Item C-20 1 of 4

#### 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





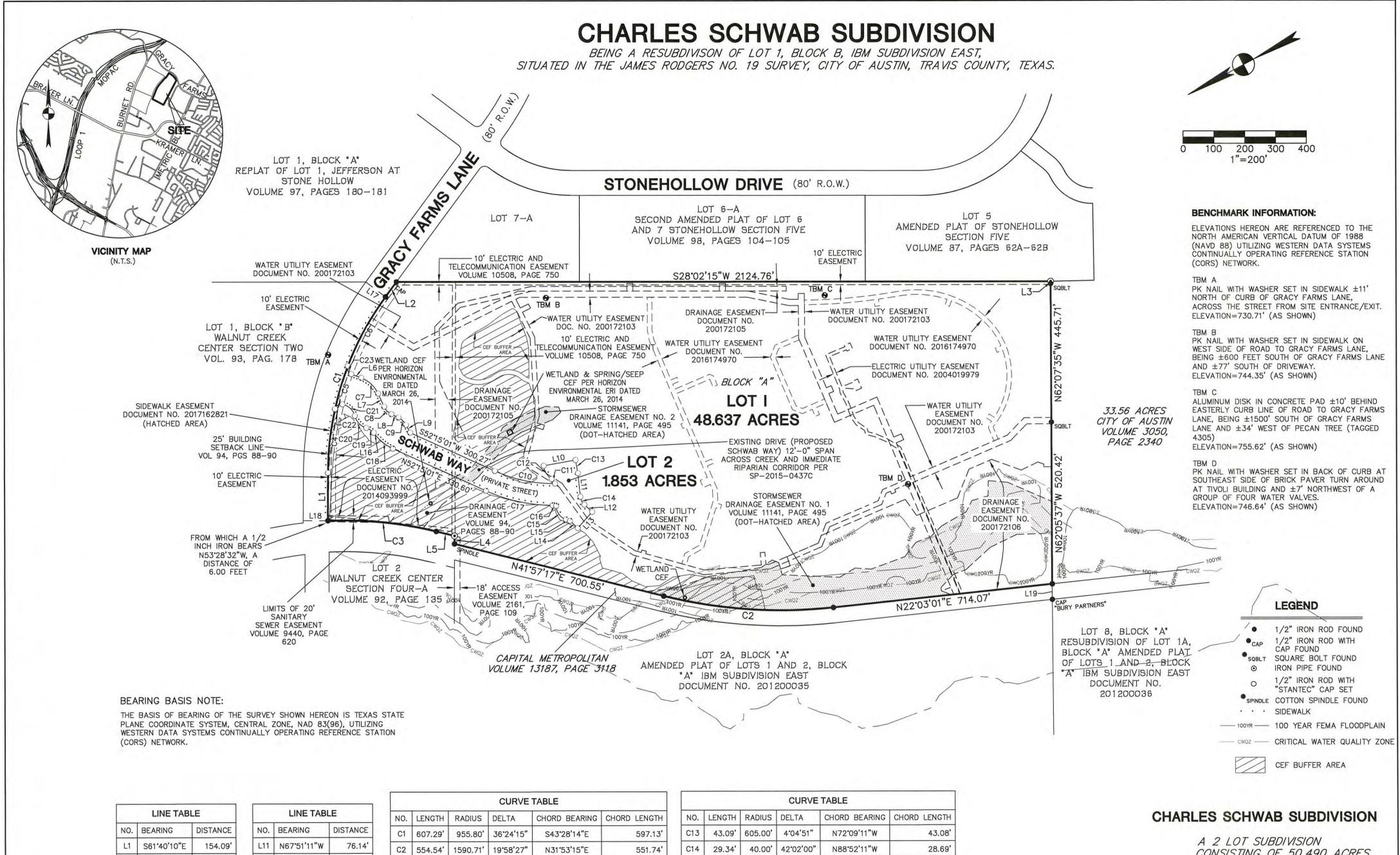
emc 7708 Rialto Blvd., Suite 125 Austin, Texas 78735 TEL: (512) 298.3284 FAX: (512)298.2592 TBPE #F-14629 Garza EMC, LLC © Copyright 2017 CHARLES SCHWAB AUSTIN CORPORATE CAMPUS 2309 GRACY FAMS LANE, AUSTIN, TEXAS

