

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0109**ZAP DATE:** September 3, 2019**SUBDIVISION NAME:** Oaks At Slaughter Preliminary Plan**AREA:** 18.762 acres**LOT(S):** 9**OWNER/APPLICANT:** SOCO 35 Retail/HEB Grocery Company L.P. (Jared O'Brien)**AGENT:** Stantec Consulting Services, Inc. (Joe Farias)**ADDRESS OF SUBDIVISION:** 8409 – 8417 S. Congress Avenue**GRIDS:** G – 14**COUNTY:** Travis**WATERSHED:** Onion Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** CS-CO; LI-CO**DISTRICT:** 2**PROPOSED LAND USE:** Commercial Retail, Open Space and ROW**SIDEWALKS:** Sidewalks will be provided along the subdivision side of all external streets and both sides of the internal street.**DEPARTMENT COMMENTS:** The request is for approval of the preliminary plan namely, Oaks At Slaughter Preliminary Plan. The proposed plan is composed of 9 lots on 18.762 acres.**STAFF RECOMMENDATION:** The staff recommends approval the preliminary plan. This plan meets all applicable City of Austin and State Local Government code requirements.**ZONING AND PLATTING ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov



-  Subject Tract
-  Base Map

CASE#: C8-2018-0109
LOCATION: 8409-8417 South Congress Avenue



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

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ENGINEER: STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78723
(512) 328-0011
CONTACT: JOE FARIAS, P.E.

WATERSHED STATUS

THIS SITE IS LOCATED WITHIN THE ORION CREEK WATERSHED, WHICH IS CLASSIFIED BY THE CITY OF AUSTIN AS A SUBURBAN WATERSHED. THE SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE PER THE CITY OF AUSTIN AND THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY.

ZONING

THE EXISTING ZONING ON THE SITE IS U-CO AND CS-CO. THE NORTHERN 11.99 ACRES OF THE SITE IS CLASSIFIED AS U-CO PER COA CASE NO. CS-CO-89-0077. THE SOUTHERN 6.77 ACRES OF THE SITE IS CLASSIFIED AS CS-CO PER COA CASE NO. CS-CO-2014-0071.

FLOODPLAIN INFORMATION

THE SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOODPLAIN AS DEFINED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) FOR TRAVIS COUNTY, TEXAS, COMMUNITY PANEL FINGER 8435C0585, DATED JANUARY 6, 2016.

EGAL DESCRIPTION

LOT 3, 6.769 ACRES, CONGRESS AVENUE COMMERCIAL TRACT,
 PART 1A * (5.80 AC) SPILLMANN ROSA J MRS ESTATE,
 PART 2A * (8.09 AC) SPILLMANN ROSA J MRS ESTATE,
 TOTAL ACREAGE = 18.762 ACRES

THESE DATA INDICATE THAT THE FOLLOWING ARE THE MOST EFFECTIVE STRATEGIES FOR THE REDUCTION OF THE RISK OF A FUTURE FINANCIAL CRISIS:

1. MAINTAINING A LOW DEBT TO EQUITY RATIO.
2. MAINTAINING A LOW DEBT TO CAPITALIZATION RATIO.
3. MAINTAINING A LOW DEBT TO MARKET VALUE RATIO.
4. MAINTAINING A LOW DEBT TO EBITDA RATIO.
5. MAINTAINING A LOW DEBT TO EBITDA RATIO.
6. MAINTAINING A LOW DEBT TO EBITDA RATIO.
7. MAINTAINING A LOW DEBT TO EBITDA RATIO.
8. MAINTAINING A LOW DEBT TO EBITDA RATIO.
9. MAINTAINING A LOW DEBT TO EBITDA RATIO.
10. MAINTAINING A LOW DEBT TO EBITDA RATIO.

