

ZONING CHANGE REVIEW SHEET

CASE: C14-2019-0078 – All Points Construction Services

DISTRICT: 3

ZONING FROM: SF-3-NP

TO: SF-6-NP

ADDRESS: 4507 and 4511 Vinson Drive

SITE AREA: 1.88 acres

PROPERTY OWNER: All Points Construction Services, LLC (Adrian DeLeon)

AGENT: All Points Construction Services, LLC (Paul Thiessen)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

The Staff recommendation is to grant townhouse and condominium residence – neighborhood plan (SF-6-NP) combining district zoning. *The basis of Staff's recommendation is provided on pages 2-3.*

PLANNING COMMISSION ACTION / RECOMMENDATION:

August 13, 2019: *APPROVED SF-6-NP DISTRICT ZONING, AS STAFF RECOMMENDED*

***[G. ANDERSON; J. SHIEH – 2ND] (7-2) C. LLANES-PULIDO; T. SHAW – NAY;
A. AZHAR, P. HOWARD, R. SCHNEIDER, P. SEEGER – ABSENT***

CITY COUNCIL ACTION:

September 19, 2019:

ORDINANCE NUMBER:

ISSUES:

The Owner and Agent met with the Southwood Neighborhood Association on July 14, 2019 at the ACC Campus, and with the South Manchaca Neighborhood Plan Contact Team on July 31, 2019. The Contact Team has provided correspondence that they support maintaining the existing SF-3-NP zoning. Please refer to attached correspondence.

A rezoning application for SF-6-CO-NP with the Conditional Overlay for a maximum of 16 units and prohibiting accessory dwelling units was approved by City Council on Second Reading on March 23, 2017. The application subsequently expired because Third Reading did not occur within the LDC prescribed 361-day time frame from the date of First Reading (February 16, 2017). The subject rezoning case was filed on May 20, 2019. Information about the previous and recorded subdivision, and the previous and current site plans is provided in the Related Cases section of this report.

CASE MANAGER COMMENTS:

The subject property consists of an undeveloped, 8 lot single family subdivision and is zoned family residence – neighborhood plan (SF-3-NP) district. Access to the property is taken to Vinson Drive, a residential collector street that measures 21 - 25 feet wide. The railroad tracks parallel Vinson Drive which veers to the northwest as it approaches West St. Elmo Road and corresponding railroad crossing sign with directional arrows as well. A non-operational railroad spur borders the northern portion of this property. There is a religious assembly use fronting St. Elmo Road to the northwest (LO-MU-CO-NP); single family residences on large lots that front on South 3rd Street and back up to the railroad tracks to the north; and generally standard-sized residential lots that front on South 3rd Street and Philco Drive to the east and south (SF-3-NP). ***Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).***

The Applicant proposes to rezone the property to the townhouse and condominium residence – neighborhood plan (SF-6-NP) district and construct 19 stand-alone condominium units on approximately 1.9 acres. ***Please refer to Exhibit C (Proposed Site Plan).*** Due to the curve in the road approximately midpoint on the property, the Austin Transportation Department (ATD) recommends this site be limited to one driveway because of the unique vertical and horizontal geometry of Vinson Drive. Additionally, ATD is in favor of the driveway in the proposed “south” location illustrated on the site plan currently in process.

BASIS OF RECOMMENDATION:

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

The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use. The Applicant intends to develop the property with a condominium project consisting of stand-alone condominium units per structure. The NP, neighborhood plan district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

2. *Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character; and*
3. *Zoning should be consistent with an adopted study, the Future Land Use Map (FLUM) or an adopted neighborhood plan and*
4. *The rezoning should be consistent with the policies adopted by the City Council or Planning Commission / Zoning and Platting Commission.*

This is a classic case of residential infill in a residential neighborhood. As with the 2016 rezoning case, the Applicant thinks the requested SF-6 zoning will allow for a better community outcome – both in terms of the existing neighbors and future residents.

There will be an impact on Vinson Drive with an additional driveway serving up to 19 condominium units. However, if Austin is to grow and evolve as a compact and connected city, as envisioned in the adopted Imagine Austin Comprehensive Plan (IACP), then

residential infill that provides additional housing units is necessary. One of the primary mechanisms for achieving compact growth will be development, or redevelopment, of larger sized properties such as this into higher density residential.

In the broader city-wide context, SF-6 is a reasonable option for multiple-acre parcels developed or redeveloped as residential infill. As indicated in the purpose statement of the district, SF-6 can be a transition to single-family residential – reflecting it is an appropriate and compatible use.

In conclusion, Staff believes the proposed SF-6-NP zoning and condominium development is compatible with adjacent and nearby single family residences, while still promoting single-family character of the surrounding neighborhood. The Staff recommendation also acknowledges the property's unique size paired with location across from railroad tracks, the related vehicular access issues, and proximity to a tract used for religious assembly.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Undeveloped
<i>North</i>	LO-MU-CO-NP; SF-3-NP	Single family residences; Religious assembly
<i>South</i>	SF-3-NP	Single family residences in the Greenwood Forest Section 1 subdivision
<i>East</i>	SF-3-NP	Single family residences in the Greenwood Forest Annex, Cary Subdivision and sections of the Hartkopf Subdivision
<i>West</i>	SF-3-NP	Railroad r-o-w and tracks; Single family residences

NEIGHBORHOOD PLANNING AREA: South Austin Combined (South Manchaca)

WATERSHED: Williamson Creek – Suburban

TIA: Is not required

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

511 – Austin Neighborhoods Council	627 – Onion Creek Homeowners Association
742 – Austin Independent School District	950 – Southwood Neighborhood Association
1228 – Sierra Club, Austin Regional Group	1363 – SEL Texas
1424 – Preservation Austin	1429 – Go! Austin / Vamos! Austin (GAVA)
1528 – Bike Austin	1530 – Friends of Austin Neighborhoods
1531 – South Austin Neighborhood Alliance	1550 – Homeless Neighborhood Association
1578 – South Park Neighbors	1590 – South Manchaca Neighborhood Plan Contact Team
1596 – TNR - BCP Travis County Natural Resources	
1616 – Neighborhood Empowerment Foundation	

SCHOOLS:

St. Elmo Elementary School

Bedichek Middle School

Travis High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-04-0134 – Kingdom Hall Zoning 2 – 801 W St. Elmo Rd	SF-3 to LO-MU- CO	To Grant LO-MU-CO w/CO for list of prohibited uses, 315 trips/day, limit driveways to W St. Elmo to 1; limit access to Vinson Dr to emergency only; Restrictive Covenant for the Neighborhood Traffic Analysis	Apvd LO-MU-CO as recommended by ZAP (01-13-2005).

RELATED CASES:*South Manchaca Neighborhood Plan Rezoning*

The South Manchaca Neighborhood Plan Area rezonings were completed under the City of Austin's Neighborhood Planning Program and adopted as part of the Imagine Austin Comprehensive Plan on November 6, 2014 (C14-2014-0018 – Ordinance No. 20141106-087). The site is within the Residential Core Character District and the proposed SF-6-NP zoning does not trigger a change to the Character District. As part of the South Manchaca Neighborhood Plan Rezoning, the Secondary Apartment special use was adopted area-wide with the exception of certain subdivisions and portions thereof. It is an allowed use on the subject property and the surrounding properties too.

