

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0005.1A**PC DATE:** March 12, 2019**SUBDIVISION NAME:** Charles Schwab Subdivision**AREA:** 50.4 acres**LOTS:** 2**APPLICANT:** CS Kinross Lake Parkway, LLC (Brian Colonna)**AGENT:** Garza EMC (John Pelham)**ADDRESS OF SUBDIVISION:** 2309 Gracy Farms Road**GRIDS:** MK34**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** NBG-NP (North Burnet/Gateway Zoning District)**DISTRICT:** 7**LAND USE:** Commercial**NEIGHBORHOOD PLAN:** North Burnet**SIDEWALKS:** Sidewalks will be constructed along Schwab Way and Gracy Farms Way.

DEPARTMENT COMMENTS: The request is for approval of the Charles Schwab Subdivision, a resubdivision of Lot 1, Block B of IBM Subdivision East, comprised of two lots on 50.4 acres. The applicant proposes to resubdivide an existing lot into two lots for commercial use. Lot 2 will contain a private street (Schwab Way) and Lot 1 will contain the existing structures. The proposed lots comply with zoning requirements for use, lot width and lot size.

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

PLANNING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



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CHARLES SCHWAB AUSTIN CORPORATE CAMPUS
2309 GRACY FAMS LANE, AUSTIN, TEXAS

CS KINROSS LAKE PARKWAY, LLC

SITE LOCATION MAP

DATE: 02.27.2015

SCALE: N.T.S.

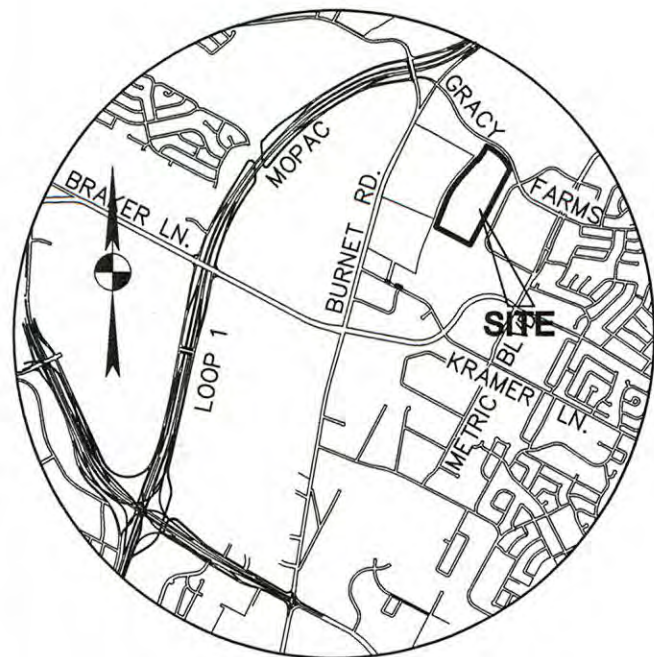
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FILE: G:\102746\10004\CD Exhibits\SITE LOCATION MAP

