

C20
1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2011-0104.0A

P.C. DATE: February 28, 2012

SUBDIVISION NAME: Resubdivision of Lot 7, Crestview Station, Phase 1

AREA: 9.16

LOT(S): 95

OWNER/APPLICANT: C/O Trammell Crow Central
Texas Development, Inc.
(James H. Matoushek)

AGENT: Gray-Jansing & Assoc.
(James Brewer)

ADDRESS OF SUBDIVISION: 950 Banyon Street

GRIDS: MK28

COUNTY: Travis

WATERSHED: Waller Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: TOD-NP

MUD: N/A

NEIGHBORHOOD PLAN: Crestview/Wooten Combined

PROPOSED LAND USE: Residential (74 lots) and Open Space/PUE/Alleys/Streets (21 lots)

VARIANCES: A variance to Section 25-4-171(a) Access to Lots was approved with the preliminary plan (private streets).

SIDEWALKS: Sidewalks are required.

DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of Lot 7 Crestview Station, Phase 1. The proposed final plat is a request to final plat 74 of the 304 residential lots, and 21 of the proposed 84 Open Space/PUE/Alleys/Street lots, approved with the preliminary plan.

There was a question by Ex-Officio Jeff Jack about the parkland fees for this site when the preliminary plan was before the Commission on February 14th. After checking with the Parks Department, a payment of \$259,104.06 was made in 2007 for the entire Crestview development (which includes this site).

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

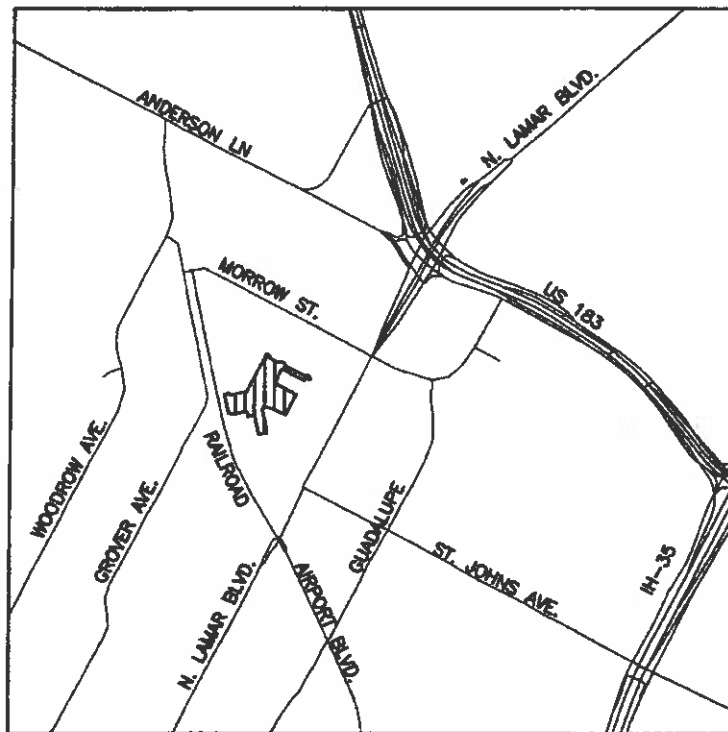
PLANNING COMMISSION ACTION:

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

PHONE: 974-6455

C20

2



LOCATION MAP

N.T.S.

**RESUBDIVISION OF LOT 7, PHASE I
CRESTVIEW STATION SUBDIVISION
AUSTIN, TRAVIS COUNTY, TEXAS**



GRAY & JANNING & ASSOCIATES, INC.
Consulting Engineers
8217 Shoal Creek Blvd., Suite 200
Austin, Texas 78757-7502
(512)452-0371 FAX(512)454-9033
TYPE FIRM 62246