Subdivisions

An 8-lot subdivision was recorded on July 30, 2018 (C8-2016-0215.0A – Villas at Vinson Oak Resubdivision). A plat note states: “A single joint-use driveway may serve not more than eight dwelling units.” This note is derived from LDC Section 25-6-451(C) (*Joint-Use Driveways*) which states that “A joint use driveway used as alternative access for a single family residential use may serve not more than eight dwelling units.”

As information, at the time of the 2016 rezoning case, a one-lot subdivision plat was under review for this tract, and subsequently expired (C8-2016-0089.0A.SH – Villas at Vinson Oak). The plat proposed to combine two lots and an unplatted area into one lot.

Site Plans

A site plan for 19 stand-alone condominium units was filed on July 9, 2019 and is currently in review (SP-2019-0289C – The 19). The proposed 20 to 25 foot wide drive access takes a slightly different route and runs the length of the property.

As information, at the time of the 2016 rezoning case, a site plan application was under review for this property (SP-2016-0276C.SH – Villas at Vinson Oak). The plan proposed 7 detached and 12 attached condominium units, with associated parking on 1.9 acres, and subsequently expired.

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
Vinson Drive	60 feet	21 – 25 feet	ASMP Level 2 (Collector Street)	No	Yes	Yes, located 1,320 feet away

EXISTING CONDITIONS

Site Characteristics

The site consists of three undeveloped tracts which are fairly level with the exception of an approximate 5-foot drop in topography on the southernmost tract. There is a 51-inch Live Oak (heritage) tree near the south property line.

Impervious Cover

The maximum impervious cover allowed by the SF-6 zoning district would be 55%, which is a consistent figure between the zoning and watershed regulations. The 19-unit site plan currently in process proposes 43.2% impervious cover.

Capital Metro

This notice concerns all proposed development within 500-feet of the Capital Metro Rail Tracks

Capital Metro runs freight service on these tracks, and is required to continue to do so as a matter of federal law. Since March 22, 2010, we are operating passenger rail service, primarily, but not limited to, weekday hours. With the start of passenger rail service, we have shifted freight rail service to other times, particularly the hours after the last passenger train has run. This shift is in accordance with Federal regulations and safety procedures.

All concerned parties need to be aware of the freight service in planning any development. The freight trains generate some noise as they move through. At many urban street crossings, there are upgraded signal systems with crossing arms to block the roadway. This allows the City of Austin the ability to apply for a “quiet zone” meaning that the train will not blow its horn, under normal operations, as it moves through the street. At other crossings, the freight train will blow the horn, which is approximately 96 decibels. At any time, if the engineer judges it to be prudent, the horn will be sounded as needed for safe operation.

Capital Metro strives to provide the community with the best passenger and freight service possible. We also try to be sure that all of our neighbors are aware of both our present and possible future operations.

OTHER STAFF COMMENTS:

Comprehensive Planning

This rezoning case is located on the east side of Vinson Drive on an undeveloped subdivision, which is approximately 1.9 acres in size. The property is located in the South Austin Combined Neighborhood Planning Area (SACNPA), in the South Manchaca Neighborhood Planning Area (SMNPA). Surrounding land uses include undeveloped land to the north, single family housing to the south and east, and a railroad track to the west. The proposed use is a 19 unit condominium project.

Connectivity: The Walk Score for this site is **25/100, Car Dependent**, meaning almost all errands must be accomplished by car. A Cap Metro transit stop is located a third of a mile from the subject property. Public sidewalks are non-existent along the majority of the streets in this neighborhood.

South Austin Combined Neighborhood Plan (SACNP)

The SACNPA Character District Map classifies this area of the plan as ‘**Residential Core**’ (almost adjacent to a Neighborhood Transition District) and Zone SF-6 is allowed in the character district. The following SACNPA text and policies are relevant to this case:

The Residential Core character districts consist of contiguous areas within the interior of the neighborhood made up of one- and two-story single-family homes and some duplexes. This is where most people in the neighborhood live. Most homes date from the 1950s to the 1980s, although some areas developed more recently (such as Independence in the mid-2000s). Streets and homes within the district are shaded by mature trees, which contribute to the sense of place distinguishing this district from others. The intent of this district is to maintain the character of the neighborhood. The community would like to preserve the residential character of this district, while improving its walkability. The Residential Core also presents the opportunity to incorporate some “*missing middle*” housing types into the neighborhood fabric, which aids affordability and can contribute to walkability. (p. 47)

Vision: Well-maintained homes, an abundance of trees, and a complete sidewalk system create a safe and inviting place to walk, bike, and meet neighbors. (p. 48)

Policies for the Residential Core:

RC P1: Maintain the residential character of the Residential Core, ensuring that future development or redevelopment is appropriate to the district and is compatible with the existing neighborhood.

RC P2: The following residential building types fit the character of the district and are appropriate as infill or redevelopment options (see page 49 thru 50 for details):

- Single family houses
- Duplexes

- Small houses on small lots
- Cottage clusters/bungalow courts

RC P6: Garages or carports should be constructed flush with or behind the front façade of the house for new single-family residential housing. (p. 52)

RC P7: Maintain residential character while encouraging missing middle housing types that are compatible with the neighborhood character. In the interim between the adoption of this neighborhood plan and the adoption of the revised Land Development Code being developed through CodeNEXT, the following zoning districts should be generally considered appropriate to the Residential Core character district:

MH: Mobile home residence

SF-2: Standard lot single family

SF-3: Family residence

SF-4A: Small lot single family

SF-4B: Single family condo

SF-5*: Urban family residence

SF-6*: Townhouse & condo residence

MF-1: Limited density multi-family

* Uses should be conditional and may be appropriate when located next to more permissive districts or intensive uses, depending on context.

Please see pages 47 to 52 of the SACCNP for more specifics

SACNPA policy and text support townhouse and condo residences in the Residential Core as long as they are compatible with the neighborhood character of the area.

Imagine Austin

This property is not located in an Imagine Austin Activity Center or along a Corridor according to the Imagine Austin Growth Concept Map. The following Imagine Austin Comprehensive Plan (IACP) policies are applicable to this project:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **LUT P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

This proposed condo/townhouse project supports both the policies in SACNPA and the IACP, and will provide much needed missing middle housing in the area.

Drainage

The developer is required to submit a pre and post development drainage analysis at the subdivision and site plan stage of the development process. The City's Land Development Code and Drainage Criteria Manual require that the Applicant demonstrate through engineering analysis that the proposed development will have no identifiable adverse impact on surrounding properties.

Environmental

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

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

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

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

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

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

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

Site Plan and Compatibility Standards

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

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

- a. FYI: Additional design regulations will be enforced at the time a site plan is submitted.

The site is subject to compatibility standards due to adjacency of SF-3 zoning to the north, east, and south. The following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- Landscaping or screening is required along the north, east, and south property lines in accordance with the screening requirements (Section 25-2-1006 and ECM 2.9.1.), Parking Design Standards (Section 25-6-563) and/or Screening Standards (Section 25.2.1066) to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from property in an SF-5 or more restrictive zoning district.

RESIDENTIAL DESIGN STANDARDS OVERLAY

The site is subject to 25-2 Subchapter F. Residential Design and Compatibility Standards.

Transportation

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 78 feet of right-of-way for Vinson Dr. Right-of-way dedication shall be required at the time of site plan. A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC 25-6-113].

