SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2017-0069 **Z.A.P. DATE:** August 7, 2018

SUBDIVISION NAME: Indian Hills Corporate Park - Preliminary Plan

AREA: 9.26 Acres **LOT(S)**: 2 Total Lots

OWNER/APPLICANT: Club Deal 116 Indian Hills TX (Douglas Gilliland) **AGENT:** Red Dog Engineering (R. DeCamps)

ADDRESS OF SUBDIVISION: Decker Lake Road

GRIDS: L-11 **COUNTY:** Travis

WATERSHED: Decker Creek **JURISDICTION:** Limited Purpose

EXISTING ZONING: LI-CO **MUD:** N/A

PROPOSED LAND USE: Commercial

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal and boundary streets.

DEPARTMENT COMMENTS: The request is for approval of a preliminary plan located in the county and in the City of Austin's Limited Purpose. The proposed subdivision includes 2 lots on 9.26 acres. The intended use of these lots is for commercial uses. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

PUBLIC NOTICE:
As per Title 30 public notification requirements, a notice was sent to all City of Austin utility account holders and property owners with 500 feet of the proposed development, registered environmental and homeowner's associations.

ISSUES:
Staff has not received any phone calls or e-mails from adjacent property owners and from neighborhood associations who are in opposition to this application.

STAFF RECOMMENDATION: The preliminary plan 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 **PHONE:** 854-7562
Email address: joe.arriaga@traviscountytx.gov

DEVELOPER: CLUB DEAL 116 INDIAN HILLS TX, LP
1350 EAST NEWPORT CENTER DRIVE #202
DEERFIELD BEACH, FL 33442
CONTACT: DOUGLAS GILLILAND, PRESIDENT

OWNER: CLUB DEAL 116 INDIAN HILLS TX, LP
1350 EAST NEWPORT CENTER DRIVE #202
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CONTACT: DOUGLAS GILLILAND, PRESIDENT

ENGINEER: BIG RED DOG ENGINEERING | CONSULTING
2021 EAST 5TH STREET, SUITE 110 (OFFICE)
815-A BRAZOS ST., #319 (MAIL)
AUSTIN, TX 78701
(512) 669-5560 PH
CONTACT: BRADLEY J. LINGVAI, P.E.

SURVEYOR: 4WARD LAND SURVEYING
TBPLS FIRM#10174300
PO BOX 90846
AUSTIN, TX 78709
(512) 537-2384
CONTACT: JASON WARD, R.P.L.S.

PRELIMINARY PLAN
FOR
INDIAN HILLS OFFICE PARK

5601 N FM 973 RD
AUSTIN, TRAVIS COUNTY, TEXAS 78724

ZONING:

LI-CO

LAND USE SUMMARY:

GROSS ACREAGE: 9.24 ACRES / 402,494 S.F.

FLOODPLAIN:

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (F.I.R.M.) PANEL NO.48453C 0490J, TRAVIS COUNTY, TEXAS DATED AUGUST 18, 2014.

WATERSHED:

THIS PROJECT IS LOCATED IN THE DECKER CREEK WATERSHED, WHICH IS CLASSIFIED AS A SUBURBAN WATERSHED
THIS PROJECT IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE AS DEFINED BY THE CITY OF AUSTIN AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

THE APPLICABLE WATER QUALITY ORDINANCE IS TITLE 30.

THERE IS AN EXISTING POND WITHIN THE SITE AREA THAT IS SIZED TO TREAT AND DETAIN THE ENTIRETY OF THE SITE.

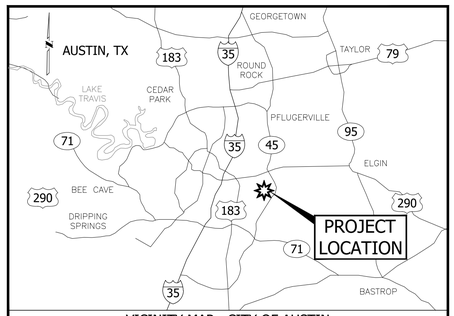
LEGAL DESCRIPTION:

OF A 9.24 ACRE TRACT OUT OF THE REUBEN HORNSBY SURVEY NO. 17, ABSTRACT NO. 15, SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 149.45 ACRE TRACT CONVEYED TO CLUB DEAL 116 INDIAN HILLS, TX, LIMITED PARTNERSHIP, BY DEED OF RECORD IN DOCUMENT NO. 2005232159, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

BENCHMARK NOTE:

TBM #1- COTTON GIN SPINDLE SET IN POWER POLE ALONG THE WEST R.O.W. LINE OF SH 130, ±380' SOUTH OF THE INTERSECTION OF DECKER LAKE ROAD AND SH 130, ELEVATION = 534.01'.

