

C. 10  
/

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8J-2013-0089

**Z.A.P. DATE:** November 19, 2013  
December 17, 2013

**SUBDIVISION NAME:** McCormick Ranch on Lake Austin Preliminary Plan

**AREA:** 211.58 acres

**LOT(S):** 146

**OWNER/APPLICANT:** TR Vista Preserve, LLC  
(Chris Thompson)

**AGENT:** Texas Engineering  
Solutions (Connor Overby)

**ADDRESS OF SUBDIVISION:** SELMA HUGHES PARK RD

**GRIDS:** WZ28, WZ27, A27, A28

**COUNTY:** Travis

**WATERSHED:** Lake Austin

**JURISDICTION:** Limited-Purpose,  
Full-Purpose

**EXISTING ZONING:** SF-2-CO & LA

**MUD:** N/A

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED LAND USE:** Single Family, Greenbelt, Right of Way, Public/Quasi-Public

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** The applicant has requested the following variances and the variance requests were approved by the Travis County Commissioner's Court at their November 5, 2013 meeting:

1. A variance from Section 20-2-151 to not extend Merlene Drive into the subdivision.
2. A variance from Section 30-3-191 to not install sidewalks.
3. A variance from Section 30-2-159(a) to allow for private streets.
4. A variance from Section 30-2-158(c) to allow Granite Shoals Road to be greater than 2,000 feet in length.

**SIDEWALKS:** Sidewalks will not be required, (see variance request #2 above).

**DEPARTMENT COMMENTS:** The request is for approval of the McCormick Ranch on Lake Austin preliminary plan. The proposed plat is composed of 146 lots on 211.58 acres proposed for single-family use, (131 single-family lots, 3-private street lots, 11-openspace lots and 1-cemetery lot). Access to the site will be via Quinlan Park Road or Selma Hughes Park Road. The lots will be served by an internal network of private streets. Water and wastewater will be provided by Travis County W.C.I.D. #17. Austin Energy will provide electric service. Parkland dedication requirements must be satisfied at time of final plat applications. The application is subject to and

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has been reviewed under the Steiner Ranch Development Agreement. The developer will be responsible for all costs associated with any required improvements.

**STAFF RECOMMENDATION:** The staff recommends approval of the preliminary plan. This plan meets all city and county requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman  
**e-mail:** don.perryman@austintexas.gov

**PHONE:** (512) 974-2786

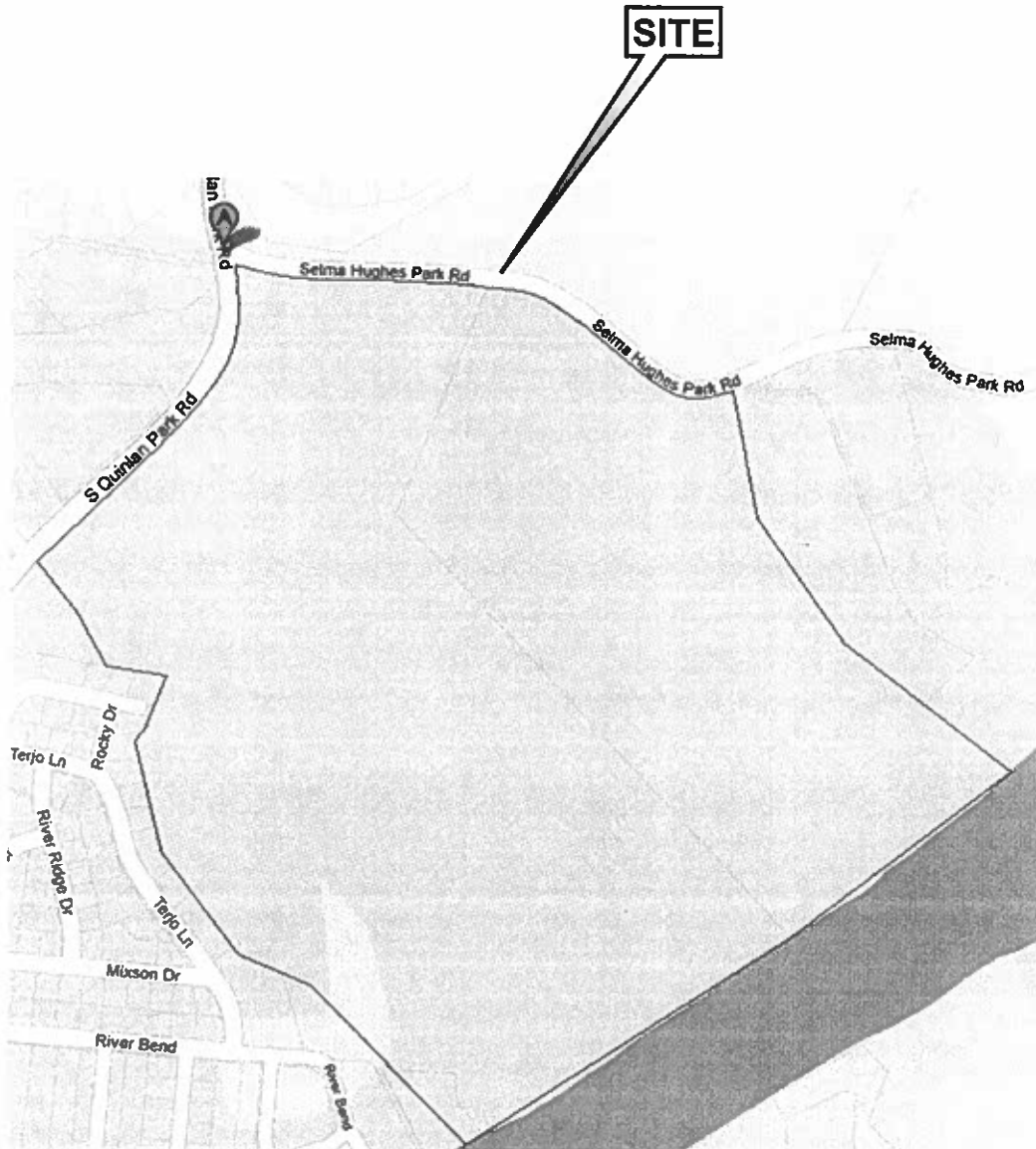


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# Location Map

McCormick Ranch

TBPE Firm #11206



SCANNED





REVISIONS

NO.	DATE	DESCRIPTION
1	12/20/12	ISSUE FOR PERMITS

CONSULTANTS

NO.	NAME	ADDRESS	PHONE	EMAIL
1	TERRACON CONSULTANTS	1100 N. BRUNNEN	737.442.1100	info@terracon.com

PROJECT DATA

PROJECT NO.	12-00000000
DATE	12/20/12
PROJECT NAME	MCCORMICK RANCH ON LAKE AUSTIN
CLIENT	TRAVIS PROPERTY LLC
DESIGNER	TERRACON CONSULTANTS
SCALE	AS SHOWN
DATE	12/20/12

**Travis Engineering Solutions**

1100 N. BRUNNEN  
AUSTIN, TEXAS 78704  
512-453-8888  
12/20/12



*C/O*

LAKE AUSTIN  
COLORADO RIVER

MATCH TO SHEET 5

MATCH TO SHEET 2

STREET LINE & CURVE TABLE

LINE NO.	BEARING	LENGTH	STATION	LINE TABLE
1	N 89° 15' 00" E	107.74	1+00.00	107.74
2	S 89° 15' 00" E	107.74	2+07.74	107.74
3	N 0° 00' 00" E	107.74	3+15.48	107.74
4	S 0° 00' 00" E	107.74	4+23.22	107.74
5	N 89° 15' 00" E	107.74	5+30.96	107.74
6	S 89° 15' 00" E	107.74	6+38.70	107.74
7	N 0° 00' 00" E	107.74	7+46.44	107.74
8	S 0° 00' 00" E	107.74	8+54.18	107.74
9	N 89° 15' 00" E	107.74	9+61.92	107.74
10	S 89° 15' 00" E	107.74	10+69.66	107.74
11	N 0° 00' 00" E	107.74	11+77.40	107.74
12	S 0° 00' 00" E	107.74	12+85.14	107.74
13	N 89° 15' 00" E	107.74	13+92.88	107.74
14	S 89° 15' 00" E	107.74	14+100.62	107.74
15	N 0° 00' 00" E	107.74	15+108.36	107.74
16	S 0° 00' 00" E	107.74	16+116.10	107.74
17	N 89° 15' 00" E	107.74	17+123.84	107.74
18	S 89° 15' 00" E	107.74	18+131.58	107.74
19	N 0° 00' 00" E	107.74	19+139.32	107.74
20	S 0° 00' 00" E	107.74	20+147.06	107.74
21	N 89° 15' 00" E	107.74	21+154.80	107.74
22	S 89° 15' 00" E	107.74	22+162.54	107.74
23	N 0° 00' 00" E	107.74	23+170.28	107.74
24	S 0° 00' 00" E	107.74	24+178.02	107.74
25	N 89° 15' 00" E	107.74	25+185.76	107.74
26	S 89° 15' 00" E	107.74	26+193.50	107.74
27	N 0° 00' 00" E	107.74	27+201.24	107.74
28	S 0° 00' 00" E	107.74	28+208.98	107.74
29	N 89° 15' 00" E	107.74	29+216.72	107.74
30	S 89° 15' 00" E	107.74	30+224.46	107.74
31	N 0° 00' 00" E	107.74	31+232.20	107.74
32	S 0° 00' 00" E	107.74	32+239.94	107.74
33	N 89° 15' 00" E	107.74	33+247.68	107.74
34	S 89° 15' 00" E	107.74	34+255.42	107.74
35	N 0° 00' 00" E	107.74	35+263.16	107.74
36	S 0° 00' 00" E	107.74	36+270.90	107.74
37	N 89° 15' 00" E	107.74	37+278.64	107.74
38	S 89° 15' 00" E	107.74	38+286.38	107.74
39	N 0° 00' 00" E	107.74	39+294.12	107.74
40	S 0° 00' 00" E	107.74	40+301.86	107.74
41	N 89° 15' 00" E	107.74	41+309.60	107.74
42	S 89° 15' 00" E	107.74	42+317.34	107.74
43	N 0° 00' 00" E	107.74	43+325.08	107.74
44	S 0° 00' 00" E	107.74	44+332.82	107.74
45	N 89° 15' 00" E	107.74	45+340.56	107.74
46	S 89° 15' 00" E	107.74	46+348.30	107.74
47	N 0° 00' 00" E	107.74	47+356.04	107.74
48	S 0° 00' 00" E	107.74	48+363.78	107.74
49	N 89° 15' 00" E	107.74	49+371.52	107.74
50	S 89° 15' 00" E	107.74	50+379.26	107.74
51	N 0° 00' 00" E	107.74	51+387.00	107.74
52	S 0° 00' 00" E	107.74	52+394.74	107.74
53	N 89° 15' 00" E	107.74	53+402.48	107.74
54	S 89° 15' 00" E	107.74	54+410.22	107.74
55	N 0° 00' 00" E	107.74	55+417.96	107.74
56	S 0° 00' 00" E	107.74	56+425.70	107.74
57	N 89° 15' 00" E	107.74	57+433.44	107.74
58	S 89° 15' 00" E	107.74	58+441.18	107.74
59	N 0° 00' 00" E	107.74	59+448.92	107.74
60	S 0° 00' 00" E	107.74	60+456.66	107.74
61	N 89° 15' 00" E	107.74	61+464.40	107.74
62	S 89° 15' 00" E	107.74	62+472.14	107.74
63	N 0° 00' 00" E	107.74	63+479.88	107.74
64	S 0° 00' 00" E	107.74	64+487.62	107.74
65	N 89° 15' 00" E	107.74	65+495.36	107.74
66	S 89° 15' 00" E	107.74	66+503.10	107.74
67	N 0° 00' 00" E	107.74	67+510.84	107.74
68	S 0° 00' 00" E	107.74	68+518.58	107.74
69	N 89° 15' 00" E	107.74	69+526.32	107.74
70	S 89° 15' 00" E	107.74	70+534.06	107.74
71	N 0° 00' 00" E	107.74	71+541.80	107.74
72	S 0° 00' 00" E	107.74	72+549.54	107.74
73	N 89° 15' 00" E	107.74	73+557.28	107.74
74	S 89° 15' 00" E	107.74	74+565.02	107.74
75	N 0° 00' 00" E	107.74	75+572.76	107.74
76	S 0° 00' 00" E	107.74	76+580.50	107.74
77	N 89° 15' 00" E	107.74	77+588.24	107.74
78	S 89° 15' 00" E	107.74	78+595.98	107.74
79	N 0° 00' 00" E	107.74	79+603.72	107.74
80	S 0° 00' 00" E	107.74	80+611.46	107.74
81	N 89° 15' 00" E	107.74	81+619.20	107.74
82	S 89° 15' 00" E	107.74	82+626.94	107.74
83	N 0° 00' 00" E	107.74	83+634.68	107.74
84	S 0° 00' 00" E	107.74	84+642.42	107.74
85	N 89° 15' 00" E	107.74	85+650.16	107.74
86	S 89° 15' 00" E	107.74	86+657.90	107.74
87	N 0° 00' 00" E	107.74	87+665.64	107.74
88	S 0° 00' 00" E	107.74	88+673.38	107.74
89	N 89° 15' 00" E	107.74	89+681.12	107.74
90	S 89° 15' 00" E	107.74	90+688.86	107.74
91	N 0° 00' 00" E	107.74	91+696.60	107.74
92	S 0° 00' 00" E	107.74	92+704.34	107.74
93	N 89° 15' 00" E	107.74	93+712.08	107.74
94	S 89° 15' 00" E	107.74	94+719.82	107.74
95	N 0° 00' 00" E	107.74	95+727.56	107.74
96	S 0° 00' 00" E	107.74	96+735.30	107.74
97	N 89° 15' 00" E	107.74	97+743.04	107.74
98	S 89° 15' 00" E	107.74	98+750.78	107.74
99	N 0° 00' 00" E	107.74	99+758.52	107.74
100	S 0° 00' 00" E	107.74	100+766.26	107.74
101	N 89° 15' 00" E	107.74	101+774.00	107.74
102	S 89° 15' 00" E	107.74	102+781.74	107.74
103	N 0° 00' 00" E	107.74	103+789.48	107.74
104	S 0° 00' 00" E	107.74	104+797.22	107.74
105	N 89° 15' 00" E	107.74	105+804.96	107.74
106	S 89° 15' 00" E	107.74	106+812.70	107.74
107	N 0° 00' 00" E	107.74	107+820.44	107.74
108	S 0° 00' 00" E	107.74	108+828.18	107.74
109	N 89° 15' 00" E	107.74	109+835.92	107.74
110	S 89° 15' 00" E	107.74	110+843.66	107.74
111	N 0° 00' 00" E	107.74	111+851.40	107.74
112	S 0° 00' 00" E	107.74	112+859.14	107.74
113	N 89° 15' 00" E	107.74	113+866.88	107.74
114	S 89° 15' 00" E	107.74	114+874.62	107.74
115	N 0° 00' 00" E	107.74	115+882.36	107.74
116	S 0° 00' 00" E	107.74	116+890.10	107.74
117	N 89° 15' 00" E	107.74	117+897.84	107.74
118	S 89° 15' 00" E	107.74	118+905.58	107.74
119	N 0° 00' 00" E	107.74	119+913.32	107.74
120	S 0° 00' 00" E	107.74	120+921.06	107.74
121	N 89° 15' 00" E	107.74	121+928.80	107.74
122	S 89° 15' 00" E	107.74	122+936.54	107.74
123	N 0° 00' 00" E	107.74	123+944.28	107.74
124	S 0° 00' 00" E	107.74	124+952.02	107.74
125	N 89° 15' 00" E	107.74	125+959.76	107.74
126	S 89° 15' 00" E	107.74	126+967.50	107.74
127	N 0° 00' 00" E	107.74	127+975.24	107.74
128	S 0° 00' 00" E	107.74	128+982.98	107.74
129	N 89° 15' 00" E	107.74	129+990.72	107.74
130	S 89° 15' 00" E	107.74	130+998.46	107.74
131	N 0° 00' 00" E	107.74	131+1006.20	107.74
132	S 0° 00' 00" E	107.74	132+1013.94	107.74
133	N 89° 15' 00" E	107.74	133+1021.68	107.74
134	S 89° 15' 00" E	107.74	134+1029.42	107.74
135	N 0° 00' 00" E	107.74	135+1037.16	107.74
136	S 0° 00' 00" E	107.74	136+1044.90	107.74
137	N 89° 15' 00" E	107.74	137+1052.64	107.74
138	S 89° 15' 00" E	107.74	138+1060.38	107.74
139	N 0° 00' 00" E	107.74	139+1068.12	107.74
140	S 0° 00' 00" E	107.74	140+1075.86	107.74
141	N 89° 15' 00" E	107.74	141+1083.60	107.74
142	S 89° 15' 00" E	107.74	142+1091.34	107.74
143	N 0° 00' 00" E	107.74	143+1099.08	107.74
144	S 0° 00' 00" E	107.74	144+1106.82	107.74
145	N 89° 15' 00" E	107.74	145+1114.56	107.74
146	S 89° 15' 00" E	107.74	146+1122.30	107.74
147	N 0° 00' 00" E	107.74	147+1130.04	107.74
148	S 0° 00' 00" E	107.74	148+1137.78	107.74
149	N 89° 15' 00" E	107.74	149+1145.52	107.74
150	S 89° 15' 00" E	107.74	150+1153.26	107.74
151	N 0° 00' 00" E	107.74	151+1161.00	107.74
152	S 0° 00' 00" E	107.74	152+1168.74	107.74
153	N 89° 15' 00" E	107.74	153+1176.48	107.74
154	S 89° 15' 00" E	107.74	154+1184.22	107.74
155	N 0° 00' 00" E	107.74	155+1191.96	107.74
156	S 0° 00' 00" E	107.74	156+1200.00	107.74

