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SUBDIVISION REVIEW SHEET

CASE NO: C8J-2010-0134.1A **ZAP DATE:** July 17, 2012

SUBDIVISION NAME: Austin Seventy One Final Plat

AREA: 30.946 acres **LOTS:** (18)

APPLICANT: AustinSeventyOne, Ltd. (Joseph W. Bell, Jr.) **AGENT:** Perales Engineering LLC (Jerry Perales)

ADDRESS OF SUBDIVISION: 10549 W SH 71

GRIDS: WZ23 **COUNTY:** Travis

WATERSHED: Barton Creek (BSZ) **JURISDICTION:** 2-Mile ETJ

EXISTING ZONING: N/A

PROPOSED LAND USE: Single-Family, Commercial/Multi-family, Private R.O.W & Pond

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 Austin Seventy One final plat. The final is out of a preliminary plan approved by the Commission and Travis County in 2010. This proposed mixed use subdivision is located at the northwest corner of State Highway 71 and the Southwest Parkway. The subdivision is composed of (18) lots on 30.946 acres. The use breakdown is 13.5 acres for single-family, 15.9 acres for commercial, and 1.39 acres of dedicated right-of-way. Currently there is a paved driveway for an existing single-family dwelling and an events center. The lots in the subdivision will take access from an internal private street connecting to Highway 71. The subdivision will get electric and water service from the City of Austin. The LCRA will provide water with adequate pressure and flow for fire suppression. Wastewater will be treated through decentralized septic systems. Parkland dedication requirements have been satisfied by payment of fees in lieu of land dedication. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

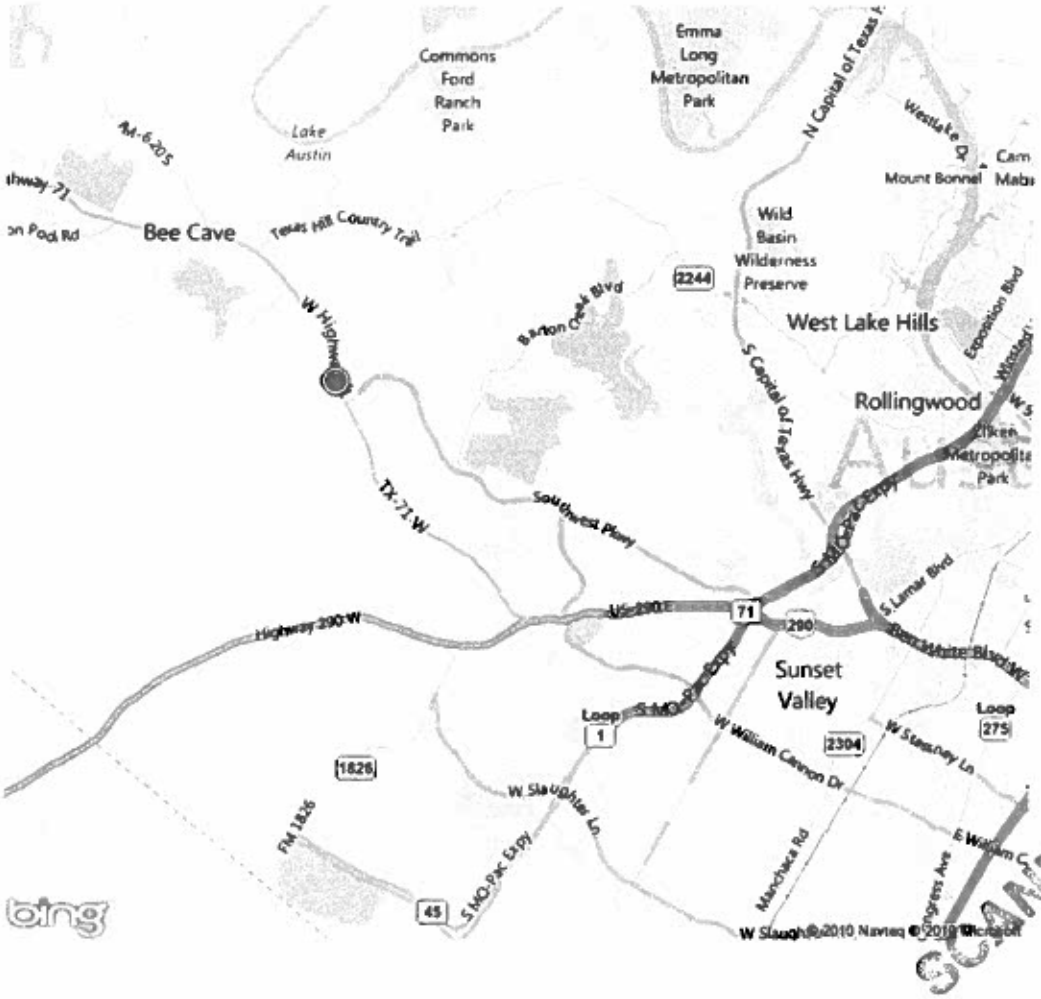
The staff recommends approval of the Austin Seventy One final plat. The plat meets all applicable State and City of Austin LDC requirements.

