABLE

LINE NO.	ARC LENGTH	CHORD BEARING	CHORD DISTANCE
1	100.00	N 89° 00' 00" E	100.00
2	100.00	S 89° 00' 00" E	100.00
3	100.00	S 89° 00' 00" E	100.00
4	100.00	N 89° 00' 00" E	100.00

SPACE MART 1000 STORAGE
VOL. 84, PG. 1050 T.C.P.R.

MIDDLE FISKVILLE ROAD
VOL. 84, PG. 1050 T.C.P.R.

135 NO. - FISKVILLE
ADDITION
VOL. 81, PG. 211 T.C.P.R.

MIDDLE FISKVILLE COMMUNITY
SUBDIVISION
VOL. 100, 200000100
O.P.T.C.

6.537 ACRES
MIDDLE FISKVILLE COMMUNITY
SUBDIVISION
VOL. 100, 200000100
O.P.T.C.

CHILDRESS DRIVE
VOL. 84, PG. 1050 T.C.P.R.

HAINSWORTH DRIVE
VOL. 84, PG. 1050 T.C.P.R.

WINDSOR HIGHLANDS
VOL. 84, PG. 1050 T.C.P.R.

CHISWICK DRIVE
VOL. 84, PG. 1050 T.C.P.R.

NORTHCAPES SEC. C-3
VOL. 12, PG. 1 T.C.P.R.

NORTHCAPES SECTION FOUR
REBID
VOL. 53, PG. 51 T.C.P.R.

TREE TABLE

TREE NO.	DESCRIPTION
1	1" DBH SOUTHERN PINE
2	1" DBH SOUTHERN PINE
3	1" DBH SOUTHERN PINE
4	1" DBH SOUTHERN PINE
5	1" DBH SOUTHERN PINE
6	1" DBH SOUTHERN PINE
7	1" DBH SOUTHERN PINE
8	1" DBH SOUTHERN PINE
9	1" DBH SOUTHERN PINE
10	1" DBH SOUTHERN PINE
11	1" DBH SOUTHERN PINE
12	1" DBH SOUTHERN PINE
13	1" DBH SOUTHERN PINE
14	1" DBH SOUTHERN PINE
15	1" DBH SOUTHERN PINE
16	1" DBH SOUTHERN PINE
17	1" DBH SOUTHERN PINE
18	1" DBH SOUTHERN PINE
19	1" DBH SOUTHERN PINE
20	1" DBH SOUTHERN PINE
21	1" DBH SOUTHERN PINE
22	1" DBH SOUTHERN PINE
23	1" DBH SOUTHERN PINE
24	1" DBH SOUTHERN PINE
25	1" DBH SOUTHERN PINE
26	1" DBH SOUTHERN PINE
27	1" DBH SOUTHERN PINE
28	1" DBH SOUTHERN PINE
29	1" DBH SOUTHERN PINE
30	1" DBH SOUTHERN PINE
31	1" DBH SOUTHERN PINE
32	1" DBH SOUTHERN PINE
33	1" DBH SOUTHERN PINE
34	1" DBH SOUTHERN PINE
35	1" DBH SOUTHERN PINE
36	1" DBH SOUTHERN PINE
37	1" DBH SOUTHERN PINE
38	1" DBH SOUTHERN PINE
39	1" DBH SOUTHERN PINE
40	1" DBH SOUTHERN PINE
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43	1" DBH SOUTHERN PINE
44	1" DBH SOUTHERN PINE
45	1" DBH SOUTHERN PINE
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47	1" DBH SOUTHERN PINE
48	1" DBH SOUTHERN PINE
49	1" DBH SOUTHERN PINE
50	1" DBH SOUTHERN PINE
51	1" DBH SOUTHERN PINE
52	1" DBH SOUTHERN PINE
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54	1" DBH SOUTHERN PINE
55	1" DBH SOUTHERN PINE
56	1" DBH SOUTHERN PINE
57	1" DBH SOUTHERN PINE
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62	1" DBH SOUTHERN PINE
63	1" DBH SOUTHERN PINE
64	1" DBH SOUTHERN PINE
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70	1" DBH SOUTHERN PINE
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74	1" DBH SOUTHERN PINE
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76	1" DBH SOUTHERN PINE
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79	1" DBH SOUTHERN PINE
80	1" DBH SOUTHERN PINE
81	1" DBH SOUTHERN PINE
82	1" DBH SOUTHERN PINE
83	1" DBH SOUTHERN PINE
84	1" DBH SOUTHERN PINE
85	1" DBH SOUTHERN PINE
86	1" DBH SOUTHERN PINE
87	1" DBH SOUTHERN PINE
88	1" DBH SOUTHERN PINE
89	1" DBH SOUTHERN PINE
90	1" DBH SOUTHERN PINE
91	1" DBH SOUTHERN PINE
92	1" DBH SOUTHERN PINE
93	1" DBH SOUTHERN PINE
94	1" DBH SOUTHERN PINE
95	1" DBH SOUTHERN PINE
96	1" DBH SOUTHERN PINE
97	1" DBH SOUTHERN PINE
98	1" DBH SOUTHERN PINE
99	1" DBH SOUTHERN PINE
100	1" DBH SOUTHERN PINE

TREE TABLE

TREE NO.	DESCRIPTION
101	1" DBH SOUTHERN PINE
102	1" DBH SOUTHERN PINE
103	1" DBH SOUTHERN PINE
104	1" DBH SOUTHERN PINE
105	1" DBH SOUTHERN PINE
106	1" DBH SOUTHERN PINE
107	1" DBH SOUTHERN PINE
108	1" DBH SOUTHERN PINE
109	1" DBH SOUTHERN PINE
110	1" DBH SOUTHERN PINE
111	1" DBH SOUTHERN PINE
112	1" DBH SOUTHERN PINE
113	1" DBH SOUTHERN PINE
114	1" DBH SOUTHERN PINE
115	1" DBH SOUTHERN PINE
116	1" DBH SOUTHERN PINE
117	1" DBH SOUTHERN PINE
118	1" DBH SOUTHERN PINE
119	1" DBH SOUTHERN PINE
120	1" DBH SOUTHERN PINE
121	1" DBH SOUTHERN PINE
122	1" DBH SOUTHERN PINE
123	1" DBH SOUTHERN PINE
124	1" DBH SOUTHERN PINE
125	1" DBH SOUTHERN PINE
126	1" DBH SOUTHERN PINE
127	1" DBH SOUTHERN PINE
128	1" DBH SOUTHERN PINE
129	1" DBH SOUTHERN PINE
130	1" DBH SOUTHERN PINE
131	1" DBH SOUTHERN PINE
132	1" DBH SOUTHERN PINE
133	1" DBH SOUTHERN PINE
134	1" DBH SOUTHERN PINE
135	1" DBH SOUTHERN PINE
136	1" DBH SOUTHERN PINE
137	1" DBH SOUTHERN PINE
138	1" DBH SOUTHERN PINE
139	1" DBH SOUTHERN PINE
140	1" DBH SOUTHERN PINE
141	1" DBH SOUTHERN PINE
142	1" DBH SOUTHERN PINE
143	1" DBH SOUTHERN PINE
144	1" DBH SOUTHERN PINE
145	1" DBH SOUTHERN PINE
146	1" DBH SOUTHERN PINE
147	1" DBH SOUTHERN PINE
148	1" DBH SOUTHERN PINE
149	1" DBH SOUTHERN PINE
150	1" DBH SOUTHERN PINE

