

C11

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0157.0A

P.C. DATE: April 23, 2013

SUBDIVISION NAME: RREEF Domain Block U Subdivision

AREA: 126.763

LOT(S): 4

OWNER/APPLICANT: RREEF Domain, LP
(Chad Marsh)

AGENT: Bury & Partners, Inc.
(Nick Brown)

ADDRESS OF SUBDIVISION: 3100 Esperanza Crossing

GRIDS: MK33

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: Commercial

MUD: N/A

NEIGHBORHOOD PLAN: North Burnet

PROPOSED LAND USE: PDA Mixed

ADMINISTRATIVE WAIVERS: none

VARIANCES: None

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

DEPARTMENT COMMENTS: The request is for approval of the RREEF Domain Block U Subdivision. The proposed plat is composed of 4 lots on 126.763 acres. The subject tract is bound by MoPac Expressway, Braker lane, Domain Drive, and Burnet Road. This application is for a proposed resubdivision of the existing 126-acre Lot 2A into 4 lots for commercial use. This resubdivision creates 3 new lots and the balance of the tract will remain in Lot 2A. All utilities will be provided by the City of Austin. The developer will be responsible for costs for any required improvements.

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

PLANNING COMISSION ACTION:

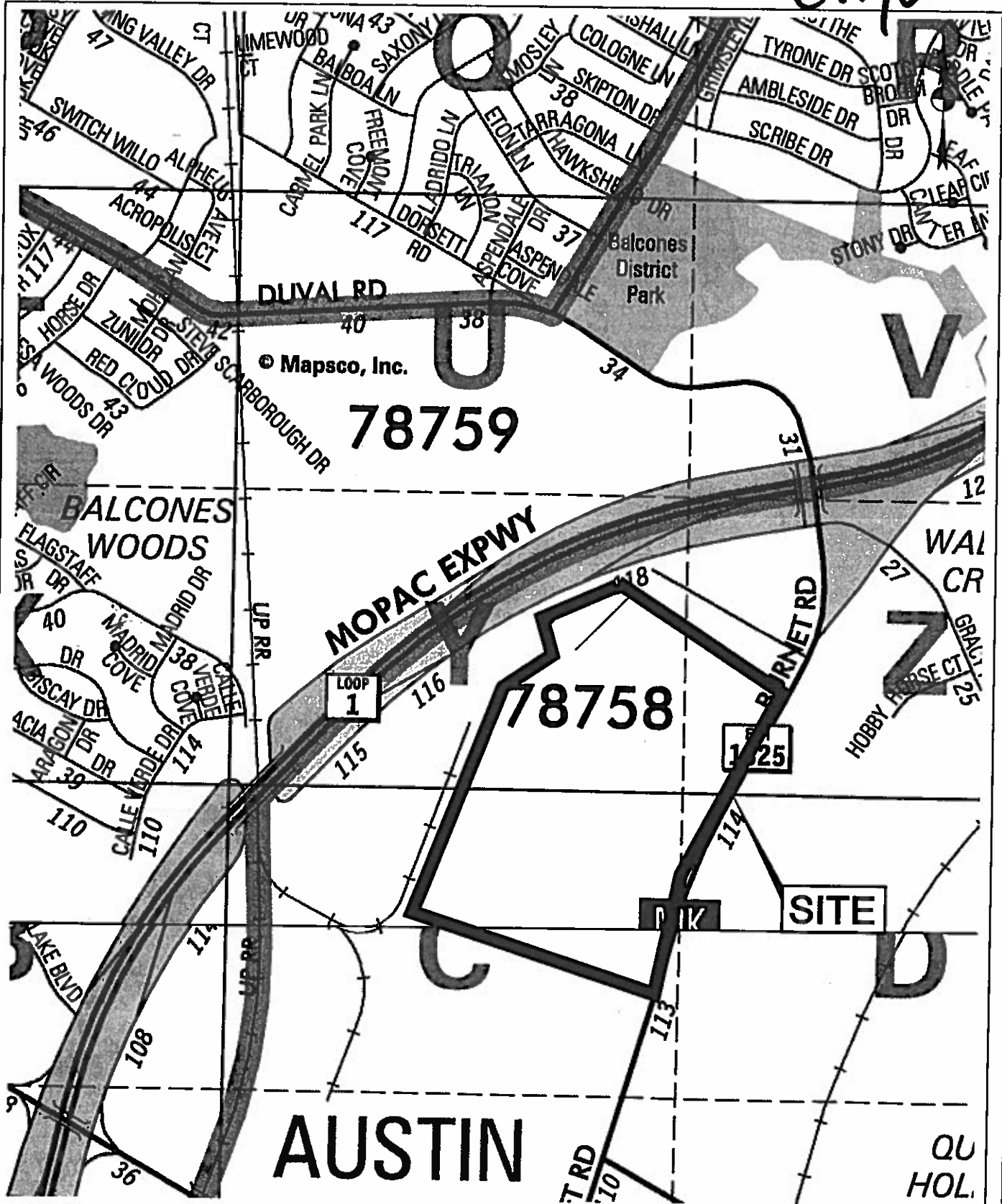
CITY STAFF: Don Perryman

PHONE: 974-2786

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C11/2