NOTES

1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. THE PROPERTY LINES ARE SHOWN BY DASHED LINES.
3. THE CURVE DATA IS GIVEN IN THE CURVE TABLE.
4. THE STATIONING IS GIVEN IN THE CURVE TABLE.
5. THE BEARING IS GIVEN IN THE CURVE TABLE.
6. THE LENGTH IS GIVEN IN THE CURVE TABLE.
7. THE AREA IS GIVEN IN THE CURVE TABLE.
8. THE PERCENTAGE OF CURVE IS GIVEN IN THE CURVE TABLE.
9. THE CHORD BEARING IS GIVEN IN THE CURVE TABLE.
10. THE CHORD LENGTH IS GIVEN IN THE CURVE TABLE.
11. THE TANGENT BEARING IS GIVEN IN THE CURVE TABLE.
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28. THE CURVE TANGENT LENGTH IS GIVEN IN THE CURVE TABLE.
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31. THE CURVE AREA IS GIVEN IN THE CURVE TABLE.
32. THE CURVE PERCENTAGE IS GIVEN IN THE CURVE TABLE.
33. THE CURVE CHORD BEARING IS GIVEN IN THE CURVE TABLE.
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35. THE CURVE TANGENT BEARING IS GIVEN IN THE CURVE TABLE.
36. THE CURVE TANGENT LENGTH IS GIVEN IN THE CURVE TABLE.</

