Item C-04 1 of 6

SUBDIVISION REVIEW SHEET

<u>CASE NO.</u>: C8J-2017-0233.0A <u>Z.A.P. DATE</u>: June 18, 2019

SUBDIVISION NAME: Resubdivision of Steiner Ranch Lake Club

AREA: 5.22 acres **LOTS**: 2

APPLICANT: 239 Rio Vista and Taylor **AGENT**: Texas Engineering Solutions

Woodrow Communities/ (Connor Overby, P.E.)

Steiner Ranch, Ltd. (Gerold Kucera) Steiner Ranch Master Association, Inc.

ADDRESS OF SUBDIVISION: 12300 River Bend

WATERSHED: Lake Austin COUNTY: Travis

EXISTING ZONING: LA / I-LA **JURISDICTION:** Full Purpose

2-Mile ETJ

PROPOSED LAND USE: Residential / Commercial

VARIANCE: none

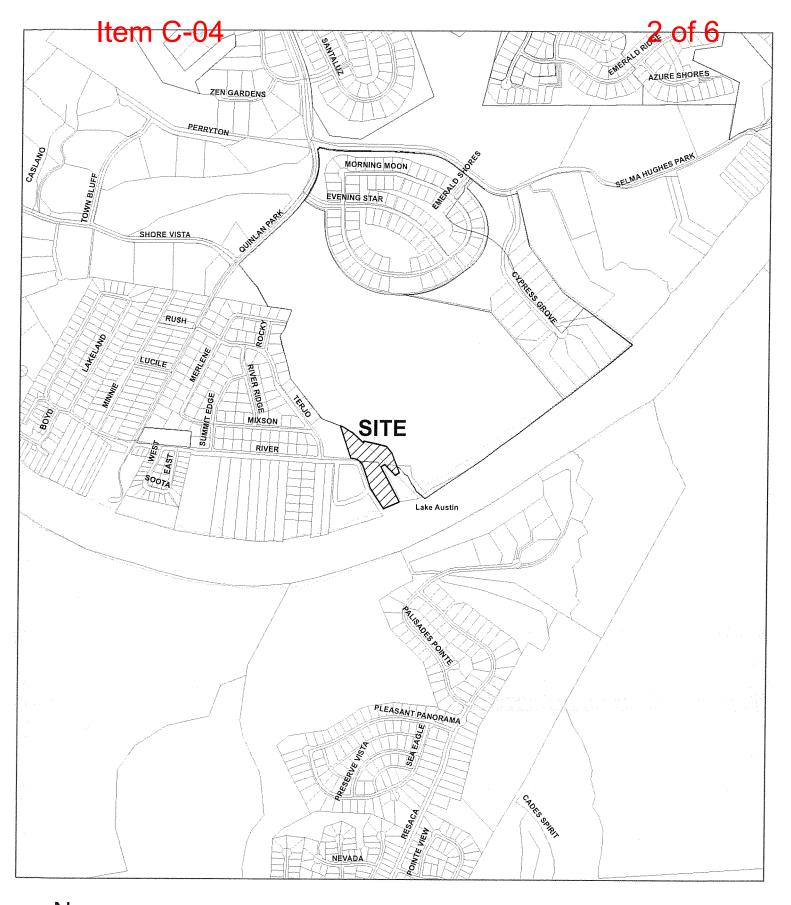
STAFF RECOMMENDATION: Staff recommends approval of the resubdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

<u>DEPARTMENT COMMENTS</u>: The request is for the approval of the Resubdivision of Steiner Ranch Lake Club composed of 2 lots on 5.22 acres. The applicant proposes to resubdivide an existing lot and unplatted property for residential and commercial uses. The developer will be responsible for all cost associated with required improvements.