Bury+Partners
ENGINEERING SOLUTIONS
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Austin, Texas 78701
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TSP Registration Number F-1046
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**RREEF DOMAIN BLOCK U SUBDIVISION
AUSTIN, TRAVIS COUNTY,
TEXAS**

ENDEAVOR REAL ESTATE GROUP

SITE VICINITY MAP

DATE: 10/22/2012

SCALE: 1" = 1500'

DRAWN BY: RWM

FILE: G:\100872\10003\EXH\SUBDIVISION\101231\SITE\LOCATION.DWG

PROJECT No.: 100872-10003

C11
4

REEF DOMAIN BLOCK U SUBDIVISION BEING A RESUBDIVISION OF LOT 24, REEF DOMAIN BLOCK U SUBDIVISION

MATCH LINE:
 SEE SHEET 3 OF 6

MATCH LINE:
 SEE SHEET 4 OF 6

LOT 2A
 17.168 ACRES

LOT 3A
 3.572 ACRES

LOT 4A
 2.847 ACRES

LOT 2A
 17.168 ACRES

PALM WAY
 (PRIVATE DRIVE)

ALTERRA PARKWAY
 (PRIVATE DRIVE)

DOMAIN BLVD.
 (PRIVATE DRIVE)

ROCK ROBE AVE.
 (PRIVATE DRIVE)

GAULT LANE

BURNET ROAD (FM HIGHWAY 1326)
 (120' R.O.W.)

**AMENDED PLAT OF LOTS 1
 AND 2, BLOCK 'A', 18th
 SUBDIVISION EAST**
 DOC. NO. 201200035

SHEET
2
OF 6

SEE KEY MAP, SHEET 6 OF 6



**REEF DOMAIN
 BLOCK U SUBDIVISION**
 CONSISTING OF 128.763 ACRES
 DATE: OCTOBER 2012
 PREPARED BY:

Bury+Partners
 ENGINEERING SOLUTIONS

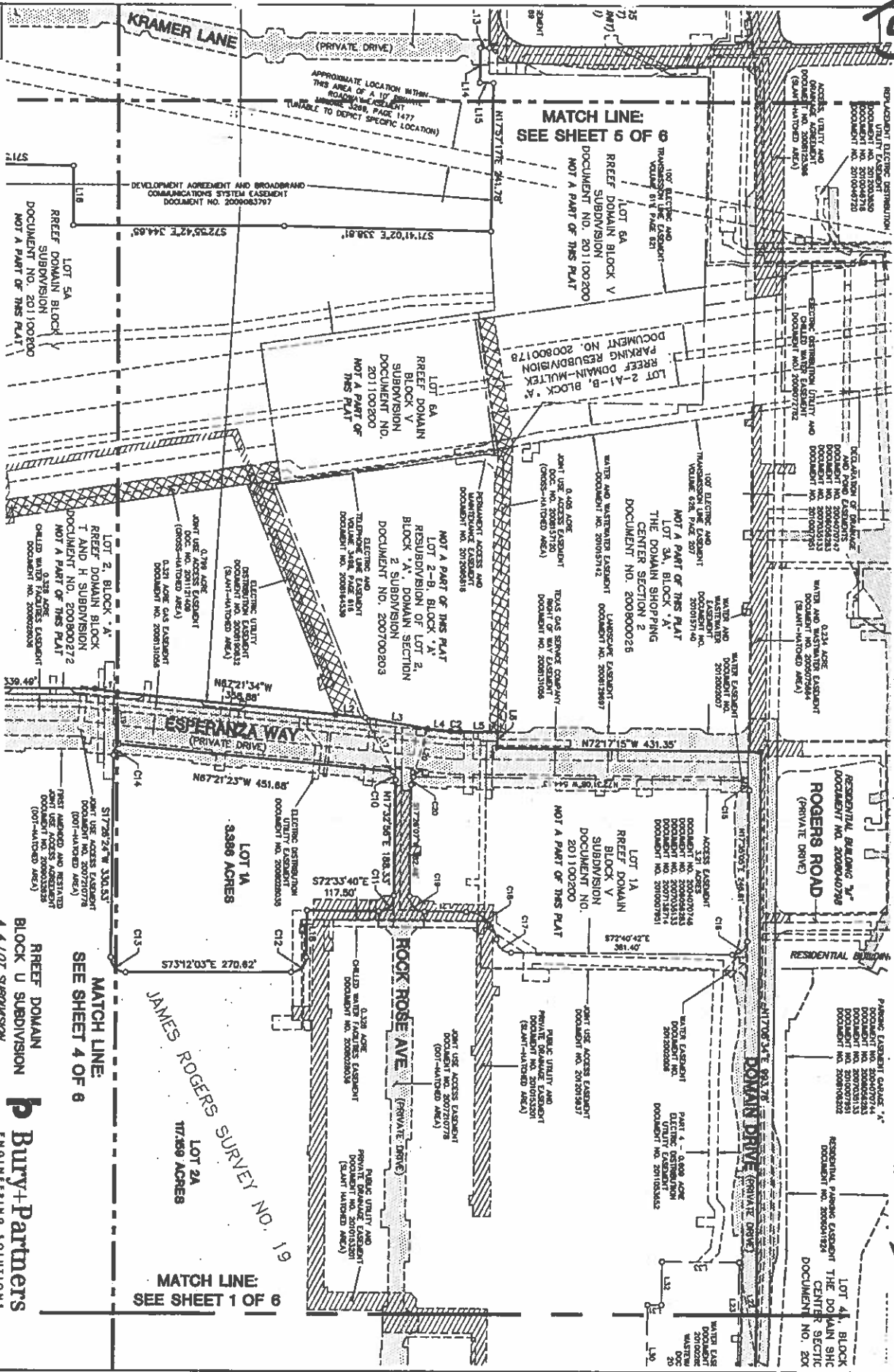
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CB-2012-