FYI: This site is located within the South Austin Combined Neighborhood Planning Area and will need to comply with the NPA transportation requirements at the site plan stage. For additional information, please see:

ftp://ftp.ci.austin.tx.us/npzd/Austingo/SACNP_FINAL.pdf

FYI: Parking spaces for vehicles, other than in a driveway, are prohibited in required front street yards of condominium use in SF-5 and SF-6 districts [LDC 25-2-776].

FYI: Head-in, back-out parking is prohibited in SF-6 or more permissive zoning districts [LDC 25-6-472].

Austin Water Utility

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

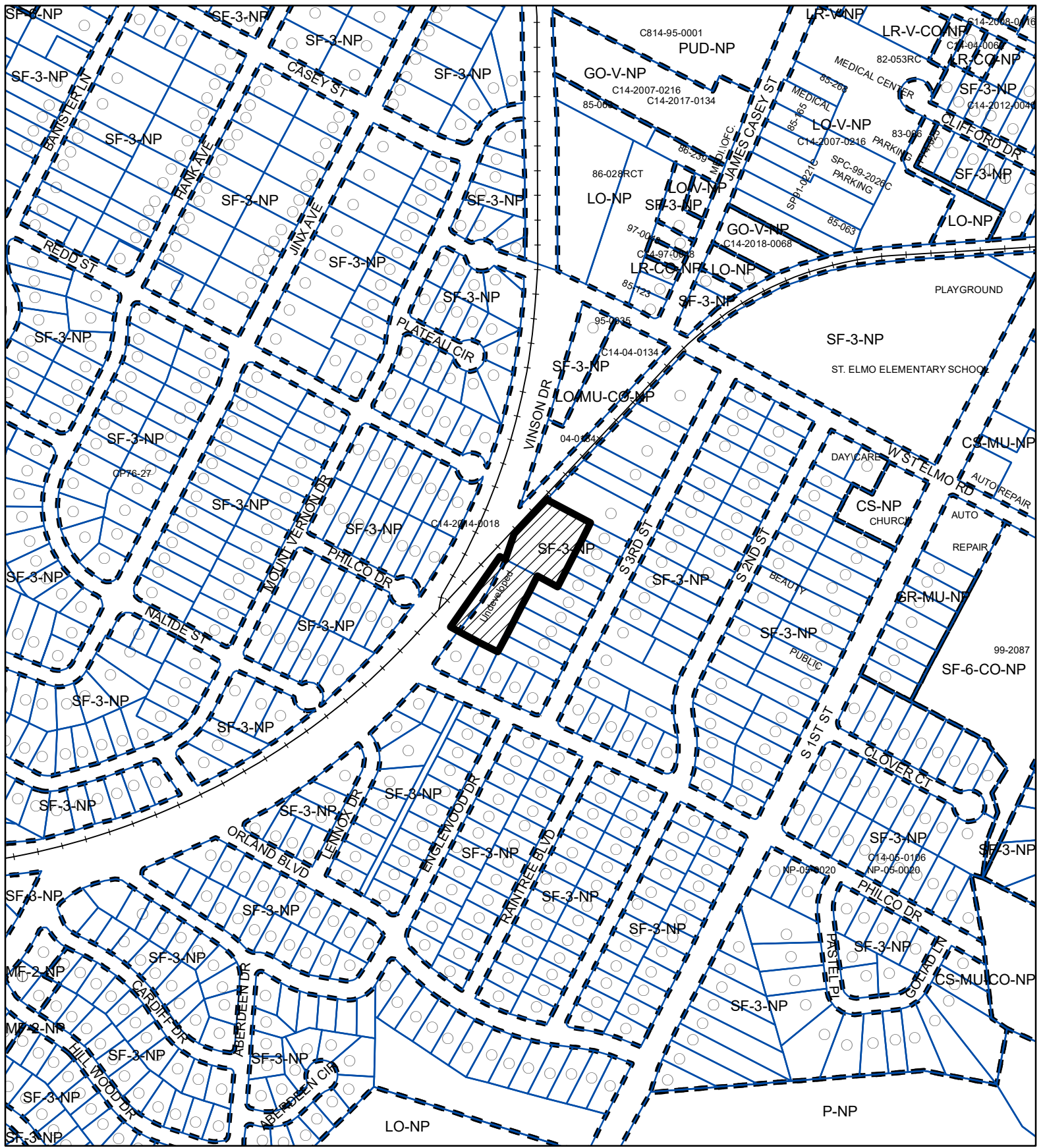
Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7th Floor. Ph: 512-972-0211.

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

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- A-1: Aerial Map
- B: Recorded Plat
- C: Proposed Site Plan

Correspondence Received



ZONING

Exhibit A

ZONING CASE#: C14-2019-0078



- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.



Created: 5/21/2019

\$75.00 July 30, 2018

201800183

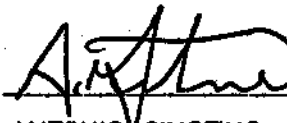
VILLAS AT VINSON OAK RESUBDIVISION

STATE OF TEXAS:
COUNTY OF TRAVIS: KNOW ALL PERSONS BY THESE PRESENTS:

THAT I, ANTONIO GIUSTINO, MANAGER OF NOTIGIUS, LLC - SERIES VINSON, OWNER OF 0.9385 (0.937) ACRE OF LAND OUT OF LOT 11, BLOCK D, JAMES E. BOULDIN ESTATE, AS RECORDED IN DISTRICT COURT MINUTES BOOK U, PAGES 75-79, DISTRICT COURT RECORDS, TRAVIS COUNTY, TEXAS, CONVEYED TO US BY DEED RECORDED IN DOCUMENT NO. 2015185454, OFFICIAL PUBLIC RECORDS, TOGETHER WITH 0.9418 ACRES, BEING LOTS 5 AND 6, BLOCK 3, HARTKOPF SUBDIVISION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 5, PAGE 9, PLAT RECORDS, SAVE AND EXCEPT THE EAST 140 FEET CONVEYED TO JUDSON F. CARY BY DEED RECORDED IN VOLUME 2300, PAGE 190, DEED RECORDS, CONVEYED TO NOTIGIUS, LLC - SERIES VINSON, BY DEED RECORDED IN DOCUMENT NO. 2015073553, OFFICIAL PUBLIC RECORDS, FOR A TOTAL OF 1.8803 ACRES; SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 1.8803 ACRES TO BE KNOWN AS:

VILLAS AT VINSON OAK RESUBDIVISION

IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

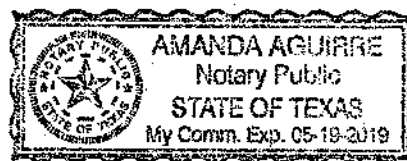

ANTONIO GIUSTINO, OWNER AND MANAGER
NOTIGIUS, LLC - SERIES VINSON
2106 RABB GLEN STREET
AUSTIN, TEXAS 78704

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ANTONIO GIUSTINO, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF April, 2018 A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

NOTARY: Amanda Aguirre 05/19/2019
PRINT OR STAMP NAME HERE MY COMMISSION EXPIRES



JURISDICTION:

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE Full Purpose OF THE CITY OF AUSTIN, THIS THE 16th DAY OF April, 2018 A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 16th DAY OF April, 2018 A.D.


