

CH

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2014-0149.0A

P.C. DATE: January 13, 2015

SUBDIVISION NAME: Domain Z4 Subdivision

AREA: 7.770 Acres

LOT(S): 2

OWNER/APPLICANT: RREEF Domain LP
(Ben Bufkin)

AGENT: Bury-Aus, Inc.
(Allison Lehman)

ADDRESS OF SUBDIVISION: 11100-1/2 ALTERRA PKWY

GRIDS: MK33

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: MI-PDA

MUD: N/A

NEIGHBORHOOD PLAN: North Burnet Gateway

PROPOSED LAND USE: Commercial

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 Domain Z4 Subdivision. The proposed plat is composed of 2 lots on 7.770 acres. The applicant proposes to resubdivide the existing Lot 4 of the RREEF Domain Retain District Subdivision into two lots for commercial use. City of Austin utilities are available. The developer will be responsible for all costs associated with any required improvements.

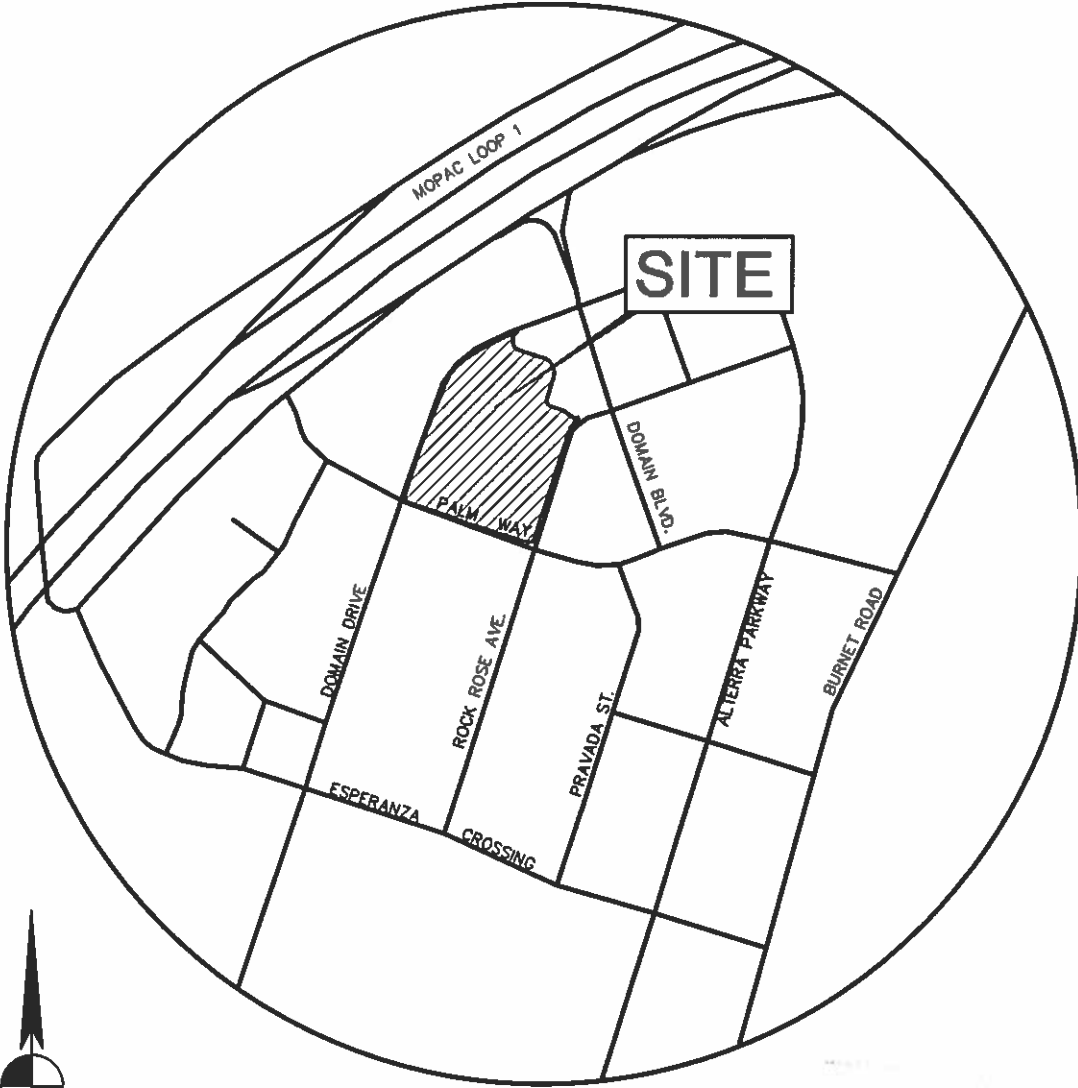
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman
E-MAIL: don.perryman@austintexas.gov

PHONE: 512-974-2786

C11/21



SCANNED

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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DOMAIN Z4 SUBDIVISION