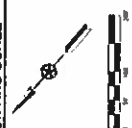


MATCH TO SHEET 3

MATCH TO SHEET 4

C10/A

ORIENTATION AND SCALE



LEGEND

- PROPOSED**
- Proposed Right-of-Way
  - Proposed Street
  - Proposed Utility
  - Proposed Easement
  - Proposed Structure
  - Proposed Fencing
  - Proposed Planting
  - Proposed Landscaping
  - Proposed Stormwater Management
  - Proposed Traffic Control
  - Proposed Safety Features
  - Proposed Signage
  - Proposed Lighting
  - Proposed Security
  - Proposed Maintenance
  - Proposed Operations
  - Proposed Administration
  - Proposed Compliance
  - Proposed Reporting
  - Proposed Monitoring
  - Proposed Evaluation
  - Proposed Improvement
  - Proposed Innovation
  - Proposed Research
  - Proposed Development
  - Proposed Expansion
  - Proposed Diversification
  - Proposed Modernization
  - Proposed Optimization
  - Proposed Streamlining
  - Proposed Simplification
  - Proposed Consolidation
  - Proposed Integration
  - Proposed Collaboration
  - Proposed Partnership
  - Proposed Alliance
  - Proposed Joint Venture
  - Proposed Strategic Alliance
  - Proposed Consortium
  - Proposed Network
  - Proposed System
  - Proposed Framework
  - Proposed Structure
  - Proposed Organization
  - Proposed Culture
  - Proposed Values
  - Proposed Principles
  - Proposed Standards
  - Proposed Best Practices
  - Proposed Innovation
  - Proposed Leadership
  - Proposed Talent
  - Proposed Technology
  - Proposed Data
  - Proposed Analytics
  - Proposed Automation
  - Proposed Artificial Intelligence
  - Proposed Cloud Computing
  - Proposed Cybersecurity
  - Proposed Digital Transformation
  - Proposed E-commerce
  - Proposed Mobile
  - Proposed Social Media
  - Proposed Content Marketing
  - Proposed Search Engine Optimization
  - Proposed Pay-Per-Click
  - Proposed Display Advertising
  - Proposed Video Marketing
  - Proposed Influencer Marketing
  - Proposed Affiliate Marketing
  - Proposed Referral Marketing
  - Proposed Direct Marketing
  - Proposed Email Marketing
  - Proposed Direct Mail
  - Proposed Telemarketing
  - Proposed Sales
  - Proposed Customer Service
  - Proposed Support
  - Proposed Training
  - Proposed Development
  - Proposed Operations
  - Proposed Logistics
  - Proposed Supply Chain
  - Proposed Procurement
  - Proposed Finance
  - Proposed Accounting
  - Proposed Tax
  - Proposed Legal
  - Proposed Compliance
  - Proposed Risk Management
  - Proposed Insurance
  - Proposed Security
  - Proposed Sustainability
  - Proposed Environmental
  - Proposed Social
  - Proposed Governance
  - Proposed Ethics
  - Proposed Reputation
  - Proposed Brand
  - Proposed Identity
  - Proposed Visual
  - Proposed Verbal
  - Proposed Messaging
  - Proposed Storytelling
  - Proposed Content
  - Proposed Design
  - Proposed User Experience
  - Proposed Usability
  - Proposed Accessibility
  - Proposed Performance
  - Proposed Reliability
  - Proposed Scalability
  - Proposed Flexibility
  - Proposed Innovation
  - Proposed Leadership
  - Proposed Talent
  - Proposed Technology
  - Proposed Data
  - Proposed Analytics
  - Proposed Automation
  - Proposed Artificial Intelligence
  - Proposed Cloud Computing
  - Proposed Cybersecurity
  - Proposed Digital Transformation
  - Proposed E-commerce
  - Proposed Mobile
  - Proposed Social Media
  - Proposed Content Marketing
  - Proposed Search Engine Optimization
  - Proposed Pay-Per-Click
  - Proposed Display Advertising
  - Proposed Video Marketing
  - Proposed Influencer Marketing
  - Proposed Affiliate Marketing
  - Proposed Referral Marketing
  - Proposed Direct Marketing
  - Proposed Email Marketing
  - Proposed Direct Mail
  - Proposed Telemarketing
  - Proposed Sales
  - Proposed Customer Service
  - Proposed Support
  - Proposed Training
  - Proposed Development
  - Proposed Operations
  - Proposed Logistics
  - Proposed Supply Chain
  - Proposed Procurement
  - Proposed Finance
  - Proposed Accounting
  - Proposed Tax
  - Proposed Legal
  - Proposed Compliance
  - Proposed Risk Management
  - Proposed Insurance
  - Proposed Security
  - Proposed Sustainability
  - Proposed Environmental
  - Proposed Social
  - Proposed Governance
  - Proposed Ethics
  - Proposed Reputation
  - Proposed Brand
  - Proposed Identity
  - Proposed Visual
  - Proposed Verbal
  - Proposed Messaging
  - Proposed Storytelling
  - Proposed Content
  - Proposed Design
  - Proposed User Experience
  - Proposed Usability
  - Proposed Accessibility
  - Proposed Performance
  - Proposed Reliability
  - Proposed Scalability
  - Proposed Flexibility
  - Proposed Innovation

