

SUBDIVISION REVIEW SHEET

CASE NO: C8-2011-0062.0A

PC DATE: February 14, 2012

SUBDIVISION NAME: Resubdivision of Lots 1A, Blk A Amended Plat of Lots 1 and 2, Blk A, IBM Subdivision East

AREA: 39.51 acres

LOTS: 9

APPLICANT: IBM (Jack Zahriser)

AGENT: Bury & Partners, Inc.
(Jonathan Neslund)

ADDRESS OF SUBDIVISION: 11501 Burnet Road

GRIDS: K33

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: NBG-NP

NEIGHBORHOOD PLAN: North-Burnet Gateway

PROPOSED LAND USE: Office, Multi-Family & Retail

VARIANCES: None

SIDEWALKS:

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

DEPARTMENT COMMENTS:

The request is for approval of the Resubdivision of Lots 1A and 2A, Blk A Amended Plat of Lots 1 and 2, Blk A, IBM Subdivision East. The subdivision is composed of (9) lots on 39.51 acres.

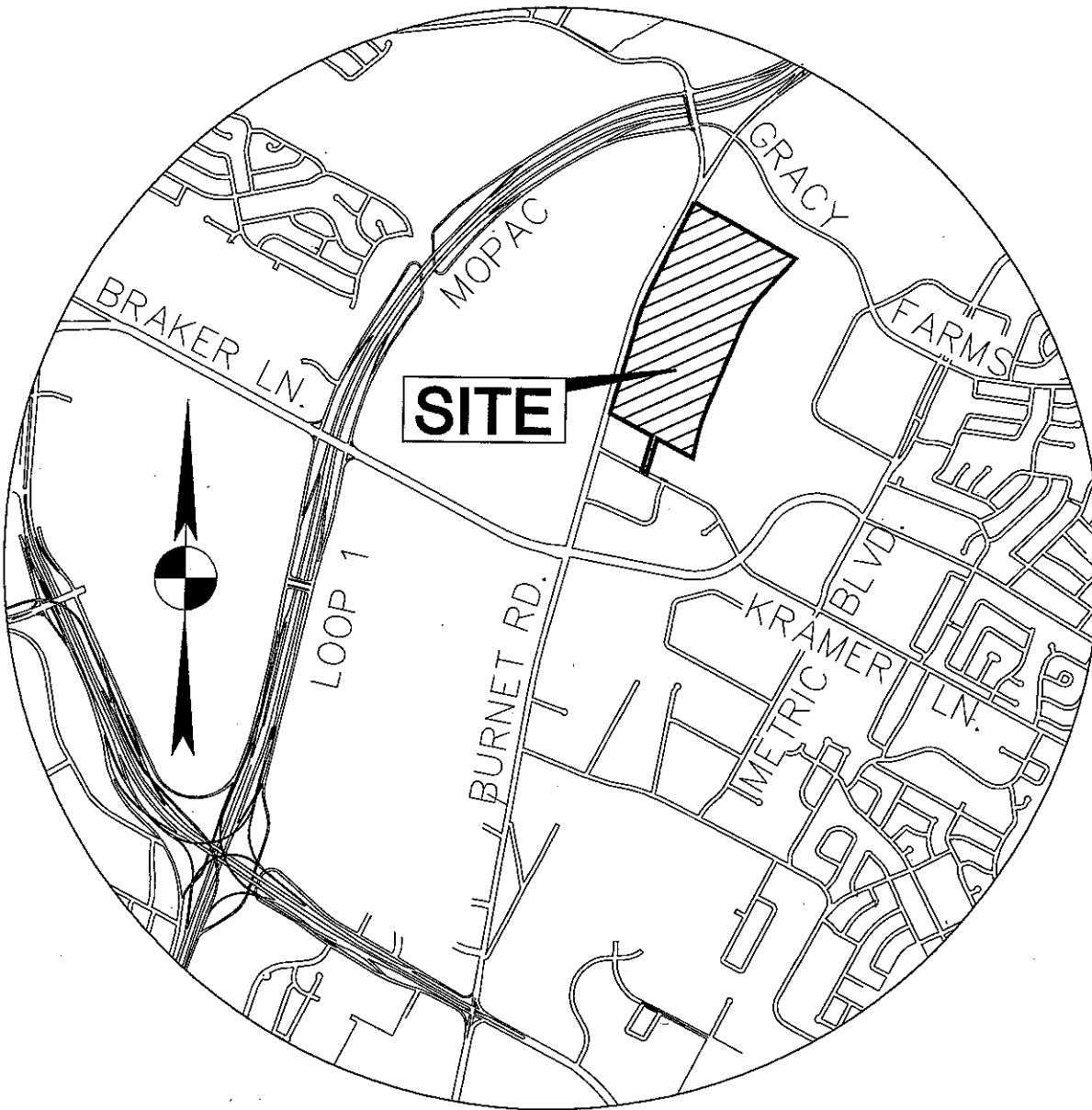
STAFF RECOMMENDATION:

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

PC COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@ci.austin.tx.us

PHONE: 974-6455



Bury+Partners

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TBPE Registration Number F-1648

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**BURNET-KRAMER
AUSTIN, TEXAS**

ENDEAVOR REAL ESTATE GROUP

**SITE LOCATION
MAP**

DATE: 04-18-11

SCALE: N.T.S.