TREE TABLE

TREE NO.	DESCRIPTION
151	1" DBH SOUTHERN PINE
152	1" DBH SOUTHERN PINE
153	1" DBH SOUTHERN PINE
154	1" DBH SOUTHERN PINE
155	1" DBH SOUTHERN PINE
156	1" DBH SOUTHERN PINE
157	1" DBH SOUTHERN PINE
158	1" DBH SOUTHERN PINE
159	1" DBH SOUTHERN PINE
160	1" DBH SOUTHERN PINE
161	1" DBH SOUTHERN PINE
162	1" DBH SOUTHERN PINE
163	1" DBH SOUTHERN PINE
164	1" DBH SOUTHERN PINE
165	1" DBH SOUTHERN PINE
166	1" DBH SOUTHERN PINE
167	1" DBH SOUTHERN PINE
168	1" DBH SOUTHERN PINE
169	1" DBH SOUTHERN PINE
170	1" DBH SOUTHERN PINE
171	1" DBH SOUTHERN PINE
172	1" DBH SOUTHERN PINE
173	1" DBH SOUTHERN PINE
174	1" DBH SOUTHERN PINE
175	1" DBH SOUTHERN PINE
176	1" DBH SOUTHERN PINE
177	1" DBH SOUTHERN PINE
178	1" DBH SOUTHERN PINE
179	1" DBH SOUTHERN PINE
180	1" DBH SOUTHERN PINE
181	1" DBH SOUTHERN PINE
182	1" DBH SOUTHERN PINE
183	1" DBH SOUTHERN PINE
184	1" DBH SOUTHERN PINE
185	1" DBH SOUTHERN PINE
186	1" DBH SOUTHERN PINE
187	1" DBH SOUTHERN PINE
188	1" DBH SOUTHERN PINE
189	1" DBH SOUTHERN PINE
190	1" DBH SOUTHERN PINE

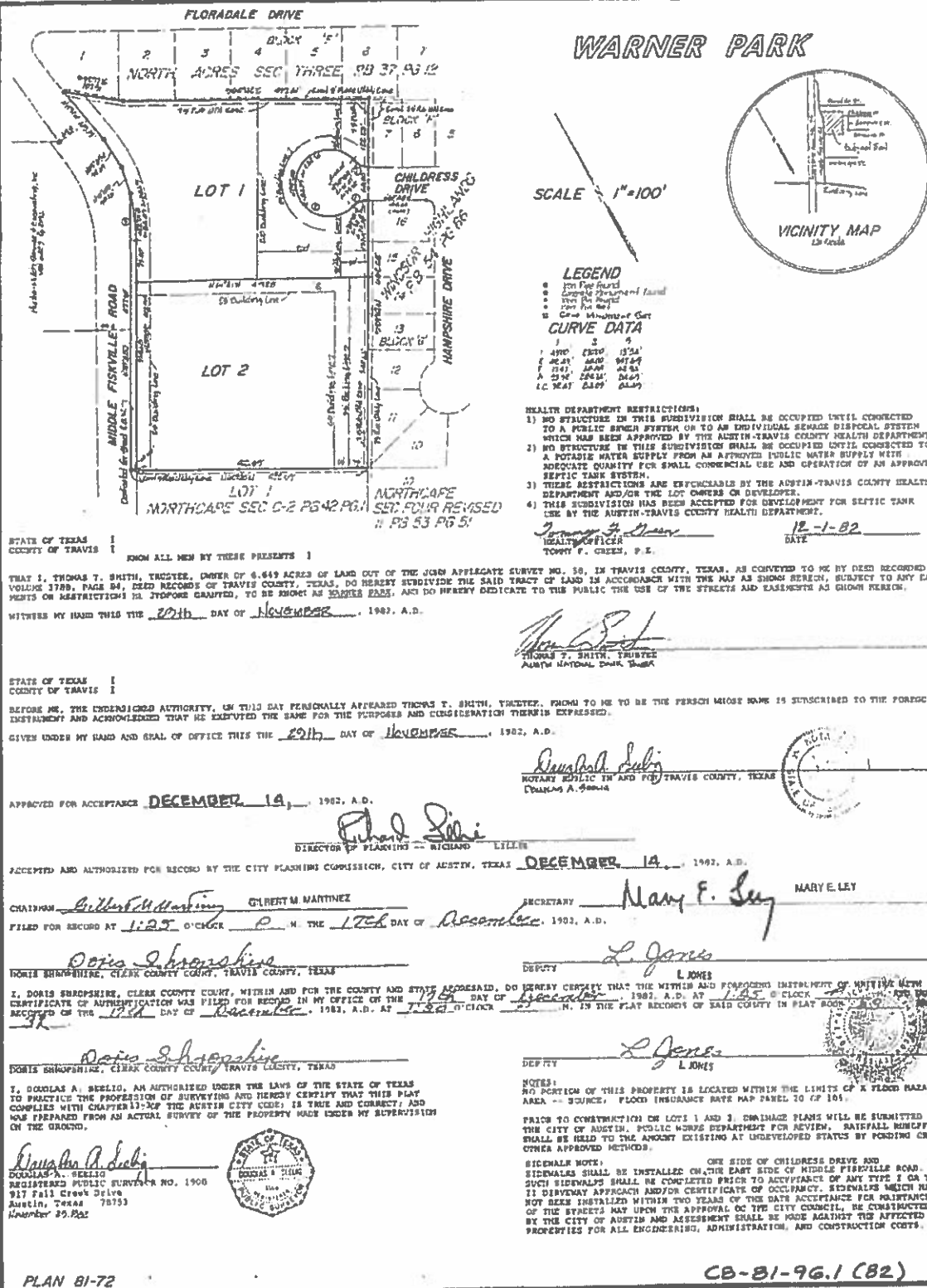


DESIGN AND TREE SURVEY
OF A 6.537 ACRE TRACT OF LAND
ALL OF LOT 1, BLOCK A OF MIDDLE
FISKVILLE COMMUNITY SUBDIVISION
10017 MIDDLE FISKVILLE ROAD
TRAVIS COUNTY, TEXAS

Surveyed by: [Name]
Date: [Date]
Scale: [Scale]
North Arrow: [North Arrow]

Vol. 83 Page 31 Dec. 17-82 RCMA 1528 & 20-82

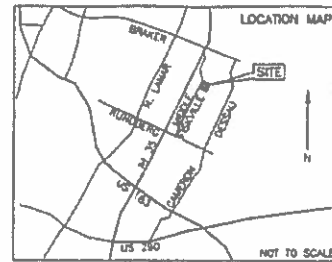
Vol. 83 Page 31

$$\frac{m\alpha}{24}$$


10-3-2001

200100284

PHOTOGRAPHIC MYLAR

RESUBDIVISION OF LOT 2
WARNER PARKM2
28

NUMBER	DIRECTION	DISTANCE
L1	N82°11'53"W	10.01'

NUMBER	DELTA	BEARING	RADIUS	ARC	CHORD
C1	13°34'34"	N20°31'25"E	357.65	84.74	84.55

SCALE IN FEET
100 50 0 100

LEGEND

- 1/2" REBAR FOUND
- 1/2" REBAR SET w/ CAP
- ⊙ IRON PIPE FOUND (SIZE NOTED)
- CONC. MONUMENT SET
- PROPOSED SIDEWALK
- D.E. DRAINAGE EASEMENT

ENGINEER'S CERTIFICATION:

I, Kenton J. Tunks, am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plot 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 480824 0205 E for Travis County, Texas dated June 16, 1993.

Kenton J. Tunks
Kenton J. Tunks, P.E.
Associated Consulting Engineers, Inc.
901 S. Mopac, Bldg. 11, Suite 165
Austin, Texas 78746



SURVEYOR'S CERTIFICATION:

I, Robert C. Watts, Jr., am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plot 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 March, 2000

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

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUMOUR, 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 3 DAY OF October, A.D. 2000 AT 2:48 O'CLOCK P. M. AND DAY
RECORDED ON THE 3 DAY OF October, A.D. 2000 AT 2:48 O'CLOCK P. M. IN THE
OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE, IN DOCUMENT NUMBER 200100284
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE 3 DAY OF October
2000 A.D.

DANA DEBEAUMOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

Dana Debeaumont
DEPUTY

FILED FOR RECORD, AT 2:48 O'CLOCK P. M., THIS 3 DAY OF October, 2000 A.D.

DANA DEBEAUMOUR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

Dana Debeaumont
DEPUTY

STATE OF TEXAS

COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

THAT Saam Ltd., a Texas Limited Partnership, owner of 3.237 acres of land, being all of Lot 2, Warner Park, a subdivision of record in Volume 83, Page 32 of the Plat Records of Travis County, Texas, as conveyed by Document No. 1999115264 of the Official Public Records of Travis County, Texas; does hereby re-subdivide said Lot 2 in accordance with the plat shown hereon, to be known as the Resubdivision of Lot 2, Warner Park, pursuant to Chapter 212.014 and 212.015 of the Texas Local Government Code, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.015 of the Local Government Code, 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:

Michael W. Martin
Michael W. Martin, Partner
Date

SAAM Ltd., a Texas Limited Partnership
10017 Middle Fiskville Rd.
Austin, Texas 78753

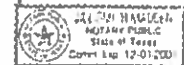
STATE OF TEXAS

COUNTY OF TRAVIS

Before me, the undersigned authority, on this day personally appeared Michael W. Martin, 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 therein expressed and in the capacity as therein stated.

GIVEN UNDER MY HAND THIS 18 DAY OF July, 2000.

John Smith
John Smith, Notary Public in and for the State of Texas

My Commission Expires: 12-01-2001

THIS SUBDIVISION IS LOCATED IN THE full purpose jurisdiction 13th DAY OF February, 2000

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THE 13th DAY OF February, 2000, A.D.

Ray S. Shudula
RAY SHUDULA, SECRETARY

APPROVED FOR ACCEPTANCE:
THIS THE 13th DAY OF February, 2000, A.D.

Katie Jensen
Katie Jensen, DIRECTOR
DEVELOPMENT REVIEW AND INSPECTIONS DEPARTMENT
CITY OF AUSTIN

2/13/01
DATE

BEARING BASIS: GRID AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/83 HARN VALUES FROM LORA CONTROL NETWORK

C8-00-2132.0A

Robert C. Watts, Jr.
R.P.L.S. 4995

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
310 South Congress Ave., Suite B-100
Austin, Texas 78704
512-478-7103

PROJECT NO:
101-01A
DRAWING NO:
101-16PL
PLOT DATE:
07-14-00
PLOT SCALE:
1"=100'
DRAWN BY:
RCW
SHEET
01 OF 02

RESUBDIVISION OF LOT 2 WARNER PARK

MA
28

PLAT NOTES:

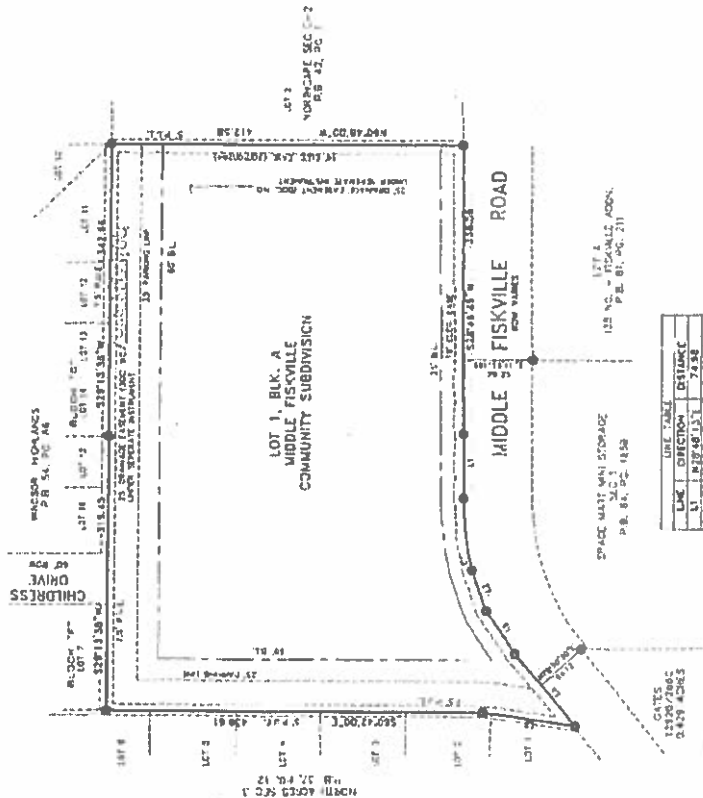
1. No lot in this subdivision shall be occupied until connection is made to an approved public water supply and wastewater disposal system. Water and Wastewater service is provided by the City of Austin.
 2. Water and Wastewater Systems serving this subdivision shall be designed and installed in accordance 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. Sidewalks along Middle Fiskville Road are required to be constructed by the property owner after the abutting roadway is improved and concrete curbs are in place. 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. All building setbacks shall be in accordance with the City of Austin Zoning Ordinance.
 5. WATERSHED STATUS- This project is located in the Little Walnut Creek Watershed, is classified as urban.
 6. 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.
 7. 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.
 8. The owner/developer of this subdivision/lot shall provide the 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 as to cause the site to be out of compliance with Chapter 25-8 of the City of Austin Land Development Code.
 9. 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.
 10. All signs shall comply with the Austin Sign Ordinance.
 11. There are no Critical Environmental Features (CEFs) located on or within 150 feet of this subdivision.
 12. 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.
 13. This subdivision plat was approved and recorded before the construction and acceptance of streets and other subdivision improvements. Pursuant to the terms and the conditions of a Subdivision Improvements Agreement between the subdivider and the City of Austin dated 20, the subdivider is responsible for the construction of all streets and facilities needed to serve the lots within this subdivision. This responsibility may be assigned in accordance with the terms of the agreement.
- For the Subdivision Improvements Agreement pertaining to this subdivision, see separate instrument recorded in Document No. _____ in the Official Public Records of Travis County, Texas.
- 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. 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.
14. All restrictions and notes from the previous existing subdivision, Lot 2, Warner Park, shall apply to this resubdivision plat.
 15. Prior to construction on lots 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(s) 1A & 2A, Block(s) A, requires approval of a separate Development Permit.
 16. 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 254-8-214.
 17. Development of these lots is hereby restricted to uses other than residential uses.
 18. 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 and Travis County.
 19. Property owner shall permit access to the Drainage Easements as may be necessary and shall not prohibit access by the City of Austin and Travis County.
 20. All drainage easements on private property shall be maintained by the owners or his/her assigns.

5:10.06

US.00

260000132

FINAL PLAT MIDDLE FISKVILLE COMMUNITY SUBDIVISION



LINE	DIRECTION	DISTANCE
1	N 82° 48' 13\"	74.34
2	S 10° 10' 38\"	50.17
3	S 82° 27' 02\"	29.76
4	S 10° 10' 38\"	50.17
5	S 82° 27' 02\"	29.76

CURVE	RADIUS	DELTA	ARC	CHORD
1	137.85	172° 21' 28\"	81.73	152.31

LOT	AREA	ACRES
1	6443	0.146

GRAPHIC SCALE



VICINITY MAP



GENERAL NOTES

- 1) NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
- 2) WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 10% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LOC SECTION 25-3-11 AND THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 3) EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON THIS LOT INCLUDING EROSION CONTROL, SEDIMENTATION, AND SEDIMENTATION CONTROL.
- 4) NO OBJECTS INCLUDING BUT NOT LIMITED TO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- 5) AUSTIN ENERGY HAS THE RIGHT TO DRAIN AND/OR REMOVE STREET, SUBSTATIONARY AND OTHER STRUCTURES TO THE EXTENT NECESSARY TO KEEP THE EXISTING DRIVE, AUSTIN ENERGY WILL BE RESPONSIBLE FOR THE COST OF REMOVAL AND RECONSTRUCTION OF SUCH STRUCTURES.
- 6) THE OWNER/DEVELOPER OF THIS SUBDIVISION SHALL PROVIDE AUSTIN ENERGY WITH ANY INFORMATION NECESSARY TO ALLOW AUSTIN ENERGY TO LOCATE AND INSTALL METER, TRANSFORMER AND/OR ACCESS AREAS TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND TO BE LOCATED SO AS TO CAUSE THE SITE TO BE IN COMPLIANCE WITH CHAPTER 25-3-11 AND THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 7) THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL MEASURES AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING UTILITIES OR STRUCTURES CAUSED BY THE CONSTRUCTION OF THE PROJECT. THE OWNER SHALL PROVIDE AUSTIN ENERGY WITH ANY INFORMATION NECESSARY TO ALLOW AUSTIN ENERGY TO LOCATE AND INSTALL METER, TRANSFORMER AND/OR ACCESS AREAS TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND TO BE LOCATED SO AS TO CAUSE THE SITE TO BE IN COMPLIANCE WITH CHAPTER 25-3-11 AND THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 8) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL AND RECONSTRUCTION OF SUCH STRUCTURES.
- 9) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL AND RECONSTRUCTION OF SUCH STRUCTURES.
- 10) THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUME RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE OWNER SHALL BE RESPONSIBLE FOR THE COST OF REMOVAL AND RECONSTRUCTION OF SUCH STRUCTURES.
- 11) PRIOR TO CONSTRUCTION OF THIS SUBDIVISION, THE CITY OF AUSTIN SHALL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. THE CITY OF AUSTIN SHALL BE RESPONSIBLE FOR THE COST OF REVIEW.
- 12) PRIOR TO CONSTRUCTION OF THIS SUBDIVISION, THE CITY OF AUSTIN SHALL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. THE CITY OF AUSTIN SHALL BE RESPONSIBLE FOR THE COST OF REVIEW.
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MIDDLE FISKVILLE COMMUNITY SUBDIVISION

