

CDK

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2015-0038.0A

**P.C. DATE:** September 8, 2015

**SUBDIVISION NAME:** Rialto Park at Lantana, Resubdivision of Lot 9, Block A

**AREA:** 54.748

**LOT(S):** 2

**OWNER/APPLICANT:** CH Realty VII-THC MF Austin Lantana Hills (Kathy K. Binford)

**AGENT:** LJA Engineering (Danny Miller)

**ADDRESS OF SUBDIVISION:** 6901 Southwest Parkway

**GRIDS:** C20

**COUNTY:** Travis

**WATERSHED:** Williamson Creek / Barton Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** MF-4-CO-NP

**MUD:** N/A

**NEIGHBORHOOD PLAN:** East Oak Hill

**PROPOSED LAND USE:** Commercial Multi Family

**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 Rialto Park at Lantana, Resubdivision of Lot 9, Block A. The applicant proposes to resubdivide the existing Lot 9, Block A into two lots 2 lots on 54.748 acres for proposed commercial multi-family use. All 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

**PHONE:** 512-974-2786

**E-MAIL:** [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov)

CD/2



# RESUBDIVISION OF LOT 9, BLOCK A, RIALTO PARK AT LANTANA

SCALE: 1" = 100'  
GRAPHIC SCALE

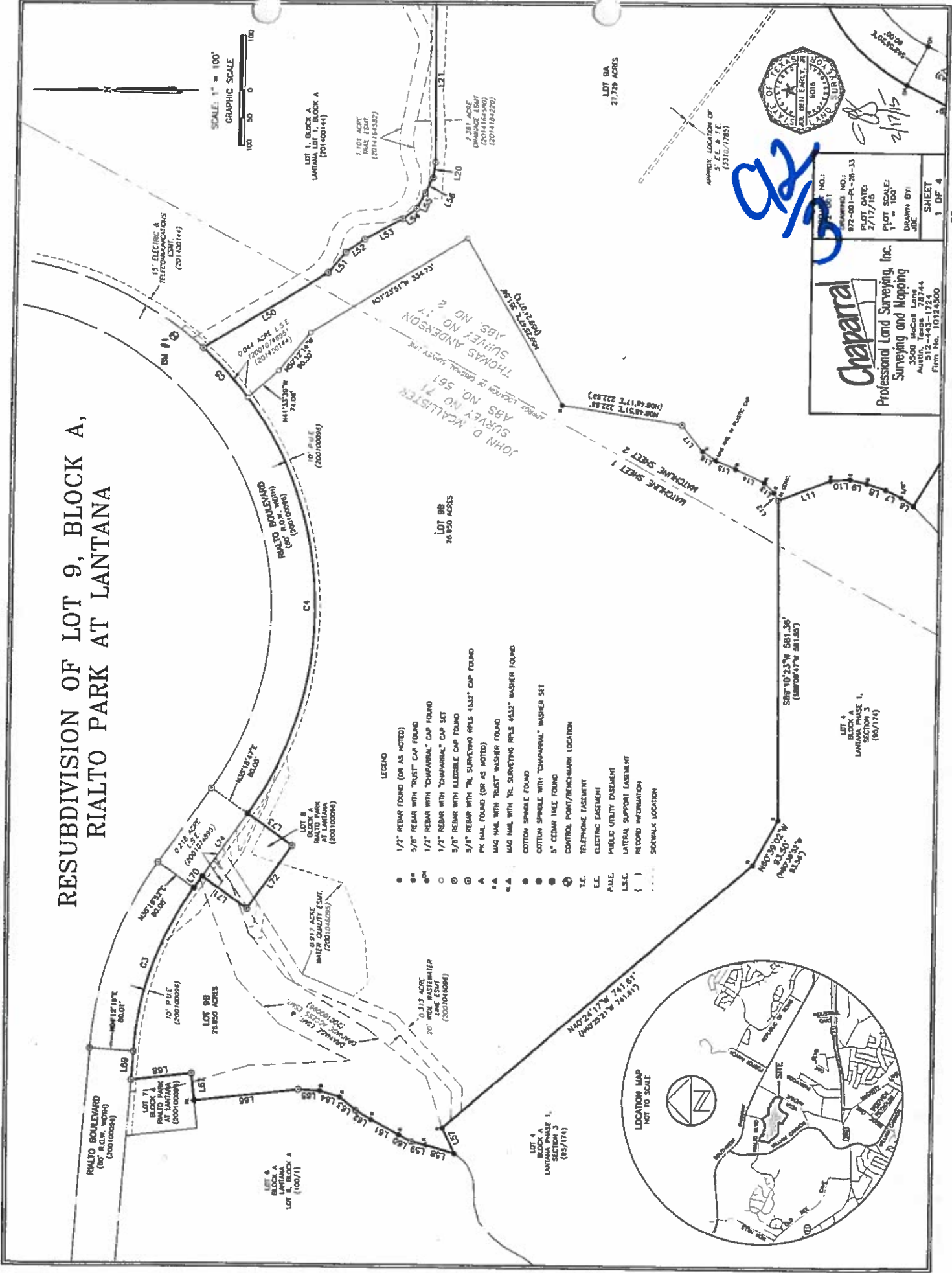


**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping

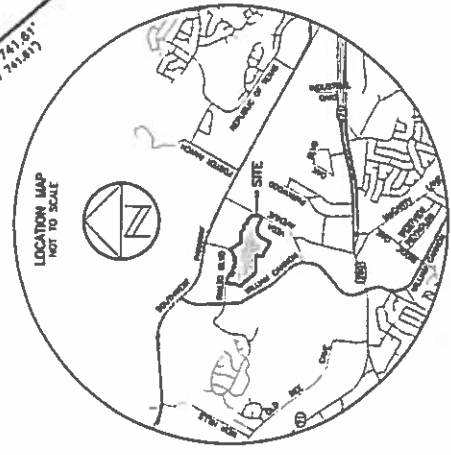