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

<u>E-mail</u>: cesar.zavala@austintexas.gov

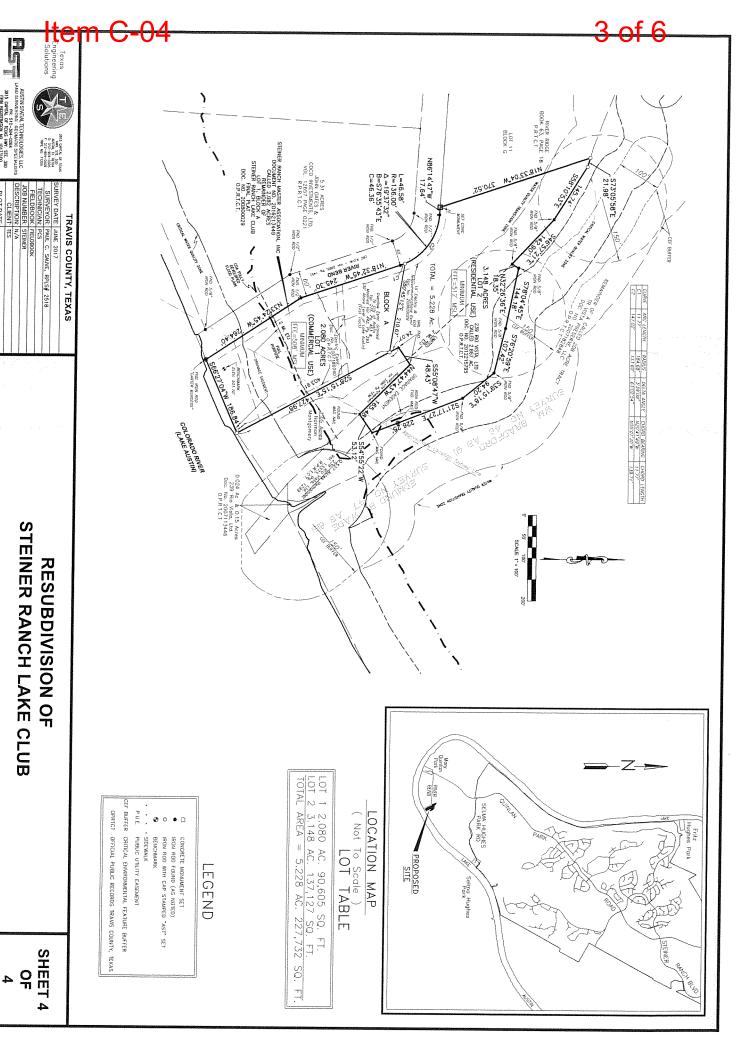




CASE#: C8J-2017-0233.0A ADDRESS: 12300 RIVER BEND

PROJECT: RESUBDIVISION OF STEINER RANCH LAKE CLUB

CASE MANAGER: CESAR ZAVALA



CASE NO. C8J-2017-0233.0A

AUSTIN SPATIAL TECHNOLOGIES, ILC
UNID SURVEYORS - GISOMATIC SPECIALISTS
UPPLE STREAM - CORE

JOSE SPATIAL OF TEXAS HWY. STE. 360
FRM REGISTRATION NO. 10173100

PLOT DATE:



RESUBDIVISION OF STEINER RANCH LAKE CLUB CONSUMER PROTECTION NOTICE FOR HOMEBUYERS

IF YOU ARE BUYING A LOT IN THIS SUBDIVISION, YOU SHOULD ARE INSIDE OR OUTSIDE THE CITY LIMITS. DETERMINE WHETHER THE SUBDIVISION AND THE LAND AROUND IT

INSIDE THE CITY LIMITS. CONTROLS OVER THE DEVELOPMENT AND USE OF LAND THAN THIS CAN AFFECT THE ENJOYMENT AND VALUE OF YOUR HOME.
DEPENDING ON STATE LAW AND OTHER FACTORS, LAND OUTSIDE
THE CITY LIMITS MAY BE SUBJECT TO FEWER LOCAL GOVERNMENT

PRIVATELY ENFORCEABLE RESTRICTIONS AGAINST INCOMPATIBLE THE SUBDVISION'S RESTRICTIVE COVENANTS MAY CREATE OUTSIDE THE CITY LIMITS. LAND USES WITHIN THE SUBDIVISION, WHETHER IT IS INSIDE OR

DEPENDING ON STATE LAW AND OTHER FACTORS, HOWEVER DOUTSIDE THE CITY LIMITS NEITHER PRIVATE NOR GOVERNMENTAL ERESTRICTIONS MAY BE AVAILABLE TO (1) RESTRICT EITHER THE PATURE OR EXTENT OF DEVELOPMENT NEAR THE SUBDIVISION, OR (2) PROHIBIT LAND USES NEAR THE SUBDIVISION THAT ARE SHEET TOF 4

INCOMPATIBLE WITH A RESIDENTIAL NEIGHBORHOOD.