DRAWN BY: LKC G: \101231\10005\EXHIBITS\REPORTS\101231005VIC01.DWG

PROJECT No.: 101231-10005

NO. 200700386

RESUBDIVISION OF LOT 1A, BLOCK "A" AMENDED PLAT OF LOTS 1 AND 2, BLOCK "A" IBM SUBDIVISION EAST

LOT 3
118.4 ACRES

MATCHLINE SHEET 2 OF 3

LOT 9
0.022 ACRE
SEE DETAIL

LOT 2-A2, BLOCK "A"
RESUBDIVISION OF LOT
2, BLOCK "A" DOMAIN
SECTION 2 SUBDIVISION
DOC. NO. 200700386

LOT 1, BLOCK "A"
RICEF DOMAIN WHOLE
FOODS MARKET
SUBDIVISION
DOC. NO. 201100129

LOT 3, BLOCK "A"
MULTIEX SUBDIVISION
DOC. NO. 200400090

BEARING BASIS:
THE BASIS OF BEARINGS SHOWN HEREON IS TEXAS STATE
MAGNETIC NORTH, AS DETERMINED BY CELESTIAL OBSERVATION
AND WERE OBSERVATIONS CONNECTED TO THE FOLLOWING:
LAND-HIGH PRECISION CONTROL POINT LOCATED ON THE ROOF
OF THE OFFICE OF MACAY & MACAY LAND SURVEYORS,
3301 HANCOCK DRIVE, AUSTIN, TEXAS 78731
ALSO: A COOPERATIVE BASE NETWORK CONTROL STATION
AND AN "A" ORDER HAN STATION LOCATED ON THE ROOF OF
BUILDING 2 OF THE TEXAS DEPARTMENT OF TRANSPORTATION,
TEXAS 78731

SHEET
1
OF 3

LOT 1-E
RESUBDIVISION OF LOT 1,
BLOCK "A" DOMAIN
SECTION 2 SUBDIVISION
DOC. NO. 200600284

KRAMER LANE (70' R.O.W.)

LOT 1-A

LOT 7A-1

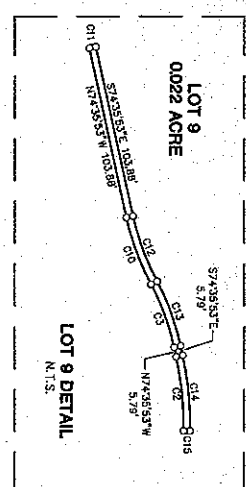
AMENDED PLAT OF LOT 7-A OF THE RESUB
OF LOTS 7, 8 AND 9, BLOCK "A" LONGHORN BUSINESS
PARK NO. 2 & LOT 1 LONGHORN BUSINESS NO. 3

LOT 5

LOT 7

LONGHORN BUSINESS PARK NO. 2
BK. 74, PG. 90

BROCKTON
DRIVE
(80' R.O.W.)



LOT 9 DETAIL
N.T.S.

6.758 ACRES
CITY OF AUSTIN
VOL. 11855, PG. 65

LOT 6
1328 ACRES

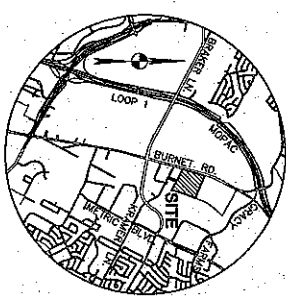
0.028 ACRE
CITY OF AUSTIN
STREET DEED
VOL. 200118933

LOT 6
7.186 ACRES

AREA NO. 2 STORMWATER
MANAGEMENT AREA
VOL. 11185, PG. 253

LOT 7
10.862 ACRES

1.723 ACRE
DRAINAGE EASEMENT
DOC. NO. 199900271



VICINITY MAP
(0-1/2")