J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT


ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE 16th DAY OF April, 2018 A.D.


STEPHEN OLIVER, CHAIR

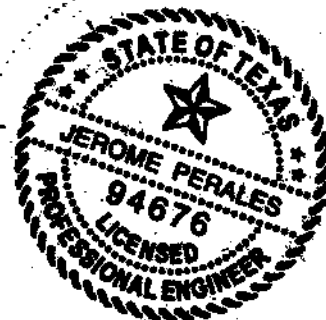

JAMES SHIEH, SECRETARY

ENGINEERS CERTIFICATION

I, JERRY PERALES, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN AS SHOWN ON FEDERAL EMERGENCY MANAGEMENT AGENCY(FEMA) FLOOD INSURANCE RATE MAP(FIRM) NO. 18453C0585H, DATED SEPTEMBER 26, 2008.



JEROME PERALES, PE NO. 94676
PERALES ENGINEERING, LLC
3201 BEE CAVES ROAD #201
AUSTIN, TX 78746
info@peraleseng.com

4/17/2018
DATE



STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 30 DAY OF July, 2018 A.D. AT 4:29 O'CLOCK P.M., DULY RECORDED ON THE 30 DAY OF July, 2018 A.D. AT 4:29 O'CLOCK P.M., PLAT RECORDS IN SAID COUNTY AND STATE IN DOCUMENT NO. 201800183 OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

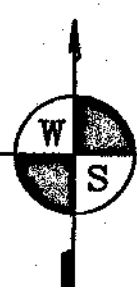
DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY Michael P. Gonzales

NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTION IS MADE TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY.
2. ELECTRIC SERVICE TO THIS SUBDIVISION SHALL BE PROVIDED BY AUSTIN ENERGY.
3. WATER/WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN WATER & WASTEWATER UTILITY.
4. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
5. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY OR DUPLEX ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
6. 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 REPLATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR HIS ASSIGNS.
10. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE AND WATER QUALITY EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
11. 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-A, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL 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 L.D.C.
13. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
14. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE.
 - (a) EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
 - (b) MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE LDC AND THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
 - (c) FOR A MINIMAL TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE TRANSPORTATION AND PUBLIC WORKS, AND PLANNING AND DEVELOPMENT DEPARTMENTS OF THE CITY OF AUSTIN.
15. IN A SUBURBAN WATERSHED, WATER QUALITY CONTROLS ARE REQUIRED IN ACCORDANCE WITH THE ENVIRONMENTAL CRITERIA MANUAL AND NEW DEVELOPMENT OR REDEVELOPMENT MUST PROVIDE FOR REMOVAL OF FLOATING DEBRIS FROM STORMWATER RUN-OFF AS PER LDC OR OWNER MUST OBTAIN APPROVAL OF OPTIONAL PAYMENT INSTEAD OF STRUCTURAL CONTROLS IN ACCORDANCE WITH LDC FOR REDEVELOPMENT OR NEW DEVELOPMENT ON ANY LOT IN THIS SUBDIVISION.
16. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
17. THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS. PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED July 30, 2018, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOCUMENT NO. 2018120003 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS. #1
18. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG VINSON DRIVE AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
19. A 15 FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ALONG THE ROW OF VINSON DRIVE.
20. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, HARTKOPF SUBDIVISION, A SUBDIVISION IN THE CITY OF AUSTIN, AS RECORDED IN BOOK 5, PAGE 9, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
21. ALL ELECTRIC EASEMENTS MUST BE SHOWN ON ALL PLAN SHEETS, LEFT CLEAR FOR ELECTRIC USE AND MAINTENANCE ON A 24/7 BASIS IN PERPETUITY AND MAINTAIN NECESSARY CLEARANCES FROM ANY PROPOSED STRUCTURES, VEGETATION, ETC. AT ALL TIMES. NECESSARY CLEARANCE INFORMATION (AE, OSHA, NESC & NEC) MAY BE FOUND IN AUSTIN ENERGY'S DESIGN CRITERIA MANUAL-SECTION 1.5.3.9. THE MANUAL IS AVAILABLE ON AUSTIN ENERGY'S WEBSITE UNDER CONTRACTORS/ELECTRIC SERVICE DESIGN AND PLANNING.
22. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 16 DWELLING UNITS DUE TO THE SF-3 ZONING.
23. ACCESS TO LOTS 1 THROUGH 8 FROM VINSON DRIVE SHALL BE THROUGH THE JOINT USE ACCESS EASEMENT ONLY. #2
24. THE JOINT USE ACCESS, P.U.E. AND D.E. EASEMENT FOR THIS PLAT WILL BE DEFINED BY SEPARATE DOCUMENT RECORDED IN DOCUMENT NO. 2018120004 OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
25. MAINTENANCE OF ANY JOINT USE DRIVEWAY SHALL BE THE RESPONSIBILITY OF THE LOT OWNERS SERVED BY THE JOINT USE DRIVEWAY.
26. ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONDERS.
27. THE PRIVATE DRIVE IN THE JOINT USE ACCESS EASEMENT MAY BE USED BY PUBLIC SERVICE PERSONNEL AND EQUIPMENT FOR SERVICING PUBLIC UTILITIES.
28. THE OWNER MUST CONSTRUCT A DRIVEWAY, DESIGNED BY A PROFESSIONAL ENGINEER, TO HAVE AN ALL-WEATHER SURFACE AND A PAVEMENT STRUCTURE MEETING AT LEAST PRIVATE STREET STANDARDS. THE DRIVEWAY MUST BE DESIGNED TO HAVE NO MORE THAN 9 INCHES OF WATER OVERTOPPING THE DRIVEWAY DURING THE 100-YEAR STORM EVENT.
29. THE OWNER MUST CONSTRUCT A TURNAROUND MEETING CITY OF AUSTIN FIRE CRITERIA AT THE END OF THE DRIVEWAY, OR NO FURTHER THAN 200 FEET FROM THE END OF THE DRIVEWAY, AND MUST OBTAIN A WRITTEN SIGNATURE FROM THE AREA FIRE SERVICE PROVIDERS ACKNOWLEDGING THEIR APPROVAL OF THE JOINT USE DRIVEWAY PROPOSED DESIGN.
30. THE OWNER MUST ERECT SIGNS INDICATING "PRIVATE DRIVEWAY" AT THE DRIVEWAY ENTRANCE.
31. A SINGLE JOINT-USE DRIVEWAY MAY SERVE NOT MORE THAN EIGHT DWELLING UNITS.

OSHA SAFETY NOTE:

THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.



