

# CONCEPTUAL M.U.D. LAND PLAN

NO.	DATE	DESCRIPTION	BY
1	1/1/10	INITIAL	WAC
2	5/12/10	REVISION	WAC
3	1/1/11	REVISION	WAC
4	1/1/11	REVISION	WAC
5	1/1/11	REVISION	WAC
6	1/1/11	REVISION	WAC
7	1/1/11	REVISION	WAC
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98	1/1/11	REVISION	WAC
99	1/1/11	REVISION	WAC
100	1/1/11	REVISION	WAC

NOTE: OFFICE LOT TOTALING 11.73 ACRES IS RESTRICTED TO 35% NSA IMPERVIOUS COVER AND IS REQUIRED TO PROVIDE CURRENT CODE SOS WATER QUALITY AT TIME OF SITE PLAN.

**WATER DISTRICT LAND PLAN AMENDMENT**  
File Number: **1218-2002-0001** Application Date: 7-2-2002  
Case Manager: **Wanda Kellie**  
District Land Plan Amendment No.: **14**  
Signature: **Wanda Kellie**  
Printed Name: **Wanda Kellie** Date: **5-2-2012**  
Title: **Staff Director**

The Austin City Council created amendment of the 0.705 acre tract on 1/15/2009. The MUD user district TCEC approved and amended it effective 4/1/2010.

**MUD APPROVAL**

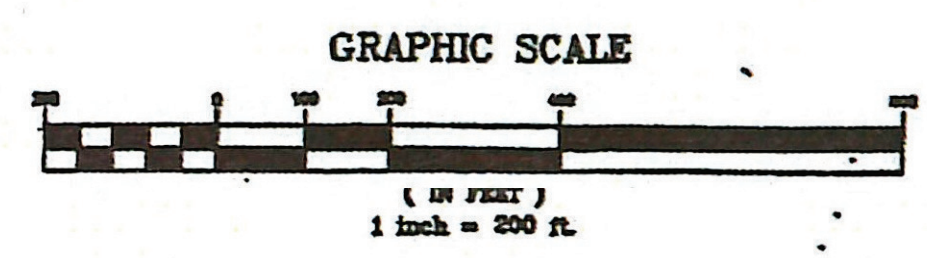
Case Number: **1218-03-0001**

Approved by Planning Commission/Zoning and Planning Commission on: **8/27/13** (date), **2013** (year).

Approved by City Council on: **10/1/13** (date), **2013** (year).

Final Ordinance Reading:  
Rev. 1  
Rev. 2  
Rev. 3  
Rev. 4  
Rev. 5  
Rev. 6  
Rev. 7  
Rev. 8  
Rev. 9  
Rev. 10  
Rev. 11  
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Rev. 100

**ADMINISTRATIVE APPROVAL**  
DATE GRANTED: **10/1/13**  
TRACY WATSON, DIRECTOR  
DEPARTMENT OF  
PLANNING & DEVELOPMENT



DATE:

SENNA HILLS DEVELOPMENT SUMMARY			
BARTON CREEK WATERSHED			
TOTAL AREA	128.858	ACRES	
OFFICE	11.73	ACRES	
NET AREA	124.43	ACRES	
SINGLE-FAMILY	119	ACRES	
WVTP	1	ACRES	
DENSITY	0.96	ACRES	
LAKE AUSTIN WATERSHED			
TOTAL AREA	194.53	ACRES	
SINGLE-FAMILY	290	ACRES	
DENSITY	1.49	ACRES	
IRRIGATION HOLDING POND	2.96	ACRES	
PRIVATE PARK	1.20	ACRES	
LOT SUMMARY			
SINGLE-FAMILY	409	ACRES	
OVERALL DENSITY (323.388 ACRES)	1.26	ACRES	
LOT USE SUMMARY			
USE	ACREAGE		
CONSERVATION & DRAINAGE EASEMENT	52.63	ACRES	
SINGLE-FAMILY	152.508	ACRES	
PARK (PUBLIC)	14.00	ACRES	
PARK (PRIVATE)	1.20	ACRES	
OFFICE (LOT 1, SECTION 1)	11.73	ACRES	
SENNA HILLS ROW LESS 6.23 AC. (IRRIGATION)	4.75	ACRES	
ROW 224 ROW	5.50	ACRES	
IRRIGATION - USABLE ACREAGE	77.11	ACRES	
UTILITY (WVTP & POND)	3.96	ACRES	
TOTAL AREA	323.388	ACRES	