TBM #2- SQUARE CUT ON TOP OF A CONCRETE CURB INLET ON THE SOUTH SIDE OF DECKER LAKE ROAD ±240' WEST OF THE INTERSECTION OF DECKER LAKE ROAD AND SH 130 ACCESS ROAD, ELEVATION = 516.85'.



VICINITY MAP - CITY OF AUSTIN
NO SCALE

NOTES:

1. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
2. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH TITLE 30 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
3. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
4. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
5. THE ENTIRETY OF THE PROJECT SITE IS LOCATED WITHIN THE CITY OF AUSTIN LIMITED PURPOSE JURISDICTION.
6. WATER AND WASTEWATER WILL BE PROVIDED BY THE CITY OF AUSTIN.
7. TRAVIS COUNTY DEVELOPMENT PERMIT IS REQUIRED PRIOR TO SITE DEVELOPMENT.
8. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY TRAVIS COUNTY (AND OTHER APPROPRIATE JURISDICTION).
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE OWNER AND/OR HIS/HER ASSIGNS.
10. PROPERTY OWNER AND/OR HIS/HER ASSIGNS SHALL PROVIDE FOR ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY TRAVIS COUNTY FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.
11. ALL LOTS IN THIS PRELIMINARY PLAN ARE RESTRICTED TO USES OTHER THAN RESIDENTIAL.
12. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
13. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
14. ALL STREETS PROVIDED WILL BE BUILT TO CITY OF AUSTIN STANDARDS.

VICINITY MAP

N.T.S.
C.O.A. GRID NO. R22 & R23
(MAPSCO PAGE 588U)

SUBMITTAL DATE:

MAY 11, 2017

LEGAL DESCRIPTION:

A 9.24 ACRE TRACT OUT OF THE REUBEN HORNSBY SURVEY NO. 17, ABSTRACT NO. 15, SITUATED IN TRAVIS COUNTY, TEXAS BEING A PORTION OF THAT CERTAIN 149.45 ACRE TRACT CONVEYED TO CLUB DEAL 116 INDIAN HILLS, TX, LIMITED PARTNERSHIP, BY DEED OF RECORD IN DOCUMENT NO. 2005232159, OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

REVISIONS / CORRECTIONS

Number	Description	Revise (R) Add (A) Void (V) Sheet No.'s	Sheets in Plan Set	Net Change Imp. Cover (sq.ft.)	Total Site Imp. Cover (sq. ft.)/%	City of Austin Approval - Date	Date Imaged

CIVIL SHEET INDEX

SHEET NO.	SHEET TITLE
1	COVER SHEET
2	PRELIMINARY PLAN

I CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL. THE PLAN IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH TITLE 30 OF THE LAND DEVELOPMENT CODE.

JASON WARD, R.P.L.S. — DATE
TBPLS FIRM #10174300
P.O. BOX 90846
AUSTIN, TEXAS 78709
(512) 537-2384

SURVEYOR'S CERTIFICATION:
I, JASON WARD, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF LAND SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTION OF TITLE 30 OF THE AUSTIN CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY DIRECTION AND SUPERVISION.

SUBMITTED BY :

Bradley J Lingvai 2018-5-14

BRADLEY J. LINGVAI, P.E. — TEXAS REG. NO. F-11201
LICENSED PROFESSIONAL ENGINEER NO. 98217
BIG RED DOG ENGINEERING | CONSULTING
2021 EAST 5TH STREET, #200 (OFFICE)
815-A BRAZOS STREET, #319 (MAIL)
AUSTIN, TEXAS 78702 (OFFICE), 78701 (MAIL)
(512) 669-5560 (MAIN)

STATE OF TEXAS — BRADLEY J. LINGVAI — 98217 — LICENSED PROFESSIONAL ENGINEER

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BIG RED DOG
WWW.BIGREDDOG.COM
TEXAS REG. NO. F-11201
512.669.5560
ENGINEERING | CONSULTING
2021 E. 5TH ST. #200 (OFFICE) • 815-A BRAZOS ST. #319 (MAIL)
AUSTIN, TEXAS 78702 (OFFICE), 78701 (MAIL)