CS KINROSS LAKE PARKWAY, LLC

SITE LOCATION MAP

TBPE #F-14629 CS KINKUSS LAKE PARKWAY, LLC

DATE: 02.27.2015 SCALE: N.T.S. DRAWN BY: GJK FILE: G\102746\10004\CD Exhibits\SITE LOCATION MAP PROJECT No. 102746.10004



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 TABI	E.
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
СЗ	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
С9	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

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

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



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C8-2018-0005.1A

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SHEET

OF 2

# STATE OF TEXAS )( )( KNOW ALL MEN BY THESE PRESENTS COUNTY OF TRAVIS )(

THAT CS KINROSS LAKE PARKWAY LLC ACTING BY AND THROUGH GLEN COOPER ITS, SENIOR VICE PRESIDENT — CORPORATE REAL ESTATE, OWNERS OF THAT CERTAIN 50.490 ACRE TRACT OF LAND OUT OF THE JAMES ROGERS SURVEY NO. 19, SITUATED IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING ALL OF LOT 1, BLOCK "B", IBM SUBDIVISION EAST, OF RECORD IN VOLUME 94, PAGE 88 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 1 CONVEYED TO CS KINROSS LAKE PARKWAY LLC BY DEED OF RECORD IN DOCUMENT NO. 2014130275 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; SAID LOT 1, BLOCK "B" HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 50.489 ACRES OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT TO BE KNOWN AS "CHARLES SCHWAB SUBDIVISION", AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS HEREON, SUBJECT TO ANY EASEMENTS PREVIOUSLY GRANTED BUT NOT RELEASED.

GLEN COOPER, SENIOR VICE PRESIDENT — CORPORATE GS KINROSS LAKE PARKWAY LLC 211 MAIN STREET SAN FRANCISCO, CA 94105	REAL ESTATE DATE
STATE OF CALIFORNIA §	
COUNTY OF SAN FRANCISCO §	
ON	, BEFORE
ME,	PERSONALLY

I CERTIFY UNDER PENALTY OF PERJURY UNDER THE LAWS OF THE STATE OF CALIFORNIA THAT THE FOREGOING PARAGRAPH IS TRUE AND CORRECT.

WITNESS MY HAND AND OFFICIAL SEAL.

SIGNATURE

## FLOOD PLAIN NOTE:

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL INSURANCE ADMINISTRATION, SHOWN ON MAP NO. 48453C0265K, DATED JANUARY 06, 2016 FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

## ENGINEER'S CERTIFICATION:

I, JOHN D. PELHAM AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT TO THE BEST OF MY KNOWLEDGE.

JOHN D. PELHAM, P.E.
TEXAS REGISTRATION NO. 98294
GARZA EMC
7708 RIALTO BOULEVARD
AUSTIN, TEXAS 78735

JOHN D. PELHAM

98294

SONNAL ENSEMBLE

## SURVEYOR'S CERTIFICATION:

I, JOHN T. BILNOSKI, 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 TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION.

JOHN A BILNOSKI, R.P.L.S.
TEXAS REGISTRATION NO. 4998
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723



# CHARLES SCHWAB SUBDIVISION

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

#### GENERAL NOTES:

- 1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
- 2. 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 AUSTIN WATER. 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.
- 3. FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL NON-RESIDENTIAL SITES.
- 4. ALL PUBLIC AND PRIVATE STREETS, DRAINAGE, SIDEWALKS, WATER AND WASTEWATER LINES, AND EROSION CONTROLS SHALL BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- 5. NO BUILDING, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF AUSTIN/TRAVIS COUNTY.
- 6. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITY.
- 7. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR
- 8. 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: GRACY FARMS LANE AND SCHWAB WAY. 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.
- 9. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 10. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
- 11. ALL FINISHED SLAB ELEVATIONS IN THIS SUBDIVISION SHALL BE 1.0 FOOT MINIMUM ABOVE THE 100 YEAR FREQUENCY FLOOD LEVEL. THE FOLLOWING MINIMUM ELEVATIONS ARE HEREBY SET FOR THE AFFECTED LOTS: LOT ELEVATION 1705.10 NO FILL SHALL BE PLACED, OR ALLOWED TO REMAIN, ON THESE LOTS EXCEPT BY SEPARATE PERMIT.
- 12. 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 CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 13. 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 CHAPTER 25-8 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- 14. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION FOR ELECTRIC UTILITY WORK REQUIRED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT.
- 15. ANY ELECTRIC UTILITY ACTIVITY INSIDE THE SUBDIVISION SHALL BE INCLUDED UNDER THE DEVELOPMENT PERMIT.
- 16. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.
- 17. ALL LOTS IN THIS SUBDIVISION ARE RESTRICTED TO USAGE OTHER THAN SINGLE-FAMILY OR DUPLEX.
- 18. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- 19. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, IBM SUBDIVISION EAST, RECORDED IN VOLUME 94, PAGE 88 OF THE PLAT RECORDS OF TRAVIS COUNTY, SHALL APPLY TO THIS RESUBDIVISION PLAT.
- 20. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNERS OF THE LOTS BEING OCCUPIED. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
- 21. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE AND ASSOCIATED SETBACK MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MSUT BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS
- 22. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT APPROVED BY AUSTIN WATER.
- 23. FURTHER THAT THE RESPONSIBILITY FOR MAINTENANCE AND TAXATION OF SCHWAB WAY, A PRIVATE STREET, SHALL BE VESTED BY SCHWAB IN THE CHARLES SCHWAB SUBDIVISION, AS RECORDED IN DOCUMENT NO.