PROJECT No. 102746.10004

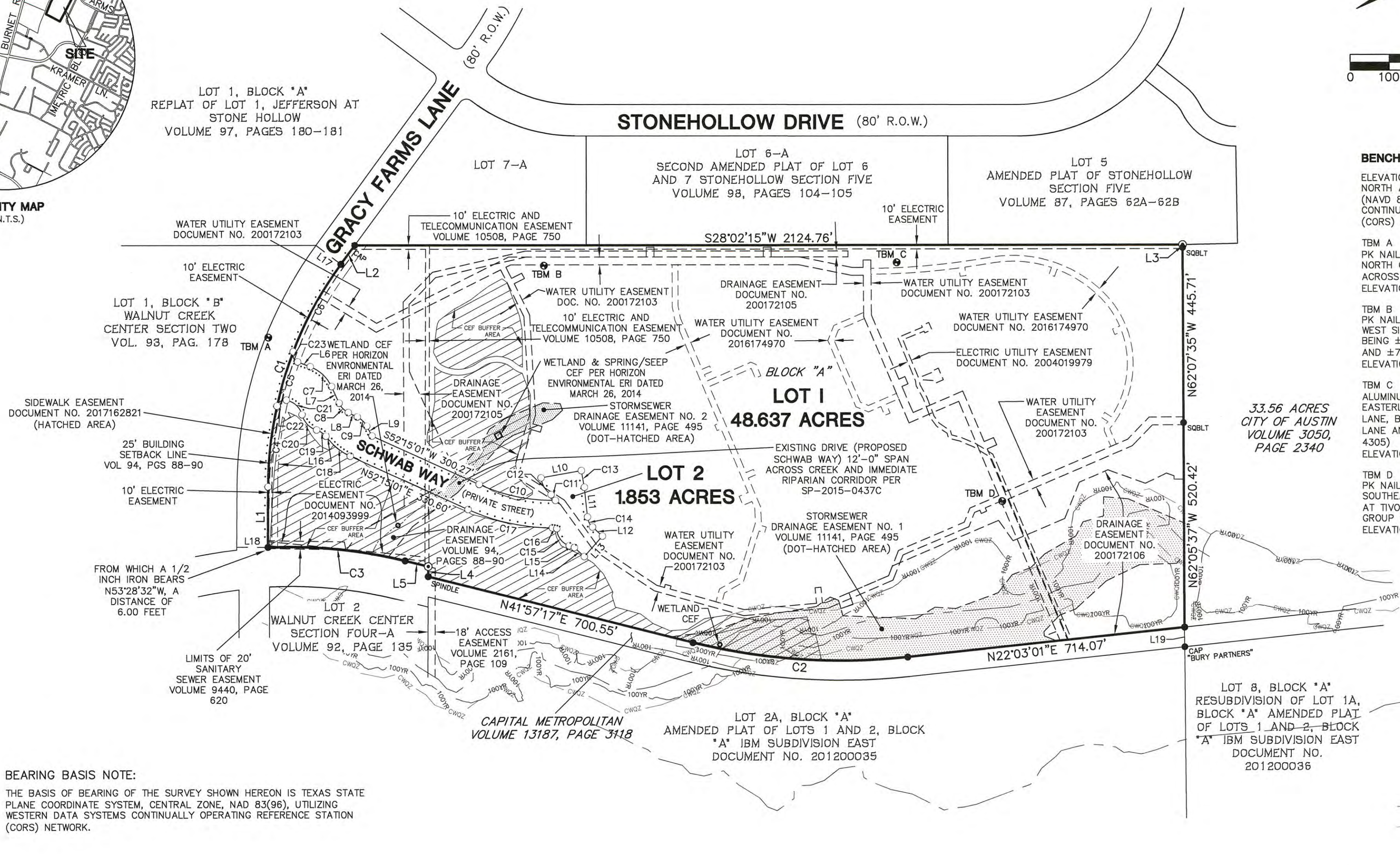
CHARLES SCHWAB SUBDIVISION

BEING A RESUBDIVISION OF LOT 1, BLOCK B, IBM SUBDIVISION EAST,
SITUATED IN THE JAMES RODGERS NO. 19 SURVEY, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.



VICINITY MAP
(N.T.S.)

LOT 1, BLOCK "A"
REPLAT OF LOT 1, JEFFERSON AT
STONE HOLLOW
VOLUME 97, PAGES 180-181



BENCHMARK INFORMATION:

ELEVATIONS HEREON ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88) UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

TBM A
PK NAIL WITH WASHER SET IN SIDEWALK ±11' NORTH OF CURB OF GRACY FARMS LANE, ACROSS THE STREET FROM SITE ENTRANCE/EXIT. ELEVATION=730.71' (AS SHOWN)

TBM B
PK NAIL WITH WASHER SET IN SIDEWALK ON WEST SIDE OF ROAD TO GRACY FARMS LANE, BEING ±600 FEET SOUTH OF GRACY FARMS LANE AND ±77' SOUTH OF DRIVEWAY. ELEVATION=744.35' (AS SHOWN)

TBM C
ALUMINUM DISK IN CONCRETE PAD ±10' BEHIND EASTERLY CURB LINE OF ROAD TO GRACY FARMS LANE, BEING ±1500' SOUTH OF GRACY FARMS LANE AND ±34' WEST OF PECAN TREE (TAGGED 4305) ELEVATION=755.62' (AS SHOWN)

TBM D
PK NAIL WITH WASHER SET IN BACK OF CURB AT SOUTHEAST SIDE OF BRICK PAVEMENT TURN AROUND AT TIVOLI BUILDING AND ±7' NORTHWEST OF A GROUP OF FOUR WATER VALVES. ELEVATION=746.64' (AS SHOWN)

LEGEND

- 1/2" IRON ROD FOUND
- CAP 1/2" IRON ROD WITH CAP FOUND
- SQBLT SQUARE BOLT FOUND
- IRON PIPE FOUND
- 1/2" IRON ROD WITH "STANTEC" CAP SET
- SPINDLE COTTON SPINDLE FOUND
- SIDEWALK
- 100YR 100 YEAR FEMA FLOODPLAIN
- CWQZ CRITICAL WATER QUALITY ZONE
- CEF BUFFER AREA

BEARING BASIS NOTE:

THE BASIS OF BEARING OF THE SURVEY SHOWN HEREON IS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD 83(96), UTILIZING WESTERN DATA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S61°40'10"E	154.09'
L2	S25°16'18"E	59.58'
L3	N62°13'28"W	7.20'
L4	S61°48'24"E	25.60'
L5	N41°45'49"E	60.89'
L6	S48°34'56"W	34.93'
L7	S86°53'23"E	46.43'
L8	S53°49'06"W	25.41'
L9	S89°36'42"W	28.61'
L10	S17°56'39"W	105.75'

LINE TABLE		
NO.	BEARING	DISTANCE
L11	N67°51'11"W	76.14'
L12	S70°06'49"W	34.39'
L13	N19°53'11"W	70.00'
L14	N70°06'49"E	34.39'
L15	N46°34'29"E	13.98'
L16	N77°56'04"E	14.12'
L17	N64°42'16"E	79.80'
L18	N28°19'43"E	79.72'
L19	N62°05'37"W	49.91'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	607.29'	955.80'	36°24'15"	S43°28'14"E	597.13'
C2	554.54'	1590.71'	19°58'27"	N31°53'15"E	551.74'
C3	356.16'	1247.29'	16°21'39"	N33°32'32"E	354.95'
C4	207.37'	955.80'	12°25'51"	S55°27'26"E	206.96'
C5	144.62'	955.80'	8°40'10"	S44°54'26"E	144.48'
C6	255.30'	955.80'	15°18'15"	S32°55'13"E	254.54'
C7	76.16'	98.00'	44°31'40"	S70°50'47"W	74.26'
C8	34.29'	50.00'	39°17'31"	S73°27'51"W	33.62'
C9	34.36'	55.00'	35°47'36"	S71°42'54"W	33.80'
C10	201.53'	465.00'	24°49'55"	S39°50'03"W	199.96'
C11	18.82'	28.53'	37°47'27"	N80°48'05"E	18.48'
C12	51.25'	60.76'	48°19'34"	N86°43'16"E	49.75'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C13	43.09'	605.00'	4°04'51"	N72°09'11"W	43.08'
C14	29.34'	40.00'	42°02'00"	N88°52'11"W	28.69'
C15	57.58'	48.08'	68°37'05"	N81°45'17"E	54.20'
C16	11.55'	38.00'	17°25'07"	N36°57'06"E	11.51'
C17	223.00'	535.00'	23°52'55"	N40°18'33"E	221.39'
C18	67.24'	150.00'	25°41'04"	S65°05'33"W	66.68'
C19	29.11'	50.00'	33°21'12"	N61°15'28"E	28.70'
C20	56.56'	55.00'	58°55'28"	N74°02'36"E	54.10'
C21	58.36'	50.50'	66°13'02"	S70°14'24"W	55.17'
C22	31.65'	20.00'	90°41'05"	N03°53'58"W	28.45'
C23	31.71'	19.98'	90°54'49"	N85°58'44"W	28.49'

CHARLES SCHWAB SUBDIVISION

A 2 LOT SUBDIVISION
CONSISTING OF 50.490 ACRES
DATE: DECEMBER 2017
PREPARED BY:



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