THE STATE OF TEXAS:
: KNOW ALL MEN BY THESE PRESENTS COUNTY OF TRAVIS:

THAT 239 RIO VISTA, LID A TEXAS LIMITED PARTNERSHIP AND TAYLOR WOODROW COMMUNITIES/STEMER RANCH, LID, BY AND THROUGH GEROLD KUCERA BEING THE OWNER OF THE 3148 ACRES OF LAND IT HE WAS READ/FORD SURVEY NO. 47, ASSTRACT 91 (AND THE EDMIND B WADE SURVEY NO. 47, ASSTRACT 91, LOCATED NI TRACH SCHOOLT TEXAS, BEING A FORTION OF A CALLED 2-34 ACRET TRACT 0F LAND DESCRIBED NI RACH ITD, AS CHORDOD NO A CALLED 2-34 ACRET TRACT 0F LAND DESCRIBED NI RACH TO, AS RECORDED IN A DEED TO TAYLOR WOODDROW COMMUNITIES/STEWER RANCH ITD, AS RECORDED IN A DOCUMENT OF 2000 2008 NI THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND STEWER RANCH MASTER, ASSOCIATION, OWNERS OF A CALLED 2-022 ACRET TRACT OF LAND AS DESCRIBED IN A DEED RECORDED NO DOCUMENT WO 2018/11449 OF BEEN APPROVED FOR RESURDINGNOOF ADVISION AND HEARING PROVISIONS OF CHAPTER 212-014 FO THE LOCAL GOVERNINGT CODE: DO HERREDY RESURDINGS OF CHAPTER 212-014 FO THE LOCAL GOVERNINGT CODE: DO HERREDY RESURDINGS 228 ACRES IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO. TO BE KNOWAS

239 RIO VISTA, LTD. AND TAYLOR WOODROW COMMUNITIES/STEINER RANCH, LTD. BY AND THROUGH GEROLD KUCERA 7200 NORTH MOPAG EXPRESSWAY, SUITE 450. AUSTIN, TX 78731 RESUBDIVISION OF STEINER RANCH LAKE CLUB®

THE STATE OF TEXAS COUNTY OF TRAVIS THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE A.D. _DAY OF

WITNESS MY HAND AND SEAL OF OFFICE, THIS ${\rm A.D.}$

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

THE STATE OF TEXAS COUNTY OF TRAVIS

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE AD. DAY OF

WITNESS MY HAND AND SEAL OF OFFICE, THIS A.D. DAY OF 20

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

PLAT PREPARATION DATE: JUNE 10, 2017. APPLICATION SUBMITTED SEPTEMBER 28,

FLOODPLAIN NOTE

A PORTION OF THIS TRACT IS WITHING DESIGNATED FLOOD HAZADD AREAAS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEW) HALLOOD BUT AND FOR A PROPERTY AGENCY (FEW) HARDS COUNTY TEXAS, DATED SEPTIMEET 25, 2008, MINIMUM RIMSHED FLOOR ELEVATION FOR ALL AFFECTED STRUCTURES SHALLE ONE (1) FOOT ABOVE THE ELEVATION OF THE 100-YEAR FLOOD PLANIA'S SHOWN HEREON STO M.S.L.

CONNOR J OVERBY, P.E., CPESC REGISTERED PROFESSIONAL ENGINEER NO 108799 STATE OF TEXAS TEXAS ENGINEERING SOLUTIONS, TIBE NO. 11208 3815 S. CAPITAL OF TEXAS HYW, STE. 300 AUSTIN, TX 78704

THE STATE OF TEXAS COUNTY OF TRAVIS

I, PAUL C. SALVE, JR., A REGISTERED PROFESSIONAL LAND SURVEYOR, AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, DO HERREW CERTIFY THAT THES JRAT COMPLES WITH THE SURVEYING RELATED PORTION OF THE AUSTIN CITY CODE. IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND WAS PREPARED FROM A SURVEY MADE ON THE GROUND UNDER MY DIRECTION AND SUPERVISION.