NOTES

1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.

2. ALL DISTANCES ARE MEASURED ALONG THE CENTERLINE OF THE STREET.

3. ALL CURVES ARE TO BE CONSTRUCTED ACCORDING TO THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.

4. ALL UTILITIES ARE TO BE DEEPENED AND REPAIRED TO MEET THE REQUIREMENTS OF THE STANDARD SPECIFICATIONS FOR PUBLIC WORKS, LATEST EDITION.

5. ALL UTILITIES ARE TO BE PROTECTED AND SUPPORTED THROUGHOUT THE CONSTRUCTION PERIOD.

6. ALL UTILITIES ARE TO BE REINSTATED TO ORIGINAL OR BETTER CONDITION.

7. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 10' INTERVALS.

8. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 5' INTERVALS AT ALL CURVES.

9. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 2' INTERVALS AT ALL INTERSECTIONS.

10. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 1' INTERVALS AT ALL CHANGES IN DEPTH OR DIRECTION.

11. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.5' INTERVALS AT ALL CHANGES IN MATERIAL OR SIZE.

12. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.25' INTERVALS AT ALL CHANGES IN COLOR OR TYPE.

13. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.125' INTERVALS AT ALL CHANGES IN LOCATION.

14. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.0625' INTERVALS AT ALL CHANGES IN ELEVATION.

15. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.03125' INTERVALS AT ALL CHANGES IN DIRECTION.

16. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.015625' INTERVALS AT ALL CHANGES IN CURVATURE.

17. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.0078125' INTERVALS AT ALL CHANGES IN SLOPE.

18. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.00390625' INTERVALS AT ALL CHANGES IN GRADE.

19. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.001953125' INTERVALS AT ALL CHANGES IN ALIGNMENT.

20. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.0009765625' INTERVALS AT ALL CHANGES IN WIDTH.

21. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.00048828125' INTERVALS AT ALL CHANGES IN HEIGHT.

22. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.000244140625' INTERVALS AT ALL CHANGES IN AREA.

23. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.0001220703125' INTERVALS AT ALL CHANGES IN PERIMETER.

24. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.00006103515625' INTERVALS AT ALL CHANGES IN VOLUME.

25. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.000030517578125' INTERVALS AT ALL CHANGES IN MASS.

26. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.0000152587890625' INTERVALS AT ALL CHANGES IN WEIGHT.

27. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.00000762939453125' INTERVALS AT ALL CHANGES IN FORCE.

28. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.000003814697265625' INTERVALS AT ALL CHANGES IN ENERGY.

29. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.0000019073486328125' INTERVALS AT ALL CHANGES IN POWER.

30. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.00000095367431640625' INTERVALS AT ALL CHANGES IN PRESSURE.

31. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.000000476837158203125' INTERVALS AT ALL CHANGES IN TEMPERATURE.

32. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.0000002384185791015625' INTERVALS AT ALL CHANGES IN HUMIDITY.

33. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.00000011920928955078125' INTERVALS AT ALL CHANGES IN WIND SPEED.

34. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.000000059604644775390625' INTERVALS AT ALL CHANGES IN WIND DIRECTION.

35. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.0000000298023223876953125' INTERVALS AT ALL CHANGES IN WIND FORCE.

36. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.00000001490116119384765625' INTERVALS AT ALL CHANGES IN WIND PRESSURE.

37. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.000000007450580596923828125' INTERVALS AT ALL CHANGES IN WIND ENERGY.

38. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.0000000037252902984619140625' INTERVALS AT ALL CHANGES IN WIND POWER.

39. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.00000000186264514923070703125' INTERVALS AT ALL CHANGES IN WIND FORCE.