OWNER & ASSOCIATES
1000 N. LAMAR
AUSTIN, TEXAS 78701
TEL: 512-462-1000
FAX: 512-462-1001

PLAT 1 OF 1
C.S. 1

05-05-0224.OA

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LOCATION MAP

NOT TO SCALE

SUBMITTAL DATE :06/22/06

SHEET INDEX

1. COVER SHEET
2. FINAL PLAN
3. EXISTING CONDITIONS
4. EROSION / SEDIMENTATION CONTROL PLAN
5. DRAINAGE AREA MAP & CALCULATIONS
6. SITE PLAN
7. GRADING & STORM SEWER PLAN
8. DETENTION/POUND PLAN & DETAILS
9. UTILITY PLAN
10. CONSTRUCTION DETAILS
11. CONSTRUCTION DETAILS
12. LANDSCAPE PLAN
13. LANDSCAPE DETAIL PLAN AND NOTES
14. TRAFFIC CONTROL PLAN
15. TRAFFIC CONTROL DETAIL AND NOTES

SPECIAL NOTES
1. The City of Austin, Texas, and the Austin Water Utility Authority (AWWA) are the authorized entities for the review and approval of this plan. The City of Austin, Texas, and the Austin Water Utility Authority (AWWA) are not responsible for the design or construction of the project. The City of Austin, Texas, and the Austin Water Utility Authority (AWWA) are not responsible for the design or construction of the project.

FIRE FLOW TEST
60 PSI - 500 GPM
51 PSI - 1000 GPM

NUMBER	DESCRIPTION	ATTACHED TO	DATE
1	COVER SHEET	1	06/22/06
2	FINAL PLAN	2	06/22/06
3	EXISTING CONDITIONS	3	06/22/06
4	EROSION / SEDIMENTATION CONTROL PLAN	4	06/22/06
5	DRAINAGE AREA MAP & CALCULATIONS	5	06/22/06
6	SITE PLAN	6	06/22/06
7	GRADING & STORM SEWER PLAN	7	06/22/06
8	DETENTION/POUND PLAN & DETAILS	8	06/22/06
9	UTILITY PLAN	9	06/22/06
10	CONSTRUCTION DETAILS	10	06/22/06
11	CONSTRUCTION DETAILS	11	06/22/06
12	LANDSCAPE PLAN	12	06/22/06
13	LANDSCAPE DETAIL PLAN AND NOTES	13	06/22/06
14	TRAFFIC CONTROL PLAN	14	06/22/06
15	TRAFFIC CONTROL DETAIL AND NOTES	15	06/22/06

ORDINANCE REQUIREMENTS
1. All improvements shall be made in accordance with the released site plan. Any additional improvements shall require a site plan amendment and approval from the City of Austin, Texas, and the Austin Water Utility Authority (AWWA).
2. Approval of this site plan does not constitute approval of the City of Austin, Texas, and the Austin Water Utility Authority (AWWA) for the design or construction of the project.
3. All signs must comply with the requirements of the Land Development Code.
4. The owner is responsible for all costs of relocation of, or changes to, utilities.
5. Additional electric easements may be required as a part of the project.
6. A detailed site plan shall be submitted to the City of Austin, Texas, and the Austin Water Utility Authority (AWWA) for review and approval.

COMPLETION
1. The project shall be completed within the time frame specified in the released site plan.
2. The project shall be completed within the time frame specified in the released site plan.
3. The project shall be completed within the time frame specified in the released site plan.
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5. The project shall be completed within the time frame specified in the released site plan.

FIRE DEPARTMENT
1. The Austin Fire Department requires approval of the fire department prior to construction of an "as-constructed" fire department.
2. The project shall be completed within the time frame specified in the released site plan.
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THE SANCTUARY BY AUSTIN TABERNACLE

10201 Middle Fiskville Road
TRAVIS COUNTY, TEXAS

LEGAL DESCRIPTION:
Lot 1 Block A Middle Fiskville
Community Subdivision,
a subdivision in Travis County Texas,
according to the map or plat recorded in
Document 200800132 of the Official
Public Record of Travis County, Texas

**THIS PLAN IS REVIEWED UNDER THE WATERSHED RULE
AND REGULATIONS IN EFFECT ON 04-06-2006.**

**THERE ARE NO CRITICAL ENVIRONMENTAL FEATURES ON SITE
NO PORTION OF THIS SITE IS LOCATED WITHIN THE LIMITS OF
IDENTIFIABLE 100 YEAR AS PER FEMA FIRM PANEL 48453C0120.**

GENERAL CONSTRUCTION NOTES
1. All improvements shall be made in accordance with the released site plan. Any additional improvements shall require a site plan amendment and approval from the City of Austin, Texas, and the Austin Water Utility Authority (AWWA).
2. Approval of this site plan does not constitute approval of the City of Austin, Texas, and the Austin Water Utility Authority (AWWA) for the design or construction of the project.
3. All signs must comply with the requirements of the Land Development Code.
4. The owner is responsible for all costs of relocation of, or changes to, utilities.
5. Additional electric easements may be required as a part of the project.
6. A detailed site plan shall be submitted to the City of Austin, Texas, and the Austin Water Utility Authority (AWWA) for review and approval.

VEHICULAR ACCESS
1. The project shall be completed within the time frame specified in the released site plan.
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VOID

SUBMITTAL DATE

6-22-2006

APPROVED BY:

10/11/06

10/11/06

10/11/06

10/11/06

10/11/06

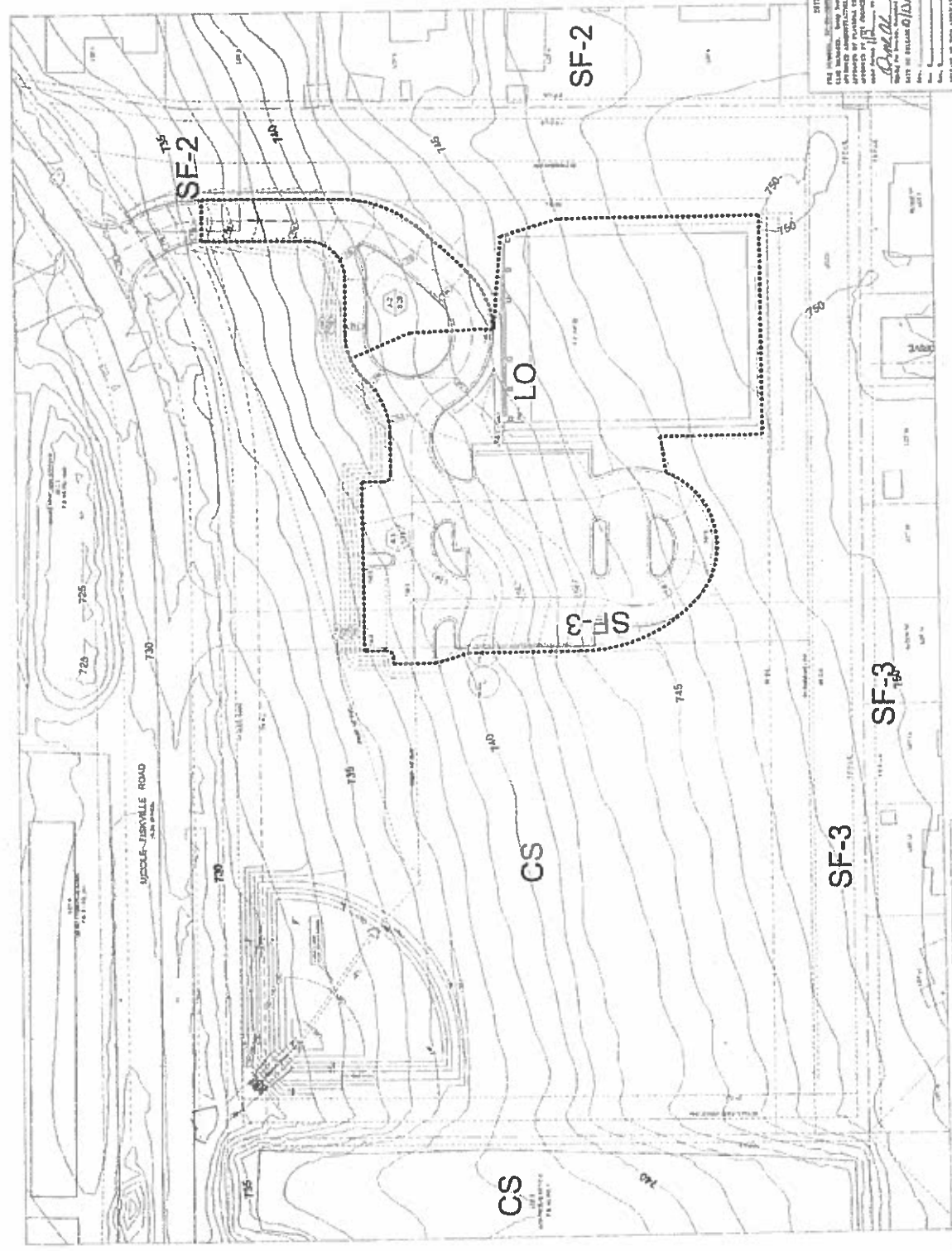
10/11/06



THE SANCTUARY
BY AUSTIN TABERNACLE
10201 Middle Parkville Road
Austin, Texas

Enabler Design Group
10201 Middle Parkville Road
Austin, Texas 78750
PH 512-251-4128

REVISIONS
JOB NO.
DRAWING
DATE
SHEET NO.
8 OF 18



SITE FILE RELEASE
DATE: 10/18/19
BY: [Signature]
FOR: [Signature]
REASON: [Signature]
DATE OF RELEASE: 10/18/19
BY: [Signature]
FOR: [Signature]
REASON: [Signature]

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ORDINANCE NO. 20110113-061

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ADD A NEIGHBORHOOD PLAN COMBINING DISTRICT TO THE BASE ZONING DISTRICTS ON APPROXIMATELY 787 ACRES OF LAND GENERALLY KNOWN AS THE WINDSOR HILLS NEIGHBORHOOD PLAN AREA AND TO CHANGE THE BASE ZONING DISTRICTS ON 26 TRACTS OF LAND.

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:

- i) to add a neighborhood plan (NP) combining district to each base zoning district within the property comprised of approximately 787 acres of land (the "Property"), and,
- ii) to change the base zoning districts within the Property on 26 tracts of land identified in the attached Exhibit "A" (*the Tract Map*),

as described in Zoning Case No. C14-2010-0161, on file at the Planning and Development Review Department and generally known as the Windsor Hills neighborhood plan combining district, locally known as the area bounded by East Braker Lane on the north, Dessau Road on the east, East Rundberg Lane on the south, and IH-35 on the west, in the City of Austin, Travis County, Texas, and identified in the map attached as Exhibit "B" (*the Zoning Map*).

PART 2. Except as otherwise specifically provided in this ordinance, the existing base zoning districts and conditions remain in effect.

PART 3. The base zoning districts for the 26 tracts of land are changed from interim-rural residence (I-RR) district, rural residence (RR) district, interim-single family residence standard lot (I-SF-2) district, single family residence standard lot (SF-2) district, family residence (SF-3) district, multifamily residence low density (MF-2) district, limited office (LO) district, neighborhood commercial (LR) district, community commercial (GR) district, and general commercial services (CS) district, to family residence-neighborhood plan (SF-3-NP) combining district, multifamily residence medium density-neighborhood plan (MF-3-NP) combining district, limited office-mixed use-vertical mixed use building-

conditional overlay-neighborhood plan (LO-MU-V-CO-NP) combining district, general office-neighborhood plan (GO-NP) combining district, neighborhood commercial-mixed use-vertical mixed use building-neighborhood plan (LR-MU-V-NP) combining district, community commercial-neighborhood plan (GR-NP) combining district, community commercial-mixed use-vertical mixed use building-neighborhood plan (GR-MU-V-NP) combining district, general commercial services-neighborhood plan (CS-NP) combining district, general commercial services-mixed use-vertical mixed use building-neighborhood plan (CS-MU-V-NP) combining district, general commercial services-conditional overlay-neighborhood plan (CS-CO-NP) combining district, general commercial services-mixed use-vertical mixed use building-conditional overlay-neighborhood plan (CS-MU-V-CO-NP) combining district, and limited industrial service-conditional overlay-neighborhood plan (LI-CO-NP) combining district, as more particularly described and identified in the chart below:

Tract #	TCAD Prop ID	COA Address	FROM	TO
1	253468	11206 JOSEPH CLAYTON DR	SF-2	CS-NP
		11206.5 JOSEPH CLAYTON DR		
		11212.5 JOSEPH CLAYTON DR		
2	460722	11105 JOSEPH CLAYTON DR	I-RR	CS-NP
		861.5 E BRAKER LN		
		11205 JOSEPH CLAYTON DR		
	460721	11115 JOSEPH CLAYTON DR	I-SF-2	
	460720	11101 JOSEPH CLAYTON DR		
	460719	11003 JOSEPH CLAYTON DR		
		11003.5 JOSEPH CLAYTON DR		
	460723	E 915 BRAKER LN		
		E 909 BRAKER LN		
		11220 BLUFF BEND DR		
		11218 BLUFF BEND DR		
	460724	11206 BLUFF BEND DR		
	460725	11204 BLUFF BEND DR		
	460726	LOT 3 WALDEN MORRIS ADDN		
		11202 BLUFF BEND DR		
	460727	LOT 4 WALDEN MORRIS ADDN		
		11200 BLUFF BEND DR		
	460728	LOT 5 WALDEN MORRIS ADDN		
		11112 BLUFF BEND DR		
	460729	11110 BLUFF BEND DR		
	460731	11108 BLUFF BEND DR		
		11106 BLUFF BEND DR		
	460732	11102 BLUFF BEND DR		
	460733	11020 BLUFF BEND DR		

Tract #	TCAD Prop ID	COA Address	FROM	TO
3	712527	E 1015 BRAKER LN	I-RR	CS-NP
		E 1015.5 BRAKER LN		
	712528 (portion) Approximately 3.634 acres, being a portion of Lot 3A, out of the Resubdivision of Lots 1, 2 & 3 of the Hill's Braker Addition, as recorded in Document #200500074, of the Official Public Records of Travis County	E 1019 BRAKER LN		
		E 1021.5 BRAKER LN		
4	712526 (portion) Approximately 0.021 acres, being a portion of Lot 1A, out of the Resubdivision of Lots 1, 2 & 3 of the Hill's Braker Addition, as recorded in Document #200500074, of the Official Public Records of Travis County	E 1005 BRAKER LN	I-RR	CS-NP
	460757	11111 BLUFF BEND DR	SF-2	CS-MU-V-NP
	460755	11101 BLUFF BEND DR	I-RR	
5	460754	11011 BLUFF BEND DR	I-RR	
	460734	11012 BLUFF BEND DR	I-RR	LI-CO-NP
	460735	11006 BLUFF BEND DR		
	477460	11000 BLUFF BEND DR		
		11010.5 BLUFF BEND DR		
6	460752 (portion) Lots 1 & 2, Collinwood West Section III-A, as recorded in Volume 87, Page 50A, of the Official Plat Records of Travis County	1010 COLLINWOOD WEST DR	I-RR	MF-3-NP
		1000 COLLINWOOD WEST DR		
7	500941	11010 DESSAU RD	I-RR	GO-NP
		11020 DESSAU RD		
		11130 WANDERING WAY		
		11130.5 WANDERING WAY		
8	477462	801 RUBY DR	I-RR	CS-NP
		807.5 RUBY DR		
		10815.5 N IH 35 SVRD NB		
		10711.5 N IH 35 SVRD NB		
	460591 (portion) Lot 3, Joseph Clayton Subdivision, as recorded in Volume 61, Page 42, of the Official Plat Records of Travis County	N 10707 INTERSTATE HY 35		
9	477465	829 RUBY DR	I-RR	LR-MU-V-NP
		821 RUBY DR		
		10806 JOSEPH CLAYTON DR		
10	477466	10710 JOSEPH CLAYTON DR	I-RR	CS-MU-V-NP
	477469	10700 JOSEPH CLAYTON DR		
11	477472	901 RUBY DR	I-RR	LR-MU-V-NP
		10803 JOSEPH CLAYTON DR		
	477471	10711 JOSEPH CLAYTON DR		
		10709 JOSEPH CLAYTON DR		
12	477473	10908 BLUFF BEND DR	I-RR	CS-MU-V-NP

