

TOTAL PLAT VACATION REVIEW SHEET

CASE NO.: C8-94-0208.0A(VAC)

PC DATE: February 25, 2020

SUBDIVISION NAME: Resubdivision of Barcelona Plaza Section 1-A

LOTS: 1 and 2

OWNER/APPLICANT: FBZ Town Lake Circle LP (and multiple owners)

AGENT: KBGE (Armando Portillo)

ADDRESS OF SUBDIVISION: 2215 Town Lake Circle

COUNTY: Travis

WATERSHED: Lady Bird Lake/ Town Lake

JURISDICTION: Full Purpose

NEIGHBORHOOD PLAN AREA: East Riverside Corridor

DEPARTMENT COMMENTS: The request is a total vacation of Lots 1-2 of the Resubdivision of Barcelona Plaza Section 1-A. The applicant is proposing to replat the site with the Replat Lake Shore Colony Subdivision (which is on this agenda).

STAFF RECOMMENDATION: The staff recommends approval of the vacation.

PLANNING COMMISSION ACTION:

CASE MANAGER: David Wahlgren

PHONE: (512) 974-6455

EMAIL: david.wahlgren@austintexas.gov




LOCATION MAP

SCALE: 1" = 500'

MAPSCO GRID: 615Q

COA GRID: K20

CHECKED BY: MBC		REPLAT OF LAKE SHORE COLONY TRAVIS COUNTY, TEXAS	 kbge KIMBELL BRUEHL GARCIA ESTES	CLIENT INFORMATION
JOB NUMBER: 380-001	ISSUE DATE: 03/28/17			DIANA ZUNIGA
SHEET: EXHIBIT		LOCATION MAP	105 West Riverside Drive, Ste 110, Austin, Texas 78704 T (512) 439-0400 www.kbge-eng.com TRPE No.F 12802	

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 IMPROVEMENTS AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 5-10-1995, THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL IMPROVEMENTS NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT.

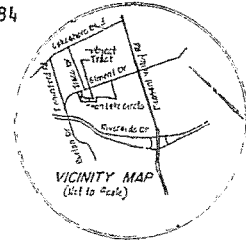
THIS SUBDIVISION IMPROVEMENTS AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE SEPARATE INSTRUMENT RECORDED IN VOLUME 12434, PAGE(S) 0726, IN THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND

- 1. Right-of-Way
2. Concrete Sidewalk
3. Iron Pipe Casing
4. 4" Iron Pipe
5. 6" Concrete Culvert in Concrete

CURVE DATA

Table with 4 columns: Stationing, Curve Length, Tangent Length, and Chord Length. Includes data for curves 1 through 4.



RESUBDIVISION OF BARCELONA PLAZA SECTION 1-A

DWG Prepared June 1, 1995

Table showing area for Lot 1 (3.782 Acres), Lot 2 (1.055 Acres), and Total (4.837 Acres).

THIS SUBDIVISION IS LOCATED IN THE TOWN LAKE WATERSHED, IS CLASSIFIED AS URBAN AND SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE, CHAPTER 11-3, ARTICLE 11 AND CHAPTER 11-7.

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

PRIOR TO ANY FUTURE 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 POINT EXISTING BY PONDING OR OTHER APPROVED METHODS.

APPROVED FOR ACCEPTANCE

Tracy H. Watson, Director, Department of Planning and Development

2/20/95 DATE

FILED FOR RECORD AT 9 O'CLOCK A.M. THIS THE 10 DAY OF MAY, 1995, A.D.

CLERK OF THE COUNTY COURT TRAVIS COUNTY, TEXAS

BY [Signature] V. Johnson, County Clerk



I, Dana DeBeauvoir, 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 10 day of May, 1995, at 9 o'clock A.M. in the last records of said county, in plat records of said county in plat book 95, page(s) 42.

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK THE 10 DAY OF MAY, 1995, A.D.

Dana DeBeauvoir, County Clerk, Travis County, Texas



ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN ON THE 20 DAY OF March, 1995, A.D.

Scott Roberts, Chairman, City of Austin Planning Secretary

ALL RESTRICTIONS FROM THE PREVIOUS EXISTING SUBDIVISION(S), BARCELONA PLAZA SECTION 1 A LAKE SHORE COLONY, SHALL APPLY TO THIS RESUBDIVISION PLAT.

DEVELOPMENT OF THESE LOTS ARE HEREBY RESTRICTED TO USES OTHER THAN RESIDENTIAL USES.

