

C16
1

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2013.0080.0A

Z.A.P. DATE: May 20, 2014

SUBDIVISION NAME: Jaketown Subdivision-Final Plat

AREA: 36.37 Acres

LOT(S): 6 Total Lots

OWNER/APPLICANT: Alliance Bank
(Mark Fowler)

AGENT: Bury Inc.
(Megan Myers)

ADDRESS OF SUBDIVISION: 12140 FM 969

GRIDS: Q-21

COUNTY: Travis

WATERSHED: Elm Creek

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Commercial and Multi-Family

ADMINISTRATIVE WAIVERS: None

VARIANCES: Applicant requested the following variance: 1) Title 30-2-213, which requires all subdivisions who are proposing any type of residential development to pay parkland fees at the subdivision stage. This variance was approved by County Commissioner's Court on May 13, 2014.

SIDEWALKS: Will provided sidewalks.

DEPARTMENT COMMENTS: The request is for approval of a final plat located in the county and in the City of Austin's 2 Mile ETJ. The plat is composed of 6 lots on 36.37 acres. The applicant proposes both commercial and multi-family development on the property. The applicant will obtain water from the City of Austin for the proposed development and proposing a private on-site septic system.

COUNTY COMMENTS

This property is located in the 2-Mile, ETJ (Extra-Territorial Jurisdiction) of the City of Austin. Section 212.003 of Texas Local Government prohibits the city and the county from regulating land uses, lot size, density, height and building coverage in the ETJ to name a few. There are no land use controls that can be imposed by the city or the county. In the county, there are 2 uses: Single-Family and Other. "Other" can mean commercial, retail, multi-family, office and industrial, any use that is not single-family residential. There are no zoning laws in the county. Public transportation is not available in the county.

NON-RESIDENTIAL NOTICE:

clp/2

The applicant was required to send a notice to all registered neighborhood and homeowner's associations, local emergency services district and Travis County Fire Marshal within 1000 feet of the proposed development. The notice described the development including the proposed land use.

ISSUES:

Staff has not received any inquiries from anyone on this proposed subdivision.

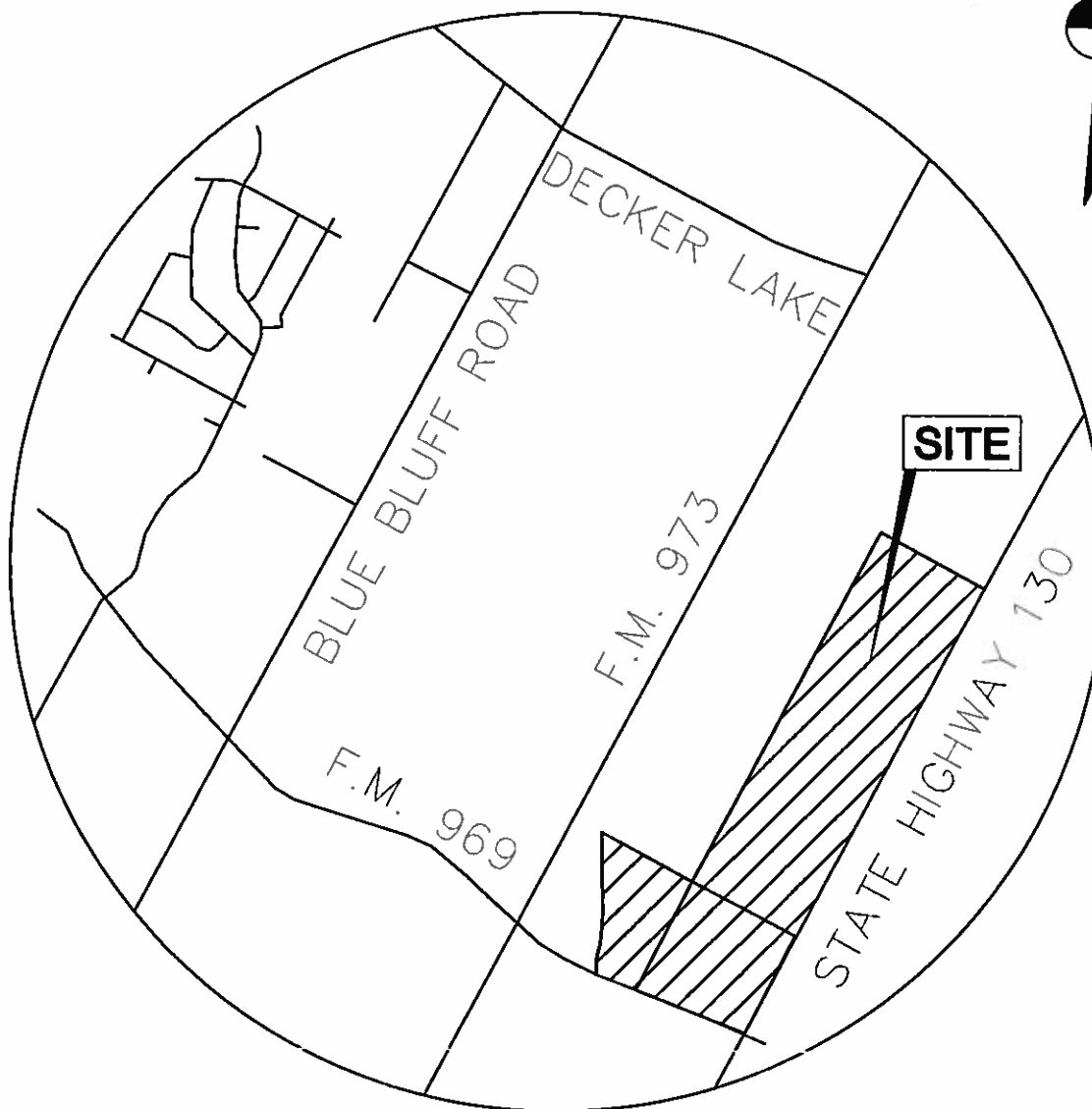
STAFF RECOMMENDATION: The final plat meets all applicable state, county and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga
Email address: joe.arriaga@co.travis.tx.us