PROJECT NO.: 15-001  
DRAWING NO.: 972-001-A-28-33  
PLOT DATE: 2/17/15  
PLOT SCALE: 1" = 100'  
DRAWN BY: JBE  
SHEET: 1 OF 4

30550 ACCOR 120144  
AUSTIN, TEXAS 78744  
512-443-1724  
Firm No. 10124500

CB-



- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
  - 5/8" REBAR WITH "TRUST" CAP FOUND
  - 1/2" REBAR WITH "CHAMPARRAL" CAP FOUND
  - 1/2" REBAR WITH "CHAMPARRAL" CAP SET
  - 5/8" REBAR WITH BLESSIBLE CAP FOUND
  - 3/8" REBAR WITH "RL SURVEYING IMPLS 4533" CAP FOUND
  - PK NAIL FOUND (OR AS NOTED)
  - MAG NAIL WITH "TRUST" WASHER FOUND
  - MAG NAIL WITH "RL SURVEYING IMPLS 4533" WASHER FOUND
  - COTTON SPINKLE FOUND
  - COTTON SPINKLE WITH "CHAMPARRAL" WASHER SET
  - 5" CEDAR TREE FOUND
  - CONTROL POINT/BENCHMARK LOCATION
  - TELEPHONE EASEMENT
  - E.E. ELECTRIC EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - L.S.E. LATERAL SUPPORT EASEMENT
  - ( ) RECORDED INFORMATION
  - ( ) SORNALM LOCATION



LOT 4  
BLOCK A  
RIALTO PARK AT LANTANA  
SECTION 3  
(65/174)

LOT 4  
BLOCK A  
RIALTO PARK AT LANTANA  
SECTION 3  
(65/174)

LOT 9B  
28.850 ACRES

LOT 9A  
27.729 ACRES

LOT 1, BLOCK A  
LANTANA LOT 1, BLOCK A  
(201100144)

15' BLOCK A  
TELECOMMUNICATIONS  
EASMT.  
(201100144)