WATERLOO SURVEYORS INC.
PO BOX 160176
AUSTIN, TEXAS 78716-0176
Phone: 512-481-9602
www.waterloosurveyors.com

J14667P_P

PERALES ENGINEERING, L.L.C.
LAND DEVELOPMENT AND
ENVIRONMENTAL CONSULTING SERVICES
T.S.P.E. # F-12013

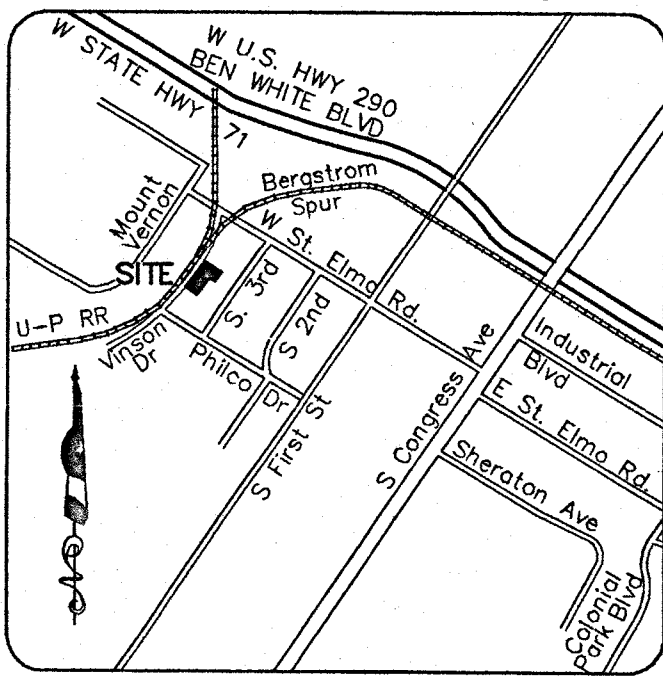
Exhibit B - Recorded Plat

CASE# C8-2016-0215.OA

PAGE 1 OF 2

VILLAS AT VINSON OAK RESUBDIVISION

LOCATION MAP not to scale



LEGEND

FOUND 1/2" IRON ROD FIR
 FOUND IRON ROD W/CAP FIRC
 FOUND 1/2" IRON PIPE FIP
 SET 1/2" IRON ROD W/CAP SIRC
 LABELED "WATERLOO RPLS 4324" (RECORD CALL)
 SIDEWALKS
 PUBLIC UTILITY EASEMENT PUE

BENCHMARK BM:

BM#1
 TOP OF IRON PIPE FOUND;
 ELEVATION 670.97' NAVD88
BM#2
 TRIANGLE CUT IN CONCRETE DRNG;
 ELEVATION 660.92' NAVD 88
BM#3
 SPINDLE SET IN UPOLE;
 ELEVATION 673.47' NAVD88
 BEARING BASE: CENTRAL TEXAS ZONE
 STATE PLANE COORDINATES

EIGHT LOTS/ONE BLOCK
SINGLE-FAMILY DWELLINGS

LOT 1/BLOCK A- 11,554 SQ FT/0.2652 AC
 LOT 2/BLOCK A- 9,341 SQ FT/0.2144 AC
 LOT 3/BLOCK A- 10,089 SQ FT/0.2316 AC
 LOT 4/BLOCK A- 11,595 SQ FT/0.2662 AC
 LOT 5/BLOCK A- 8,322 SQ FT/0.1910 AC
 LOT 5/BLOCK A WITHOUT FLAG- 7,207 SQ FT/0.1654 AC
 LOT 6/BLOCK A- 9,357 SQ FT/0.2148 AC
 LOT 6/BLOCK A WITHOUT FLAG- 7,514 SQ FT/0.1725 AC
 LOT 7/BLOCK A- 11,393 SQ FT/0.2616 AC
 LOT 7/BLOCK A WITHOUT FLAG- 7,679 SQ FT/0.1763 AC
 LOT 8/BLOCK A- 10,255 SQ FT/0.2354 AC
 LOT 8/BLOCK A WITHOUT FLAG- 9,894 SQ FT/0.2271 AC
 BLOCK A TOTAL- 81,906 SQ FT/1.8803 AC

PHILCO DRIVE

GRAPHIC SCALE



(IN FEET)
 1 INCH = 50 FT.

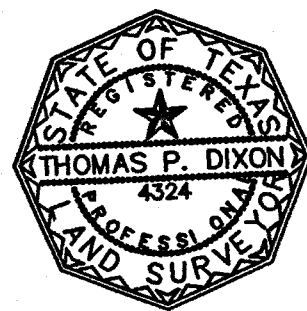
SURVEYOR'S CERTIFICATION:

I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON JANUARY 4, 2016.

THOMAS P. DIXON R.P.L.S. #4324
 WATERLOO SURVEYORS, INC.
 P.O. BOX 160176
 AUSTIN, TEXAS 78716-0176
 PH-512-481-9602
 FAX-512-330-1621
 thomas@waterloosurveyors.com

4/2/2018

DATE



PROJECT DATA

OWNERS: NOTIGIUS, LLC - SERIES VINSON
 2106 RABB GLENN
 AUSTIN, TEXAS 78704

PROPERTY ADDRESS: 4507 AND 4511 VINSON DRIVE

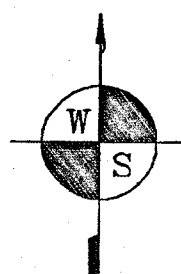
LEGAL DESCRIPTION: 1.8803 ACRES, MORE OR LESS OF LAND OUT OF THE ISAAC DECKER LEAGUE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING A PORTION OF LOTS 5 AND 6, BLOCK 3, HARTKOPF SUBDIVISION, AND LOT 11, BLOCK D, JAMES E. BOULDIN ESTATE.