PHONE: 854-7562

CLP/3



VICINITY MAP

N.T.S.

GRID NUMBER: Q21
MAPSCO PAGE: 618F

BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500
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NE CORNER OF FM 969 & S.H. 130

JAKETOWN SUBDIVISION

SITE LOCATION MAP

DATE: 04/16/2014

DRAWN BY: AN

FILE: G:\109605\10007\EXH\VC.DWG

PROJECT No.: 109605.10007

JAKETOWN SUBDIVISION

CLB 4

FOSTER ELEGACY, LLC
37.80 ACRES
(2012053070)

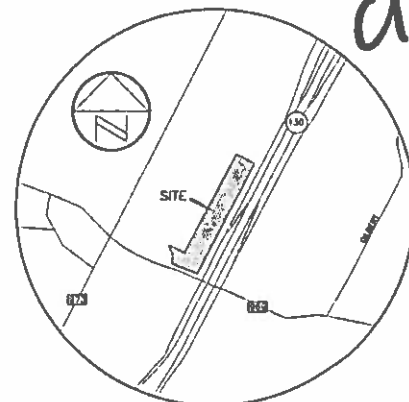
TERRY I. WOLFE AND
WIFE, EDNA SUE WOLFE
20.000 ACRES
(123771/63)

STATE OF TEXAS
7.181 ACRES
(2008003449)

ELECTRIC, TELEPHONE
AND CABLE EASEMENT
CITY OF AUSTIN
(12338/715)
(2015202076)

S62°15'54"E 488.79'
(S61°33'53"E 488.53')

T+DOT STA.
2139+28.86
407.00' RT.



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 200'

GRAPHIC SCALE

200 100 0 100 200

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE
SYSTEM OF 1983, CENTRAL ZONE, BASED
ON GPS SOLUTIONS FOR CHAPARRAL
CONTROL POINT "101".

CONTROL POINT "101":
1/2" REBAR WITH "CHAPARRAL RANDOM"
CAP SET

SURFACE COORDINATES:
N 10073484.56
E 3100008.79

TEXAS STATE PLANE COORDINATES:
N 10068844.27
E 3158802.11

COMBINED SCALE FACTOR = 0.999418773
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000381372
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT O.C.
THETA ANGLE: 1°24'24"

BENCHMARK INFORMATION:

TBM A: PK NAIL WITH WASHER ON THE SOUTHEASTLY
CORNER OF HEADWALL ON WEST MARGIN OF S.H. 130
ACCESS ROAD, +/-325' NORTH OF F.M. 989

ELEVATION = 448.18'
VERTICAL DATUM: NAVD 88
PROVIDED BY OTHERS

DONALD R. DEARING AND WIFE, LULA MAE
ANDERSON DEARING
103.37 ACRES
(10330/303)

LOT SUMMARY:

TOTAL NUMBER OF LOTS: 8

BLOCK A:
LOT 1: 3.073 ACRES
LOT 2: 2.843 ACRES
LOT 3: 1.413 ACRES
LOT 4: 27.241 ACRES
LOT 5: 0.785 ACRES
LOT 6: 0.913 ACRES
TOTAL ACRES: 38.373