ENDEAVOR REAL ESTATE GROUP

SITE LOCATION MAP

DATE 7/30/2014

SCALE N.T.S

DRAWN BY ARL

FILE

PROJECT No 101231 110062

REEF DOMAIN Z4 SUBDIVISION
 BEING A RESUBDIVISION OF LOT 4, REEF DOMAIN RETAIL DISTRICT SUBDIVISION

LOT 2A, BLOCK 'A'
 THE DOMAIN SHOPPING
 CENTER SECTION 2
 DOCUMENT NO. 200800026

LOT 2A
 REEF DOMAIN RETAIL
 DISTRICT SUBDIVISION
 DOCUMENT NO. 201400116

LOT 4A
 0.580 ACRES

LOT 4B
 7.190 ACRES

LOT 5A-1
 REEF DOMAIN RETAIL
 DISTRICT SUBDIVISION
 DOCUMENT NO. 201400116

LOT 5A-2
 REEF DOMAIN RETAIL
 DISTRICT SUBDIVISION
 DOCUMENT NO. 201400116

LOT 3, BLOCK 'A'
 REEF DOMAIN WHOLE FOODS
 MARKET SUBDIVISION
 DOCUMENT NO. 201100129

LOT 2, BLOCK 'A'
 REEF DOMAIN WHOLE FOODS
 MARKET SUBDIVISION
 DOCUMENT NO. 201100129

LOT 3A
 REEF DOMAIN BLOCK K
 SUBDIVISION
 DOCUMENT NO. 201400050

LOT 2A
 REEF DOMAIN RETAIL
 DISTRICT SUBDIVISION
 DOCUMENT NO. 201400116

LOT 6
 REEF DOMAIN RETAIL
 DISTRICT SUBDIVISION
 DOCUMENT NO. 201400116

LOT 1
 REEF DOMAIN RETAIL
 DISTRICT SUBDIVISION
 DOCUMENT NO. 201400116

LOT 2
 REEF DOMAIN RETAIL
 DISTRICT SUBDIVISION
 DOCUMENT NO. 201400116

LOT 3
 REEF DOMAIN ROCK ROSE
 SOUTH SUBDIVISION
 DOCUMENT NO. 201400117

LOT 4
 REEF DOMAIN RETAIL
 DISTRICT SUBDIVISION
 DOCUMENT NO. 201400116

LOT 5
 REEF DOMAIN RETAIL
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LOT 6
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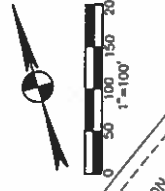
LOT 96
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MOPAC EXPRESSWAY NORTH
 (R.O.W. VARIATION)

LEGEND
 ▲ NAIL FOUND (AS NOTED)
 ○ 1/2" IRON ROD WITH "BURY" CAP SET
 SOCIAL WALK

MOPAC SIGN EASEMENT
 DOCUMENT NO. 2004070746
 DOCUMENT NO. 2008056263
 DOCUMENT NO. 2007138713
 DOCUMENT NO. 2007138714
 DOCUMENT NO. 2010007951

15' ELECTRIC AND
 TELECOMMUNICATIONS LINE EASEMENT
 DOCUMENT NO. 2003063333
 DOCUMENT NO. 2003063334
 DOCUMENT NO. 2007002038
 DOCUMENT NO. 2006060225
 DOCUMENT NO. 2006060226
 DOCUMENT NO. 2008001180
 DOCUMENT NO. 2009003072

END REMAINDER OF
 PUBLIC UTILITY EASEMENT
 VOLUME 5596, PAGE 977

JOINT USE
 ACCESS EASEMENT
 DOCUMENT NO. 2008102913

0.531 ACRE
 DRAINAGE EASEMENT
 DOCUMENT NO. 2005076598

0.534 ACRE - TRACT 3
 WATER AND WASTEWATER EASEMENT
 DOCUMENT NO. 2005075844
 (HATCHED AREA)

JOINT USE ACCESS EASEMENT
 DOCUMENT NO. 2007210778
 (DOT-HATCHED AREA)

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C10	83.77	138.50	34°26'51"	53°39'22"W	82.07
C11	38.48	24.50	90°00'00"	58°25'58"W	34.45
C12	11.87	118.50	5°44'31"	88°51'48"W	11.87
C13	11.87	118.50	5°44'28"	88°51'48"W	11.87
C14	32.57	334.50	5°34'48"	88°51'48"W	32.56
C15	38.15	24.50	84°31'58"	82°43'13"W	32.98
C16	45.07	138.50	18°37'32"	88°11'33"E	44.83
C17	31.57	34.50	73°42'06"	87°21'24"E	29.30
C18	40.21	24.50	84°02'45"	102°32'30"W	30.85

CURVE TABLE

NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	34.17	487.50	3°56'07"	81°30'49"E	34.18
C2	27.08	139.00	11°09'18"	82°19'32"E	27.07
C3	100.58	258.00	22°30'39"	84°50'08"E	99.93
C4	228.18	1038.00	10°29'07"	88°24'21"E	228.08
C5	97.31	39.50	141°08'44"	50°36'31"E	74.50
C6	95.99	60.50	90°07'38"	57°33'29"E	88.60
C7	30.51	24.50	90°07'50"	57°33'29"E	34.66
C8	28.45	78.50	210°42'4"	58°20'41"E	29.06
C9	32.77	24.50	78°37'44"	58°48'22"E	30.38

LINE TABLE

NO.	BEARING	DISTANCE
L8	197°33'46"E	139.67
L9	107°41'14"W	53.46
L10	88°39'29"W	82.98
L11	57°33'53"E	38.61
L12	51°29'20"E	25.48
L13	197°23'04"W	234.78
L17	146°09'53"W	58.36

LINE TABLE

NO.	BEARING	DISTANCE
L1	197°33'46"E	182.07
L2	57°33'53"E	98.71
L3	57°29'05"W	86.60
L4	57°33'53"E	38.61
L5	51°29'20"E	25.48
L6	197°23'04"W	234.78
L7	146°09'53"W	58.36

SHEET **1** OF 2

BURY
 271 West Elm Street, Suite 800
 Austin, Texas 78701
 Tel: (512) 325-0117 Fax: (512) 328-0025
 TWP # F-1648 TRPLS # F-107000
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Drawn by: sba. Approved by: M.J. Project No. 2010131-1002 File No. U10131010101310201404

REEF DOMAIN Z4 SUBDIVISION
 A 2 LOT SUBDIVISION
 CONSISTING OF 7.770 ACRES
 DATE: JULY 2014
 PREPARED BY: