

**SUBDIVISION REVIEW SHEET**

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**CASE NO:** C8-2011-0134.1A

**ZAP:** April 17, 2012

**SUBDIVISION NAME:** ESQUEL PHASE 1 SECTION 4 FINAL PLAT

**AREA:** 45.845 Acres

**LOTS:** 82

**APPLICANT:** Standard Pacific of Texas, Inc.  
(John Bohnen)

**AGENT:** LJA Engineering & Surveying, Inc.  
(John A. Clark)

**ADDRESS OF SUBDIVISION:** Escarpment Blvd. and Estana Lane

**GRIDS:** A15

**COUNTY:** Travis

**WATERSHED:** Slaughter Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF

**PROPOSED LAND USE:** Single Family

**ADMINISTRATIVE WAIVERS:** None

**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 above referenced final with preliminary plan located in southwest Austin. The preliminary plan is on your agenda tonight and must be approved prior to, or concurrently with this final plat. The plat proposes 78 lots for single-family and 4 lots for water quality and drainage and associated right-of-way. The lots will take access to a new internal street that connects to Escarpment Blvd. This plat is within and was reviewed under the Bradley Parties settlement agreement. The City of Austin will provide water and wastewater service and electric will be provided by the Pedernales Electric Co-Operative. The developer will be responsible for all costs associated with any required improvements. Parkland dedication requirements have been satisfied by dedication of land with a previous subdivision.

The Commission postponed this item and the associated preliminary plan at the April 17<sup>th</sup> Commission meeting. The postponement was based on concerns of a Commissioner regarding fire safety and access. Subdivisions applications are not typically sent to the fire department for review as accessibility, street design and right-of-way requirements as it pertains to the fire department's needs are built into the code and the transportation criteria manuals. The exception is flag lot designs, which are all sent to the fire department for review. However, staff will meet with a fire department reviewer to have them look at this case and see if they have any further concerns that the code and criteria manuals did not address. If the fire department reviewer has any additional concerns, staff will make the Commission aware at the meeting. In addition, as

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noted above, this case is part of and was reviewed under the Bradley Party Settlement Agreement. This agreement limits access to SH 45 south and includes a land use plan. This application complies with the land use plan, including access provisions of the settlement agreement.