LAND USE:
COMMERCIAL
COMMERCIAL/MULTI FAMILY
COMMERCIAL
COMMERCIAL/MULTI FAMILY
COMMERCIAL
COMMERCIAL

REUBEN HORNBY
SURVEY NO. 17
ABS. 15

LOT 4
27.241 AC.
BLOCK A

N27°32'24"E 732.78'
(N28°15'23"E 732.50')

N27°10'10"E 507.40'
(N27°34'02"E 507.10')

ELECTRIC, TELEPHONE
AND CABLE EASEMENT
CITY OF AUSTIN
(12338/715)
(2015202076)

T+DOT STA.
2159+42.80
407.00' RT.

STATE OF TEXAS
33.329 ACRES
(2005062765)

STATE HIGHWAY 130
(757' R.O.W. WIDTH)

TBM A

LULA MAE DEARING AND
DONALD R. DEARING
29.00 ACRES
(2002723552)

LOT 2
2.843 AC.

LOT 3
1.413 AC.

LOT 1
3.073 AC.

FARM TO MARKET 989
(R.O.W. WIDTH VARIES)

LEGEND

- 1/2" REBAR FOUND (ON AS NOTED)
- 1/2" REBAR WITH "T+DOT" CAP FOUND
- 1/2" REBAR WITH "INLAND 4533" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ▲ 800 NAIL FOUND
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- () RECORD INFORMATION
- CONTROL OF ACCESS
- J.A.E. ACCESS EASEMENT
- E.E. ELECTRIC EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

LINE	BEARING	DISTANCE	(RECORD LINE)
L1	N68°36'24"W	206.39'	(N68°49'53"W 206.23')
L2	N69°32'28"W	279.78'	(N68°53'03"W 279.88')
L3	N69°28'07"W	68.38'	(N68°46'40"W 68.38')
L4	N58°41'03"W	96.12'	(N58°59'24"W 96.04')
L5	N05°41'29"E	22.94'	(N06°18'39"E 22.86')
L6	N01°47'48"W	70.75'	(N00°53'48"E 70.81')
L7	N12°59'48"E	64.58'	(N15°37'36"E 64.51')
L8	N00°17'58"W	38.25'	(N02°18'50"E 38.25')
L9	N20°38'50"W	146.45'	(N18°01'11"W 146.28')
L10	N27°52'42"W	39.97'	(N24°53'27"W 39.97')
L11	N09°16'28"W	73.47'	(N06°37'02"W 73.47')
L12	S62°01'49"E	19.34'	(S60°22'23"E 19.34')
L13	N03°11'15"E	32.12'	(N05°13'50"E 31.81')
L14	N31°50'41"E	12.79'	(N33°59'55"E 12.83')
L15	N25°00'46"E	159.45'	(N27°43'21"E 158.48')
L16	N27°34'22"E	170.22'	(N28°15'23"E 170.28')
L17	S63°06'13"E	37.96'	
L18	S31°16'02"E	187.25'	
L19	S19°51'04"E	112.05'	
L20	S10°20'06"W	138.28'	
L21	S24°02'16"E	105.50'	
L22	S69°28'07"E	40.49'	
L23	N27°15'32"E	11.13'	
L24	S27°12'44"W	34.20'	
L25	N06°17'04"W	9.60'	
L26	N27°15'32"E	70.39'	
L27	N28°59'58"E	152.30'	
L28	N62°47'16"W	37.00'	
L29	S72°17'29"W	35.18'	
L30	S26°59'58"W	149.28'	
L31	N28°59'58"E	129.70'	



4/30/2014

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
TOPLS Firm No. 10124500

PROJECT NO.:
907-001
DRAWING NO.:
907-C01-PL
PLOT DATE:
4/30/2014
PLOT SCALE:
1"=100'
DRAWN BY:
EJD/JPA
SHEET
01 OF 05

CBJ-2013-0080.0A

JAKETOWN SUBDIVISION

CLB
1/5

FOSTER LEGACY, LLC
37.63 ACRES
(2012053070)

TERRY L. WOLFE AND
WIFE, EDNA SUE WOLFE
20.000 ACRES
(17377/93)

STATE OF TEXAS
7.181 ACRES
(2008003449)

ELECTRIC, TELEPHONE
AND CABLE EASEMENT
CITY OF AUSTIN
(12338/215)
(2013202076)

S62°15'54"E 488.79'
(S61°33'53"E 488.53')

T+001 STA.
2139+29.80
407.00' RT.