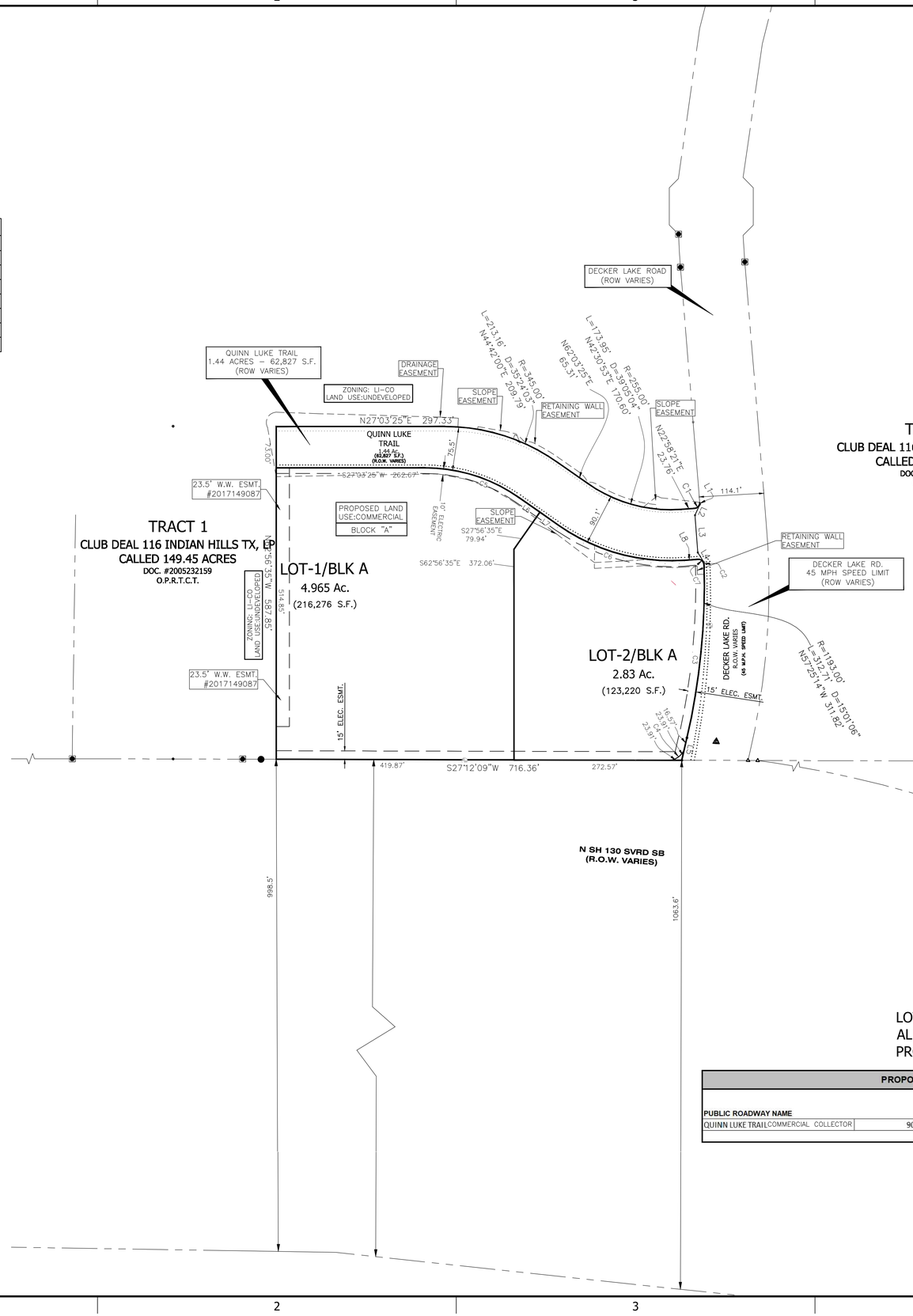
NO. | DATE | REVISION | BY

PRELIMINARY PLAN FOR INDIAN HILLS OFFICE PARK
5601 N FM 973 RD
AUSTIN, TRAVIS COUNTY, TEXAS 78724

COVER SHEET

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S67°38'33"E	3.60'
L2	S38°50'48"E	20.99'
L3	S67°10'09"E	66.02'
L4	N85°04'23"E	20.33'
L5	S49°54'50"E	40.49'
L6	S62°03'25"W	45.52'
L7	S62°03'25"W	40.78'
L8	S22°58'21"W	23.40'

CURVE TABLE					
CURVE #	LENGTH	RADIUS	DELTA	BEARING	DISTANCE
C1	15.82'	10.00'	90°36'54"	N22°20'06"W	14.22'
C2	4.51'	1,193.00'	0°13'00"	N64°49'18"W	4.51'
C3	308.20'	1,193.00'	14°48'06"	S57°18'44"E	307.34'
C4	40.38'	30.00'	77°07'00"	N11°21'21"W	37.40'
C5	176.54'	289.00'	35°00'00"	S44°33'25"W	173.81'
C6	235.34'	345.00'	39°05'04"	S42°30'53"W	230.81'
C7	16.20'	10.00'	92°50'24"	S69°20'34"W	14.49'



