SUBDIVISION REVIEW SHEET

<u>CASE NO.</u>: C8-2009-0101.0A <u>PC DATE</u>: July 13, 2010

SUBDIVISION NAME: Resubdivision of the T.L Subdivision Lot 3-A and a portion of Lots 1 and 2,

T.L Subdivision #1, the Lady Bird Lake Waterfront Subdivison

AREA: 9.562 Acres LOTS: 4

APPLICANT: Techtonics, Inc.

AGENT: Bury & Partners, Inc.

(Don Tobin) (Bryant Bell)

ADDRESS OF SUBDIVISION: 208 Barton Springs Road

GRIDS: J21 COUNTY: Travis

WATERSHED: Town Lake Branch

JURISDICTION: Full Purpose

EXISTING ZONING: PUD-NP

PROPOSED LAND USE: commercial

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: will be provided on all street right-of-ways.

DEPARTMENT COMMENTS:

The request is for approval of the Resubdivision of T.L. Subdivision 3A and a portion of Lots 1 and 2 of T.L. Subdivision No. 1, Lady Bird Lake Water Front. This section entitles the Planning Commission to approve a requested resubdivision of the previously platted land, without vacating the preceding plat. The resubdivision entails the creation of (4) legal lots from 1 lot and a portion of 2 lots. The subdivision is composed of a total 4 lots on 9.562 acres. the lots will take access via South First Street and via a joint use access easement on Barton Springs Rd. The City of Austin will provide water and wastewater service as well as electric service. Parkland dedication requirements were not required with this resubdivision. The applicant will be responsible for all costs associated with any required improvements.

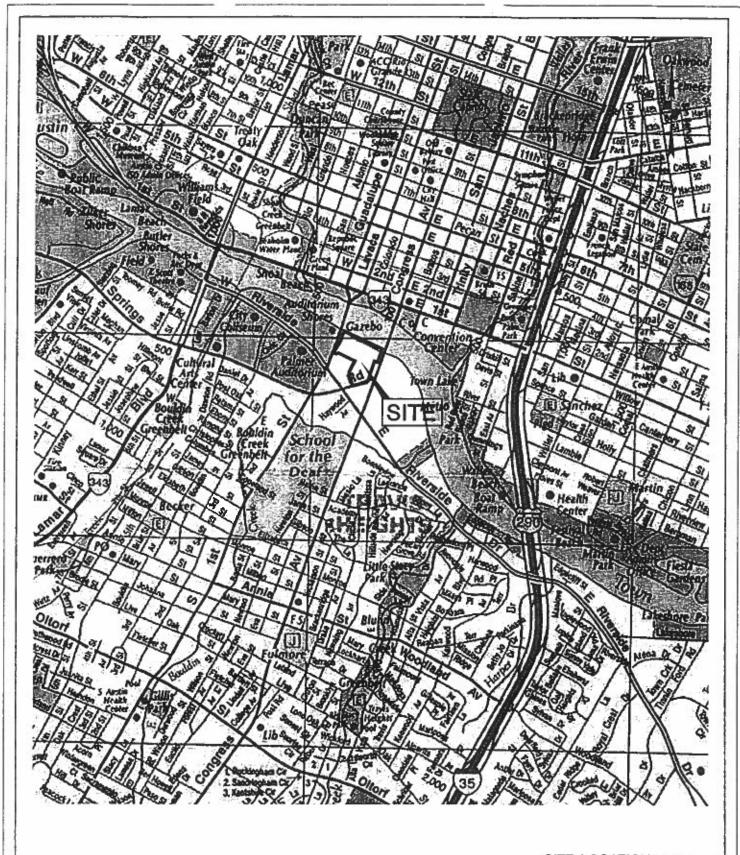
STAFF RECOMMENDATION:

The staff recommends approval of the resubdivision. The plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Don Perryman PHONE: 974-2786