SPECIAL RESTRICTIVE COVENANT PER PLAT BOOK 44, PAGE 38, PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

IN THE APPROVAL OF THE SUBDIVISION PLAT BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, IT IS UNDERSTOOD THAT NO MORE THAN ONE REGULAR APARTMENT UNIT PER ONE THOUSAND SQUARE FEET WILL BE CONSTRUCTED ON THE PROPERTY COVERED BY THIS SUBDIVISION PLAT, AND THAT ANY DEED OR DEEDS CONVEYING ANY OF THE INCLUDED PROPERTY SHALL CONTAIN COVENANTS LIMITING THE CONSTRUCTION TO ONE UNIT PER ONE THOUSAND SQUARE FEET AS ABOVE SET FORTH.

PUBLIC SIDEWALKS BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG ELMONT DRIVE AND TOWN LAKE CIRCLE, AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT THESE 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.

NO BUILDINGS, FENCES, LANDSCAPING OR OTHER CONSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.

ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #480624 0170E, DATED JUNE 16, 1993, FOR AUSTIN, TEXAS.

1-23-95 DATE

Timothy E. Seelig, Registered Professional Land Surveyor No. 3599, 1826 Kramer Lane, Austin, Texas 78758



I, Douglas A. Seelig, am authorized under provisions of the State of Texas to practice the profession of surveying and hereby certify that this plat complies with title 13 of the Austin City Code of 1981, as amended, is true and correct and was prepared from an actual survey of the property made under my supervision on the ground.

AS SHOWN BY DOWG SEELIG LAND SURVEYORS, P.C. REGISTERED PROFESSIONAL LAND SURVEYOR NO 1908 3802 HANCOCK ROAD AUSTIN TEXAS 78704 JUNE 1, 1993



CB-94-0208.0A

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

THAT AUSTIN RIVERSIDE LIMITED PARTNERSHIP, A TEXAS LIMITED PARTNERSHIP, ACTING HEREIN BY AND THROUGH ITS GENERAL PARTNER, STEVEN E. WISE, OWNER OF 3,782 ACRES OF LAND OUT OF TRACT A, BARCELONA PLAZA SECTION 1, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, AS RECORDED IN PLAT BOOK 44, PAGE 38, PLAT RECORDS, TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY DEED RECORDED IN VOLUME 11704, PAGE 1073 DEED RECORDS, TRAVIS COUNTY, TEXAS, AND THAT JAMES BIEBER, OWNER OF 1,055 ACRES OF LAND OUT OF THE SAID TRACT A, BARCELONA PLAZA SECTION 1, AS CONVEYED TO HIM BY DEED RECORDED IN VOLUME 11646, PAGE 797, DEED RECORDS, TRAVIS COUNTY, TEXAS, SAID PROPERTY HAVING BEEN APPROVED FOR RESUBDIVISION BY THE CITY OF AUSTIN PLANNING COMMISSION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015 OF THE TEXAS LOCAL GOVERNMENT CODE, AS AMENDED, DO HEREBY RESUBDIVIDE SAID LOT IN ACCORDANCE WITH THE MAP AS SHOWN HEREON, SUBJECT TO ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED TO BE KNOWN AS, BARCELONA PLAZA SECTION 1-A, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON.

WITNESS THE HAND OF STEVEN E. WISE, GENERAL PARTNER, AUSTIN RIVERSIDE LIMITED PARTNERSHIP, THIS THE 17th DAY OF January, 1995, A.D.

STEVEN E. WISE, WRCS, GEN. PARTNER, AUSTIN RIVERSIDE LIMITED PARTNERSHIP, 6621 E. PACIFIC COAST HWY, SUITE 1144, LONG BEACH, CALIFORNIA 90803

WITNESS THE HAND OF JAMES BIEBER, THIS THE 17th DAY OF January, 1995, A.D.

JAMES BIEBER, 10603 KEYSTONE BEND, AUSTIN, TEXAS 78750

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEVEN E. WISE, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF January, 1995, A.D.

Lana L. Birchfield, Notary Public

PRINT NAME MY COMMISSION EXPIRES 3-28-95

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JAMES BIEBER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 17th DAY OF January, 1995, A.D.

Lana L. Birchfield, Notary Public

PRINT NAME MY COMMISSION EXPIRES 3-28-95

A VARIANCE TO SECTION 13-5-107 OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE AUSTIN CITY CODE COMMISSION ON 1-10-94. ALL SIGNS SHALL COMPLY WITH THE AUSTIN SIGN ORDINANCE.