LOT 1, BLOCK A
ALLOWABLE F.A.R.: 1:1
PROPOSED F.A.R.: 0.23:1

PROPOSED PUBLIC ROADWAYS TABLE					
PUBLIC ROADWAY NAME	R.O.W. & PAVING WIDTH	CURB & GUTTER	LENGTH		SIDEWALKS
QUINN LUKE TRAIL COMMERCIAL COLLECTOR	90' R.O.W. - 70' R.OW. , 64' F-F TO 48' F-F	YES	779	L.F.	5' Wide
		TOTAL	779	L.F.	

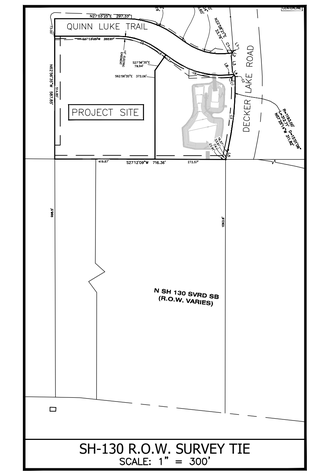
0 50' 100' 200'

LEGEND

- BOUNDARY / RIGHT OF WAY
- EASEMENT / SETBACK
- PROPOSED SIDEWALK
- XXXX CONTOUR (GRADE) ELEV.
- ROD/NAIL FOUND OR SET
- BENCHMARK

LAND USE TABLE	
EXISTING LAND USE:	UNDEVELOPED
PROPOSED LAND USE:	COMMERCIAL
PROPOSED STREET R.O.W. :	1.4715 Ac.
COMMERCIAL LOT AREA:	4.965 Ac.
OPEN SPACE	2.8263 Ac.
TOTAL AREA:	9.2628 Ac.
NUMBER OF LOTS	2 Lots
DENSITY (NUMBER OF LOTS/LOT AREA):	0.32 Lots/Acre
EXISTING ZONING:	LI-CO
LINEAR FOOTAGE OF STREETS:	779 L.F.

UTILITY PROVIDERS	
WATER:	CITY OF AUSTIN
WASTEWATER:	CITY OF AUSTIN
ELECTRIC:	AUSTIN ENERGY
PHONE:	ATT
CABLE:	TIME WARNER



SH-130 R.O.W. SURVEY TIE
SCALE: 1" = 300'

NOTE:

1. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: QUINN LUKE TRAIL, AND DECKER LAKE ROAD. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY, TITLE 30.
2. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
4. ON THE FINAL PLAT A TEN FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT SHALL BE DEDICATED ALONG STREET A SHOWN ON THIS PRELIMINARY PLAN.
5. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
6. OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIAL AND INDUSTRIAL LOTS.
7. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG SH 130 AS REQUIRED BY THE TEXAS DEPARTMENT OF TRANSPORTATION. THE SIDEWALKS ALONG SH 130 ARE SUBJECT TO APPROVAL OF THE THE TEXAS DEPARTMENT OF TRANSPORTATION AT THE SITE PLAN PHASE. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY, TITLE 30.
8. IMPERVIOUS COVER ALLOCATIONS FOR LOTS IN THIS SUBDIVISION MUST BE IN ACCORDANCE WITH CURRENT POND DESIGN, AND CURRENTLY HAVE AN 80% MAXIMUM FOR LOT 1, AND A 25% MAXIMUM FOR LOT 2. THIS NOTE DOES NOT SET LIMITS FOR LOT IMPERVIOUS COVER LEVELS, BUT ONLY STATES WHAT IS PERMITTED BY CURRENT POND DESIGN.

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STATE OF TEXAS
BRADLEY J. LINGVAI
98217
LICENSED
PROFESSIONAL ENGINEER
Bradley Lingvai 5/15/14

NO.	DATE	REVISION	BY

PRELIMINARY PLAN FOR INDIAN HILLS OFFICE PARK

5601 N FM 973 RD
AUSTIN, TRAVIS COUNTY, TEXAS 78724

PRELIMINARY PLAN

2 OF 2

C8J-2017-0069

04.08.2015

0 375 750 Feet 1,500

BRD #318.004

Site Location Map
Taurus Southern Investments, LLC
Decker Lake Office Park
Austin, Travis County, Texas

2021 East 5th Street
Austin, Texas 78702
512.669.5560
WWW.BIGREDDOG.COM