

**ZONING AND PLATTING COMMISSION SITE PLAN  
EXTENSION REVIEW SHEET**

**CASE NUMBER:** SP-2014-0190D(XT2)      **ZAP COMMISSION DATE:** Jan 29, 2019

**PROJECT NAME:** Parke North – Site Plan Extension

**ADDRESS:** 9100 N FM 620 Rd

**AREA:** 49.28 acres

**WATERSHED:** Lake Travis (Water Supply Rural)

**COUNCIL DISTRICT:** 6

**JURISDICTION:** Full Purpose

**APPLICANT:** Taylor Morrison of Texas, Inc  
11200 Lakeline Blvd Suite 150  
Austin, Texas 78717

**AGENT:** Texas Engineering Solutions, LLC  
Connor Overby, P.E.  
3815 S Capital of Texas Hwy, Suite 300  
Austin, Texas 78704

**EXISTING ZONING:** I-RR

**PROPOSED DEVELOPMENT:** The applicant has proposed the construction of 143 condominium residences with associated improvements. The extension would allow the completion of the condominium development.

**STAFF RECOMMENDATION:** Staff recommends approval of the requested 3-year extension to January 22, 2022. Staff previously granted a one year administratively-approved extension from January 22, 2018 to January 22, 2019.

**PLANNING COMMISSION ACTION:** N/A

**CASE MANAGER:** Jonathan Davila  
[jonathan.davila@austintexas.gov](mailto:jonathan.davila@austintexas.gov)

Telephone: 974-2414

**PREVIOUS APPROVALS:** The site plan was granted a one year administratively approved extension from January 22, 2018 to January 22, 2019.

**PROJECT INFORMATION:** 49.28 acres

**EXIST. ZONING:** I-RR

**MAX. BLDG. COVERAGE:** N/A

**MAX. IMPERV. CVRG:** 40%

**PROP. BLDG CVRG:** 7.519 acres (22.42%)

**PROP. IMP. CVRG:** 12.233 acres (36.23%)

**A COMPARISON OF THE APPROVED PROJECT WITH CURRENT REGULATIONS**

**WATERSHED ORDINANCE:** This project complies with current watershed regulations.

**LAND USE:** The site plan complies with all zoning regulations.

**ENVIRONMENTAL:** All environmental comments have been cleared.

**TRANSPORTATION:** All transportation comments have been cleared.

**SURROUNDING CONDITIONS:**

Zoning/ Land Use

North: GR-CO (commercial)

South: SF-6-CO (condominium)

East: MF-2-CO, GR-CO, MF-1-CO, I-RR, MF-3, GR (FM 620 Rd, then multifamily, private educational facilities, convenience storage, religious assembly)

West: N/A – ETJ (undeveloped)

<u>STREET:</u>	<u>R.O.W.</u>	<u>SURFACING</u>	<u>CLASSIFICATION</u>
N FM 620 Rd	150'	80'	Highway

**NEIGHBORHOOD ORGANIZATION:**

2222 Coalition of Neighborhood Associations, Inc.

Bike Austin

Bull Creek Foundation

Canyon Creek H.O.A.

Friends of Austin Neighborhoods

Leander ISD Population and Survey Analysts

Long Canyon Homeowners Assn.

Long Canyon Phase II & III Homeowners Assn Inc.

Mountain Neighborhood Association (MNA)

Neighborhood Empowerment Foundation

Northwest Austin Coalition

SELTexas

Sierra Club, Austin Regional Group

The Parke HOA

TNR BCP – Travis County Natural Resources

Volente Neighborhood Assn.

# Item C-07

## TEXAS ENGINEERING SOLUTIONS

3815 S. Capital of Texas Highway, STE 300

Austin, Texas 78704

P: (512) 904-0505

F: (512) 904-0509

TBPE Firm #11206



City of Austin  
Land Use Review Division  
505 Barton Springs Road  
Austin, TX 78704

December 4, 2018

**RE: Site Plan Extension Request #2 for Parke North Condominiums (SP-2014-0190D(XT))**

To Whom It May Concern:

On behalf of Taylor Morrison of Texas, Texas Engineering Solutions would like to request a second site plan extension for the Site Plan Construction Permit for Parke North Condominiums. The site plan expiration date is currently set for January 22, 2019, which was extended from the previous deadline of January 22, 2018. We would like to request an additional extension of three years to the deadline (January 22, 2022) to complete the project.