1.101 ACRE  
TRAIL EASMT.  
(201100144)

0.313 ACRE  
TRAIL EASMT.  
(201100144)

APPROX. LOCATION OF  
5" E.C. & T.C.  
(12/10/1983)

THOMAS ANDERSON  
SURVEY NO. 71  
APPROX. LOCATION OF ORIGINAL SURVEY LINE

JOHN D. McALLISTER  
SURVEY NO. 581  
APPROX. LOCATION OF ORIGINAL SURVEY LINE

THOMAS ANDERSON  
SURVEY NO. 71

58710.23'W 581.36'  
(58709.47'W 581.65')

N40°24'17"W 743.61'  
(N40°25'23"W 743.61')

LOT 7  
BLOCK A  
RIALTO PARK AT LANTANA  
(201100144)

LOT 9B  
28.850 ACRES

LOT 8  
BLOCK A  
RIALTO PARK AT LANTANA  
(201100144)

LOT 6  
BLOCK A  
RIALTO PARK AT LANTANA  
(100/71)

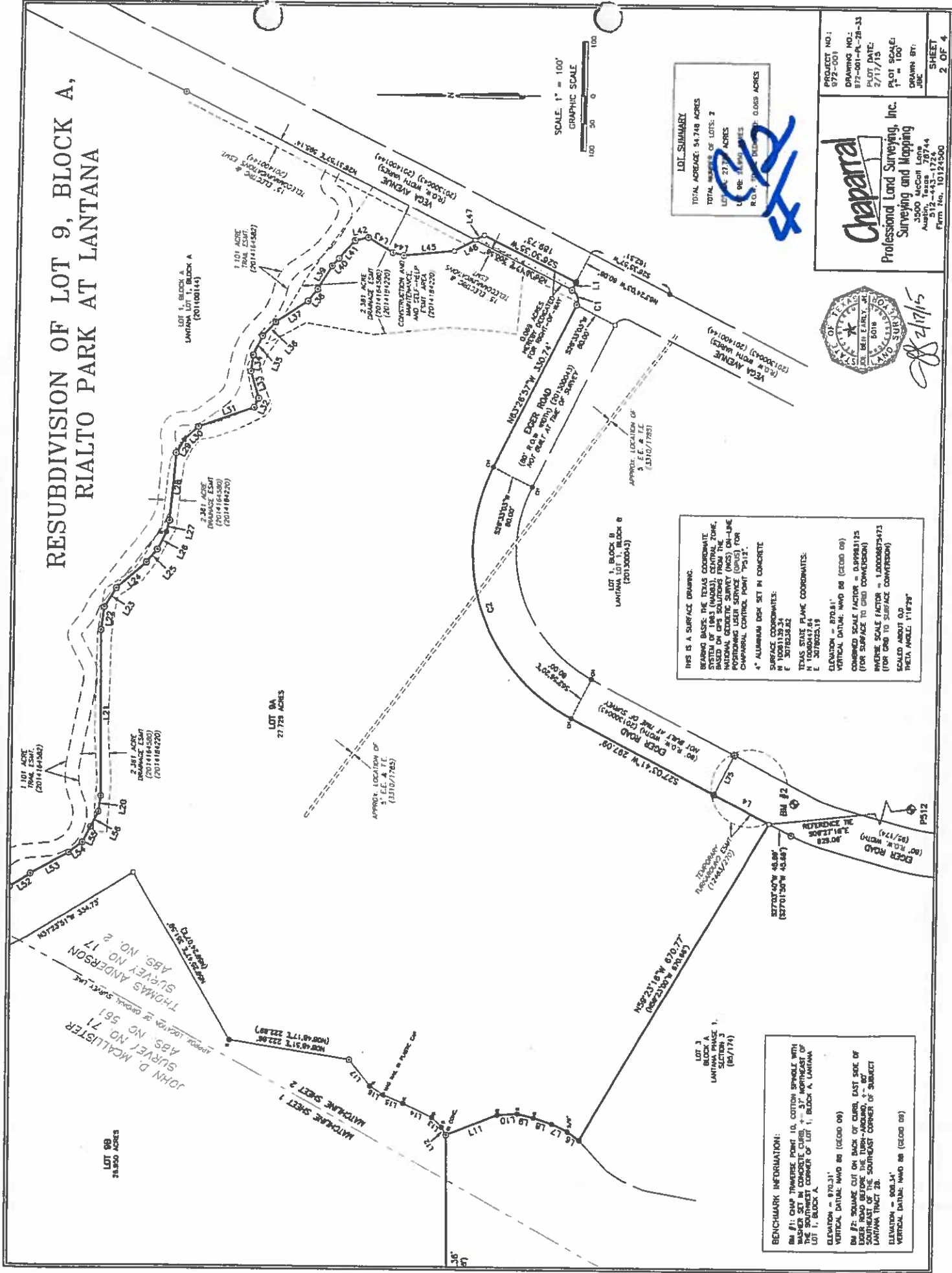
LOT 7  
BLOCK A  
RIALTO PARK AT LANTANA  
(201100144)

