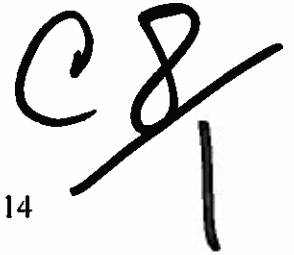


SUBDIVISION REVIEW SHEET



CASE NO.: C8-2014-0062.0A.SH

P.C. DATE: June 10, 2014

SUBDIVISION NAME: Resubdivision of Lots 1 & 2, Travis Addition No. 2 & Lot 1, AHC Addition

AREA: 31.42 acres

LOTS: 4

APPLICANT: CSK Partners, LLC
(Chris Whitt)

AGENT: Garret-Ihnen Civil Engineering
(Jason Rodgers)

ADDRESS OF SUBDIVISION: 7016 E. Ben White Blvd. WB

GRIDS: L18

COUNTY: Travis

WATERSHED: Carson Creek

JURISDICTION: Full Purpose

EXISTING ZONING: CS-MU- NP

NEIGHBORHOOD PLAN: Montopolis

PROPOSED LAND USE: Multi-Family / Retail

ADMINISTRATIVE WAIVERS: None

SIDEWALKS: Sidewalks will be provided on the subdivision side of the boundary street.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lots 1 & 2, Travis Addition No. 2 & Lot 1, AHC Addition composed of 4 lots on 31.42 acres. The applicant proposes to resubdivide three existing lots into a four lot subdivision for multi-family and retail uses.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the resubdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

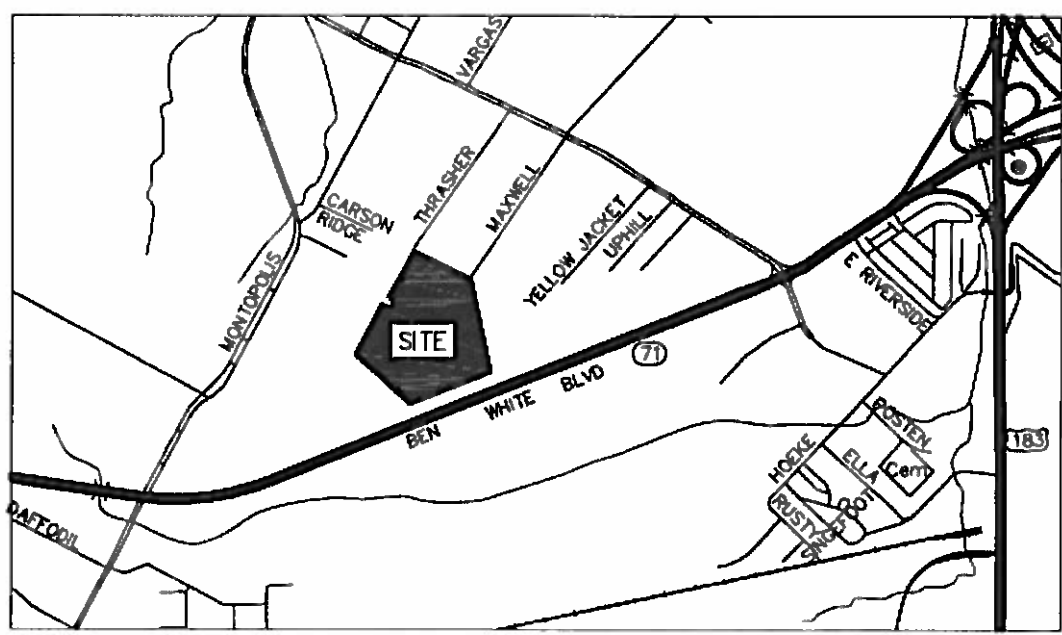
CASE MANAGER: Cesar Zavala
E-mail: Cesar.Zavala@austintexas.gov

PHONE: 974-3404

CS
2

Resubdivision of Lots 1 and 2, Travis 51 Addition No. 2 and Lot 1, AHC Addition

Vicinity Map



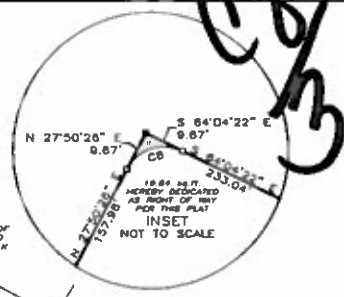
RESUBDIVISION OF
 LOTS 1 AND 2, TRAVIS 51 ADDITION NO. 2 AND
 LOT 1, AHC ADDITION
 TRAVIS COUNTY, TEXAS

Handwritten initials/signature



Scale: 1" = 100'

BEARINGS CITED HEREON BASED ON GRID NORTH TEXAS STATE PLANE COORDINATE SYSTEM CENTRAL ZONE (NAD83)



DEMPEY BUCHANAN LIMITED PARTNERSHIP
 DOC. NO. 2009213206
 O.P.R.T.C.