CRESTVIEW STATION, RESUBDIVISION OF LOT 7, PHASE 1

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3



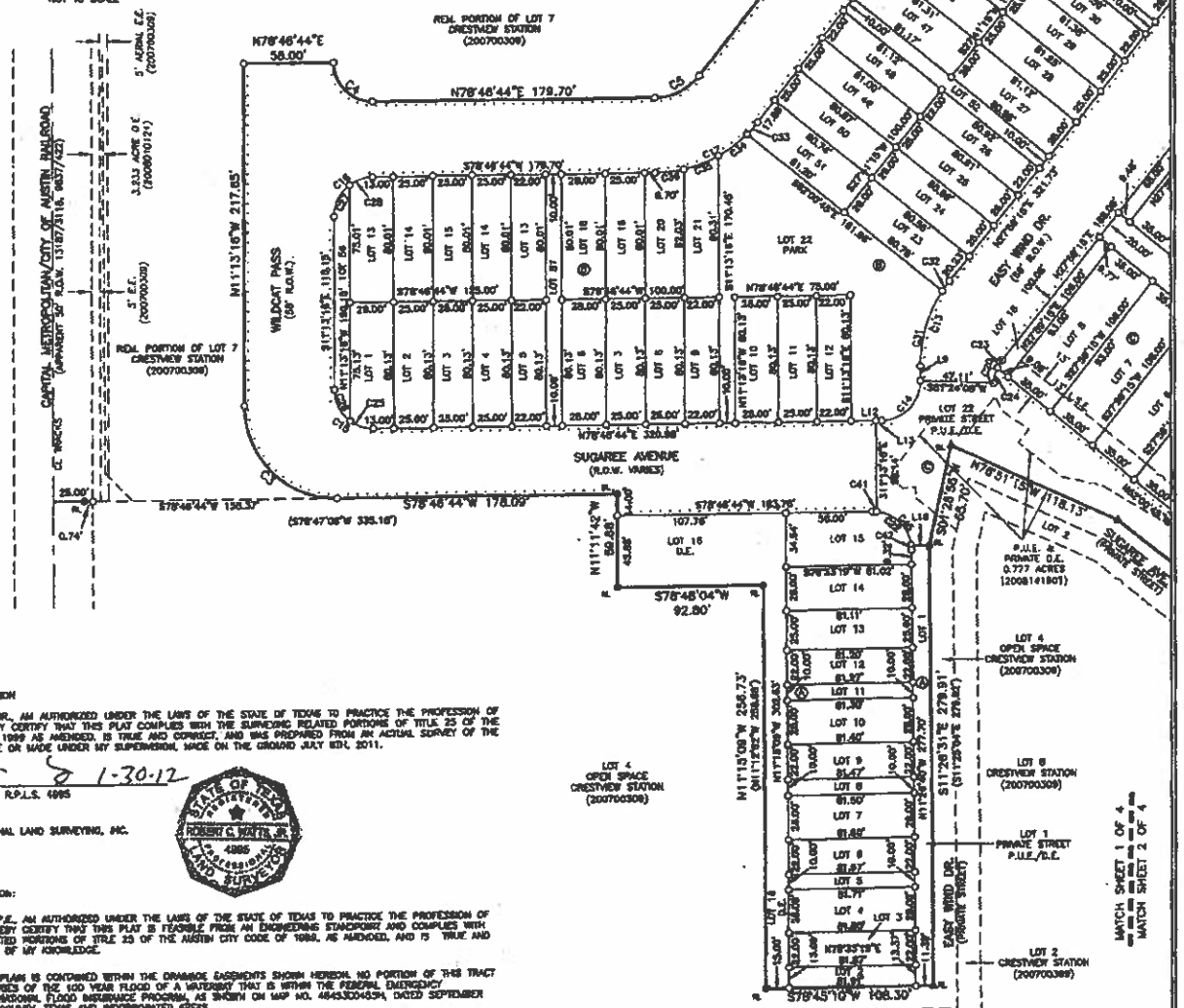
LOCATION MAP
NOT TO SCALE

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- 1/2" REBAR WITH "MAMEY" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- IRON PIPE FOUND (SIZE NOTED)
- CONC. HIGHWAY MON. FOUND
- WAG NAIL FOUND
- WAG NAIL WITH "MAMEY" CAP FOUND
- WAG NAIL WITH "CHAPARRAL" WASHER SET
- RAILROAD SPIKE FOUND
- BENCHMARK/CONTROL POINT LOCATION
- D.E. DRAINAGE EASEMENT
- E.E. ELECTRIC EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- P.E. PUBLIC UTILITY EASEMENT
- E.E. ELECTRIC EASEMENT
- P.D.E. PRIVATE DRAINAGE EASEMENT
- U.E.U.E. UNDERGROUND ELECTRIC UTILITY EASEMENT
- S.S.E. SANITARY SEWER EASEMENT
- L.S.E. LANDSCAPE EASEMENT
- () RECORD INFORMATION
- PROPOSED SIDEWALK

SEE SHEET 2 OF 4 FOR LINE/CURVE TABLES

SCALE: 1" = 50'
GRAPHIC SCALE



SURVEYOR'S CERTIFICATION

I, ROBERT C. WHITS, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAN COMPLIES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND JULY 20th, 2011.

Robert C. Whits, Jr.
1-30-12
ROBERT C. WHITS, JR., R.P.S.S. 4095

SURVEYED BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3900 MCCALL LANE
AUSTIN, TEXAS 78744
(512) 443-1734

ENGINEER'S CERTIFICATION:

I, JAMES M. BREWER, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAN IS PREPARED FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

THE 100 YEAR FLOOD PLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENTS SHOWN HEREON. NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48453004304, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

James M. Brewer
1-31-2012
JAMES M. BREWER, P.E. 004004

ENGINEERING BY:
GRAY-JACKSON & ASSOCIATES, INC.
CONSULTING ENGINEERS, TYPE 1999 P2044
5217 SHAM CREEK BLVD, SUITE 300
AUSTIN, TX 78757-7862
(512) 432-0371 (OFFICE)
(512) 434-8833 (FAX)



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3800 McCall Lane
Austin, Texas 78744
512-443-1734

PROJECT NO.:
897-200
DRAWING NO.:
897-200 P.L.S.D.W.
PLOT DATE:
01/30/2012
PLOT SCALE:
1"=50'
DRAWN BY:
CWM
SHEET
01 OF 04

C20
4