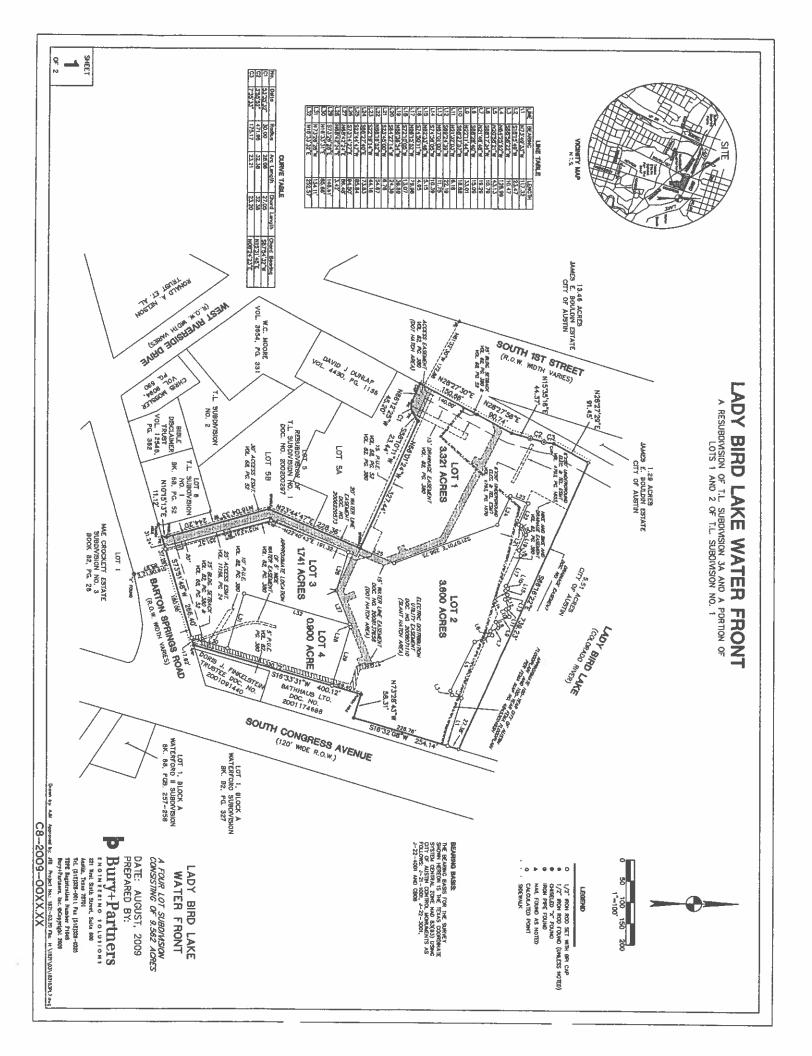
e-mail: don.perryman@ci.austin.tx.us



SITE LOCATION MAP

Bury+Partners

221 Vest Sixth Street, Suite 500 Austin, Texas 78702 Tel. (512)328-0011 Fax (512)328-0325 TBPE Registration Number F1048 Bury-Partners, Inc. © Copyright 2009



KNOW ALL MEN BY THESE PRESENTS §

COUNTY OF TRAVIS §

THAT THATALON MASTIN, LLC. A DOLARMOE HANTO COMBANY, ACTING RESENS OF AND REQUEST OF ALL ADMINISTRATION, CONTROL RESIDENCE, A SHADON TO ALL ADMINISTRATION, CONTROL RESIDENCE, AND A PORT OF MASTING THAT STATE RESIDENCE, AND A PORT OF ALL SHEDWARDS OF RECORDS AN ALLAGE AS A SHADON OF RECORDS AND ALLAGE AS A PAGE 340, AND A PORT TO AND THAT STATEMENT AND A PAGE 340, AND A PAGE 340,

TEMPT N. SMARK, SOLE MEMBERS.

TANYALADA MARTINI, MELLA, A DILAWASE LANTID, LUABULIY COMPANY

SPT. TANYALADA MARTINI, LUC. 115 SOLE MEMBERS.

SPT. EDIMONATICA TANO, LUC. 175 MANAGER

1200 SAND LAME RD, 280 FLORR

GRAJANO, FL. 32500

STATE OF

COUNTY OF

THIS INSTRUMENT WAS ACCORDINATED BEFORE ME ON THE DAY OF

2004, BY LOURN TO JEE THE PEPTISM WHOTE MAJE IS SUBSISTED TO THE FORECOME PETITALISM NO HAS ACCIONALEDED TO JEE THAT THE FORECOME OF RESIDENCY WAS ACCIONALEDED TO JEE THAT THE FORECOME OF THE PAPETORES HEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATES.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, THIS 2009 A.O. OAY OF

IN AND FOR THE STATE OF

MOTARY PUBLIC

MY COMMISSION EXPINES

FLOOD PLAIN NOTE:
A PARTINO OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE FOOD WALL PRODUCTION AND A PARTINO OF THE SUBJECT PROPERTY IS LOCATED WITHIN EMPORACY MANAGEMENT FOOD OF THE FOOD WALL PLAN AND ADDITION AND ADDITION AND ADDITIONAL PROPERTY OF THE FOOD WALL THE FOOD YEAR FLOOD PLAN IS CONTARED WITHIN THE ORININGE EMBLISHED SHOWN MESCEN.