DRAINAGE EASEMENT DEDICATED PER THIS PLAN

DRAINAGE EASEMENT DEDICATED PER THIS PLAN

NUMBER	DIRECTION	DISTANCE
L1	N 49°06'40\"/>	
L2	N 47°44'38\"/>	
L3	S 82°24'07\"/>	
L4	N 21°42'13\"/>	

NUMBER	DIRECTION	DISTANCE
L5	S 12°31'48\"/>	
L6	S 18°28'41\"/>	
L7	S 92°44'43\"/>	
L8	S 31°37'31\"/>	

NUMBER	DELTA	RADIUS	ARC	CHORD	DIRECTION
C1	78°34'58\"/>				
C2	78°54'22\"/>				
C3	82°34'42\"/>				
C4	78°00'14\"/>				
C5	38°18'02\"/>				
C6	32°07'12\"/>				
C7	34°13'57\"/>				
C8	88°03'28\"/>				

LOT 3, BLOCK A
 MONTOPOLIS - BEN WHITE
 SUBDIVISION
 DOC. NO. 200100029
 O.P.R.T.C.

LOT 2, BLOCK A
 MONTOPOLIS - BEN WHITE
 SUBDIVISION
 DOC. NO. 200100029
 O.P.R.T.C.

BENCHMARK
 ELEV. 801.82' (MVD88)
 SET IN CON.

7.5\"/>

1/2\"/>

15' ELECTRIC AND
 TELECOMMUNICATIONS EASEMENT
 HEREBY DEDICATED

ALUMINUM CAP

LOCATION OF PROPOSED
 4\"/>

DRAINAGE CAP
 WATERLOO
 RPLS 4324*

DRAINAGE CAP
 WATERLOO
 RPLS 4324*

DRAINAGE CAP
 WATERLOO
 RPLS 4324*

DRAINAGE CAP
 WATERLOO
 RPLS 4324*

DRAINAGE CAP
 WATERLOO
 RPLS 4324*

DRAINAGE CAP
 WATERLOO
 RPLS 4324*

DRAINAGE CAP
 WATERLOO
 RPLS 4324*

LEGEND

●	3/8\"/>
○	3/8\"/>
(A)	BLOCK DESIGNATION
B.L.	BUILDING SETBACK LINE
P.U.E.	PUBLIC UTILITY EASEMENT
O.E.	DRAINAGE EASEMENT
E.E.	ELECTRICAL EASEMENT
W.Q.E.	WATER QUALITY EASEMENT
P.R.T.C.	PLAT RECORDS TRAVIS COUNTY
O.P.R.T.C.	OFFICIAL PUBLIC RECORDS TRAVIS CO.

LOT TABLE:

LOT 1:	15.68 ACRES = 683,021 SQ. FT.
LOT 2:	11.32 ACRES = 493,099 SQ. FT.
LOT 3:	2.19 ACRES = 95,389 SQ. FT.
LOT 4:	2.23 ACRES = 97,139 SQ. FT.
TOTAL:	31.42 ACRES = 1,368,653 SQ. FT.

OWNER: CSK PARTNERS, L.L.C.
 4320 INDUSTRIAL DRIVE
 FORT SMITH, AR 72916

SURVEY: SANTIAGO DEL VALLE

LAND USE: TOTAL ACRES: 31.42 AC.
 P.O.W. DESIGNATION: 0.00 AC.
 TOTAL NO. OF BLOCKS: 1
 TOTAL NO. OF LOTS: 4
 TOTAL COMMERCIAL LOTS: 4

LINEAR FEET OF NO NEW STREETS
 NEW STREETS

PLAT PREPARED DATE: SEPTEMBER 18, 2012
 APPLICATION SUBMITTAL DATE: APRIL 15, 2014

SURVEYOR: CASTLEBERRY SURVEYING, LTD.
 3613 WILLIAMS DRIVE, STE. 903
 GEORGETOWN, TEXAS 78628
 (512) 930-1800/(512) 930-9389 fax

ENGINEER: GARRETT-INNHEN CIVIL ENGINEERS, INC.
 TYPE FIRM #636
 3800 W. PARKER LN.
 SUITE 212
 AUSTIN, TEXAS 78727
 (512) 454-2400/(512) 454-2420 fax

BENCHMARK: X SET IN CONCRETE
 ELEVATION: 801.62' NAVD88
 GRID: N 10051882.28' (US)
 GRID: E 3127190.83' (US)

SHEET

1 OF 2

Texas Land Surveying, Inc.