EIGHT LOTS/ONE BLOCK

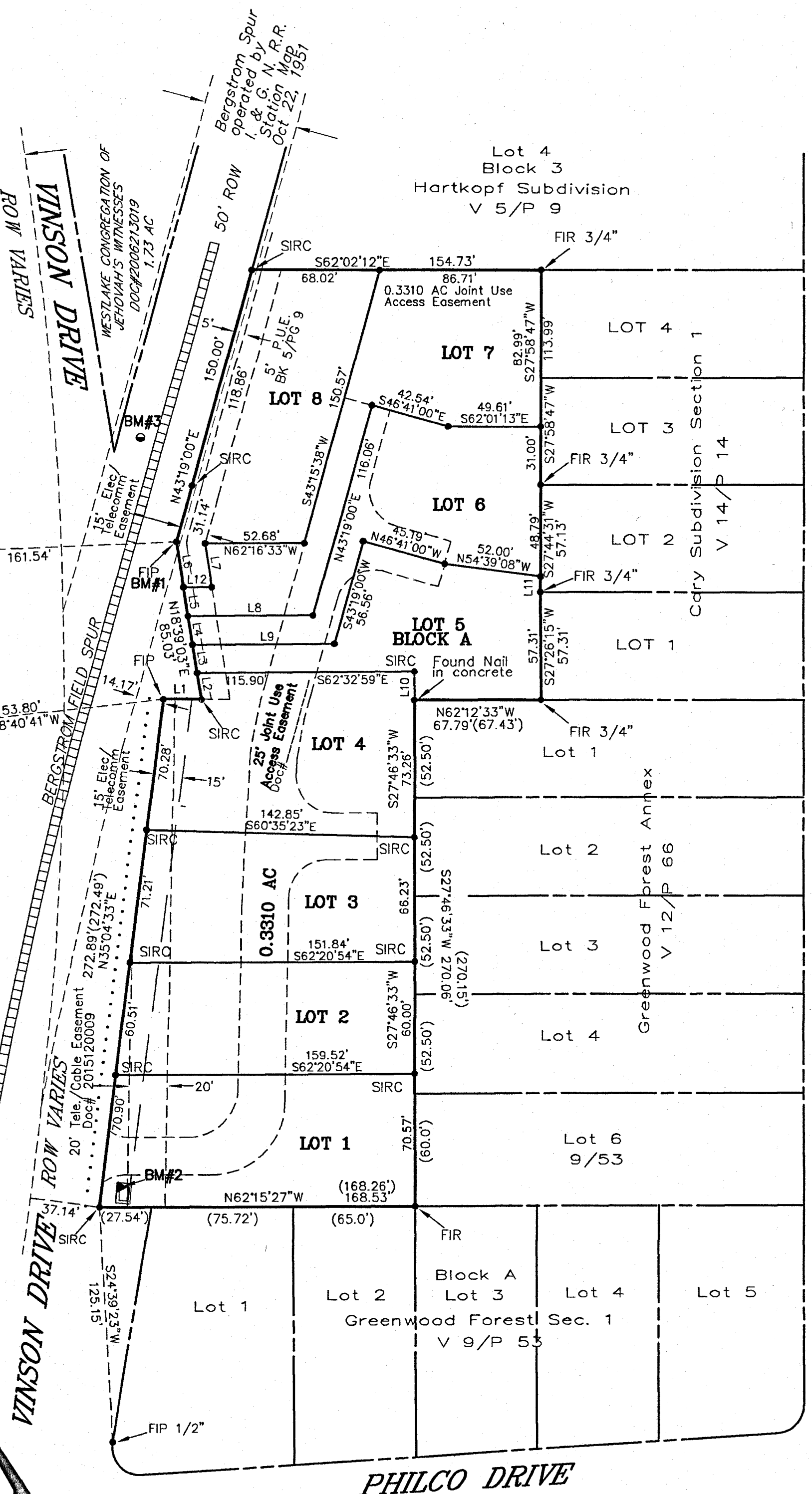
PREPARATION DATE: JANUARY 9, 2017

DATE OF LAST REVISION: NOVEMBER 30, 2017

SUBMITTAL DATE: APRIL 14, 2017



WATERLOO SURVEYORS INC.
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 J14667P_P

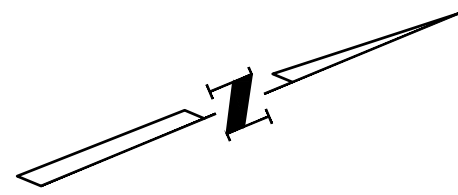
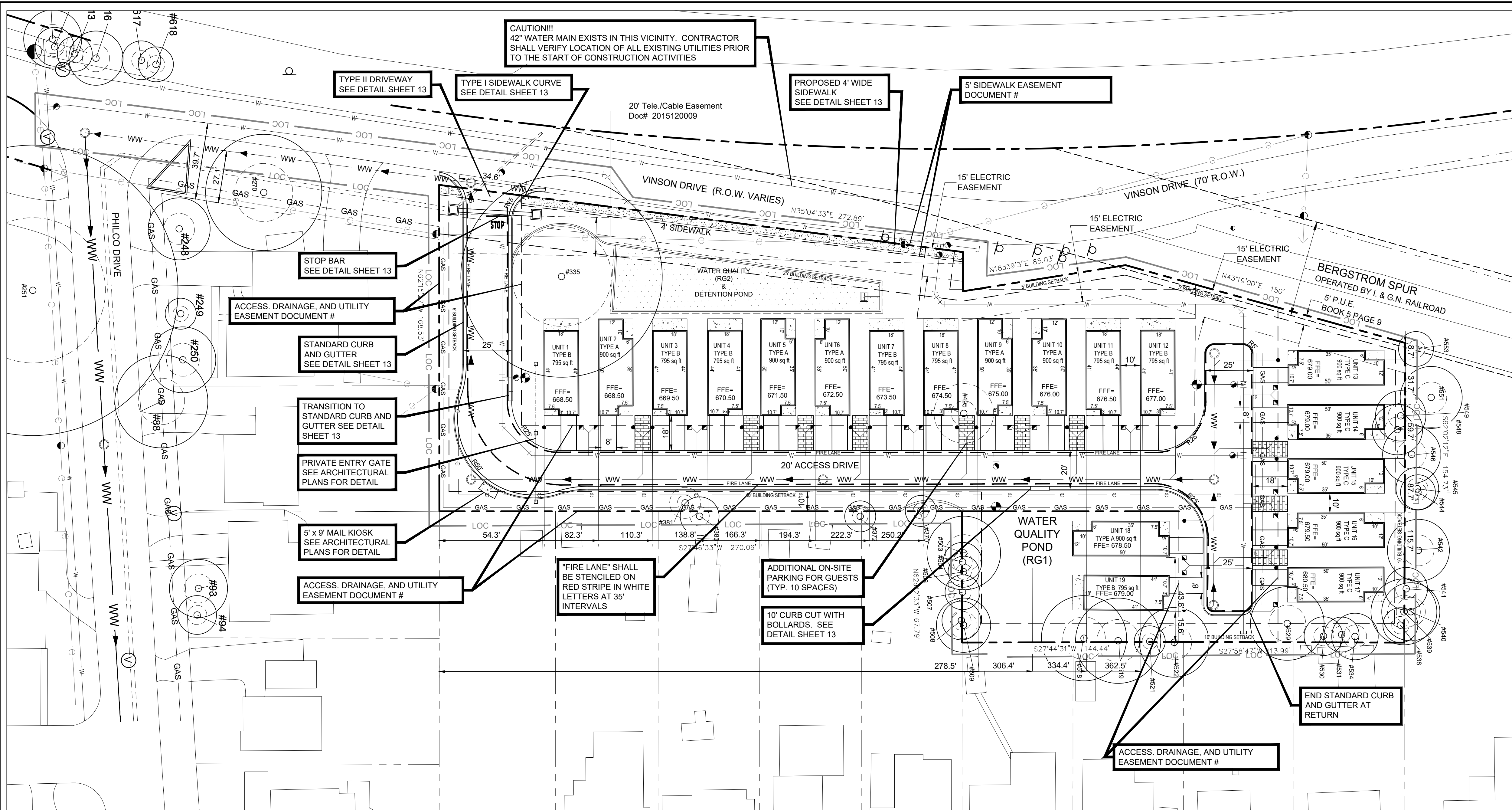


LINE TABLE

L#	BEARING	DISTANCE
L1	S61°59'55"E	20.25'
L2	N18°39'03"E	14.42'
L3	N18°39'03"E	15.18'
L4	N18°39'03"E	15.47'
L5	N18°39'03"E	15.46'
L6	N18°39'03"E	24.51'
L7	S18°39'03"W	23.62'
L8	N62°26'10"W	66.59'
L9	N62°32'59"W	75.51'
L10	S27°46'33"W	15.34'
L11	S27°44'31"W	8.34'
L12	N62°16'33"W	15.19'

CASE# C8-2016-0215.OA

PAGE 2 OF 2



0 15 30 60
SCALE: 1"=30'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT
- PROPOSED ELECTRIC LINE
- LOC
- LIMITS OF CONSTRUCTION
- EXISTING WASTEWATER LINE
- EXISTING WATER LINE
- EXISTING STORM SEWER
- EXISTING GAS LINE
- EXISTING OVERHEAD UTILITY LINE
- EXISTING CONTOUR AND ELEVATION
- FIRE LANE
- PROPOSED WATER VALVE
- PROPOSED WATER METER
- EXISTING MANHOLE
- EXISTING VALVE
- PROPOSED MANHOLE
- PROPOSED FIRE HYDRANT
- PROPOSED SIDEWALK
- PROPOSED GRATE INLET
- RUN OFF FLOW ARROWS