ZAP COMMISSION ACTION:

CASE MANAGER: Don Perryman **PHONE:** 974-2786
e-mail: don.perryman@ci.austin.tx.us

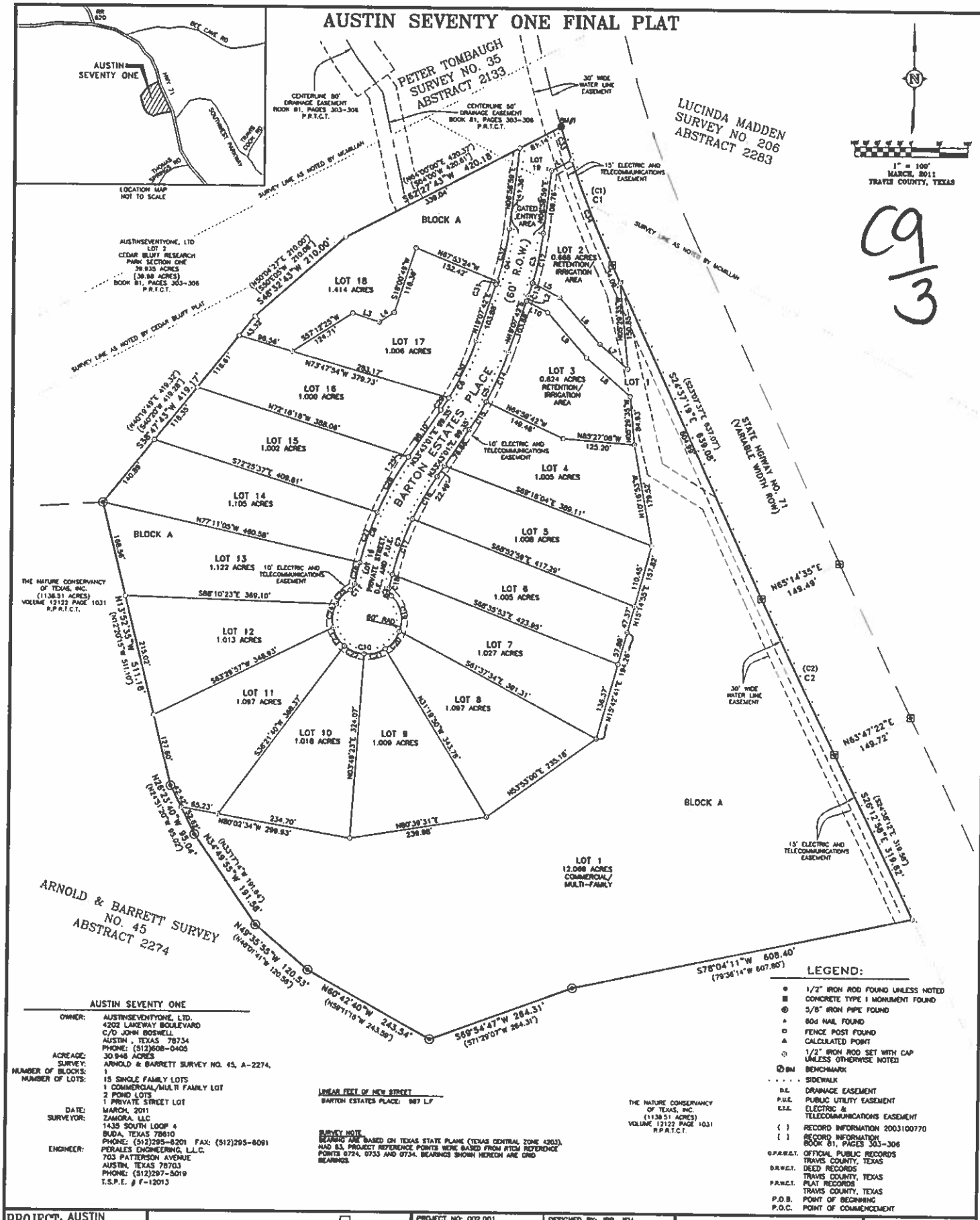
AustinSeventyOne Site Location Map

Address: 10549 W Highway 71 Austin, Texas 78735



SCANNED

AUSTIN SEVENTY ONE FINAL PLAT



AUSTIN SEVENTY ONE

OWNER: AUSTINSEVENTYONE, LTD.
4202 LAKEWAY BOULEVARD
C/O JOHN BOSWELL
AUSTIN , TEXAS 78734
PHONE: (512)608-0405

ACREAGE: 30.946 ACRES
SURVEY: ARNOLD & BARRETT SURVEY NO. 45, A-2274,
NUMBER OF BLOCKS: 1
NUMBER OF LOTS: 15 SINGLE FAMILY LOTS
1 COMMERCIAL/MULTI FAMILY LOT
2 POND LOTS
1 PRIVATE STREET LOT

DATE: MARCH, 2011
SURVEYOR: ZAMORA, LLC
1435 SOUTH LOOP 4
BUDA, TEXAS 78610
PHONE: (512)295-6201 FAX: (512)295-6091

ENGINEER: PIERALES ENGINEERING, L.L.C.
703 PATTERSON AVENUE
AUSTIN, TEXAS 78703
PHONE: (512)297-5019
T.S.P.E. # F-12013

LINEAR FEET OF NEW STREET
BARTON ESTATES PLACE: 987 LF

SURVEY NOTE