C11
13

REEF DOMAIN BLOCK U SUBDIVISION

BEING A RESUBDIVISION OF LOT 2A, REEF DOMAIN BLOCK V SUBDIVISION



MATCH LINE:
SEE SHEET 5 OF 6

MATCH LINE:
SEE SHEET 4 OF 6

MATCH LINE:
SEE SHEET 1 OF 6

SHEET
3
OF 6

SEE KEY MAP: SHEET 5 OF 6

REEF DOMAIN
BLOCK U SUBDIVISION
Bury+Partners
ENGINEERING SOLUTIONS
221 West South Street, Suite 600 Austin, Texas 78701
Tel: (512) 223-0011 Fax: (512) 223-0055
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Approved by: [illegible]
Date: [illegible]
Title: [illegible]

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MATCH LINE:
SEE SHEET 2 OF 6



LOT 1, BLOCK "A"
WARDAGE SUBDIVISION
DOCUMENT NO. 19990271

BURNET ROAD (F.M. HIGHWAY 1326)
(R.O.W. VARIES)

ALTERRA PARKWAY (PRIVATE DRIVE)

LOT 2A
117.169 ACRES

FREE! DOMAIN BLOCK
SUBDIVISION
DOCUMENT NO. 201100200
NOT A PART OF THIS PLAT

0.799 ACRES
ADMIT USE ACCESS EASEMENT
DOC. NO. 2011-2-400
(CROSS-HATCHED AREA)
0.374 ACRES GAS EASEMENT
DOCUMENT NO. 2010-1-3