PARKING TABLE			
REQUIRED:			
TYPE	UNITS	RATIO	SPACES
Single Family Residential	19	2 SPACES TO EACH UNIT	38 SPACES
SUBTOTAL			38 SPACES
BICYCLE:			19 SPACES
PROVIDED:			
TYPE	SPACES		
RESIDENTIAL	38 SPACES		
VISTOR	10 SPACES		
TOTAL	48 SPACES		

ARCHITECTURAL DATA TABLE		
UNIT C (5 UNITS)	UNIT B (8 UNITS)	UNIT A (6 UNITS)
BUILDING AREA CALCULATIONS	BUILDING AREA CALCULATIONS	BUILDING AREA CALCULATIONS
FIRST FLOOR 583.5 SQ.FT	FIRST FLOOR 560.7 SQ.FT	FIRST FLOOR 583.5 SQ.FT
SECOND FLOOR 900 SQ.FT	SECOND FLOOR 900 SQ.FT	SECOND FLOOR 900 SQ.FT
THIRD FLOOR 539 SQ.FT		
COVERED PORCH (FRONT) 37 SQ.FT	COVERED PORCH (FRONT) 22 SQ.FT	COVERED PORCH (FRONT) 37 SQ.FT
COVERED PORCH (REAR) 60 SQ.FT	COVERED PORCH (REAR) 108 SQ.FT	COVERED PORCH (REAR) 60 SQ.FT
THIRD FLOOR COVERED PORCH 180 SQ.FT	BALCONY 72 SQ.FT	BALCONY 72 SQ.FT
THIRD FLOOR UNCOVERED PORCH 180 SQ.FT		
GARAGE 219 SQ.FT	GARAGE 209 SQ.FT	GARAGE 219 SQ.FT
DRIVEWAY 144 SQ.FT	DRIVEWAY 144 SQ.FT	DRIVEWAY 144 SQ.FT
TOTAL CONDITIONED AREA 2,022.5 SQ.FT	TOTAL CONDITIONED AREA 1,460.7 SQ.FT	TOTAL CONDITIONED AREA 1,483.5 SQ.FT

SITE DATA TABLE		
ZONING: SF6		
LAND USE: Condominium Residential		
TOTAL SITE AREA	= 1.8800 AC /	81,892.10 SF = 100.0%
NET SITE AREA	= 1.8800 AC /	81,892.10 SF = 100.0%
ALLOWABLE IMPERVIOUS COVER	= 1.0340 AC /	45,040.66 SF = 55.0%
LIMITS OF CONSTRUCTION	= 2.2465 AC /	97,858.00 SF
IMPERVIOUS COVER OF PAVEMENT	= 0.4651 AC /	20,261.78 SF = 24.7%
TOTAL BUILDING COVERAGE	= 0.3466 AC /	15,100.00 SF = 18.4%
TOTAL IMPERVIOUS COVER	= 0.8118 AC /	35,361.78 SF = 43.2%
OPEN SPACE	= 1.0682 AC /	46,530.32 SF = 56.8%
ALLOWABLE BUILDING COVERAGE	=	90%
MAXIMUM BUILDING COVERAGE	=	19.0%
ALLOWABLE FAR	=	1:1
MAXIMUM FAR	=	0.375:1
MAXIMUM ALLOWED BUILDING HEIGHT	=	60 FT MSL
TOTAL BUILDING GROSS FLOOR AREA	=	30,699

TREE LIST:
TYPE SIZE
88, ELM 17" 14"
93, ELM 15"
94, PECAN 10"
248, LIVE OAK 16"
249, LIVE OAK 8"
250, LIVE OAK 10" 8" 5"
251, LIVE OAK 75"
270, LIVE OAK 30"
335, LIVE OAK 52"
370, HACKBERRY 8"
372, HACKBERRY 8"
380, HACKBERRY 10"
381, CHINABERRY 8" (REMOVED)
495, LIVE OAK 9" 8" (REMOVED)
503, LIVE OAK 14" 10"
504, HACKBERRY 10"
506, LIVE OAK 8"
507, LIVE OAK 9"
508, HACKBERRY 10"
509, HACKBERRY 14"
518, HACKBERRY 22"
519, HACKBERRY 22"
521, HACKBERRY 8"
522, HACKBERRY 13" 5" 4"
529, ELM 19"
530, HACKBERRY 7" 5"
531, CHINABERRY 9"
534, CHINABERRY 8" 7"
538, LIVE OAK 9"
539, LIVE OAK 17"
540, LIVE OAK 15"
541, LIVE OAK 11"
542, LIVE OAK 11" 9"
544, LIVE OAK 9"
545, ELM 11"
546, JUNIPER 7" 6" 5" 5"
548, LIVE OAK 13"
549, LIVE OAK 9" 8"
551, JUNIPER 16"
553, LIVE OAK 9"
613, ELM 9"
614, HACKBERRY 10"
615, ELM 10" 9"
616, CHINABERRY 14"
617, HACKBERRY 10"
618, ELM 9"

Exhibit C - Site Plan in Process

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAINS WITH THE ENGINEER WHO PREPARED THEM. IN APPROVING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF THE WORK OF THE DESIGN ENGINEER.

CAUTION:
CONTRACTOR TO VERIFY ALL EXISTING UTILITIES VERTICALLY AND HORIZONTALLY PRIOR TO CONSTRUCTION. CONTRACTOR TO NOTIFY THE ENGINEER IMMEDIATELY OF ANY DISCREPANCIES.

FOR CITY USE ONLY:

SITE PLAN APPROVAL Sheet ___ of ___ APPLICATION DATE: _____
FILE NUMBER: _____ UNDER SECTION _____ OF CHAPTER _____ OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-5-B1.LDC) CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD.#970905-A) DWFZ _____ DDZ _____

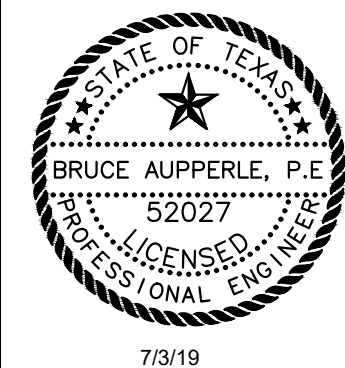
Director, Development Services Department

RELEASED FOR GENERAL COMPLIANCE: _____ ZONING: _____

Rev. 1 _____ Correction 1 _____
Rev. 2 _____ Correction 2 _____
Rev. 3 _____ Correction 3 _____

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE, IF APPLICABLE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENT AT THE TIME OF FILING, AND ALL REQUIRED BUILDING PERMITS AND/OR A NOTICE OF CONSTRUCTION (IF A BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO THE PROJECT EXPIRATION DATE.