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Tract #	TCAD Prop ID	COA Address	FROM	TO
13	460752 (portion) Lot 3, Block C, Collinwood West Section III-B, as recorded in Document #199900345, of the Official Public Records of Travis County	1010 COLLINWOOD WEST DR	I-RR	MF-3-NP
		1000 COLLINWOOD WEST DR		
		1001 COLLINWOOD WEST DR		
		1001.5 COLLINWOOD WEST DR		
14	547573	10620 BLUFF BEND DR	I-RR	CS-MU-V-CO-NP
		10602 BLUFF BEND DR		
		10600 BLUFF BEND DR		
		10630 JOSEPH CLAYTON DR		
		10631 SITE AYTON DR		
		10611 N IH 35 SVRD NB		
		106101 N IH 35 SVRD NB		
15	460372	N 10501 INTERSTATE HY 35	SF-2	GR-NP
16	460388	N 10421 INTERSTATE HY 35	SF-2	GR-NP
17	246903	E 1403 APPLGATE DR	RR	SF-3-NP
	526108	10300 DESSAU RD		
18	730503 (portion) The north 319.44 feet of Lot 1, Block A, Middle Fiskville Community Subdivision, as recorded in Document #200600132, of the Official Public Records of Travis County	10017 MIDDLE FISKVILLE RD	LO; SF-2	LO-MU-V-CO-NP
	730503 (portion) The south 342.66 feet of Lot 1, Block A, Middle Fiskville Community Subdivision, as recorded in Document #200600132, of the Official Public Records of Travis County	10017 MIDDLE FISKVILLE RD	CS; SF-3	
19	246815	9915 MIDDLE FISKVILLE RD	SF-2	CS-MU-V-CO-NP
		10001 MIDDLE FISKVILLE RD		
		10001.5 MIDDLE FISKVILLE RD		
20	245118	9806 MIDDLE FISKVILLE RD	SF-2	CS-NP
21	245130	N 9729 INTERSTATE HY 35	SF-2	CS-NP
22	245122	9614 MIDDLE FISKVILLE RD	SF-2	CS-NP
	245123	9612 MIDDLE FISKVILLE RD		
	245124	9610 MIDDLE FISKVILLE RD		
	245072	9601 MIDDLE FISKVILLE RD		
23	243413	9435 MIDDLE FISKVILLE RD	CS; MF-2	CS-MU-V-CO-NP
	243405	9435 MIDDLE FISKVILLE RD A- 1		
	243406	9435 MIDDLE FISKVILLE RD B-2		
	243407	9435 MIDDLE FISKVILLE RD C- 3		
	243408	9435 MIDDLE FISKVILLE RD D- 4		

Tract #	TCAD Prop ID	COA Address	FROM	TO
	243409	9435 MIDDLE FISKVILLE RD E-5		
	243410	9435 MIDDLE FISKVILLE RD F-6		
	243411	9435 MIDDLE FISKVILLE RD G-7		
	243412	9435 MIDDLE FISKVILLE RD H-8		
24	242108	E 1400 RUNDBERG LN	LR	MF-3-NP
25	240719	9500 DESSAU RD	GR	MF-3-NP
		1416.5 E RUNDBERG LN		
		9411 MARLBOROUGH DR		
26	240717	9408 DESSAU RD	GR	GR-MU-V-NP
	240718	9406 DESSAU RD		

PART 4. The following applies to an existing legal lot with single-family residential use within the boundaries of the NP combining district:

- A. The minimum lot area is 2,500 square feet.
- B. The minimum lot width is 25 feet.
- C. For a lot with an area of 4,000 square feet or less, the impervious coverage may not exceed 65 percent.

PART 5. Mobile food establishments regulations apply within the boundaries of the NP as set forth in Section 25-2-812 of the Code.

PART 6. Front or side yard parking restrictions apply to all residential uses within the boundaries of the NP as set forth in Sections 12-5-29 and Section 25-2-1406 of the Code.

PART 7. The following applies to a single-family residential use, a duplex residential use, or a two-family residential use within the boundaries of the NP:

- A. Impervious cover and parking placement restrictions apply as set forth in Section 25-2-1603 of the Code.
- B. Garage placement restrictions apply as set forth in Section 25-2-1604 of the Code.
- C. Front porch setback applies as set forth in Section 25-2-1602.

PART 8. The following applies to property identified as Areas A and B within the Windsor Hills neighborhood plan as shown on Exhibit "C" (*the Special Uses Area Map*) and further described in the chart included in this Part.

Areas A and B may be developed as a residential infill special use as set forth in Sections 25-2-1521 through 25-2-1539 and Sections 25-2-1561 through 25-2-1569 of the Code.

Tract #	TCAD Prop ID	COA Address
A	243400	E 930 RUNDBERG LN
B	242087	E 1200 RUNDBERG LN

PART 9. The following applies to property identified as the East Rundberg Subdistrict within the Windsor Hills neighborhood plan as shown on Exhibit "D" (*the East Rundberg Lane Subdistrict*) and further described as an area generally bounded by East Rundberg Lane on the south Childress Drive on the north, Hansford Drive/Northcape Drive/Cottle Drive on the west, and Marlborough Drive on the east.

- A. Cottage special use is permitted on lots in residential districts within the boundaries of the East Rundberg Subdistrict as set forth in Sections 25-2-1442 through 25-2-1444 of the Code.
- B. Urban home special use is permitted on lots in residential districts within the boundaries of the East Rundberg Subdistrict as set forth in Sections 25-2-1422 through 25-2-1424 of the Code.

PART 10. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

- A. The following conditions apply to Tract 5:
 - 1. The maximum size of a building is 10,000 square feet of gross floor area.
 - 2. The maximum height of a building is 30 feet from ground level.
 - 3. The following uses are prohibited uses of the property:
 - Resource extraction
 - Basic industry
 - Recycling center

- B. The following conditions apply to Tract 14:

A 25-foot wide vegetative buffer shall be provided and maintained along the south property line of the tract. Vegetative screening within the buffer zone must comply with the Screening Standards under Section 2.9.1 of the Environmental Criteria Manual. Improvements SITE permitted within the vegetative buffer zone are limited to screening, drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

- C. The following conditions apply to Tract 18:

A 25-foot wide vegetative buffer shall be provided and maintained along the north and east property line of the tract. Vegetative screening within the buffer zone must comply with the Screening Standards under Section 2.9.1 of the Environmental Criteria Manual. Improvements permitted within the vegetative buffer zone are limited to screening, drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

- D. The following conditions apply to Tracts 19 and 23:

A 25-foot wide vegetative buffer shall be provided and maintained along the east property line of the tract. Vegetative screening within the buffer zone must comply with the Screening Standards under Section 2.9.1 of the Environmental Criteria Manual. Improvements permitted within the vegetative buffer zone are limited to screening, drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

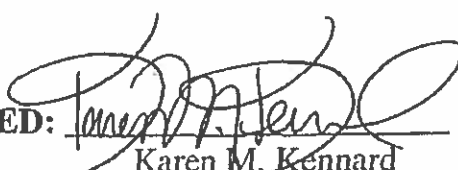
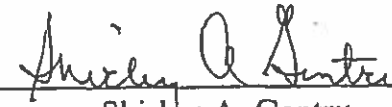
Except as otherwise specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the respective base districts, the mixed use combining district, and other applicable requirements of the City Code.

PART 11. This ordinance takes effect on January 24, 2011.