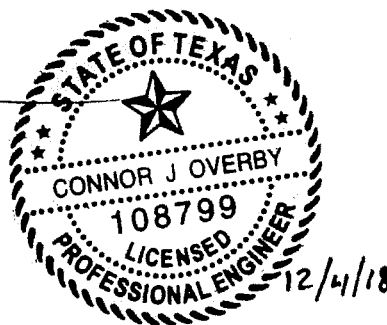
Construction has been continuous since the permit was issued. The last phase of civil infrastructure improvements is currently under construction and projected to be completed prior to the current permit expiration date of January 22, 2019. As building permits for condominiums need an active site plan for construction, a site plan extension will allow the owner to be able to sell and construct units in accordance with a fluctuating housing market.

This condominium project consists of 143 single family home units. As of the date of this letter, 63 units have been constructed, 20 units are under construction, and 60 units remain to be permitted and built.

Please contact me if you have any questions regarding this request. Thanks for your time and consideration.

Sincerely,

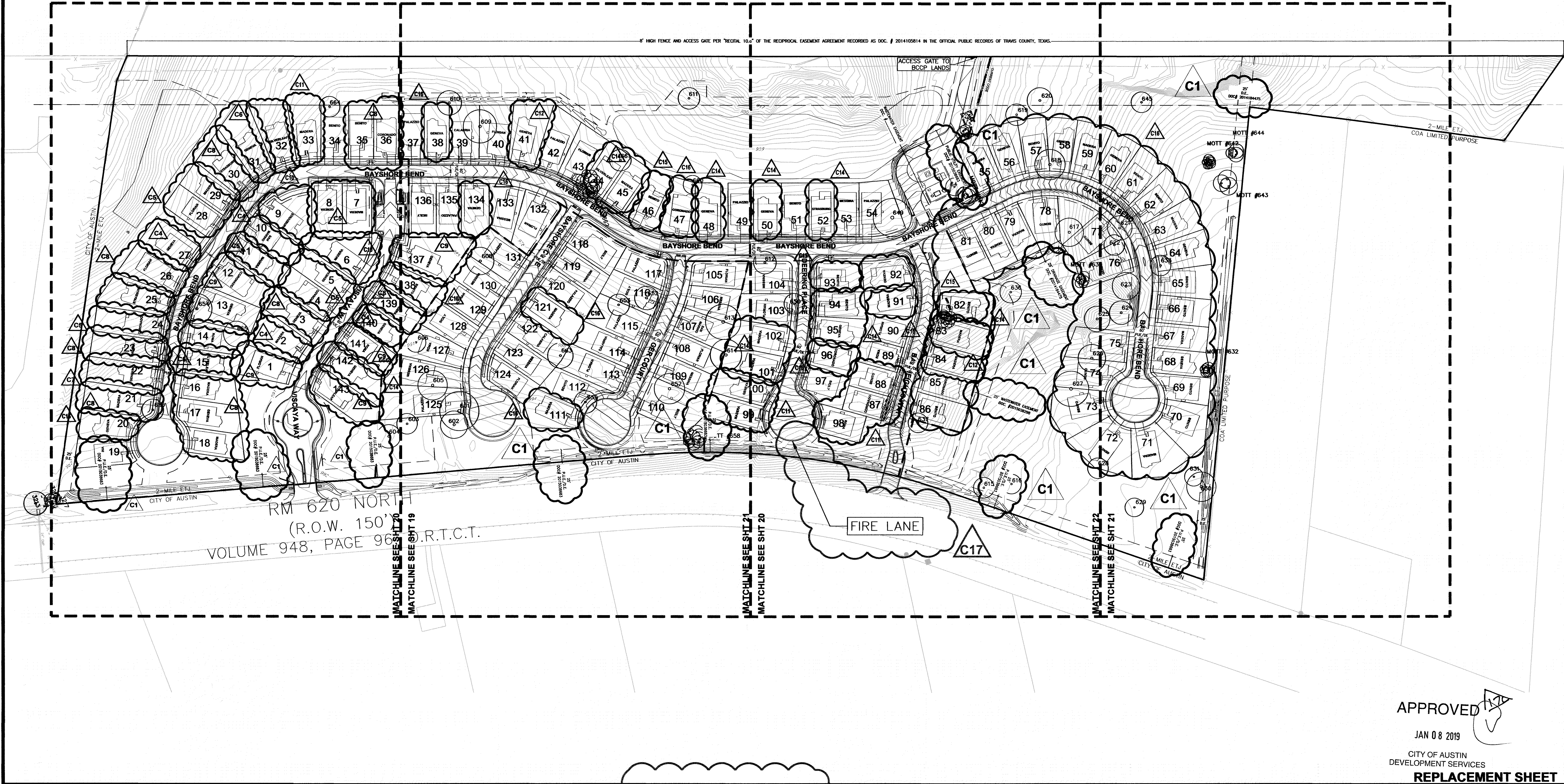
Connor J Overby, P.E., CPESC  
Project Manager











