

SUBDIVISION REVIEW SHEET

C19
7

CASE NO: C8J-2010-0134.1A

ZAP DATE: August 7, 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:

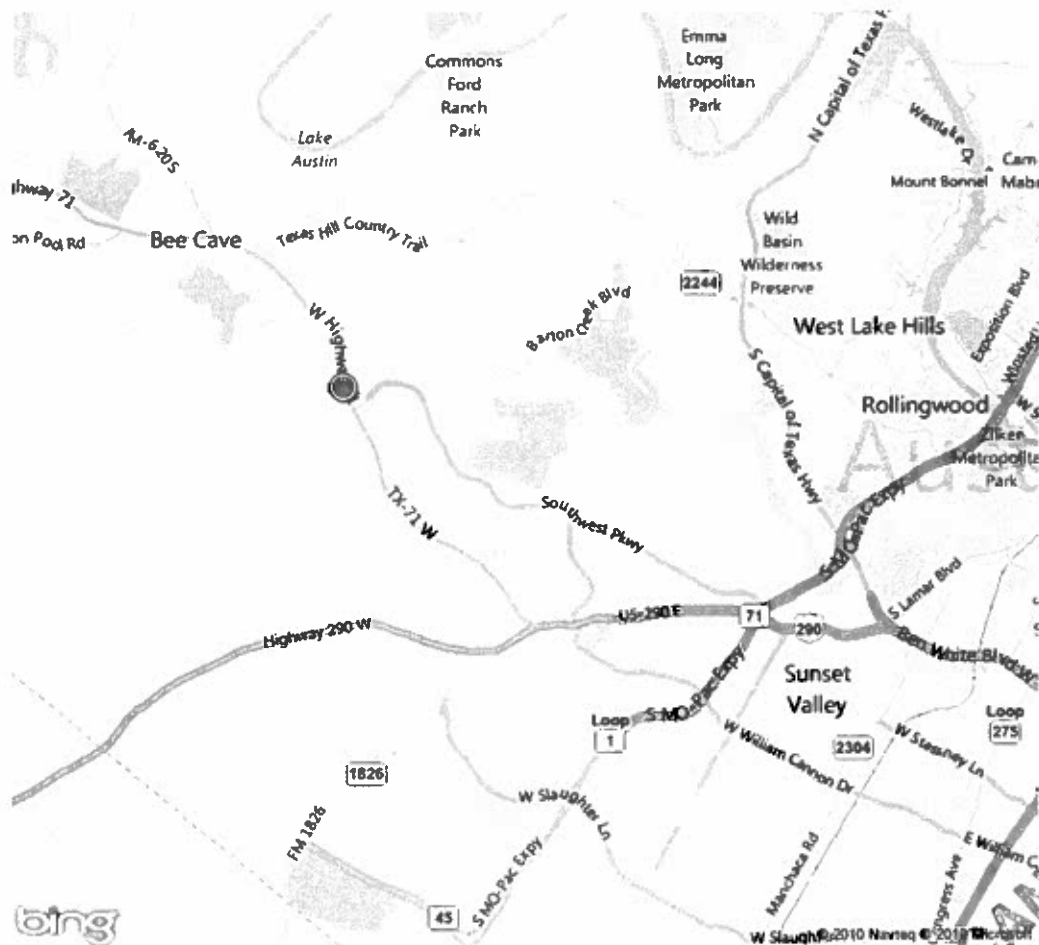
CASE MANAGER: Don Perryman
e-mail: don.perryman@ci.austin.tx.us

PHONE: 974-2786

AustinSeventyOne Site Location Map

Address: 10549 W Highway 71 Austin, Texas 78735

C19
1/2



JSTIN SEVENTY ONE FINAL PLA

C19
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1" = 100'
MARCH, 2011
TRAVIS COUNTY, TEXAS