BEARINGS ARE BASED ON TEXAS STATE PLANE (TEXAS CENTRAL ZONE 4203), NAD 83, PROJECT REFERENCE POINTS WERE BASED FROM RTCM REFERENCE POINTS 0724, 0733 AND 0734. BEARINGS SHOWN HEREON ARE GRID BEARINGS.

THE NATURE CONSERVANCY OF TEXAS, INC. (113831 ACRES) VOLUME 12122 PAGE 1031 R.P.R.T.C.T.

PROJECT:	AUSTIN SEVENTY ONE
JOB NUMBER:	11-1003-01
DATE:	MARCH 2011
SCALE:	1"=100'
SURVEYOR:	ZAMORA
TECHNICIAN:	SEGURA
DRAWING:	11-1003-01-Sheet1.dwg
FIELDNOTES:	
PARTYCHIEF:	
FIELDBOOKS:	

ZWA

Zamora, L.L.C.
Professional Land Surveyors
1435 South Loop 4 • Buda, Texas 78610
Telephone (512) 295-6201 • Fax (512) 295-6091

PROJECT NO: 002.001	DESIGNED BY: JRP, JFM
FILE NO: C8J-2010-0134	DRAWN BY: JFM
DATE: MARCH, 2011	CHECKED BY: JRP
SCALE: 1" = 100'	REVISED BY:

PIERALES ENGINEERING, L.L.C.
Land Development and Environmental Consulting Services
703 Patterson Avenue
Austin, Texas 78703
Phone: (512)297-5019
TSPE # F-12013

AUSTIN SEVENTY ONE FINAL PLAT

SHEET 1 OF 3

ZWA PLAT No. 11-1003-01

C8J-2010-0134.1A