Stantec

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www.stantec.com

COA CASE NUMBER : C8-2018-0109

ADDRESS : 8409-8417 SOUTH CONGRESS AVENUE
AUSTIN, TRAVIS COUNTY, TEXAS 78745

SUBMITTAL DATE : JULY 09, 2018

SUBMITTED BY : Joe Farias 07/30/2019
DATE

JOE FARIAS, P.E.
STANTEC CONSULTING SERVICES, INC.
1905 ALDRICH STREET, SUITE 300
AUSTIN, TEXAS 78721

I, JOE FARIAS, P.E., 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

E.E.W.\7720\acadm\2220\7650\1.mht

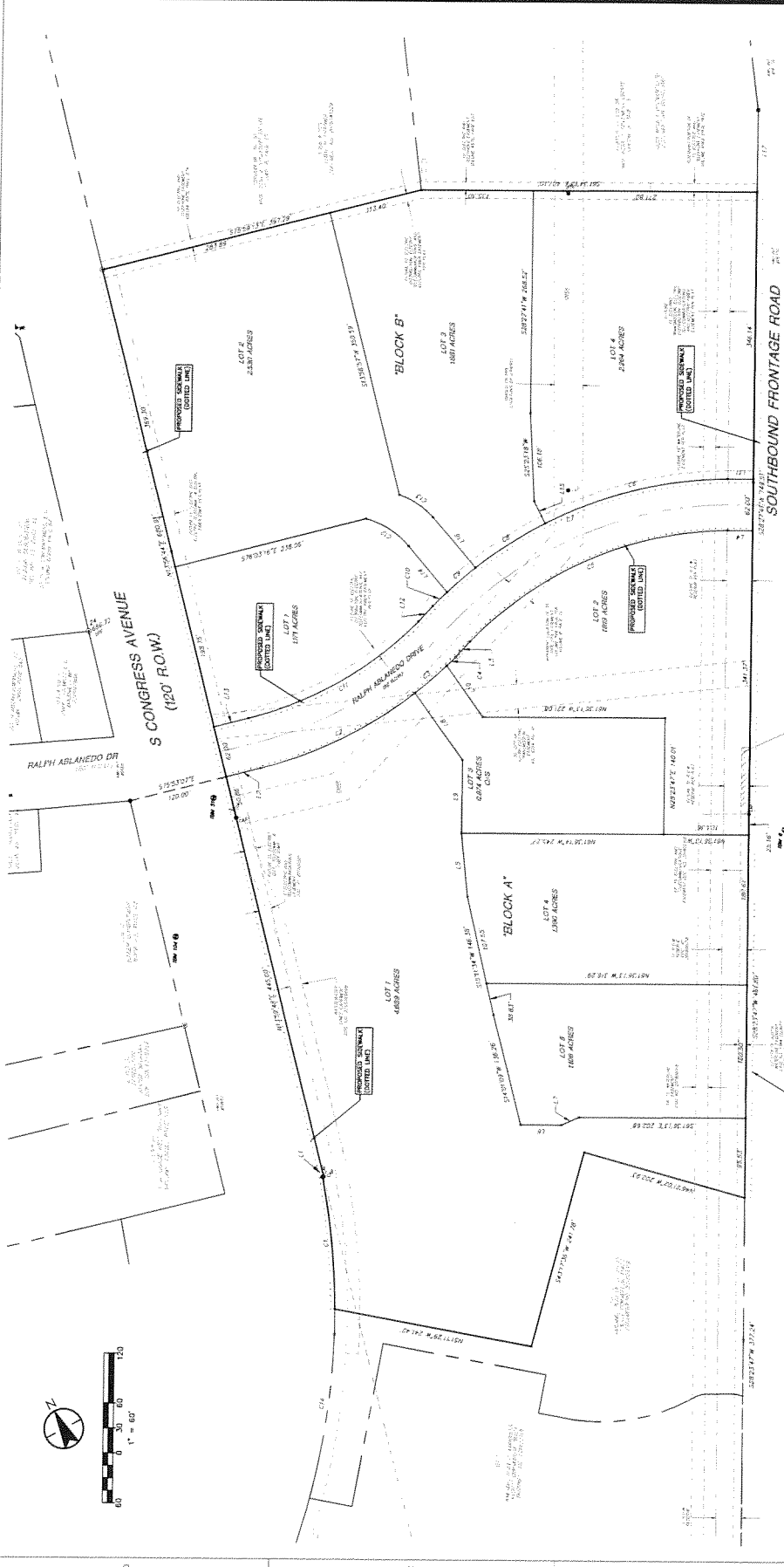
PRELIMINARY SUBDIVISION APPROVAL SHEET 01 OF 03
FILE NUMBER: CB-2018-0108, APPLICATION DATE: 08/13/2018
APPROVED BY ZONING & PLANNING COMMISSION ON
UNDER SECTION 25-4-57 OF THE CITY OF AUSTIN CODE
EXPIRATION DATE (UGC 25-4-62)
CASE MANAGER: SYLVIA LIMON
PROJECT EXPIRATION DATE (ORIG. #20140812-084, PI 7, 6-21-14)

J. Rodney Gonzales, Director, Development Services
FINAL PLAY TO LOCK-IN PRELIMINARY FILE

Final plans must be recorded by the expiration date. Subsequent Plans which do not comply with the Code current at the time of filing, and all require Building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

01 SHEET 03

C8-2018-0109

[illegible][illegible]

APPROVED ON		PRELIMINARY EXTENDED ON		UNTIL	
Final plans must be recorded by the expiration date. Subsequent of filing, and all require building permit or notice of construction to the project expiration date.					
11	2012-07-2	21	2012-07-2	21	2012-07-2
12	2012-07-2	22	2012-07-2	22	2012-07-2
13	2012-07-2	23	2012-07-2	23	2012-07-2
14	2012-07-2	24	2012-07-2	24	2012-07-2
15	2012-07-2	25	2012-07-2	25	2012-07-2
16	2012-07-2	26	2012-07-2	26	2012-07-2
17	2012-07-2	27	2012-07-2	27	2012-07-2
18	2012-07-2	28	2012-07-2	28	2012-07-2
19	2012-07-2	29	2012-07-2	29	2012-07-2
20	2012-07-2	30	2012-07-2	30	2012-07-2
21	2012-07-2	31	2012-07-2	31	2012-07-2
22	2012-07-2	32	2012-07-2	32	2012-07-2
23	2012-07-2	33	2012-07-2	33	2012-07-2
24	2012-07-2	34	2012-07-2	34	2012-07-2
25	2012-07-2	35	2012-07-2	35	2012-07-2
26	2012-07-2	36	2012-07-2	36	2012-07-2
27	2012-07-2	37	2012-07-2	37	2012-07-2
28	2012-07-2	38	2012-07-2	38	2012-07-2
29	2012-07-2	39	2012-07-2	39	2012-07-2
30	2012-07-2	40	2012-07-2	40	2012-07-2
31	2012-07-2	41	2012-07-2	41	2012-07-2
32	2012-07-2	42	2012-07-2	42	2012-07-2
33	2012-07-2	43	2012-07-2	43	2012-07-2
34	2012-07-2	44	2012-07-2	44	2012-07-2
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36	2012-07-2	46	2012-07-2	46	2012-07-2
37	2012-07-2	47	2012-07-2	47	2012-07-2
38	2012-07-2	48	2012-07-2	48	2012-07-2
39	2012-07-2	49	2012-07-2	49	2012-07-2
40	2012-07-2	50	2012-07-2	50	2012-07-2
41	2012-07-2	51	2012-07-2	51	2012-07-2
42	2012-07-2	52	2012-07-2	52	2012-07-2
43	2012-07-2	53	2012-07-2	53	2012-07-2