ENGINEER'S CERTIFICATION:

CHRISTIPHERI L. RAMONZZIO, AM AUMARIZZIO LINDER THE LLINE OF THE STATE
YE TEXAS TO PRACIFICE THE PROFESSION OF PRIMERENICA, MOL PERENT CONTRY
THAT THIS PLAI IS REASHEL FROM AN ENGINEEZHING STANDPONT AND COMPLES
HETH THE PURHLETING REBLATTED PORTIONS OF TITLE 350 THE AUSTRIA COME
YE 1989, AS AMENIÇIO, AND IS TINJE, AND CORRECT TO THE BEST OF MY
ANNUAL TICLE.

CHRISTOPHER L. RANDAZZÓ, P.E.
TEXAS RECISTRATION NO. 87028
BURY & PARTNERS, INC.
211 MEST SIXTH STREEY, SUITE 600
AUSTRA, TEXAS T8701

SURVEYOR'S CERTIFICATION:

4. CHAN I BURUSKI, MA JAINGHOEZD HANGE THE HANS OF THE STATE OF TEXAS TO PRICINE THE PROVISION OF LIAMS SANCHING, AND HENEDY COSTRY THAI THES PLAY COMPLEX MITH THILE 25 OF THE JAISTIN COCK OF 1999, AS ALBERDED, AND HAIS PLAY FREMAND FROM AN ACTUAL ON THE ORGANO SURVEY OF THE PROVIENT MAKE HANDE MY SUPPLYMEDIN. A

JOHN T. BILMOSSIL R.P.L.S.
TEXAS RECISTRATION NO. 4998
BURY & PARTNETS, INC.
21 WEST SIXTH STREET, SLITE 600
AUSTRI, TEXAS TRYOT

% **N** E



LADY BIRD LAKE WATER FRONT

A RESUBDIVISION OF T.L. SUBDIVISION 3A AND A PORTION OF LOTS 1 AND 2 OF T.L. SUBDIVISION NO. 1

GENERAL NOTES:

1. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

2. The MINTER AND MINTERNATIO SYSTEMS SERVING THIS SERVINGON LUCY BE IN ACCORDANCE WINTER CITY OF MINTER LUUTITY DESIGN ORDERN. THE WITER AND INSTEMITIES UTILITY ALL MINTER RESPONDED AND APPROVINGED BY THE AUSTREM WITER UTILITY ALL MINTER AND INSTEMIATED CONSTRUCTION MINTER CITY OF MINTER CITY OF MINTER CITY OF MINTER CITY MI

FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL HON-RESIDENTIAL

4. ALL SIREZIS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSON CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.

3. PROOF TO CONSTRUCTION OF LOTS M THIS SUBDIVISION, DOMANGE PLANS WILL BE SUBDIVISION, TO CONTROL THE MODERN ELECTRIC AS THE ASSET REACH, REMARKE, REMAR

T. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAWNEE EASEMENTS AS MAY BE NECKSSARY AND SHALL NOT PROHIBIT ACCESS BY CONFERMENTAL AUTHORITY. NO BUILDING, FEWERS, LANDSCAPING ON OTHER SUCH STRUCTURES ARE PERMITTED IN DRAMAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN/TRANS COUNTY.

8. ALL DRAWAGE EASOJENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

8. PHILEY SECREMENTS, BEILT, TO CITY OF MUSTRE STANDARDS, ARE RECORDED ALCHOR THE CELLOWING STREETS MAD AS SHOWN BY A DOTTED LINE ON HE REFLOZ OF THE PARTS BEFORE TO SHOW OF THE SOUTH THEST STREET, THESE SECREMENTS SHALL BE REFLOZ REPORT TO ANY NEW CONSTRUCTION ON THE LOT REPORT CONTROL THALIBLE TO CONSTRUCT THE RECORDED SECREMENTS WITH THE CONFIDENCE ORDAY JANG OF CONTROLATES OF COLORAFIC PRICE PROBLEMS. OR TUBLITY CONNECTIONS SY THE CONFIDENCE ORDAY FOR ORDINATED AND THE CONFIDENCE ORDAY FOR ORDINATED AND THE CONFIDENCE ORDAY OF THE CONFIDENCE ORDAY.

