



## Item C3

### Travis County Commissioners Court Agenda Request

**Meeting Date:** December 18, 2012

**Prepared By:** Don Perryman **Phone #:** 974-2786

**Division Director/Manager:** Anna Bowling, Division Director, Development Services and Long Range Planning

AB

**Department Head:** Steven M. Manila, P.E., County Executive-TNR

**Sponsoring Court Member:** Commissioner Eckhardt, Precinct Two

**AGENDA LANGUAGE:** Approve setting a public hearing on Tuesday, January 22, 2013 to receive comments regarding plat for recording: Resubdivision of Riverplace Section 9, Lot 1 (Resubdivision Final Plat - Five Total Lots - River Place Boulevard - City of Austin ETJ) in Precinct Two.

#### **BACKGROUND/SUMMARY OF REQUEST:**

This resubdivision final plat consists of five total lots (four residential and one commercial lot) on 15.22 acres. There are no public or private streets proposed with this final plat. Parkland dedication or fees in lieu of dedication are not required for this resubdivision. Fiscal surety is not required for this short form plat. Water and wastewater service to be provided by River Place Municipal Utility District.

#### **STAFF RECOMMENDATIONS:**

As this resubdivision final plat meets all Travis County standards and was approved by the City of Austin Zoning and Platting Commission meeting on December 4, 2012, Single Office staff recommends approval of the motion.

#### **ISSUES AND OPPORTUNITIES:**

##### Notification

Notification of this resubdivision final plat's hearing at the City of Austin's Zoning and Platting Commission (ZAP) as well as Commissioners Court was mailed to all current owners of property and all registered neighborhood associations within 500 feet of the proposed subdivision. These addresses were obtained from the Travis Central Appraisal District current tax rolls. Single Office records show that all property owners that are required to be notified under Title 30 were notified. The Single Office has registered no interested parties for this application.

As part of the requirements for a plat resubdivision, a notice of public hearing sign will be placed on the subject property to announce the date, time, and location of the public hearing. Should staff receive any inquiries from adjacent property owners as a

result of the mailout or sign placement, an addendum to this back up memorandum will be provided to the Court prior to the public hearing.