  \_\_\_\_\_\_ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND AN EXPRESS EASEMENT IS HEREBY GRANTED ACROSS SAID PRIVATE STREET(S) AND ANY COMMON AREAS FOR THE USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTION, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSE ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY, AND WE DO FURTHER AGREE THAT ALL GOVERNEMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES, SHALL NOT BE RESPONSIBILE OR LIABLE FOR DAMAGE OCCURING TO THE SURFACE OF THE SAID PRIVATE STREET AND ANY COMMON AREA AS A RESULT OF GOVERNMENTAL VEHICLES TRAVERSING OVER THE SAME.

THIS SUBDIVISION PLAT IS LO	OCATED WITHIN THE FULL PURPOSE CITY	CHILLO
OF THE CITY OF AUSTIN ON	THIS THE DAY OF,	2019.
CITY CERTIFICATIONS:		
APPROVED, ACCEPTED AND A DEVELOPMENT SERVICES DEP	AUTHORIZED FOR RECORD BY THE DIRECT PARTMENT, CITY OF AUSTIN, COUNTY OF	TOR, TRAVIS, THIS
THE DAY OF	, 2019 AD.	
STEVE HOPKINS, FOR: DENISE LUCAS, ACTING DIREC		
San S. Land Grands, Landach and St. C. Control of	AUTHORIZED FOR RECORD BY THE PLANN	
APPROVED, ACCEPTED AND A	AUTHORIZED FOR RECORD BY THE PLANN	_, 2019 , A.D.
APPROVED, ACCEPTED AND A	AUTHORIZED FOR RECORD BY THE PLANN	_, 2019 , A.D.
APPROVED, ACCEPTED AND ACC	AUTHORIZED FOR RECORD BY THE PLANN	_, 2019 , A.D.
APPROVED, ACCEPTED AND A CITY OF AUSTIN ON THE  STEPHEN OLIVER, CHAIR  STATE OF TEXAS §  COUNTY OF TRAVIS §  I. DANA DEBEAUVOIR, CLERK	AUTHORIZED FOR RECORD BY THE PLANN	_, 2019 , A.D.
APPROVED, ACCEPTED AND A CITY OF AUSTIN ON THE STEPHEN OLIVER, CHAIR  STATE OF TEXAS §  COUNTY OF TRAVIS §  I, DANA DEBEAUVOIR, CLERK FOREGOING INSTRUMENT OF VRECORD IN MY OFFICE ON	AUTHORIZED FOR RECORD BY THE PLANN  DAY OF  JAMES SHIEH, SECRETARY  OF TRAVIS COUNTY, TEXAS, DO HEREBY	_, 2019 , A.D.  CERTIFY THAT THE NTICATION WAS FILED FOR

OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. .

\_\_, 2019, A.D.

FILED FOR RECORD AT \_\_\_\_\_ O'CLOCK \_.M.,

DANA DEBEAUVOIR, COUNTY CLERK

THIS THE \_\_\_\_\_ DAY OF \_\_\_\_

DANA DEBEAUVOIR, COUNTY CLERK

TRAVIS COUNTY, TEXAS

TRAVIS COUNTY, TEXAS

DEPUTY

DEPUTY

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE \_\_\_\_\_ DAY OF

# CHARLES SCHWAB SUBDIVISION

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



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