10. BUILDING SETBACK LINES SHALL BE IM COMFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREDIDATS.

III. THE OMERT OF THIS SUBTIVISION, AND HIS OF HER SUCCESSIONS AND ASSOCIA, ASSIGN, FREE PRINTED THE SUBTIVISION OF THE SUBTIVI

12. Justin dedicy has the right to prime and/or redick, trees, syrubrizy and other restrictions to the citest recessary to resp. The carbons to the citest recessary to resp. The carbons clear justin decision will reprodu all the cord.

Lybo decadership code.

II. THE OWNER! ACKNOWLED OF THIS SERVINGOMEANT SHALL REPORTED AND MERCHANT MAY RECEIVE THE ACKNOWLED FOR THE SERVINGOME AND THE MENTAL FOR THE REPORT AND THE MENTAL AND MALE AND MENTAL ACKNOWLED FOR THE SERVINGOME THE THE SERVINGOME AND THE ACCOUNTS THE SERVINGOME ACKNOWLED A

14. THE OWNER SHALL BE RESPONSIBLE FOR HISTALLATION OF TELEPORARY EROSON CONTROL REVOCETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WIDK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.

15. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.

THIS SITE IS NOT ACCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LAND OWNER/DEVELOPERS EXPENSE

18. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SWIGE TAMELY ON ANY LOT IN THIS SUBDIVISION A SITE DEVELOPMENT PERSIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

19. BY MEPROWAD THIS PLAT, THE CITY OF MUSTIM ASSAURCE NO GREATION TO DISSTRUCTURATE HEAVENING THE CONTRICTOR MY THE CHARLOW RECOVERED ON THE CONFIDENCE OF THE CONFIDENCE HEAVENING HEAVENING HEAVENING HEAVENING THE CONFIDENCE OF THE CONFIDENCE OF

20. The Subdivision is located withen the trien Lake Watersed which is classified as an urban Watersed and small be developed as required in Chapter 25—2, chapter 25—4 and chapter 25—8 of the Laad Develophedii Code.

21 HO CONSTRUCTION OF PLACEURY OF MAY STRUCTURES WALLDAWS BRILDINGS, SHOOK DOOLS, LANDSCHAPELO OF CHARGES ARK ALLOWED WHITH A CONTICUL DOWNLOWNER HAS HERETE ZONE FOR SECTION 25-0-281 OR 30-3-281, AS APPLICABLE, OF THE CITY OF AUSTRI (AND DE-PLICABLE) CORE.

ALL RESTRUCTIONS AND MOTES FROM THE PREMIOUS EXISTING SUBDIVISION, T.L. SUBDIVISION AND T.L. SUBDIVISION 3A, SHALL APPLY TO THIS RESUBDIVISION PLAY.

OF THE CITY OF AUSTIN ON THIS THE DAY OF

2009.

CITY CERTIFICATIONS:

H NE SHE ACCEPTED AND AUTHORIZED FOR RECORD BY THE ORRECTOR OF THE WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, TRANS COUNTY, TEXAS, DAY OF 2009, A.O.

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

CITY OF AUSTRA ON THE ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZOWING & PLATTING COMMISSION DAY OF 2009, A.D. OF THE

STATE OF TEXAS

COUNTY OF TRAMS & L DAMA DESEMINATE, CLERK OF TRANS COUNTY, TEXAS, OO HERESTY CERTIFY THAT THE FORECOME INSTRUMENT OF WICITION AND ITS CERTIFICATE OF AUTHENTICATION WAS PILLD FOR RECORD ON MY OFFICE ON M., AND DULY RECORDED ON THE DAY OF 2009, A.O. AT

RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. 2009, A.O. AT _ O'CLOCK ____M, OFFICIAL PUBLIC

쥝

0,0000

OAY OF

DANA DEBEAUVOIR, COUNTY CLERK TRANS COUNTY, TEXAS WITHESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, DAY OF 2009, A.D.

LADY BIRD LAKE WATER FRONT

A FOUR LOT SUBDIVISION CONSISTING OF 9.562 ACRES DATE: AUGUST, 2009 PREPARED BY:

Bury+Partners

Tel. (512)328-0011 Faz (512)426-0025 TBPE Registration Number F1048 Bary+Partnern, Inc. @Copyright 2009 A NOTNEES INC. SOLUTIONS
22) West Sixth Street, Suite 400
Austin, Texas 78701

Orome by Add C8-2009-00XX.XX