

CDX

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2013-0076.0A

ZAP DATE: August 5, 2014

SUBDIVISION NAME: Steiner Ranch Phase 2 Sec 9 Replat of Blk A Lot 1 & Blk B Lot 1

AREA: 24.26

LOT(S): 6

OWNER/APPLICANT: MU 13 Investments
(Luke Drolet)

AGENT: Texas Engineering
Solutions, LLC
(Stephen Delgado, P.E.)

ADDRESS OF SUBDIVISION: 5925 Steiner Ranch Blvd.

GRIDS: MC33

COUNTY: Travis

WATERSHED: Panther Hollow

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Commercial/mixed use

VARIANCES: The Travis County Commissioner's Court granted a variance to the requirement to provide sidewalks on R.M. 620 at their June 24, 2014 regular meeting.

SIDEWALKS: Sidewalks will be provided on the north side of Steiner Ranch Blvd. as shown on the plat.

DEPARTMENT COMMENTS: The request is for approval of the Steiner Ranch Phase 2 Sec 9 Replat of Block A Lot 1 & Block B Lot 1. The proposed replat is composed of 6 lots on 24.26 acres for proposed commercial/mixed use. The original final plat was recorded in 2006 and had a note prohibiting residential use. Staff processed a partial plat vacation of the original Lot 1, Block A, and Lot 1, Block B to remove the residential restriction. The partial vacation was approved administratively. The lots will utilize shared joint access to Steiner Ranch Blvd. Travis County W.C.I.D. will provide water service; Austin Energy will provide electric service and individual on-site septic facilities will provide wastewater service. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the replat. This plat meets all applicable State and City of Austin LDC requirements and is in conformance with the Steiner Ranch Agreement.

ZONING AND PLATTING COMMISSION ACTION:

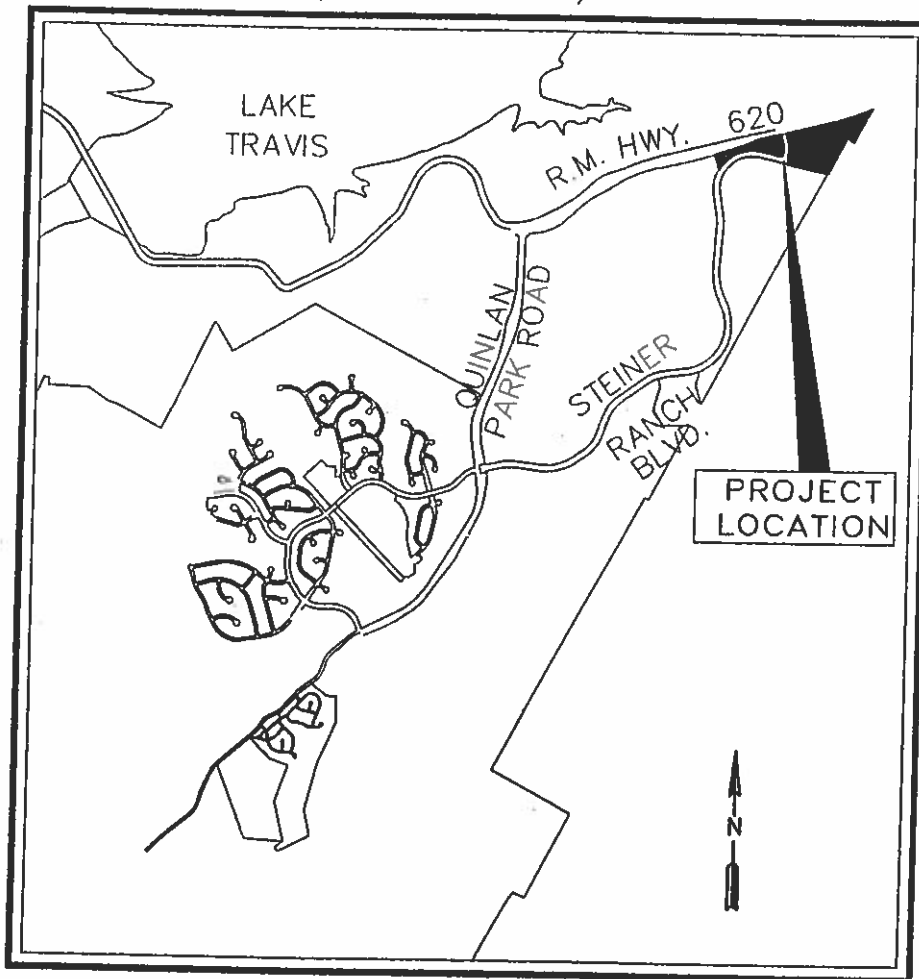
CITY STAFF: Don Perryman
e-mail: don.perryman@austintexas.gov