**LEGEND**

- PROPERTY BOUNDARY
- RIGHT OF WAY
- STREET CENTERLINE
- SIDEWALK
- CURB AND GUTTER
- PROPOSED CONTOURS
- EXISTING CONTOURS
- EXISTING EASEMENT
- FIRE LANE

**TREE LEGEND**

- TREE REMAIN
- TREE REMOVE

**NOTES**

**NORTH ARROW & SCALE**

HORIZONTAL SCALE: 1" = 100'

**KEY MAP**

**REPLACEMENT SHEET**

APPROVED [Signature]

JAN 08 2019

CITY OF AUSTIN  
DEVELOPMENT SERVICES

**Texas Engineering Solutions**

**TES**

5000 Bee Caves Road  
Suite 206  
Austin, Texas 78746  
O: 512-904-0505  
F: 512-904-0509  
TBPE No. 11206

**PROJECT DATA**

COUNTY: TRAVIS  
CITY LIMITS/ETJ: AUSTIN ETJ  
FINAL PLAT NUMBER: N/A  
RELATED CASES: CBJ-85-090  
PROJECT ADDRESS: 9100 N FM 620  
ADDRESS: AUSTIN, TX 78726  
GRID NUMBER: D36 & D37  
ZONING: N/A  
USAGE: SF DET. CONDOMINIUMS  
FEMA MAP PANEL: 48453C0230H  
48453C0240H

**OWNER**

NOOTSE LTD.  
12750 MERIT DRIVE,  
SUITE 1175  
DALLAS, TX 75251

**DEVELOPER**

TAYLOR MORRISON OF TEXAS

11200 LAKELINE BOULEVARD,  
SUITE 100A  
AUSTIN, TEXAS 78717  
PHONE: 512-328-8866

**CONSULTANTS:**

**REVISIONS**

NO	DATE	DESCRIPTION
C1	12/6/18	REVISION: ADDED OCCUPANCY RECORDS
C2	12/6/18	NEW FLOOR PLANS ADDED: 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200
C3	12/6/18	NEW FLOOR PLANS ADDED: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200
C4	12/6/18	NEW FLOOR PLANS ADDED: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200
C5	12/6/18	NEW FLOOR PLANS ADDED: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200
C6	12/6/18	NEW FLOOR PLANS ADDED: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200
C7	12/6/18	NEW FLOOR PLANS ADDED: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200
C8	12/6/18	NEW FLOOR PLANS ADDED: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200
C9	12/6/18	NEW FLOOR PLANS ADDED: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200
C10	12/6/18	NEW FLOOR PLANS ADDED: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200
C11	12/6/18	NEW FLOOR PLANS ADDED: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200
C12	12/6/18	NEW FLOOR PLANS ADDED: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200
C13	12/6/18	NEW FLOOR PLANS ADDED: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53





SPECIAL NOTE:  
THE CLEAR OPENING OF THE VEHICLE GATES WHEN IN THE OPEN POSITION SHALL BE AT LEAST 20 FEET FOR GATES ON TWO-WAY DRIVES OR AT LEAST 15 FEET FOR GATES ON ONE-WAY DRIVES. THE VEHICLE GATES SHALL COMPLY WITH ASTM F2200 AND BE EQUIPPED WITH GATE OPERATORS COMPLYING WITH UL 325. THE GATE SHALL BE EQUIPPED WITH A KNOX KEY SWITCH. THE GATES SHALL BE CAPABLE OF MANUAL OPERATION UPON LOSS OF ELECTRICAL POWER.

RM 620 NORTH  
(R.O.W. 150')  
VOLUME 948, PAGE 96, D.R.T.C.T.

FIRE LANE

25' PUE  
DOC# 2015038683

TEMPORARY  
CONSTRUCTION  
TRAILER ON UNIT #19

REPLACEMENT SHEET

LEGEND	TREE LEGEND	NOTES	NORTH ARROW & SCALE	KEY MAP
<p>PROPERTY BOUNDARY RIGHT OF WAY STREET CENTERLINE SIDEWALK CURB AND GUTTER PROPOSED CONTOURS EXISTING CONTOURS EXISTING EASEMENT FIRE LANE</p>	<p>TREE REMAIN TREE REMOVE</p>			<p>APPROVED</p> <p>JAN 08 2019</p> <p>CITY OF AUSTIN DEVELOPMENT SERVICES</p>