**FISCAL IMPACT AND SOURCE OF FUNDING:**

N/A

**ATTACHMENTS/EXHIBITS:**

- Precinct map
- Location map
- Existing final plat
- Proposed final plat

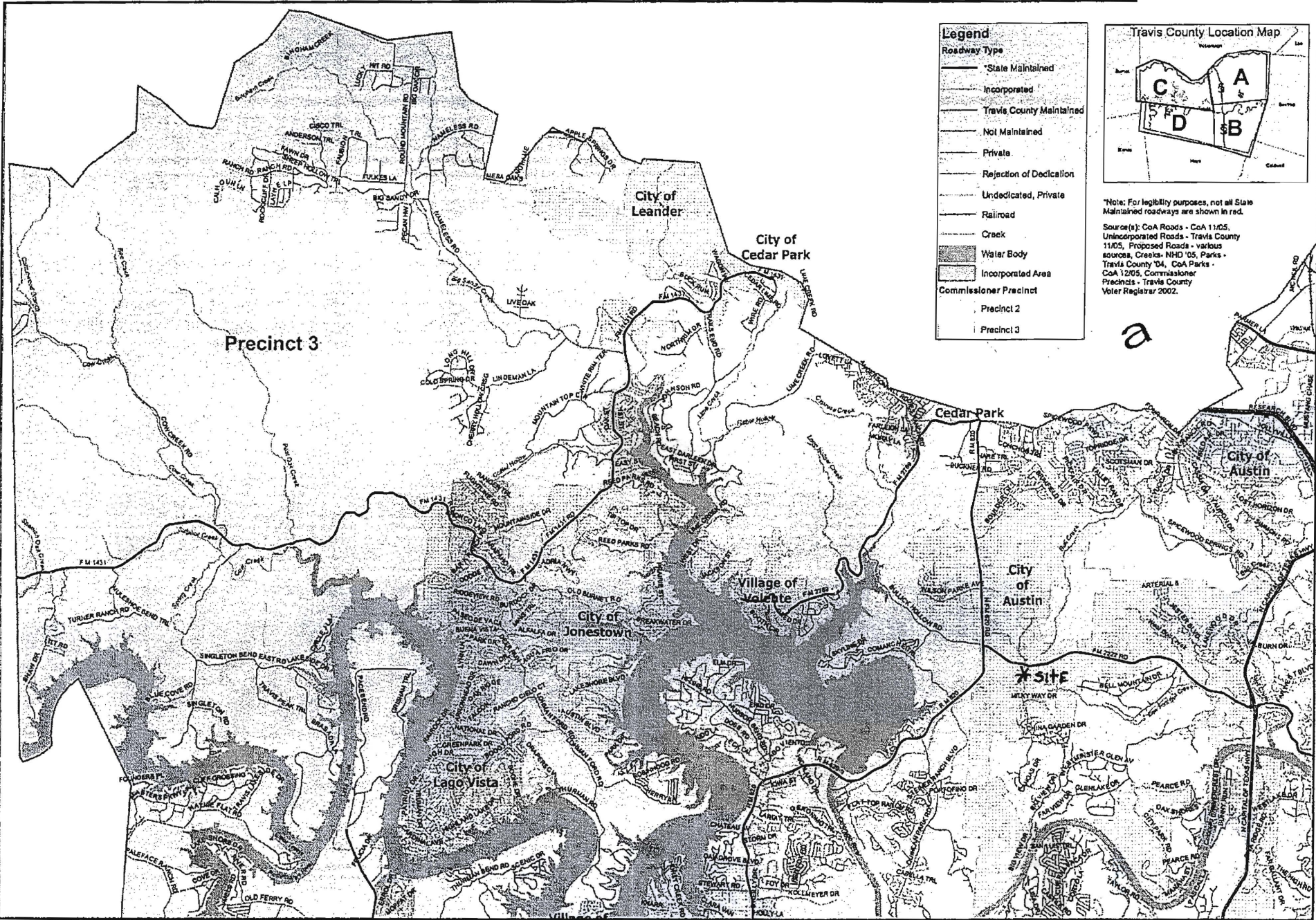
**REQUIRED AUTHORIZATIONS:**

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429

**CC:**


**SM:AB:mh**

**1101 - Development Services - Resubdivision of River Place Section 9, Lot 1**



Map Disclaimer: This map was created for the Travis County Sign Crew for identifying Travis County's maintained roadways. The data is provided "as is" with no warranties of any kind. For questions, contact the Travis County GIS Coordinator at (512) 654-9383.



Text Scale:  
 1 inch equals 1,002 miles  
 1 inch equals 5,292 feet

# Travis County Roadways, Map C



Map Prepared by: Travis County, Dept. of Transportation & Natural Resources. Date: 01/04/2006  
<http://www.co.travis.tx.us/maps>



-  Subject Tract
-  Base Map

CASE#: C8J-2012-0050.0A  
 LOCATION: 4207 Riverplace Blvd.



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. No warranty is made by the City of Austin regarding specific accuracy or completeness.

RIVER PLACE

SEC. 9



SCALE 1"=100'

LEGEND  
 ● IRON PIN FOUND  
 ○ IRON PIN SET  
 ■ CONCRETE MONUMENT FOUND  
 □ CONCRETE MONUMENT SET  
 BL BUILDING LINE

LAKE AUSTIN PROPERTIES, LTD.  
 STEVE TOPLETZ, TRUSTEE  
 VOLUME 8171 PAGE 25

CURVE	DELTA	RADIUS	ARC	TANGENT	CHORD	CHORD B'IS
1	57°03'17"	425.00	423.21	231.02	405.04	N 20°22'21"W
2	31°58'25"	265.00	147.88	75.92	145.92	N 15°09'31"E
3	60°48'21"	265.00	281.23	155.49	268.22	N 61°31'53"E