LOT 9B  
28.850 ACRES

LOT 8  
BLOCK A  
RIALTO PARK AT LANTANA  
(201100144)

LOT 6  
BLOCK A  
RIALTO PARK AT LANTANA  
(100/71)

# RESUBDIVISION OF LOT 9, BLOCK A, RIALTO PARK AT LANTANA



**LOT SUMMARY**  
 TOTAL ACRES: 54.748 ACRES  
 TOTAL NUMBER OF LOTS: 2  
 LOT 9A: 27.728 ACRES  
 LOT 9B: 27.020 ACRES  
 R.O.D. TOTAL: 0.008 ACRES

PROJECT NO.: 972-001  
 DRAWING NO.: 872-001-PL-28-33  
 PLOT DATE: 2/11/15  
 PLOT SCALE: 1" = 100'  
 DRAWN BY: JMK  
 CHECKED BY: JMK

**Chaparral**  
 Professional Land Surveying, Inc.  
 3500 McCall Lane  
 Austin, Texas 78744  
 Firm No. 10124500



2/17/15

THIS IS A SURFACE DRAWING.  
 BEARING BASE: THE TOTAL COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE PROGRAM (NADCON) IS USED FOR CHAPARRAL CONTROL POINT PS12.  
 4" ALUMINUM DICK SET IN CONCRETE  
 SURFACE COORDINATES:  
 N 10081139.34  
 E 30762832.82  
 TEXAS STATE PLANE COORDINATES:  
 N 10081139.34  
 E 30762832.82  
 ELEVATION = 870.81'  
 VERTICAL DATUM: NAD 83 (CECSD 09)  
 CORNER SCALE FACTOR = 0.99993125 (FOR SURFACE TO GRID CONVERSION)  
 INVERSE SCALE FACTOR = 1.0000687473 (FOR GRID TO SURFACE CONVERSION)  
 SCALED ABOUT OLD  
 MEAN ANGLE: 118729"

**BENCHMARK INFORMATION:**  
 BM #1: CHIP TRIMMER POINT 10, COTTON SPINDLE WITH WIPPER SET IN CONCRETE CURB, +/- 37' NORTHEAST OF SOUTHWEST CORNER OF LOT 1, BLOCK A, LANTANA  
 ELEVATION = 808.11'  
 VERTICAL DATUM: NAD 83 (CECSD 09)  
 BM #2: SQUARE CUT ON BACK OF CURB, EAST SIDE OF SOUTH SIDE OF TURN-AROUND, +/- 80' SOUTHWEST CORNER OF LOT 1, BLOCK A, LANTANA TRACT 28  
 ELEVATION = 808.11'  
 VERTICAL DATUM: NAD 83 (CECSD 09)

JOHN D. MCALLISTER  
 SURVEY NO. 71  
 ABS. NO. 561  
 THOMAS ANDERSON  
 SURVEY NO. 17  
 ABS. NO. 2  
 MATCHLINE SHEET 1  
 MATCHLINE SHEET 2