**STAFF RECOMMENDATION:**

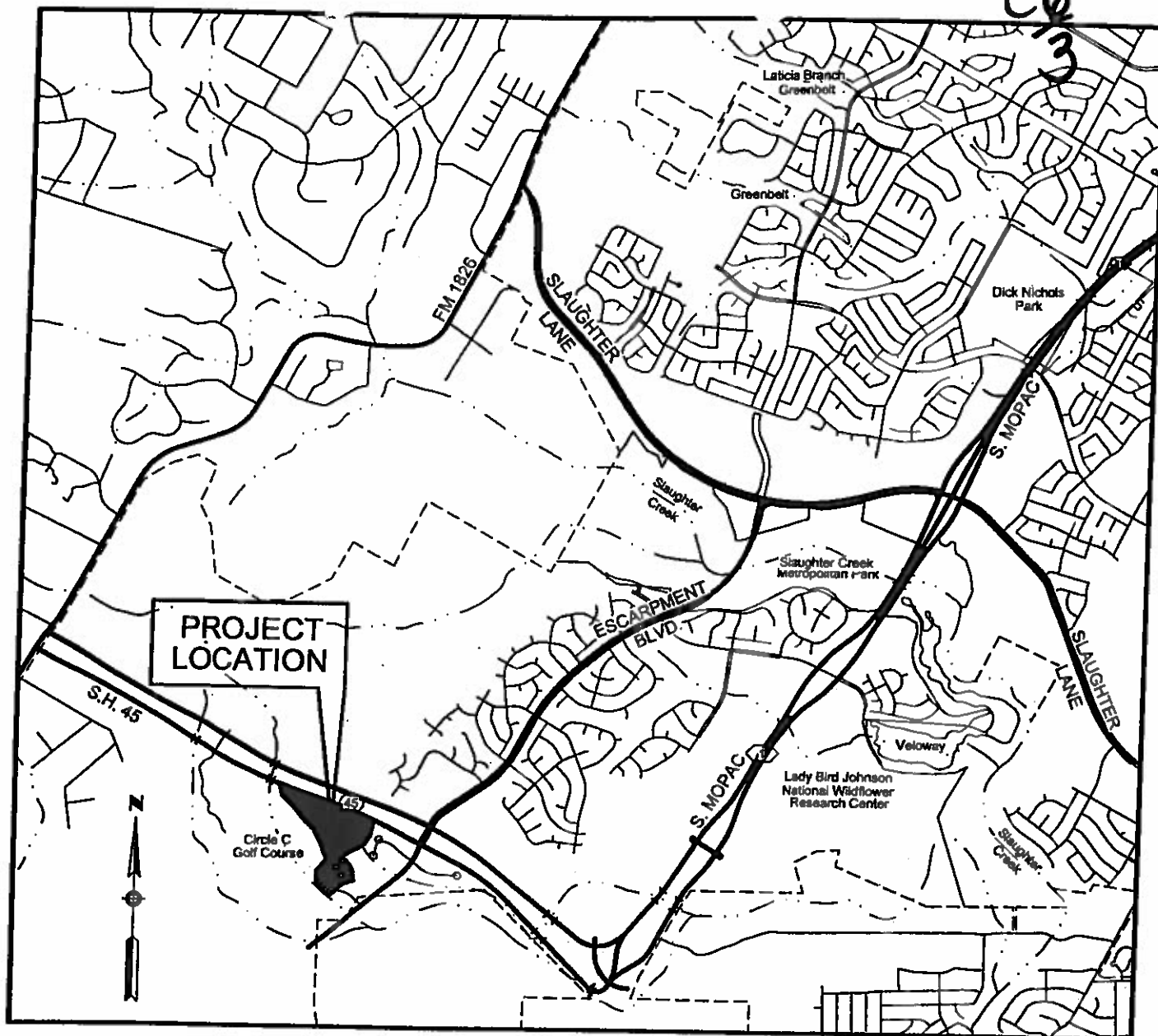
The staff recommends approval of the final with preliminary plan subject to the approval of the preliminary plan on tonight's agenda. The plat otherwise meets all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING ACTION:**

**CASE MANAGER:** Don Perryman  
**e-mail:** don.perryman@austintexas.gov

**PHONE:** 974-2786

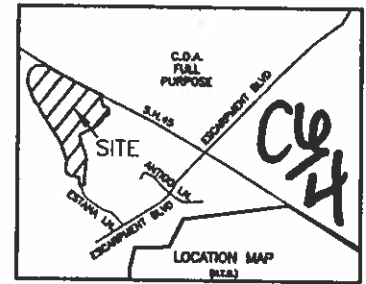
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**LOCATION MAP**  
(N.T.S.)

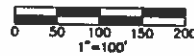
RECEIVED

# ESQUEL, PHASE 1, SECTION 4



## LEGEND

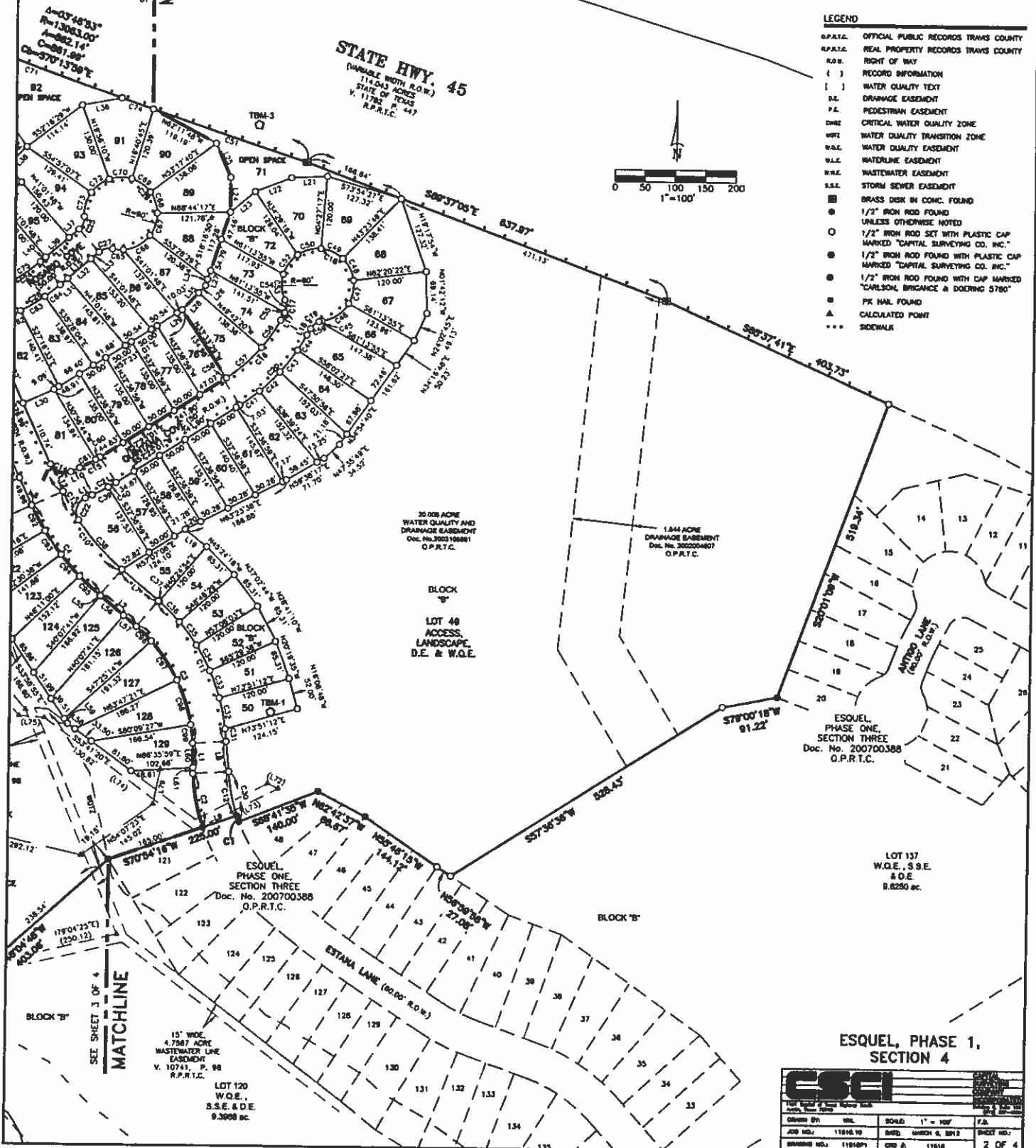
- O.P.A.T.C. OFFICIAL PUBLIC RECORDS TRAVIS COUNTY
- R.P.R.T.C. REAL PROPERTY RECORDS TRAVIS COUNTY
- R.O.B. RIGHT OF WAY
- ( ) RECORD INFORMATION
- [ ] WATER QUALITY TEST
- D.E. DRAINAGE EASEMENT
- P.E. PEDESTRIAN EASEMENT
- D.W.Q. CRITICAL WATER QUALITY ZONE
- W.Q.T. WATER QUALITY TRANSITION ZONE
- W.Q.E. WATER QUALITY EASEMENT
- W.L.E. WATERLINE EASEMENT
- W.W.E. WASTEWATER EASEMENT
- S.S.E. STORM SEWER EASEMENT
- BRASS DISK IN CONC. FOUND
- 1/2" IRON ROD FOUND
- UNLESS OTHERWISE NOTED
- 1/2" IRON ROD SET WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- 1/2" IRON ROD FOUND WITH PLASTIC CAP MARKED "CAPITAL SURVEYING CO. INC."
- 1/2" IRON ROD FOUND WITH CAP MARKED "CARLSON, BRIDGANCE & DOERING 5780"
- P.K. MARK FOUND
- ▲ CALCULATED POINT
- ... SIDEWALK



**STATE HWY. 45**  
(VARIABLE WIDTH R.O.W.)  
114.043 ACRES  
STATE OF TEXAS  
V. 11782 P. 447  
R.P.R.T.C.

**HWY. 45**  
(VARIABLE WIDTH R.O.W.)  
114.043 ACRES  
STATE OF TEXAS  
V. 11782 P. 447  
R.P.R.T.C.

SEE SHEET 3 OF 4  
**MATCHLINE**



**ESQUEL, PHASE 1, SECTION 4**

<b>CSEI</b>			
OWNER: [blank]	DATE: 11/16/10	SHEET: 2 OF 4	SCALE: 1" = 100'
DESIGNER: [blank]	DATE: 11/16/10	SHEET: 2 OF 4	SCALE: 1" = 100'
CONTRACT NO.: 11181P1	DATE: 11/16/10	SHEET: 2 OF 4	SCALE: 1" = 100'

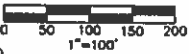
CB-2011-0134.1A

# ESQUEL, PHASE SECTION 4

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STATE HWY. 45  
(VARIABLE WIDTH R.O.W.)  
STATE OF TEXAS  
V. 11782, P. 147  
R.P.R.T.C.

MATCHLINE  
SEE SHEET 2 OF 4

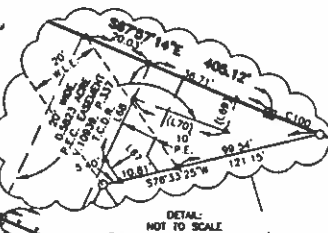


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## ESQUEL, PHASE 1, SECTION 4

<b>CSI</b>		DRAWN BY: WCL		SCALE: 1" = 100'	P.L.
DATE: 11/15/10		SHEET NO. 11		3 OF 4	
DRAWING NO. 11510P1		CITY: J		11/15/10	



BLOCK "B"  
130  
OPEN SPACE  
R.D.E.

WATER QUALITY EASEMENT

20' WIDE,  
0.2823 ACRE  
P.E.S. EASEMENT  
V. 10939, P. 337  
T.C.D.R.

184.831 ACRES  
TRACT 8  
THE GOLF CLUB AT CIRCLE C, L.P.  
Doc. No. 2003148488  
O.P.R.T.C.

FULLY DEVELOPED  
100 YEAR FLOODPLAIN

CRITICAL WATER  
QUALITY ZONE

100 YEAR FLOODPLAIN

DETAIL: NOT TO SCALE

15' WIDE  
0.2810 ACRE  
IRRIGATION LINE  
EASEMENT  
Doc. No. 2003105882  
O.P.R.T.C.

WATER QUALITY  
EASEMENT

15' WIDE,  
4.7587 ACRE  
WASTEWATER LINE  
EASEMENT  
V. 10761, P. 98  
R.P.R.T.C.

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4.7587 ACRE  
WASTEWATER LINE  
EASEMENT  
V. 10761, P. 98  
R.P.R.T.C.

184.831 ACRES  
TRACT 8  
THE GOLF CLUB AT CIRCLE C, L.P.  
Doc. No. 2003148488  
O.P.R.T.C.

BLOCK "B"

15' WIDE,  
4.7587 ACRE  
WASTEWATER LINE  
EASEMENT  
V. 10761, P. 98  
R.P.R.T.C.

MATCHLINE  
SEE SHEET 2 OF 4

LOT 120  
W.G.E.  
S.S.E. & D.E.  
0.3888 ac.