AVALON
ENGINEERING & LAND DEVELOPMENT
511 EAGLE LAKEWAY, TX 78734
(512) 993-9537



THE 19
4511 VINSON DRIVE AUSTIN, TX 78745
SITE PLAN

DATE: 7/3/19
DRAWN BY: MT
DESIGNER: MJ
REVIEWER: BA
PROJECT: 4500 VINSON

SHEET
12
OF 32

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2019-0078

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: August 13, 2019, Planning Commission;
September 19, 2019, City Council

Rooney E. Lannon

Your Name (please print)

☐ I am in favor
☒ I object

813 W. Saint Elmo Rd

Your address(es) affected by this application

Rooney E. Lannon

Signature

8-5-19

Date

Daytime Telephone: _____

Comments: THIS WILL HAVE CARS PARKING ON
THE STREET JUST LIKE MOST OF THE
OTHER NEW HOMES THAT HAVE BEEN BUILT
IN THE NEIGHBORHOOD. OLD HOMES ARE BEING
TORN DOWN AND REPLACED BY TWICE
THE OCCUPANCY OF BEFORE AND PARKING
HAS BECOME AN ISSUE. CARS AROUND THESE NEW
HOMES - APT-CONDO'S PARK ON STREET AND
CAUSE ROADWAY TO BECOME ONE LANE.

ISSUE AND GET WORSE.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2019-0078

Contact: Wendy Rhoades, 512-974-7719

**Public Hearings: August 13, 2019, Planning Commission;
September 19, 2019, City Council**

Tiburcia V. Ramirez

Your Name (please print)

4514 So. 3rd Austin 78745

Your address(es) affected by this application

Mrs. Tiburcia V. Ramirez 8/9/19

Signature

Date

Daytime Telephone: 312 203-9619

Comments:

I don't want my backyard area
changed. I enjoy the view and the
quiet. So, 3rd St. is already congested
because of St. Elmo Elementary School on
W. St. Elmo Rd. Vinson Rd is not safe
to accomodate more people traffic.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

Rhoades, Wendy

From: ~~Peggy Dunn~~
Sent: Friday, August 09, 2019 12:32 AM
To: Rhoades, Wendy
Subject: Vinson rezoning application C14-2019-0078

Hi Wendy,

I am strongly opposed to the proposed rezoning of 4511 Vinson Drive to SF-6 from SF-3. The proposed zoning of SF-6 is in the interior of our neighborhood, and is not in a designated transitional area. It is surrounded by SF-3 properties. Our South Austin Combined Neighborhood Plan adopted in November 2014 states on page 52 that for SF-6;

"uses should be conditional and may be appropriate when located next to more permissive districts or intensive uses, depending on context"

There is nothing more permissive or intensive next to this property.

I received the City's notification on Tuesday August 6th of the Planning Commission hearing scheduled August 13th. It included a response form for neighbors within 500 feet to return via snail mail stating whether they are for or against the proposed zoning change. However there is not adequate time for neighbors responses to be received by the city and included in your back up material for the hearing.

I am glad to see that the form was provided in both English and Spanish this time.

Please include this email in your back up material.

Thank you.

Peggy Dunn

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2019-0078

Contact: Wendy Rhoades, 512-974-7719

Public Hearings: August 13, 2019, Planning Commission;
September 19, 2019, City Council

EMILY HOWARD

Your Name (please print)

4520 3 3rd St.

Your address(es) affected by this application

[Signature]

Signature

☐ I am in favor
☒ I object

8-16-19
Date

Daytime Telephone: 512-917-0504

Comments: The Southwood neighborhood
is affected by water drainage
issues. I am concerned that
dense development on this lot
will have a negative impact
on this issue.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2019-0078

Contact: Wendy Rhoades, 512-974-7719

**Public Hearings: August 13, 2019, Planning Commission;
September 19, 2019, City Council**

Michael Peck

Your Name (please print)

4516 South 2nd Street

Your address(es) affected by this application

Michael Peck

Signature

☐ I am in favor
☒ I object

8/24/2019
Date

Daytime Telephone: 512-673-3160

Comments: I think this is a terrible place to
rezone to allow density, is dangerous
due to the ~~Abilene~~ road Vision's blind spot near
the old out of commission railroad. It will
also aggravate the already serious problem
of South 2nd. is South 3rd streets being
used as a cut through during morning
commute. Too many people crowded in that
corner is greedy, short sighted, and not fair to the
people living in
the area.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Thank you,
Michael Peck

Rhoades, Wendy

From: John C. Sheppard, REALTOR(R) <~~john@austintexas.gov~~>
Sent: Wednesday, August 28, 2019 11:39 AM
To: Rhoades, Wendy
Subject: #C14-2019-0078 4511 Vinson Dr

[External email. Caution with links & attachments!]

hello,
I am contacting you the register opposition to the proposed zoning change for this property on Vinson. The proposed zoning change is inappropriate for a number of reasons, but primarily because that usage does not mesh with the surround single family properties. Also, the route of Vinson (which becomes Emerald Forest Dr just a few yards South of this property) is overly trafficked currently. Further traffic and resident ingress/egress from this proposed site would be very dangerous. Additionally, this zoning change could cause additional traffic problems that would further jeopardize the ability of Fire/EMS at St. Elmo / S.1st from accessing hundreds of homes just South of 4511 Vinson. I have personal knowledge of the issues created by this property because I have lived on Emerald Forest Dr, just South of this property for over 20 years and my office has been located just North of there on Banister / Ben White for over a decade. Because of this I've traveled past this property almost daily, at least 30-50 times per month, for over 120 months- by estimation, easily thousands and thousands of times.
Respectfully,

--

John C. Sheppard, Realtor
512-472-4663 office
512-626-4663 direct

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to CSIRT@austintexas.gov.

Rhoades, Wendy

From: Damun Gracenin <damung@gmail.com>
Sent: Wednesday, August 28, 2019 11:47 AM
To: Rhoades, Wendy
Subject: Case # C14-2019-0078

[External email. Caution with links & attachments!]

Please, do not grant a zoning variance

That stretch of Vinson cannot possibly handle the additional traffic flow from condominiums.

-- Walk or bicycle Vinson from Emerald Forest to St. Elmo. You'll immediately see what I mean. Bring tranquilizers.

I don't know if the sense of community or aesthetic standards matter to you or your department.

-- We value an easy-going, slower pace here in South Austin.

-- Please keep new urban density downtown.

Thank you.

All the best,

Damun Gracenin
5403 Salem Hill Drive 78745

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Rhoades, Wendy

From: South Manchaca Contact Team <[REDACTED]@gmail.com>
Sent: Tuesday, August 06, 2019 9:51 PM
To: Rhoades, Wendy
Cc: Bruce Aupperle; paul@allpointscs.com
Subject: Re: 4511 Vinson Drive; 2019-078344 ZC

Wendy Rhoades
Case Manager
City of Austin
Planning and Zoning Department
505 Barton Springs Rd.
Austin, TX 78704
wendy.rhoades@austintexas.gov

Bruce S. Aupperle, P.E.
Avalon Engineering & Land Development
511 Eagle
Lakeway, TX 78734
~~baupperle@avalon-engineering.com~~

Paul Thiessen
Owner
All Points Construction Services
2404 Berwick Cove
Round Rock, TX 78681
~~paul@allpointscs.com~~

The South Manchaca Neighborhood Plan contact team met on July 31st to hear the applicant's presentation of his proposed development project at 4511 Vinson Drive. After questions and discussion, the contact team voted unanimously in favor of maintaining SF-3-NP zoning at this site in our residential core as per our neighborhood plan.

Sincerely,
Julian Jones
Secretary
SMNP contact team