Irrigation Lot Summary			
Lot No.	Gross Area (Acres)	Usable Area (Acres)	L.U.E.'s Allowed
1	8.9	7.3	44.54
2	47.4	44.9	273.93
3	0	0	0.00
4	1.73	1.7	10.37
5	8	1.6	9.76
6	6.9	6.9	42.10
7	0.68	0.5	3.05
8	0.43	0.38	2.32
9	13.54	7.6	46.37
10	10.98	6.23	38.00
Total	98.56	77.11	470.44

NOTES:  
1. NO IRRIGATION AREA WITHIN 150' OF THE CENTERLINE OF LAKE AUSTIN DRAWS.  
2. EFFLUENT HOLDING POND SHALL BE SETBACK A MINIMUM OF 100' FROM SPRINGS.  
3. FURTHER DEVELOPMENT ON IRRIGATION LOTS IS LIMITED TO RECREATIONAL USES OUTLINED IN THE RESTRICTIVE COVENANTS RECORDED IN VOL. AND PG. OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

## SENNA HILLS DEVELOPMENT SUMMARY

BARTON CREEK WATERSHED			
TOTAL AREA	125.9	AC	126.1 AC
SCHOOL SITE	10.0	AC	10.0 AC
NET AREA	115.9	AC	116.1 AC
SINGLE FAMILY	125.5	UNITS	125.5 UNITS
DENSITY	1.0	UFA	1.0 UFA
LAKE AUSTIN WATERSHED			
TOTAL AREA	192.6	AC	192.3 AC
SINGLE FAMILY	334.5	UNITS	334.5 UNITS
DENSITY	1.7	UFA	1.7 UFA
WVTP & IRRIGATION POND	8.0	AC	8.0 AC
LOT SUMMARY			
SINGLE FAMILY	460.0	UNITS	442 UNITS
OVERALL DENSITY (318.4 AC)	1.4	UFA	1.4 UFA
LOT USE SUMMARY			
USE	ACREAGE		ACREAGE
CONSERVATION EASEMENT	36.2		36.2
SINGLE FAMILY	159.0		159.0
SCHOOL	19.55		19.55
IRRIGATION	8.0		8.0
UTILITY	8.0		8.0
TOTAL	318.4		318.4

NOTE: NO IRRIGATION AREA WITHIN 150' OF CENTERLINE OF LAKE AUSTIN DRAWS.  
EFFLUENT HOLDING POND SHALL BE SET BACK A MINIMUM OF 100' FROM SPRINGS.  
AN IRRIGATION USE EASEMENT SHALL BE RETAINED BY THE MUD-ON 8.0 ACRES OF THE SCHOOL TRACT.

## REQUIRED SET BACKS FROM ENVIRONMENTAL FEATURES

TYPE	SET BACK / DESCRIPTION
1.	150' FROM CENTER LINE OF DRAIN.
2.	100' FROM SPRING.
3.	25' FROM CENTER LINE OF SWALE IN THE ENVIRONMENTAL ZONE.
4.	25' LOT LINE OR BUILDING SETBACK

IRRIGATION LOT SUMMARY			
LOT	GROSS AREA (ACRES)	USABLE AREA (ACRES)	L.U.E.'s ALLOWED
1	8.9	7.3	44.5
2	47.4	44.9	273.9
3	0	0	0
4	1.73	1.7	10.4
5	8	1.6	9.8
6	6.9	6.9	42.1
7	0.68	0.5	3.1
8	0.43	0.38	2.3
9	13.54	7.6	46.4
10	10.98	6.23	38.0
TOTAL	102.18	67.11	519.2

USABLE AREA BASED ON SLOPES UNDER 1%. LOT 2 AREA ALSO BASED ON ACCESS ROAD, WASTEWATER TREATMENT PLANT AND DETENTION POND UTILIZING 2.4 ACRES. LOT 3 AREA ALSO BASED ON SCHOOL UTILIZING 2.0 ACRES. LOT 8 AREA DOES NOT INCLUDE ANY AREA OCCUPYING WITHIN THE LIMITS OF THE EFFLUENT IRRIGATION POND. LOT 10 AREA ONLY INCLUDES THE USABLE AREA WITHIN THE R.O.W.

L.U.E.'s ALLOWED ARE BASED ON FLOOD-PROTECTION'S MAY 3, 1994 IRRIGATION INSPECTION REPORT WHICH STATES THAT 86% OF THE IRRIGATION SYSTEM SUPPORTS 1.7 UFA'S PER ACRE. (86% x 1.7 UFA's/L.U.E. = 1.46 UFA's/L.U.E.)

**HUFFCUT & ASSOCIATES, INC.**  
6010 Balcones Dr., Suite 100 Austin, Texas 78731 512/454-8711

SENNA HILLS PRELIMINARY  
C8-92-0080