3613 Williams Drive, Suite 903 - Georgetown, Texas 78628
 (512) 930-1800/(512) 930-9389 fax
 www.texas-ils.com
 TBPLS FIRM NO. 10058200



CSA

EXHIBIT 3

EDUCATIONAL IMPACT STATEMENT (EIS) DETERMINATION

PART A

If your project is located in one or more of the following school districts, and requires Land Use Commission review; and meets one of the requirements listed below, an Educational Impact Statement is required.

<input type="checkbox"/> YES	<input type="checkbox"/> NO	100 or more single family units are proposed
<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	200 or more multifamily units are proposed
<input type="checkbox"/> YES	<input type="checkbox"/> NO	100 or more multifamily units are proposed and a tax credit is requested
<input type="checkbox"/> YES	<input type="checkbox"/> NO	project will demolish more than 50 residential existing units in a structure more than 20 years old

Please check the appropriate school district(s).

- Austin Independent School District
- Leander Independent School District
- Pflugerville Independent School District
- Hays County Independent School District
- Del Valle Independent School District
- Round Rock Independent School District
- Manor Independent School District

If an Educational Impact Statement (EIS) is required, please complete the Educational Impact Analysis (EIA) Part B.



CS/B

**EDUCATIONAL IMPACT ANALYSIS FORM
Part B**

OFFICE USE ONLY

CASE MANAGER: Cesar Zavala

APPLICANT/AGENT: Garret-Ihnen Civil Engineering (Jason Rodgers)

CASE NUMBER: C8-2014-0062.0A.SH

PROJECT NAME: Resubdivision of Lots 1 & 2, Travis Addition No. 2 & Lot 1, AHC Addition

PROJECT ADDRESS: 7016 E. Ben White Blvd. WB

PROPOSED USE: Multi-Family

EXISTING RESIDENTIAL UNITS

Existing Number of Residential Units: none

Number of existing residential units to be demolished: none

Age of units to be demolished: N/A

PROPOSED DEVELOPMENT

Gross Project Acreage: 31.41

Number of lots: 2

Lots per acre: .06

PROPOSED RESIDENTIAL UNITS

Proposed number of Residential Units: 433

Size of proposed units in square feet (specify range): 635 - 1185

Number of bedrooms per unit: 1, 2 and 3 Bedroom Units



CS/A

ESTIMATED SELLING / RENTAL PRICE (EXISTING AND PROPOSED)

Estimated selling price of units (specify range): N/A

Estimated rental rates (if applicable): \$769 00 - \$1,056

Range of monthly rental rates to be demolished: N/A to

Estimated increase in rental rates (specify percentage of increase): N/A

If project is multifamily, will a tax credit be applied for as part of the Smart Housing™ Program? YES

Number of Certified Affordable Dwelling Units (Proposed or Existing) 433

**OFF-SITE FAMILY AMENITIES EXISTING WITHIN ONE MILE OF PROJECT
(Open to the public – attach location plan)**

Parks/Greenbelts: Montopolis Park

Recreation Centers: Montopolis Park

Public Schools: Baty Elementary School

PARKLAND DEDICATION

Parkland dedication required? YES NO

If yes, please indicate if applicant plans to request fee in lieu or provide parkland.