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PASSED AND APPROVED

January 13, 2011 §
 §
 § 
 Lee Leffingwell
 Mayor

APPROVED:  **ATTEST:** 
 Karen M. Kennard Shirley A. Gentry
 Acting City Attorney City Clerk

This map has been produced by the City of Austin Planning and Development Review Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

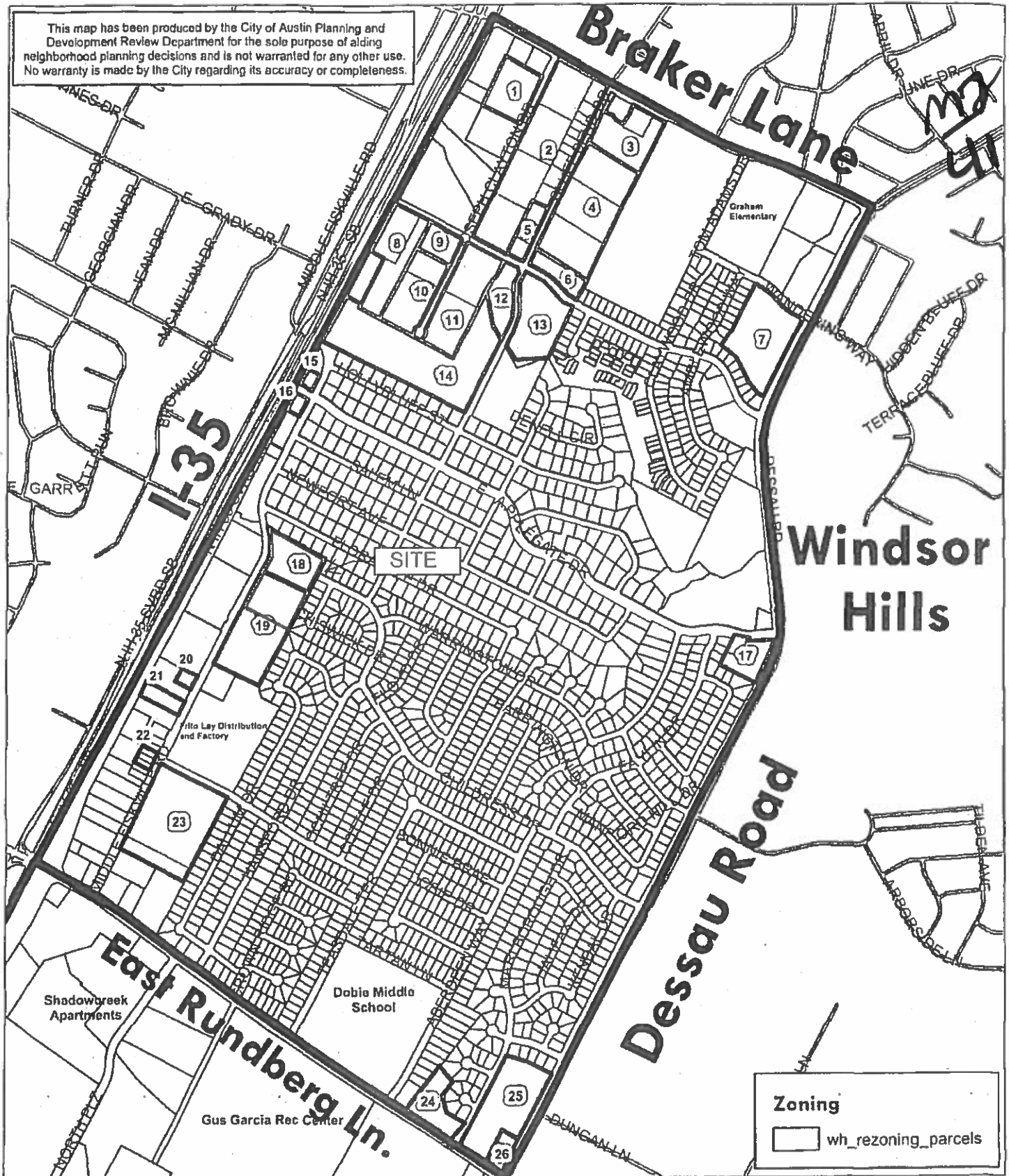


EXHIBIT A

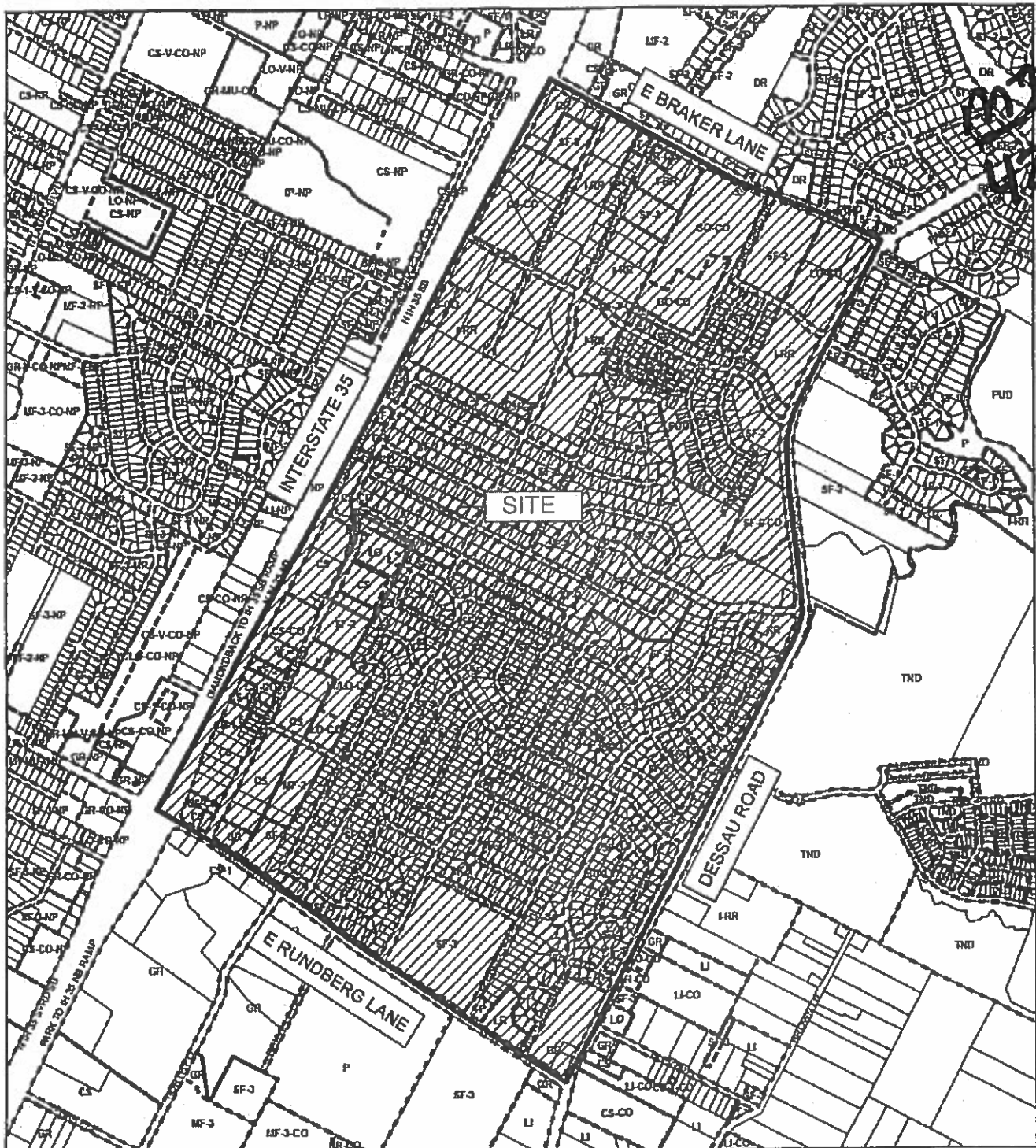
Windsor Hills Neighborhood Planning Area