LEGEND

- 1/2" IRON ROD FOUND (AS NOTED)
- SQUARE WELD ROD FOUND
- IRON PIPE FOUND
- 1/2" IRON ROD WITH CAP SET
- COTTON SPINDLE FOUND
- TIMOT CONCRETE MONUMENT FOUND
- SIREWALK

33.56 ACRES
CITY OF AUSTIN
VOL. 3050, PG. 2940

RESUBDIVISION OF LOT 1A,
BLOCK "A" AMENDED PLAT
OF LOTS 1 AND 2, BLOCK "A"
IBM SUBDIVISION EAST
A NINE LOT SUBDIVISION CONSISTING
OF 39.510 ACRES

DATE: NOVEMBER 2011
PREPARED BY:

Bury+Partners
ENGINEERING SOLUTIONS

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CS-2011-00620A

RESUBDIVISION OF LOT 1A, BLOCK "A" AMENDED PLAT OF
LOTS 1 AND 2, BLOCK "A" IBM SUBDIVISION EAST

LOT 1, BLOCK "A"
REEF DOMAIN WHOLE FOODS MARKET SUBDIVISION
DOC. NO. 201100129

BURNET ROAD (F.M. HIGHWAY 1325)
(120' R.O.W.)

LOT 2-A2, BLOCK "A"
RESUBDIVISION OF LOT
2, BLOCK "A" DOMAIN
SECTION 2 SUBDIVISION
DOC. NO. 200700336

LOT 2-A2, BLOCK "A"
RESUBDIVISION OF LOT

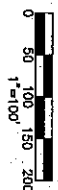
SHEET
2
OF 3

No.	Depth	Volume	Gravel bearing
C1	0.073724	3724.50	526.2635 W
C2	0.130744	186.00	44.56
C3	0.149783	146.16	33.76
C4	0.105050	267.23	51.75
C5	0.085477	321.24	77.65
C6	0.274747	148.50	12.51
C7	0.2748021	198.95	97.07
C8	0.300022	121.25	45.50
C9	0.413136	106.00	13.17

No.	Odor	Radius	AC length	Chord length	Chord Bearing
C10	15.18°/3.3°	150.15	42.24	42.71	N62.1°/53.9° W
C11	18.00°/3.0°	150.15	62.28	42.07	N15.2°/41.2° E
C12	15.18°/3.3°	156.16	41.77	41.55	S68.2°/53.58° E
C13	15.18°/3.3°	156.16	40.57	40.85	S68.2°/53.58° E
C14	13.50°/3.4°	153.00	45.51	45.40	S67.0°/50.39° E
C15	18.00°/3.0°	2.00	62.28	4.00	S58.2°/41.41° W

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S72°12'55"W	37.02'
L2	N10°51'41"W	57.34'

LOT 1, BLOCK 'B'
IBM SUBDIVISION EAST
VOL. 94, PG. 88



LEGEND

- 1/2" IRON ROD FOUND (AS NOTED)
- ⊗ SQUARE HEAD BOLT FOUND
- ⊙ IRON PIPE FOUND
- 1/2" IRON ROD WITH CAP SET
- COTTON SPINDLE FOUND
- CRACK
- ▣ TYPOT CONCRETE MONUMENT FOUND
- SIDEMARK

BENCHMARK LIST

TBM #1 1/2 INCH IRON ROD WITH CAP SET 3495 FEET SOUTH OF DRIVEWAY AT NORTHWEST CORNER OF PROPERTY, 4120 FEET EAST OF EASTRILY, RIGHT-OF-WAY LINE OF BURNET ROAD, 4775 FEET NORTH OF NEW DRIVE LOCATED ON LOT 2, BLK. 7A, 1BL. SUBDIVISION EAST.

TEAM #2 TRIANGLE CUT AT CENTERLINE OF INLET,
±700 FEET WEST OF INTERSECTION OF ESPARANZA
WAY AND BURNET ROAD, ±40 FEET NORTH OF
NORTH CURB LINE OF ESPARANZA WAY.

NORTHWEST CORNER OF PROPERTY, 1700 FEET
NORTH OF NEW DRIVE LOCATED ON LOT 2, BLK. "A"
16A SUBDIVISION EAST.
ELEVATION=762.19

THE 1/2" INCH IRON ROD FOUND AT THE NORTHWESTERLY CORNER OF LOT 2, BLK. "A", 18M SUBDIVISION EAST, 1700 FEET NORTH OF NEW DRIVE LOCATED ON LOT 2, BLK. "A", 18M SUBDIVISION EAST, 150 FEET SOUTH OF DRIVEWAY LOCATED AT NORTHWESTERLY CORNER OF LOT 2, BLK. "A", ELEVATION=760.15

33.56 ACRES
CITY OF AUSTIN
VOL. 3050, PG. 2340

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