STATE OF TEXAS  
CONOR J. O'BERRY  
108789  
LICENSED PROFESSIONAL ENGINEER  
1/4/18

Texas  
Engineering  
Solutions

5000 Bee Caves Road  
Suite 206  
Austin, Texas 78746  
O: 512-904-0505  
F: 512-904-0509  
TBPE No. 11206

PROJECT DATA

COUNTY: TRAVIS  
CITY LIMITS/ETJ: AUSTIN ETJ  
FINAL PLAT NUMBER: N/A  
RELATED CASES: CBJ-85-090  
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OWNER

MOOTS LTD.  
12750 MERT DRIVE,  
SUITE 1175  
DALLAS, TX 75251

DEVELOPER

TAYLOR MORRISON OF TEXAS

11200 LAKELINE BOULEVARD,  
SUITE 408A  
AUSTIN, TEXAS 78717  
PHONE: 512-328-8866

CONSULTANTS:

REVISIONS	
NO	DATE - DESCRIPTION
C1	REVISED/ADDED EXISTING DOCUMENT NUMBERS
C4	NEW FLOOR PLANS ADDED: 2, 3, 4, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
C5	NEW FLOOR PLANS ADDED: 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
C6	NEW FLOOR PLANS ADDED: 31
C7	NEW FLOOR PLANS ADDED: 22
C8	NEW FLOOR PLANS ADDED: 3, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
C9	NEW FLOOR PLANS ADDED: 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
C10	NEW FLOOR PLANS ADDED: 32, 33, 34, 35, 36
C11	NEW FLOOR PLANS ADDED: 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120
C14	NEW FLOOR PLANS ADDED: 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120
C16	NEW FLOOR PLANS ADDED: 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36
C17	ADDED FIRE LANE AND COLLATERAL, UPDATED LEGEND

EDITED: 12/5/18  
PLOTTED: December 6, 2018  
PLOTTED BY:

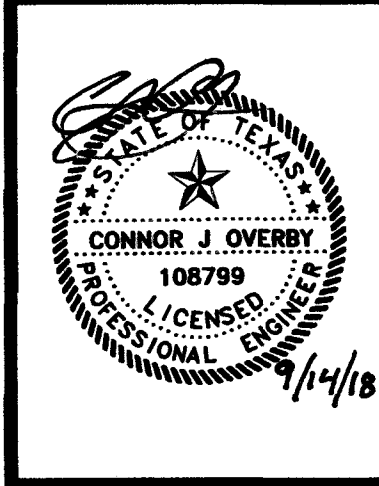
HORIZONTAL SCALE:  
VERTICAL SCALE:

PARKE  
NORTH  
CONDOMINIUMS

SITE PLAN  
1 OF 4

19  
OF 136





**5000 Bee Caves Road  
Suite 206  
Austin, Texas 78746  
O: 512-904-0505  
F: 512-904-0509  
TBPE No. 11206**

**OWNER**  
**NOOTSIE LTD.**  
12750 MERIT DRIVE,  
SUITE 1175  
DALLAS, TX 75251

**CONSULTANTS:**

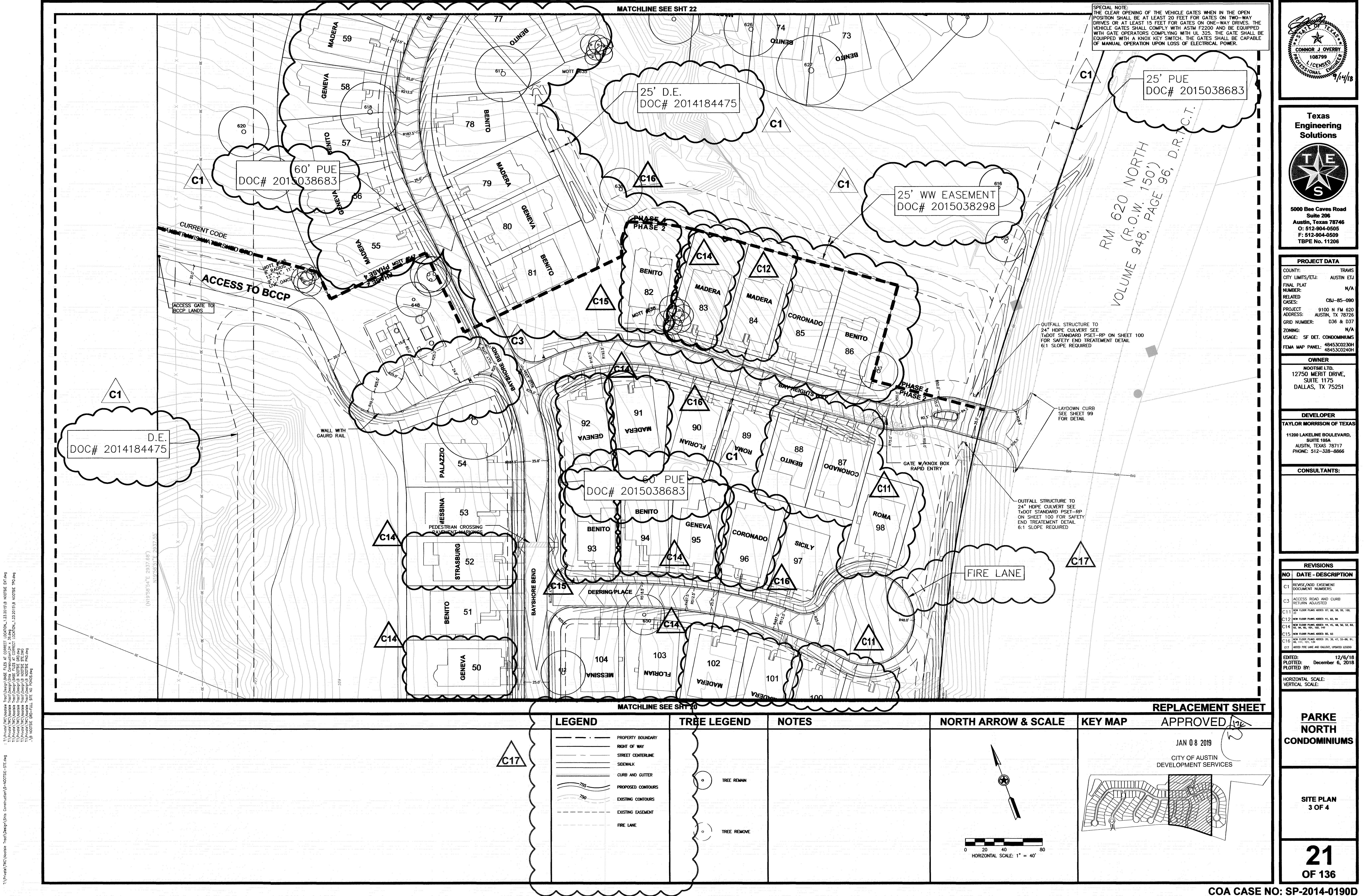
EDITED: 12/6/18  
 PLOTTED: December 6, 2018  
 PLOTTED BY:  
 HORIZONTAL SCALE:  
 VERTICAL SCALE:

**SITE PLAN**  
**2 OF 4**

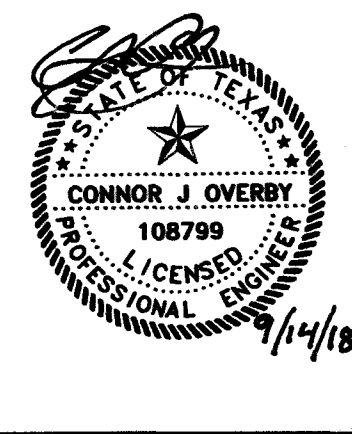
**20**  
**OF 136**

MATCHLINE SEE SHT 19					REPLACEMENT SHEET	
LEGEND		TREE LEGEND	NOTES	NORTH ARROW & SCALE	KEY MAP	
				<p>HORIZONTAL SCALE: 1" = 40'</p>	<p>APPROVED </p> <p>JAN 08 2019</p> <p>CITY OF AUSTIN DEVELOPMENT SERVICES</p>	









**Texas**  
Engineering  
Solutions



5000 Bee Caves Road  
Suite 206  
Austin, Texas 78746  
O: 512-904-0505  
F: 512-904-0509  
TSPE No. 11206

## PROJECT DATA

COUNTY: TRAVIS

CITY LIMITS/ETJ: AUSTIN ETJ

FINAL PLAN NUMBER: N/A

RELATED CASES: CB3-85-090

PROJECT: 9100 N FM 620

ADDRESS: AUSTIN, TX 78728

GRID NUMBER: D36 &amp; D37

ZONING: N/A

USAGE: SF DET. CONDOMINIUMS

FEMA MAP PANEL: 4845300200H

4845300200H

## OWNER

NOTES LTD.

12750 MERIT DRIVE,

SUITE 1175

DALLAS, TX 75251

## DEVELOPER

TAYLOR MORRISON OF TEXAS

11200 LAKEVIEW BOULEVARD,

SUITE 105A

AUSTIN, TEXAS 78717

PHONE: 512-328-8866

## CONSULTANTS:

## REVISIONS

NO DATE DESCRIPTION

C11

C12

C13

C14

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