E. R. McLEAN SURVEY NO. 200

LAKE AUSTIN PROPERTIES, LTD.  
 STEVE TOPLETZ, TRUSTEE  
 VOLUME 8171 PAGE 25

D & W RAILROAD SURVEY NO. 71

LOT 1  
 15.224 ACRES

W. R. HOBBS SURVEY NO. 456

Vol. 85 Page 96C  
 PLAT RECORD, TRAVIS COUNTY, TEXAS  
 85 3918

*Handwritten:* Resub. 9/23/84 pg. 502

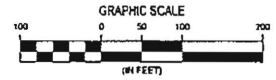
RIVER PLACE		SEC. 9	
Tye F. Collins & Associates CONSULTING ENGINEERS			
AUSTIN, TEXAS			
DATE: 9/7/84	DESIGNED BY: M.S.	DATE: M.S.	DRAWN BY: B.F.
JOB NO.:	CHECKED BY: B.F.		
SHEET NO. 2 OF 4			

RECEIVED  
 OCT 15 1984  
 LAND OFF. TRV

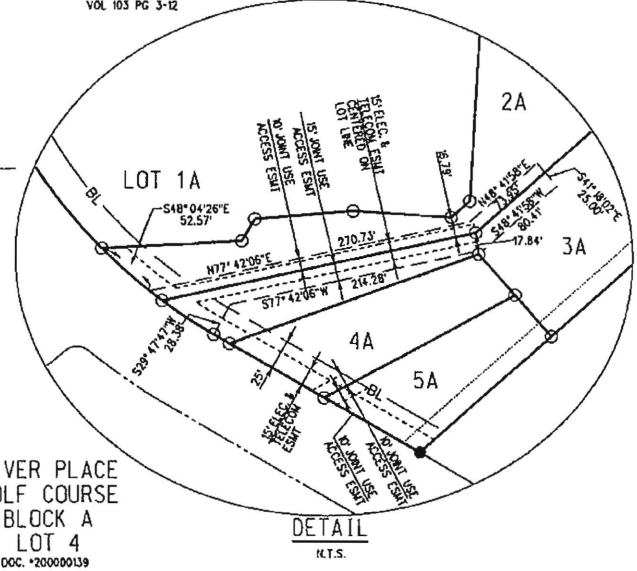
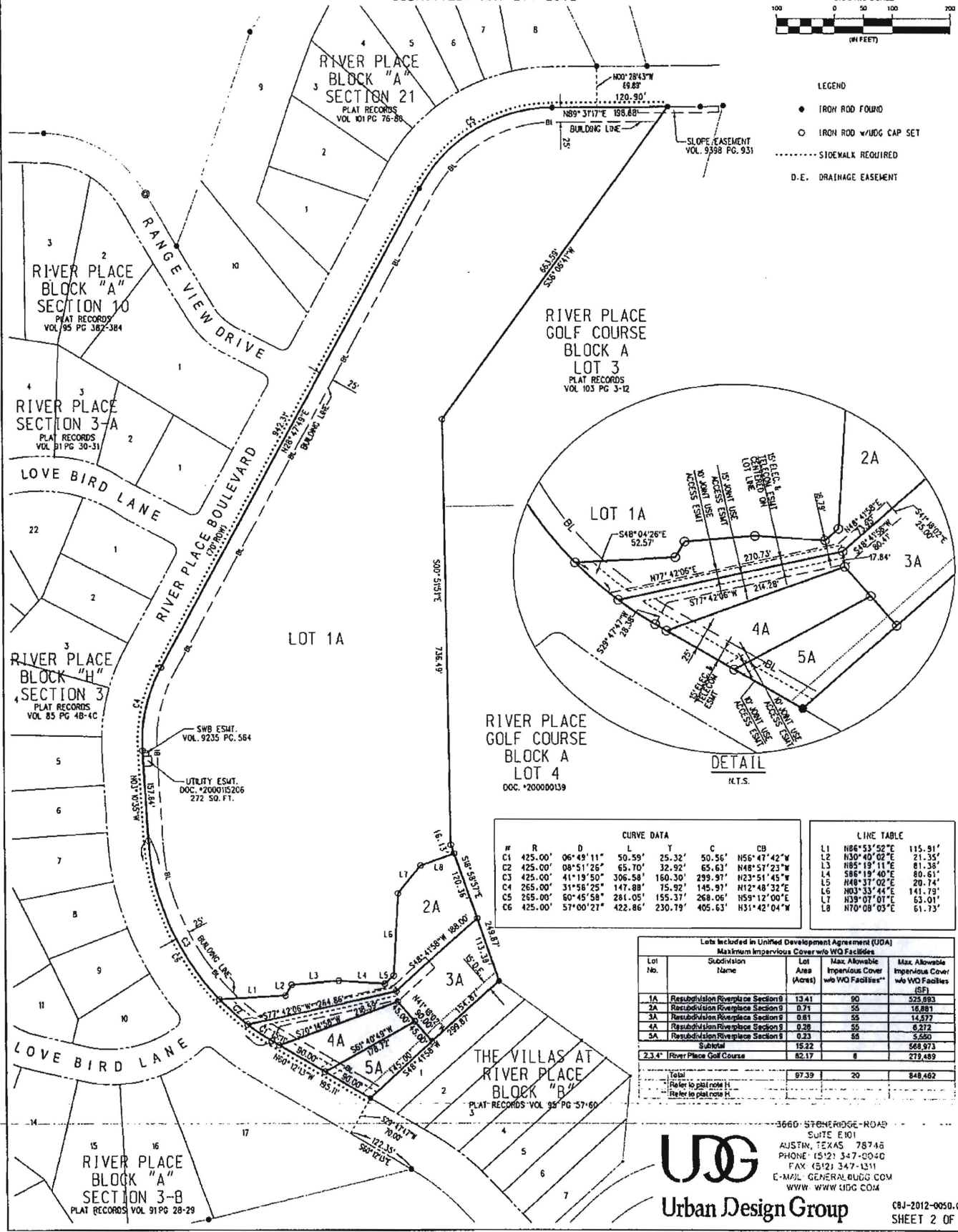
*Handwritten:* C8 83-88.9(84)