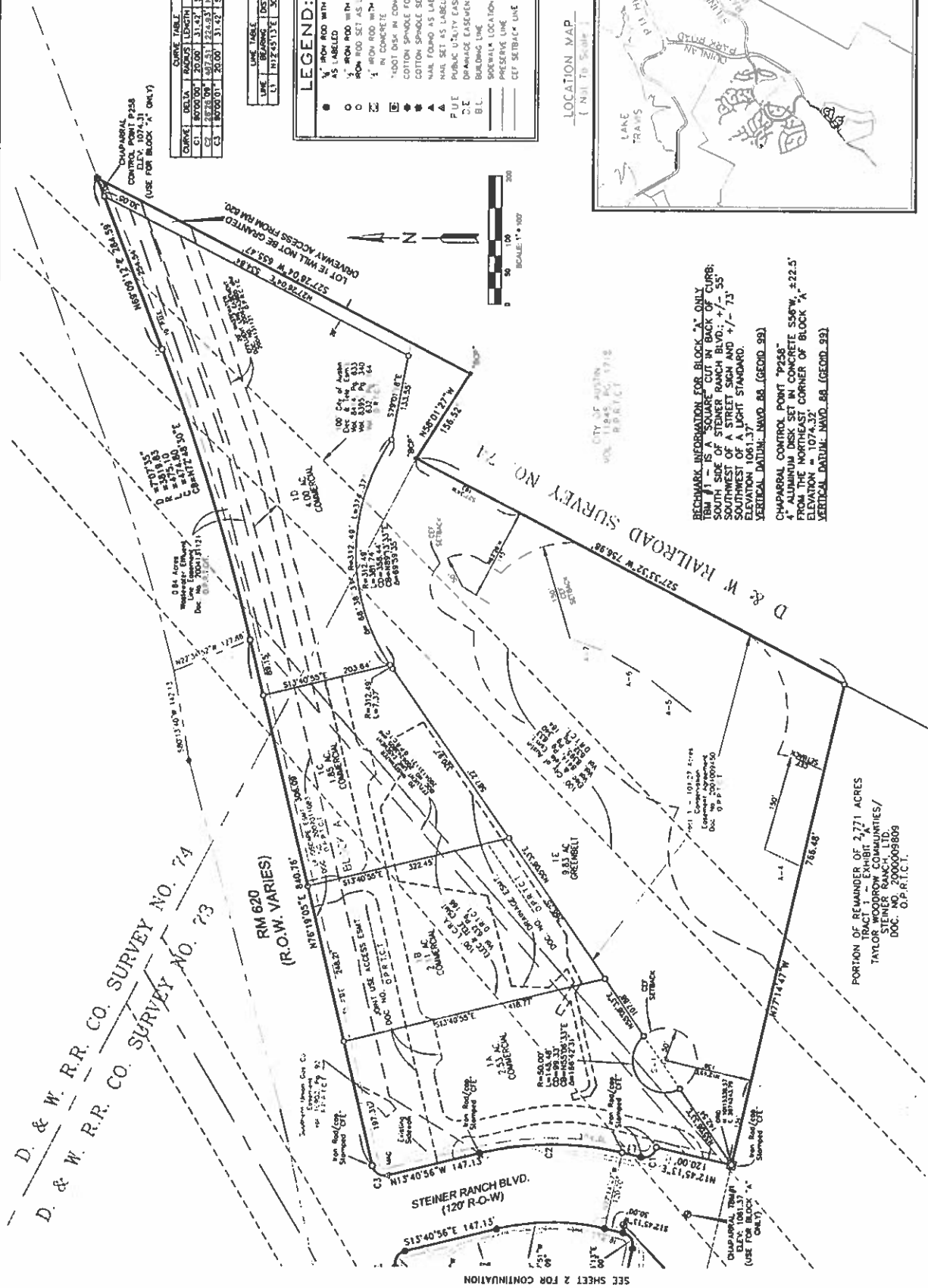
PHONE: 512-974-2786

C/2

LOCATION MAP

(Not To Scale)



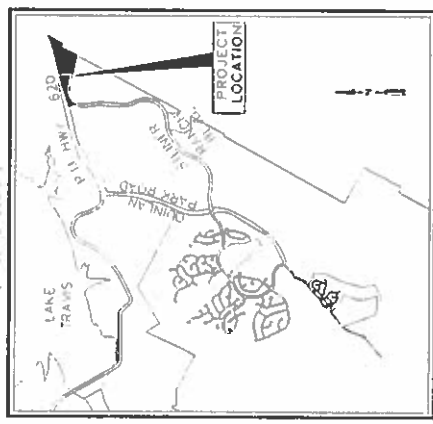


CURVE	DELTA	CHORD	LENGTH	CB	PC
C1	80.000	20.000	31.42	537.14 47° E	282.80
C2	28.10 0°	487.51	224.63	807.27 51° W	222.53
C3	80.000	20.000	31.42	537.18 05° W	282.80

LINE	BEARING	DISTANCE
C1	N72°45'13"E	30.00

LEGEND:

- 1" IRON ROD WITH CAP FOUND AS LABELED
- 1" IRON ROD WITH CAP SET
- 1" IRON ROD SET AS LABELED
- 1" IRON ROD WITH CAP SET
- 1" IRON ROD IN CONC FOUND
- ◆ COTTON SPINDLE FOUND
- ▲ NAIL FOUND AS LABELED
- ▲ NAIL SET AS LABELED
- ▲ PUBLIC UTILITY EASEMENT
- ▲ DAMAGE EASEMENT
- ▲ BUILDING LINE
- ▲ ADJACENT LOCATION
- PRESERVE LINE
- C&T SETBACK LINE



BENCHMARK INFORMATION FOR BLOCK 27, ONLY:
 IRON 1" ROD WITH CAP FOUND AS LABELED
 SOUTH SIDE OF STEINER RANCH BLVD. AT - 35'
 SOUTHWEST OF A STREET SIGN AND +/- 73'
 SOUTHWEST OF A LIGHT STANDARD.
 ELEVATION 1061.37'
 VERTICAL DATUM: NAVD 83 (GEOID 99)
 CHAPARRAL CONTROL POINT "P258"
 4" ALUMINUM DISK SET IN CONCRETE S&SW, 422.5'
 FROM THE NORTHEAST CORNER OF BLOCK 27
 ELEVATION = 1074.32'
 VERTICAL DATUM: NAVD 83 (GEOID 99)

SHEET
 3
 OF 3

REPLAT OF
 LOT 1, BLOCK A AND LOT 1, BLOCK B
 STEINER RANCH PHASE TWO
 SECTION 9

MU 13
 INVESTMENTS,
 LTD.

TRAVIS COUNTY, TEXAS	
SURVEY DATE:	JANUARY, 2014
SURVEYOR:	PAUL C. SAUVE, JR., RPLS No. 2518
TECHNICIAN:	PCS
FIELDBOOK:	
JOB NUMBER:	
DESCRIPTION:	N/A
DRAWING:	

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CASE NO. CBJ-2013-0076-04