AUSTIN SEVENTY ONE

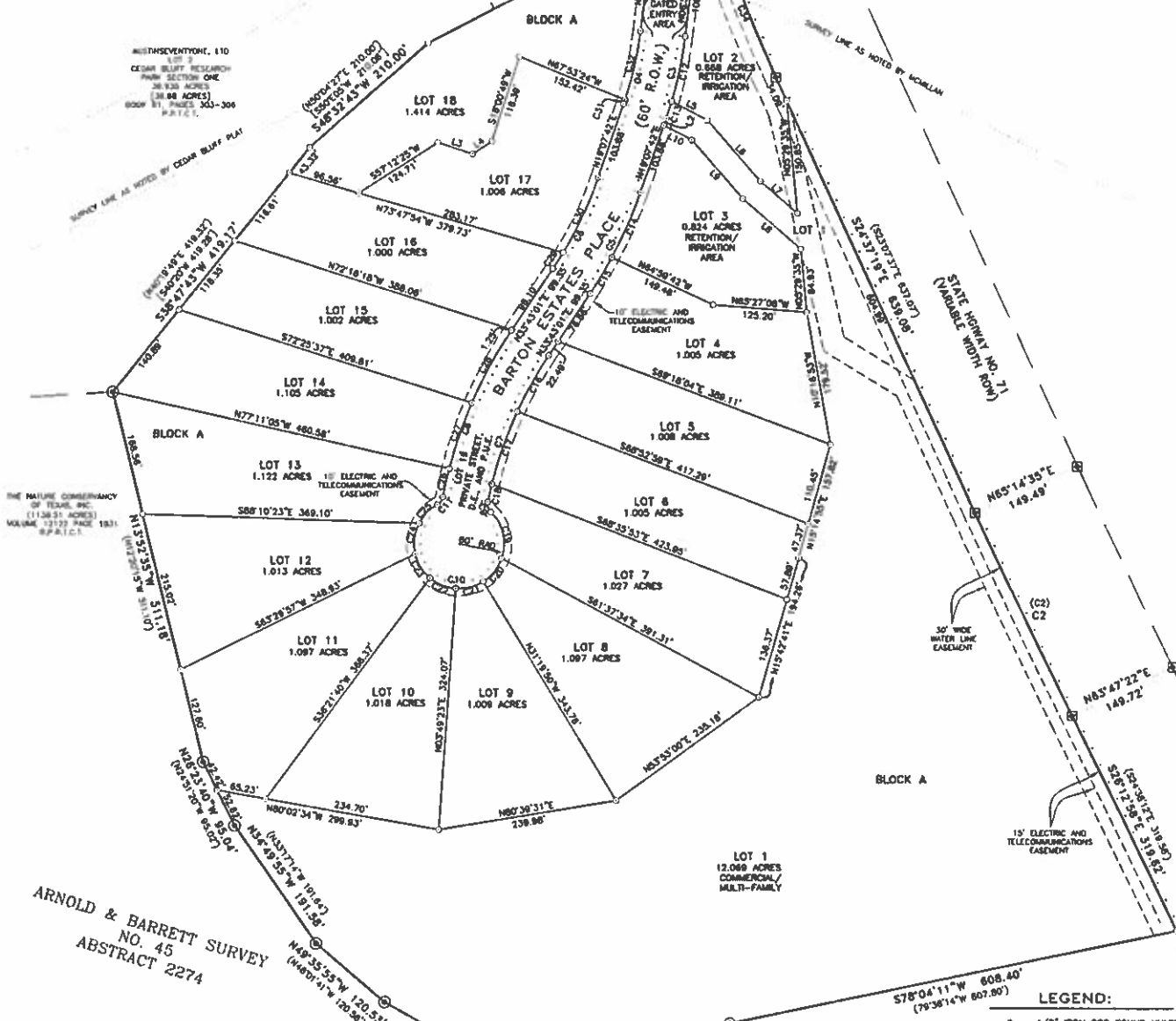
LOCATION MAP
NOT TO SCALE

AUSTINSEVENTYONE, LTD.
LOT 1
CEDAR BLUFF RESEARCH
PARK SECTION ONE
38.836 ACRES
(38.84 ACRES)
BOOK 81, PAGES 303-306
P.R.T.C.

SURVEY LINE AS NOTED BY CEDAR BLUFF PLAT

PETER TOMBAUGH
SURVEY NO. 35
ABSTRACT 2133

LUCINDA MADDEN
SURVEY NO. 206
ABSTRACT 2283



ARNOLD & BARRETT SURVEY
NO. 45
ABSTRACT 2274

AUSTIN SEVENTY ONE

OWNER: AUSTINSEVENTYONE, LTD.
4202 LAKEWAY BOULEVARD
C/O JOHN BOSWELL
AUSTIN, TEXAS 78734
PHONE: (512) 295-0405
30.846 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) 295-6081
ENGINEER: PERALES ENGINEERING, L.L.C.
703 PATTERSON AVENUE
AUSTIN, TEXAS 78703
PHONE: (512) 297-5019
T.S.P.E. # 7-12013

LEGEND:

- 1/2" IRON ROD FOUND UNLESS NOTED
- CONCRETE TYPE I MONUMENT FOUND
- ⊙ 5/8" IRON PIPE FOUND
- ▲ 60d NAIL FOUND
- △ FENCE POST FOUND
- △ CALCULATED POINT
- .. 1/2" IRON ROD SET WITH CAP UNLESS OTHERWISE NOTED
- ⊙ BM BENCHMARK
- SIDEWALK
- DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- E.T.E. ELECTRIC & TELECOMMUNICATIONS EASEMENT
- () RECORD INFORMATION 2003100770
- [] RECORD INFORMATION BOOK 81, PAGES 303-306
- OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- DEED RECORDS TRAVIS COUNTY, TEXAS
- PLAY RECORDS TRAVIS COUNTY, TEXAS
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT

LINEAR TEXT OF NEW STREET

BARTON ESTATES PLACE: 987 LT

SURVEY NOTE:
BEARINGS ARE BASED ON TEXAS STATE PLANE (TEXAS CENTRAL ZONE 4203).
HAD 63. PROJECT REFERENCE POINTS WERE BASED FROM RTM REFERENCE
POINTS 0724, 0733 AND 0734. BEARINGS SHOWN HEREON ARE GRID
BEARINGS.

THE NATURE CONSERVANCY
OF TEXAS, INC.
(1138.51 ACRES)
VOLUME 12122 PAGE 1031
R.P.R.T.C.

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) 295-6081



PROJECT NO: 002.001
FILE NO: CBBJ-2010-0134
DATE: MARCH, 2011
SCALE: 1" = 100'
DESIGNED BY: JRP, JFW
DRAWN BY: JFW
CHECKED BY: JRP
REVISED BY:
PERALES ENGINEERING, L.L.C.
Land Development and Environmental Consulting Services
703 Patterson Avenue
Austin, Texas 78703
Phone: (512) 297-0019
TSPS # 7-13013

AUSTIN SEVENTY ONE
FINAL PLAT

SHEET
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OF
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ZWA PLAT No.
11-1003-01