ESPERANZA WAY

LOT 1A
386 ACRES

JAMES ROGERS SURVEY NO. 177
LOT 2A
77.369 ACRES

RESUBDIVISION OF LOT 1A,
BLOCK "A" AMENDED PLAT 0
LOTS 1 AND 2, BLOCK "A"
18N SUBDIVISION EAST
DOC. NO. 201200036

**FREEF DOMAIN
BLOCK U SUBDIVISION**

A 4 LOT SUBDIVISION
CONSISTING OF 126.763 ACRES
DATE: OCTOBER 2012

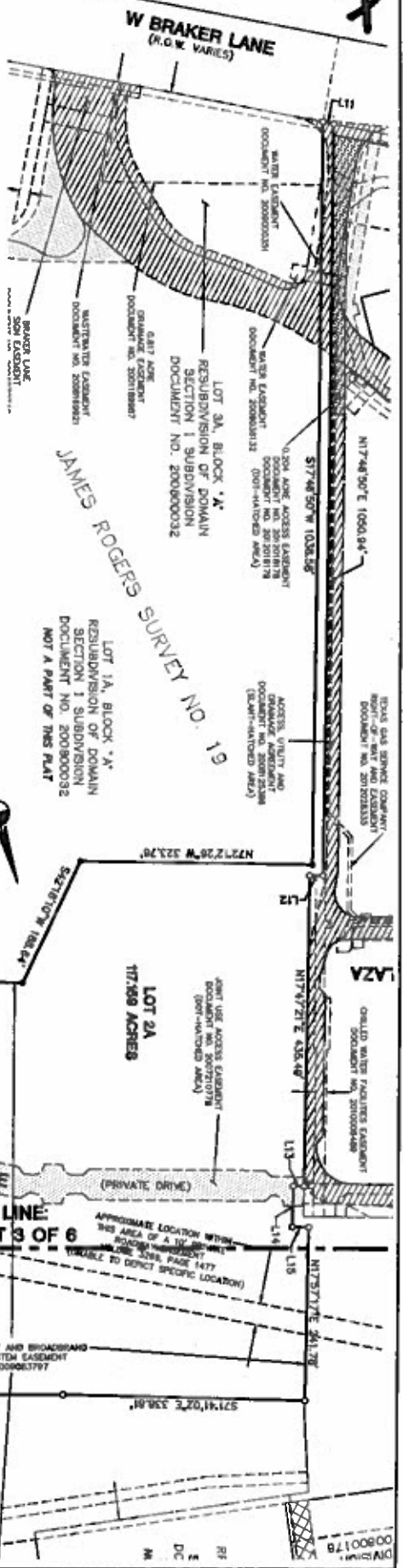
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Bury+Partners
ENGINEERING SOLUTIONS

AMENDED PLAT OF LOTS
AND 2, BLOCK "A", 18TH
SUBDIVISION EAST
DOC. NO. 201200035

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CB-2012-

11/1/17



RREEF DOMAIN BLOCK U SUBDIVISION BEING A RESUBDIVISION OF LOT 2A, RREEF DOMAIN BLOCK U SUBDIVISION

OWNER TABLE

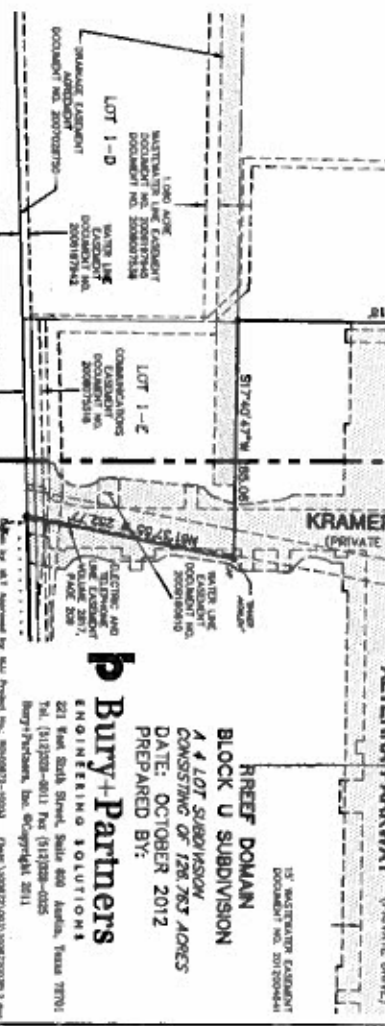
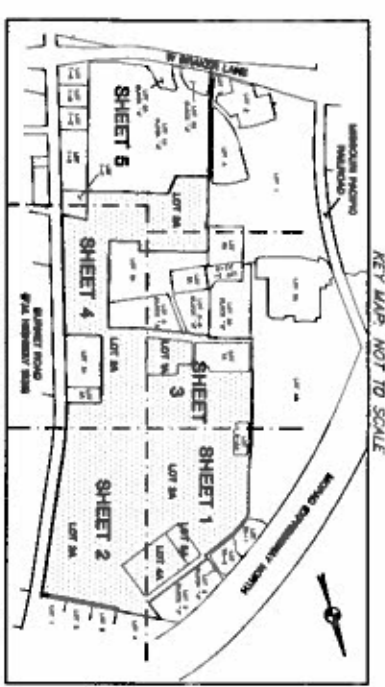
NO.	OWNER	ACRES	PERCENT	DATE
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49	...	...	...	...
50	...	...	...	...

LINE TABLE

NO.	BEARING	DISTANCE	REMARKS
1	N 72° 07' 48" W	245.98'	...
2	N 72° 07' 48" W	103.87'	...
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