CERTIFIED O THIS THE ZOIN PRY OF APRIL 2018, A.D. LAND SURVEYOR

OF TEXAS HYW, STE. 300

JOLENE KIOBASSA, CHAIR

ANA AQUIRRE, SECRETARY

I. CONNOR JOVERRY PE. AMANTHORIZED NUDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF BEAUSTEEN DE HUBBLE PER PROFESSION OF BEAUSTEEN DE HUBBLE PER PROFESSION OF BEAUSTEEN HUBBLE PROFESSION OF THE STATE STANDED HIS EXPORTED WITH THE BEAUSTEEN HUBBLE REMAINED FOR THE STANDED HIS COMPLETE AND COMPLETE WITH THE BERSTEEN TO THE BEST OF MY KNOWLEDGE.

THE COMERS OF THE SUBDISSION SHALL CONSTRUCT THE SUBDIVISION'S STREET AND DRAINAGE
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MIRROCREMENTS TO SECURE PROPRIET
MIRROCREMENTS TO SECURE THIS CONTROL THE SECURE PROVIDE THE MIRROCREMENTS TO SECURE PROVIDE THE CONTROL THE MIRROCREMENTS TO SECURE SHALL SECURITY ON THE SECURE SHALL SECURITY OF SECURE SHALL SECURITY OF SECURE SCHOOL SECURE SHALL SECURITY CONTROL SECURE SCHOOL SECURITY SHALL SECURITY SH

THE AUTHORIZATION OF THIS PLAT BY THE COMMISSIONERS COURT FOR FILING OR THE SUBSEQUENT ACCEPTANCE FOR MANIFERMACE BY TRAKES COUNTY. TEXAS, OF ROADS AND STREETS BY THE SUBSIDIATION DOES NOT OBLICATE THE COUNTY TO INSTALL STREET MANE SOCIATION RECET TRAFFIC CONTROL SIGNS, SUCH AS SPEED LIMIT, STUP SIGNS, AND YIELD SIGNS, WHICH IS CONSIDERED TO BE A PART OF THE DEVELOPERS CONSTRUCTION.

IN APPROVING THIS PLAT THE COMMISSIONERS COURT OF TRANS COUNTY TEXAS ASSUMES NO DISLIGATION TO BRILD THE STREETS ROADS, AND OTHER PRINCIP HOROCOMPARES SHOWN ON THIS PLAT OF WHITE BROADS AND OTHER PRINCIP OF A LITERIETS ROADS AND OTHER PRINCIP OF A LITERIETS AND

COUNTY, TEXAS

DATE

RODNEY GONZALES, DIRECTOR,

. 20

DEVELOPMENT SERVICES DEPARTMENT

THE STATE OF TEXAS.

DAY OF WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THE

DANA DEBEAUVOIR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

COUNTY OF TRAVIS: THE STATE OF TEXAS:

MICHAEL ON THE DAY OF A DAY OF 20 AT MICHAEL ON THE DAY OF 20 AT OCLOCK M. AND DULY RECORDED ON THE DAY OF 20 AT OCLOCK M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NO. A.D. AT O'CLOCK

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

OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DANA DEBEAUVOIR, COUNTY CLERK,

TRAVIS COUNTY, TEXAS

STEINER RANCH LAKE CLUB RESUBDIVISION OF

AUSTIN SPATIAL TECHNOLOGIES, LLC UND SURVEYORS - GEOMATIC SPECIALISTS PH: \$12-394-0284
3815 CAPITAL OF TEXAS HWY, STE, 300
FIRM REGISTRATION NO. 18173100

STEINER N/A

PLOT DATE:

SURVEY DATE
SURVEYOR
TECHNICIAN

PAUL C. SALVE, RPLS# 2518
PCS

TRAVIS COUNTY, TEXAS

SHEET 2 9

GENERAL NOTES

- NO CRECTS, INCLUDING BIT NOT LIMITED TO BILLDINGS, FENCES, LANDSCAPING, OR CHIER OBSTRUCTIONS ARE FERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY TRAVIS COUNTY AND CITY OF AUSTIN.
- PROPERTY OWNER OR HISHER ASSIGNS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HISHER ASSIGNS.
- FOR A MANUM TRAVEL DISTANCE OF 26 FEET FROM THE ROADWAY EDGE DRIVEWAY GRADES MAY EXCEED 14% OWN WHITH SEPECHIC APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
- 6. THE OWNER OF THIS SUBDIVISION, AND HIS/HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE TRAVIS COUNTY WCID 17 WATER UTILITY SYSTEM AND AN ON-SITE SEWAGE FACILITY APPROVED BY AUSTIN WATER.
- BY APPROUNG THIS PLAT THE OTTY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY METRICATE UP BY A THE OTTY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY EXPONENCE OF THE LOTS IN THIS SUBDIVISION IS HE RESPONSED WITH THE COURSE NO OBJECT OF THE LOTS IN THIS SUBDIVISION IS HE RESPONSED HYPO THE LOTS LOTS AND ADDRESS OF THE LOTS IN THE COURSE NOT THE LOTS IN THE CONSTRUCT ANY REQUIRED MERSITEMENT HE DESIRED THE CONSTRUCT ANY REQUIRED MERSITEMENT FOR CORTAIN MEDICATION OF THE LOTS O
- 4. THE WHER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIM UTILITY DESIGN CONTENEN. THE WASTEM UTILITY FLAM MUST SE REVIEWED AND APPROVED BY THE AUSTIM WATER WITH THE WASTEM SYSTEM CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIM THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
- 9. TRAVIS COUNTY DEVELOPMENT PERMIT REQUIRED PRIOR TO ANY SITE DEVELOPMENT.
- IO. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE MATIONAL ELECTRIC SERIEST CODE COUNTAINING MARTY MAINTENANCES LECTRIC SERIES COUNTAINING MARTY MAINTENANCES LECTRIC SERIES CONTROLLED CONTROLLE
- THIS SUBDIVISION IS A PORTION OF THE "239 RIO VISTA, LTD. TRACT I PARCEL" AND THE "HORTON PARCEL" AS DEPOTED IN EXHIBIT "A PER THE TAYLOR WOODROWSTEINER RANCH DEPELOPMENT AGREEMENT RECORDED NO DOLUMENT NO. 2011180705 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- 12. PUBLIC SOEWAIKS, ARE REQUIRED ALONG THE FOLLOWING STREET(S) AS SHOWN BY THE DOTTED WHE ON THE FACE OF THE FUNT. INVER BEND. THE SIDEWAIK ARE REQUIRED TO BE CONSTRUCTED BY THE FIND EARLY OWNERA FATE IN THE ABUTTING BOADWAY IS IMPROVED AND CONCRETE CURBS. ARE IN FLOCE, FAILURE TO CONSTRUCT HE REQUIRED SIDEWAIKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF CICLIPAINCY, BUILDING FERMITS, OR UTILITY CONMECTIONS BY THE GOVERNING BODY OR UTILITY COMMANY.

- 13. AUSTIN EMERGY HAS THE RIGHT TO PRUNE AND / OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN EMERGY WALL PERFORM ALL TREE WORK IN COMPULANCE WITH TITLE 30.5. SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER / DEVELOPER OF THIS SUBDIVISION / LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY PASSMENT AND / OR ACCESS REQUIRED. IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND ONCOING MAINTENANCE OF OVERHEAD AND INDICESSATION OF ELECTRIC SERVING THESE ASSEMENTS AND / OR ACCESS ARE REQUIRED TO PROVIDE SITE TO BE OUT OF COMPLIANCE WITH TITLE 30.5 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE COMMER SMALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL REVEIEND, AND TREE PROTECTION. IN ADDITION, THE OWNER SMALL BE RESPONSIBLE FOR AW INTIAL TIESE FRUNKING AND TREE REMOVAL THAT IS WITHAIN TENEET OF THE CONTREL LIKE OF THE CONTROL THE CONTROL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT THE OWNERS SMALL INCLUDE AUSTIN ENERGY WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
- THIS SUBDIVISION IS SUBJECT TO ORDINANCE NO 011025-49 WHICH CONTAINS (I) THE SETILEMENT ARRESTMENT BY AND BETWEEN THE CITY OF AUSTIN AND THE STENMER PARTIES AS RECORDED NO OCCURRENT NO 2001109705 IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AND (II) THAT CERTAIN CONSETIVATION EASEMENT TO RESTRICT IMPERVINGS COVER RECORDED NO DOCUMENT NO 2001109704 NI THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.
- TO PRIOR TO CONSTRUCTION ON LOTS IN THIS SLIBDIVISION, DRAWAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR RESULTS AND ALL EVILED. THE AMOUNT EXSTING AT UNDERSCOPED SYSTEM SET PROVING ON OTHER APPROVED METHODS ALL PROPOSED CONSTRUCTION ON SITE ALTERATION REQUIRES APPROVED. A SEPARATE DEVELOPMENT PERMIT
- 18. THE MANNAUM FINISHED FLOOR ELEVATION ON LOT 1, BLOCK A, SHALL BE ONE FOOT ABOVE THE HIGHEST ADJACENT ESTABLISHED BASE FLOOD ELEVATION SHOWN ON FIRM MAP NO 4943CO-010 H.
- OFF-STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED ON ALL COMMERCIALANDINDUSTRIAL LOTS.
- 20. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
- 21/WATER SHALL BE PROVIDED BY TRAVIS COUNTY WATER CONTROL IMPROVEMENTS DISTRICT 17, AND WASTEWAYER SHALL BE PROVIDED BY ON-SITE SEPTIC.