Rezoning Map



Created 12/30/10

0 0.05 0.1 0.2 0.3 0.4 Miles



1" = 1200'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

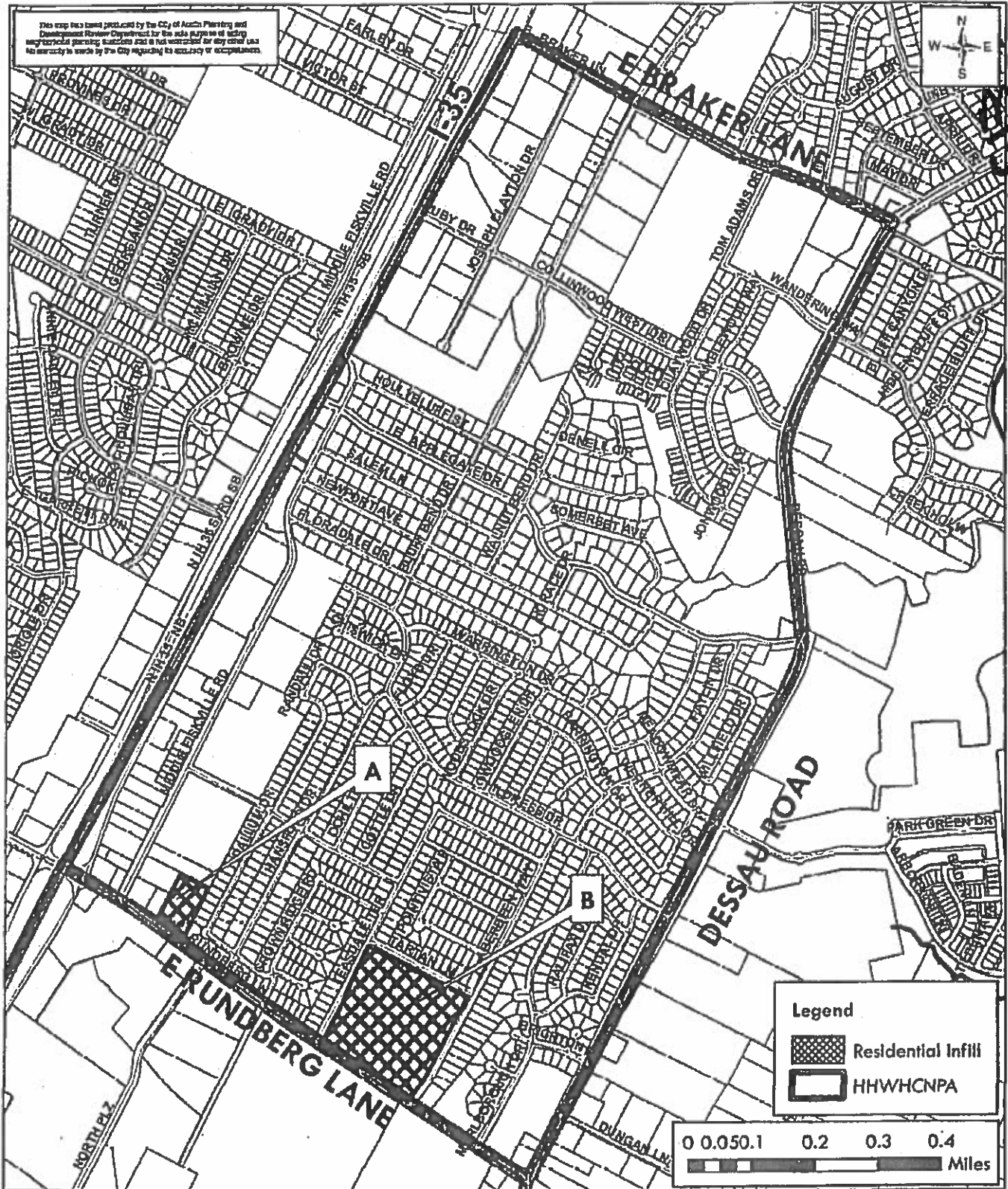
ZONING

ZONING CASE#: C14-2010-0161
 LOCATION: WINDSOR HILLS NEIGHBORHOOD
 PLANNING AREA
 SUBJECT AREA: 787 ACRES
 GRID: M29-M31 & N31
 MANAGER: WENDY RHOADES



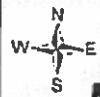
This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Exhibit B

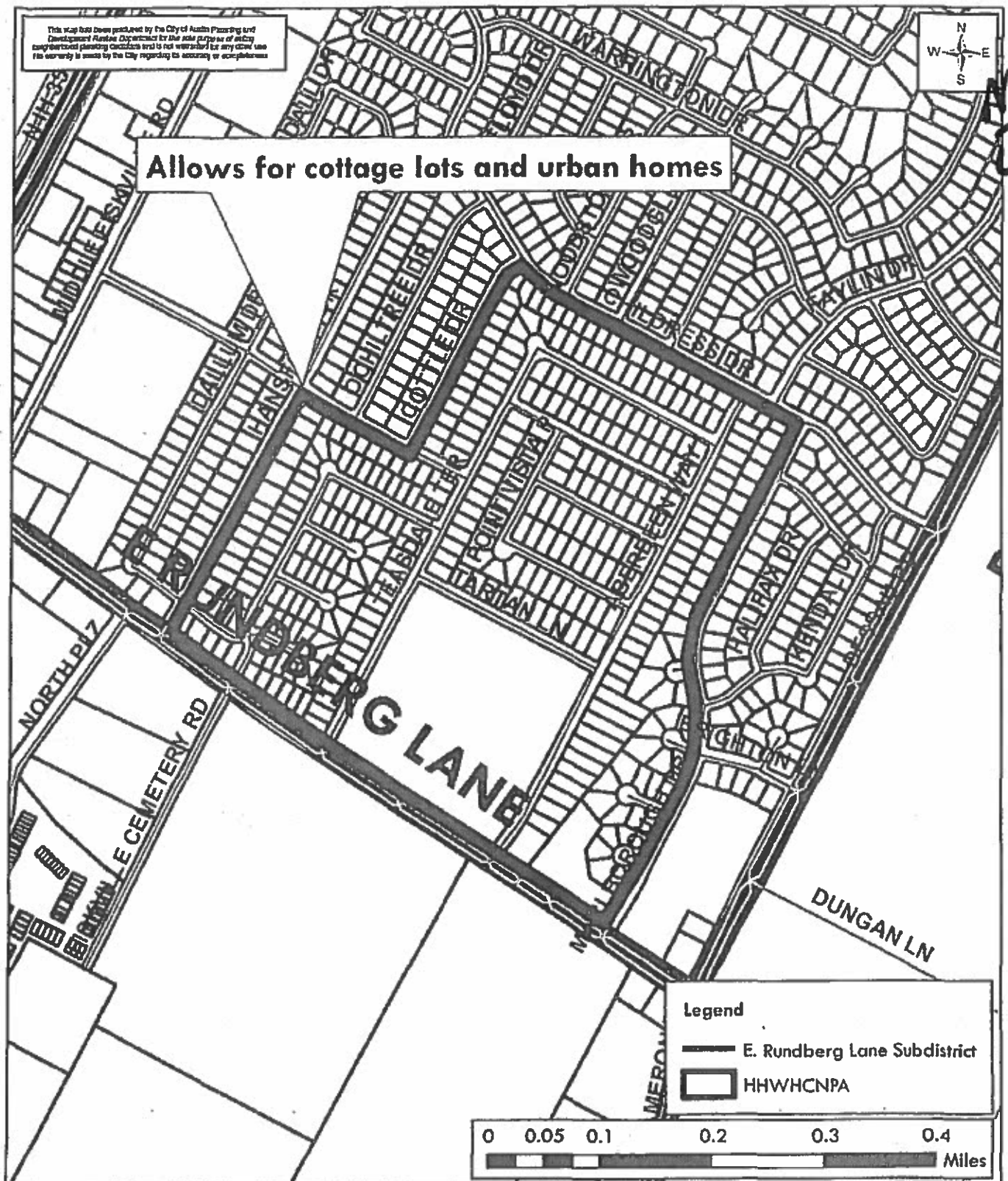


Windsor Hills **Neighborhood Planning Area** **Special Use Infill Tracts**

This map has been produced by the City of Austin Planning and Development Review Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.



Allows for cottage lots and urban homes



Heritage Hills/Windsor Hills Combined Neighborhood Planning Area

E. Rundberg Lane Subdistrict

Created 9/7/10

Exhibit D

Steven Buffum

From: Steven Polunsky [REDACTED]
Sent: Tuesday, May 10, 2016 9:29 PM
To: Steven Buffum
Subject: Re: Middle Fiskville Apartments

ma
45

Steven, tonight at the quarterly North Acres Homeowners Residents Association meeting I showed the schematic and described the project. We took no action as a neighborhood association. Several people asked me to put the schematic on the listserv. I think when I do that it should be accompanied by a description, is that something you would be willing to put together?

Best wishes,
Steven Polunsky
NAHA President

On Tue, May 10, 2016 at 6:12 PM, [REDACTED] wrote:

Steven,

Please see the attached site plan.

Steven Buffum, P.E. | Land Development

7000 N. Mopac, Suite 330

Austin, TX 78731

Direct: (512) 879-0413

Cell: (512) 670-6176



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