40. ALL UTILITIES ARE TO BE MARKED WITH REFLECTOR PINS AT 0.000000000931322574611353515625' INTERVALS AT ALL CHANGES IN WIND ENERGY.

STREET LINE & CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
0+00	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
0+10	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
0+20	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
0+30	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
0+40	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
0+50	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
0+60	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
0+70	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
0+80	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
0+90	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
1+00	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
1+10	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
1+20	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
1+30	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
1+40	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
1+50	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
1+60	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
1+70	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
1+80	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
1+90	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
2+00	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
2+10	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
2+20	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
2+30	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
2+40	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
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2+60	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
2+70	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
2+80	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
2+90	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
3+00	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
3+10	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
3+20	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
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3+50	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
3+60	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
3+70	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
3+80	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
3+90	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
4+00	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
4+10	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
4+20	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
4+30	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
4+40	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
4+50	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
4+60	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
4+70	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
4+80	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
4+90	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
5+00	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
5+10	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
5+20	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
5+30	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
5+40	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
5+50	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
5+60	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
5+70	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
5+80	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
5+90	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
6+00	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
6+10	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
6+20	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
6+30	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
6+40	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
6+50	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
6+60	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
6+70	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
6+80	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
6+90	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
7+00	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
7+10	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
7+20	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
7+30	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
7+40	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
7+50	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
7+60	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
7+70	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
7+80	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
7+90	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
8+00	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
8+10	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
8+20	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
8+30	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
8+40	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
8+50	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
8+60	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
8+70	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
8+80	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
8+90	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
9+00	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
9+10	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
9+20	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
9+30	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
9+40	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
9+50	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
9+60	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
9+70	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
9+80	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
9+90	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
10+00	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
10+10	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
10+20	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
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10+60	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
10+70	S 89° 59' 59" W	100.0000	S 89° 59' 59" W	100.0000
10+80	S 89° 59' 59" W			



25/6

**PUBLIC HEARING INFORMATION**

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An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

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- and:
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Case Number: C8J-2013-0089  
 Contact: Don Perryman, 512-974-2786  
 Cindy Castillas, 512-974-3437  
 Public Hearing: Zoning and Platting Commission, Nov 19, 2013

*Raymond E. Fime, Sr.*  
 Your Name (please print) \_\_\_\_\_  
 I am in favor  
 I object

1118 Terjo Ln, Austin TX 78732  
 Your address(es) affected by this application \_\_\_\_\_

*Raymond E. Fime, Sr.*  
 Signature \_\_\_\_\_ Date 11-12-13

Daytime Telephone: 512-848-3776

Comments: *The road systems can't handle more development I work 20 miles from home it takes me approx 45 min. to get to work and it takes 1 to 1.5 hrs to get home also River Ridge Elem. is full where will all these children go to school. Amphibian sale was cancelled on 11/12/13 and the ticket booked up on Quivira just the legacy stay, this quest!*

If you use this form to comment, it may be returned to:  
 City of Austin - Planning & Development Review Dept., 4<sup>th</sup> Floor  
 Don Perryman  
 P. O. Box 1088  
 Austin, TX 78767-8810



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Case Number: C81-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Nov 19, 2013

Maithra R. Vallée

Your Name (please print)

111 Terpolene Austin TX 78732

Your address(es) affected by this application

Maithra R. Vallée

Signature

11/2/2013

Date

Daytime Telephone: 512-266-3048

Comments: We have only one way out of Steiner via Ogilbyan Park Road. When we moved here 28 years ago there were 200 homes on both sides. Little subdivisions of River Ridge. Now we, Austin City Council have wanted thousands of permits to build. Our life (lives) are in danger in case of a fire.

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept. 400 Armadillo

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

I am in favor  
 I object



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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Nov 19, 2013

Simon P. Vallee

Your Name (please print)

I am in favor  
 I object

111 Terio Lane Austin Texas 78732

Your address(es) affected by this application

Simon P. Vallee

Signature

Date

Daytime Telephone 512 266 1363

Comments: Quinlan Park Road is the only way out for thousands of people on Steiner. Five miles up the road to 6200 Find a way to build another road out to 2222 and then grant more permits if you must. The Steiner's contract when selling this land to developer's stated so many acres to wildlife where is it? We're sick of the traffic congestion. It's huge!

If you use this form to comment, it may be returned to: Dangerous  
City of Austin - Planning & Development Review Dept./4<sup>th</sup> Floor  
Don Perryman  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C8-J-2013-0089  
 Contact: Don Perryman, 512-974-2786  
 Cindy Casillas, 512-974-3437  
 Public Hearing: Zoning and Platting Commission, Nov 19, 2013

NEWMAN R. Kitchens  
 Your Name (please print) \_\_\_\_\_  
 I am in favor  
 Object

1116 TEASO, Austin, 78732  
 Your address(es) affected by this application \_\_\_\_\_

Heather W. Wilburn  
 Signature \_\_\_\_\_ Date 11-18-13

Daytime Telephone: 512-453-4444 \_\_\_\_\_

Comments: Understanding development, there must be with  
 first changes to existing community. At a minimum  
 way to get at passing the elementary school on our  
 school grounds. Two years ago we were in the  
 procession by the food court with our way out.  
 This is a permanent and needs to be traded as  
 such a safety for all residents. Do you want  
 200 X 2 lots X 5 people X 200 homes. Do we have kids to  
 before?