101
S38°18'14"E 73.86'
REFERENCE TIE

ELECTRIC, TELEPHONE
AND CABLE EASEMENT
CITY OF AUSTIN
(12338/220)

SCALE: 1" = 100'
GRAPHIC SCALE

100 50 0 100

LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- TM 1/2" REBAR WITH "T+001" CAP FOUND
- ^{MS} 1/2" REBAR WITH "MILANO 4933" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ▲ 800 NAIL FOUND
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- () RECORD INFORMATION
- R- CONTROL OF ACCESS
- J.A.E. ACCESS EASEMENT
- E.E. ELECTRIC EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

N27°42'08"E 1054.00'
(N26°25'50"E 1083.52')

0.17'

T+001 STA.
2144+42.80
407.00' RT.

STATE OF TEXAS
21.026 ACRES
(2006062765)

15' E.E.

702.83'

2331.00'

T+001 STA.
2151+45.57
407.00' RT.

S63°11'43"E 757.02'
SHEET 2
SHEET 3
MATCH LINE

DONALD R. DEARING AND WIFE,
LULA MAE ANDERSON DEARING
103.32 ACRES
(10330/303)

LOT 4
27.241 AC.

BLOCK A

REUBEN HORNSBY SURVEY NO. 17
ABS 15

S27°12'44"W 2863.06'
(S27°55'57"W 2862.40')

STATE HIGHWAY 130
(737' R.O.W. WIDTH)



4/30/2014

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCell Lane
Austin, Texas 78744
512-443-1724
TOLPS Firm No. 10124500

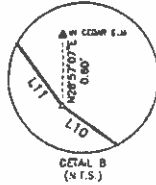
PROJECT NO.:
907-001
DRAWING NO.:
907-001-PL
PLOT DATE:
4/30/2014
PLOT SCALE:
1"=100'
DRAWN BY:
EJO/JPA
SHEET
02 OF 05

JAKETOWN SUBDIVISION

DONALD R. DEARING AND WIFE,
LULA MAE ANDERSON DEARING
103.32 ACRES
(10330/303)

SCALE: 1" = 100'
GRAPHIC SCALE
100 50 0 100

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
●	1/2" REBAR WITH "TODOT" CAP FOUND
●	1/2" REBAR WITH "KLAND 4833" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
▲	OLD NAIL FOUND
△	CALCULATED POINT
●	CONTROL POINT/BENCHMARK LOCATION
()	RECORD INFORMATION
—B—	CONTROL OF ACCESS
J.A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT



50' CRITICAL WATER
QUALITY ZONE
(W/NO WATERWAY)

100' WATER QUALITY
TRANSITION ZONE
(W/NO WATERWAY)

CENTERLINE
OF WATERWAY

APPROX. FEMA FLOOD ZONE A
SCALED FROM FEMA MAP
48453004H01, REVISED TO
REFLECT LOWER EFFECTIVE
MARCH 25, 2013

LULA MAE DEARING AND
DONALD R. DEARING
25.00 ACRES
(2002235532)



Eric J. Dannheim
4/30/2014

REUBEN HORNSBY SURVEY NO. 17
ABS 15

LOT 4
27.241 AC

BLOCK A

LOT 5
0.785 AC

LOT 6
0.913 AC

LOT 3
1.413 AC

LOT 2
2.945 AC

LOT 1
3.073 AC

SHEET 2
SHEET 3
MATCH LINE

STATE HIGHWAY 130
(757' R.O.W. WIDTH)

STATE OF TEXAS
33.559 ACRES
(2003082765)

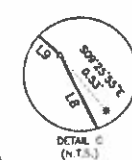
(A) ELECTRIC DISTRIBUTION
UTILITY EASEMENT
CITY OF AUSTIN
(2013140094)

(B) ELECTRIC, TELEPHONE
AND CABLE EASEMENT
CITY OF AUSTIN
(12310/215)
(2013202078)

(C) 10' WIDE ELECTRIC AND
TELEPHONE EASEMENT
CITY OF AUSTIN
(7681/7681)
(10958/73)

(D) DRAINAGE EASEMENT
STATE OF TEXAS
0.104 ACRES
(2003015260)

STATE HIGHWAY 130
(757' R.O.W. WIDTH)



FARM TO MARKET 969
(R.O.W. WIDTH VARIES)

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3550 McCall Lane
Austin, Texas 78744
512-443-1724
TBLPS Firm No. 10124500

PROJECT NO.:
907-001
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PLOT SCALE:
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SHEET
03 OF 05

C5J-2013-0080 0A