Fee: YES NO

Land: YES NO

ON-SITE FAMILY AMENITIES PROPOSED

Will space be provided for childcare services? YES NO Unknown at this time

Amount of open space required in acres: 0.78

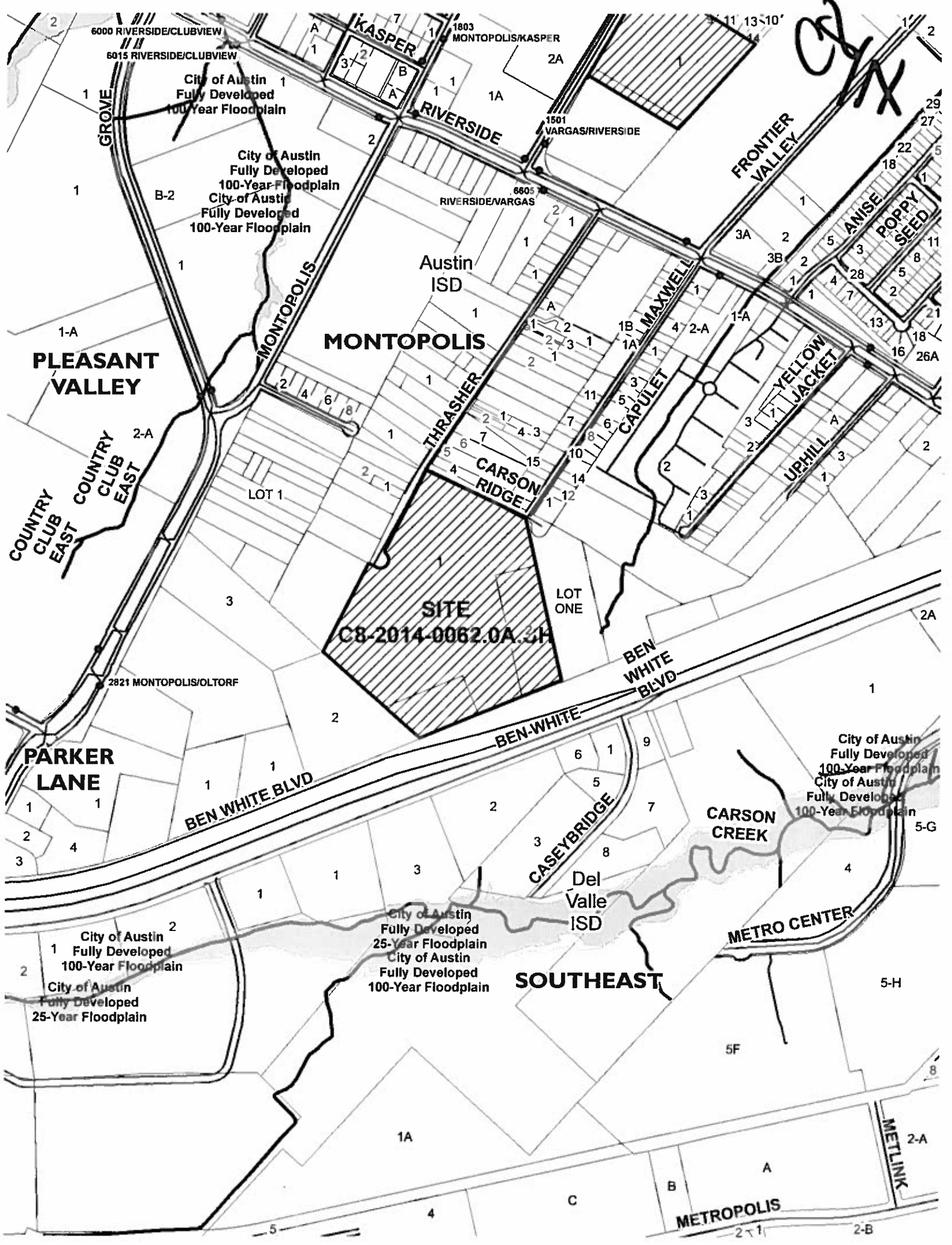
Amount of open space provided in acres: 0.94

Other proposed amenities: (pools, clubhouse, recreation area): Pool, clubhouse, fitness center

TRANSPORTATION LINKAGES

Closest Public Transit Location: .25 miles

Pedestrian/Bike Routes: none



CJX

6000 RIVERSIDE/CLUBVIEW
6015 RIVERSIDE/CLUBVIEW

KASPER
1803 MONTOPOLIS/KASPER

City of Austin Fully Developed
100-Year Floodplain

City of Austin Fully Developed
100-Year Floodplain
City of Austin Fully Developed
100-Year Floodplain

Austin ISD

MONTOPOLIS

CARSON RIDGE

SITE
C8-2014-0062.0A

BEN WHITE BLVD

PARKER LANE

BEN WHITE BLVD

CASEYBRIDGE

Del Valle ISD

SOUTHEAST

City of Austin Fully Developed
25-Year Floodplain
City of Austin Fully Developed
100-Year Floodplain

City of Austin Fully Developed
100-Year Floodplain
City of Austin Fully Developed
100-Year Floodplain

CARSON CREEK

METRO CENTER

COUNTRY CLUB EAST

FRONTIER VALLEY

ANISE

POPPY SEED

YELLOW JACKET

UPHILL

METROPOLIS

METLINK



Handwritten initials or signature in the top right corner of the map.

Google earth

miles 1
km 2



1- BATY ELEM.
2- MONTOPOLIS PARK