If you use this form to comment, it may be returned to:  
 City of Austin - Planning & Development Review Dept./4<sup>th</sup> Floor  
 Don Perryman  
 P. O. Box 1088  
 Austin, TX 78767-8810

05/31

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Case Number: **C8J-2013-0089**  
 Contact: **Don Perryman, 512-974-2786**  
**Cindy Casillas, 512-974-3437**  
 Public Hearing: **Zoning and Platting Commission, Nov 19, 2013**

**Kenneth Franklin**

Your Name (please print)

I am in favor  
 Object

**1121 Terrio Ln**

Your address(es) affected by this application

*Don Perryman*

Signature

**11/19/13**

Date

Daytime Telephone: **512-266-9271**

Comments: **Our roads cannot handle more traffic. There is only one way in & one way out. There is no escaped route. (Blindan Park Rd. is choked down to 2 lanes and during school zone times, emergency vehicles don't get in or out easily. 2204 2222 are marked out city's end of the worst intersections in Austin).**

If you use this form to comment, it may be returned to:  
 City of Austin - Planning & Development Review Dept./4<sup>th</sup> Floor  
 Don Perryman  
 P. O. Box 1088  
 Austin, TX 78767-8810

**FIX OUR ROADS!**

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Case Number: CSJ-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Nov 19, 2013

TOM BOWERMAN

Your Name (please print)

12417 River Bend #13

Your address(es) affected by this application

[Signature]

Signature

NOV 15, 2013

Date

Daytime Telephone: 512-680-9221

Comments: PLEASE TRAFFIC IN

ONE WAY IN AND ONE WAY OUT

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept./4<sup>th</sup> Floor

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8J-2013-0089  
 Contact: Don Perryman, 512-974-2786  
 Cindy Casillas, 512-974-3437  
 Public Hearing: Zoning and Platting Commission, Nov 19, 2013

Your Name (please print) Smy D'Amore  
 Your address(es) affected by this application 1025 Morlane Dr

Signature [Signature] Date 11/13/13  
 Daytime Telephone: 894-2152

Comments: Concerned About Traffic

I am in favor  
 I object

If you use this form to comment, it may be returned to:  
 City of Austin – Planning & Development Review Dept./4<sup>th</sup> Floor  
 Don Perryman  
 P. O. Box 1088  
 Austin, TX 78767-8810

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 Contact: Don Perryman, 512-974-2786  
 Cindy Casillas, 512-974-3437  
 Public Hearing: Zoning and Platting Commission, Nov 19, 2013

Alanna Leitchens  
 Your Name (please print)  I am in favor  
 I object

1116 TEESSO, Austin, TX 78732  
 Your address(es) affected by this application

Alanna Leitchens  
 Signature 11-17-13  
 Date

Daytime Telephone: 512-422-4444

Comments: One way out and too many cars, please. No more room for wildlife

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept., 4<sup>th</sup> Floor  
 Don Perryman  
 P. O. Box 1088  
 Austin, TX 78767-8810



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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Nov 19, 2013

Your Name (please print)

Saidi Hanson

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> Object

Your address(es) affected by this application

1014 Melrose Dr.

Signature

17 Nov 13

Daytime Telephone: 512-585-5063

Comments: Safety concerns because of traffic congestion

If you use this form to comment, it may be returned to:  
City of Austin – Planning & Development Review Dept./4<sup>th</sup> Floor  
Don Perryman  
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 Contact: Don Perryman, 512-974-2786  
 Cindy Casillas, 512-974-3437  
 Public Hearing: Zoning and Platting Commission, Nov 19, 2013

*Dorene Stogston*  
 Your Name (please print)  I am in favor  
 I object

*1003 Rocka Dr*  
 Your address(es) affected by this application

*Dorene Stogston*  
 Signature *11/17/2013*  
 Date

Daytime Telephone: *512-344-2125*

Comments: *TRAFFIC & WILDLIFE CONCERNS*

If you use this form to comment, it may be returned to:

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2/5

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Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Nov 19, 2013

Your Name (please print) Gene Charbono

I am in favor  
 I object

Your address(es) affected by this application

1020 McEliens  
Don Perryman

Signature

11-23-13  
Date

Daytime Telephone: 512 771-1214

Comments: Traffic Congestion

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P. O. Box 1088  
Austin, TX 78767-8810