- ZERNCH MARK LUST

 BILLAKE CLUB

 ELENATION 501.10*

 IN JULY STEPS LEADING FROM
 PICKIC AREA TO DOCKA, WAS NORTH OF THE SOUTHWEST CORNER OF OF WEST CORNER
 OF LOTT, BLOCKA, WE NORTH OF THE SOUTHWEST CORNER OF OF WEST CORNER
- ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.
- 24. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE BUFFER(S) MUST COMPLY WITH CITY OF AUSTIN CODE AND CRITERIA.
- 25. LOT) HAS BEEN DESIGNATED AS A COMMERCIAL USE, AND LOT 2 HAS BEEN DESIGNATED AS A RESIDENTIAL USE.
- 26. LOT 2 IS RESTRICTED TO A MAXIMUM OF 17 DWELLING UNITS

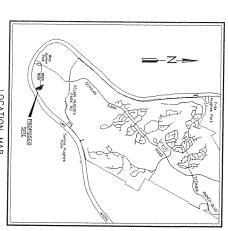
CITY OF AUSTIN ON-SITE SEWAGE FACILITY (OSSF) PLAT NOTES

- IN O STRUCTURE MT HIS SUBDIVISION SHALL BE COCLIPBED WHIT. THE STRUCTURE IS CONNECTED TO A PUBLIC SERVER SYSTEM OA RRIWINE TO SHIET SERVINGE FOALINT THAT HAS BEEN APPROVED AND LICENSED FOA OPERATION MY THE CITY OF BUSTIN.

 NO STRUCTURE IN THIS SUBDIVISION SHALL BE COCLIPBED WITH THE STRUCTURE IS COMMECTED TO A POTABLE WATER SUPPLY FROM AN APPROVED PUBLIC (OR PRIVATE) WATER SUPPLY SOSIEM.
- "NO CONSTRUCTION MAY BEGIN ON ANY OT IN THIS SUBDIVISION UTIL PLANS FOR A PRINATE ON-SITE SEMAGE FACILITY TO SERVE THE LOT FACE APPROVED DRY THE CITY OF AUSTIN.

 THESE RESTRICTIONS ARE ENFORCEABLE BY THE CITY OF AUSTIN.

AUSTIN WATER UTILITY, UTILITY DEVELOPMENT SERVICES DIVISION DATE



(Not To Scale)

OWNER 329 RIO VISTA, LITD. 7200 NORTH MOPAC EXPRESSWAY, SUITE 450 AUSTIN, TX. 78731 (512) 348-0025

STEINER RANGH MASTER ASSOCIATION, INC. 12550 COUNTRY TRAILS LANE AUSTIN, TX. 78732 (512) 266-7553

AUSTIN, TEXAS 78704 PHONE: (512)394-0264 SURVEYOR AUSTIN SPATIAL TECHNOLOGIES, LLC 3815 CAPITAL OF TEXAS HWY, BLDG. III, STE

FAX: (512)904-0509 AUSTIN, TEXAS 78704 PHONE: (512)904-0505 ENGINEER
TEXAS ENGINEERING SOLUTIONS
3815 CAPITAL OF TEXAS HWY, BLDG, III, STE

STEINER RANCH LAKE CLUB RESUBDIVISION OF

SHEET 3 9

AUSTN SPATIAL TECHNOLOGIES, LLC PH: \$12-394-0284
3815 CAPITAL OF TEXAS HWY. STE. 300
FRIM REGISTRATION NO. 10173100

PLOT DATE:

SURVEY DATE SURVEYOR: TECHNICIAN:

TRAVIS COUNTY, TEXAS JUNE 2017
PAUL C. SAUVE, RPLS# 2518
PCS