# RESUBDIVISION OF RIVER PLACE SECTION 9 LOT 1

SUBMITTED: MAY 21, 2012



- LEGEND
- IRON ROD FOUND
  - IRON ROD w/UDG CAP SET
  - SIDEWALK REQUIRED
  - D.E. DRAINAGE EASEMENT



CURVE DATA					
#	R	D	L	Y	CB
C1	425.00'	06°49'11"	50.59'	25.32'	50.56' N56°47'42"W
C2	425.00'	08°51'26"	65.70'	32.92'	65.63' N48°57'23"W
C3	425.00'	41°19'50"	306.58'	160.30'	299.91' N23°51'45"W
C4	265.00'	31°58'25"	147.88'	75.92'	145.91' N12°48'32"E
C5	255.00'	60°45'58"	281.05'	155.37'	268.06' N59°12'00"E
C6	425.00'	57°00'27"	422.86'	230.79'	405.63' N31°42'04"W

LINE TABLE		
L	Bearing	Distance
L1	N86°53'52"E	115.91'
L2	N30°40'02"E	21.35'
L3	N85°19'11"E	81.35'
L4	S88°19'40"E	80.61'
L5	N48°37'02"E	28.74'
L6	N03°33'44"E	141.79'
L7	N39°07'01"E	63.01'
L8	N70°08'03"E	61.73'

Lots Included in Unified Development Agreement (UDA)				
Lot No.	Subdivision Name	Lot Area (Acres)	Max. Allowable Impervious Cover w/o WQ Facilities*	Max. Allowable Impervious Cover w/ WQ Facilities (SF)
1A	Resubdivision Riverplace Section 9	13.41	90	525,893
2A	Resubdivision Riverplace Section 9	0.71	55	16,881
3A	Resubdivision Riverplace Section 9	0.81	55	14,577
4A	Resubdivision Riverplace Section 9	0.28	55	6,272
5A	Resubdivision Riverplace Section 9	0.23	55	5,250
Subtotal		15.22		568,973
2,3,4 River Place Golf Course		82.17	8	279,489
Total		97.39	20	848,462
*Refer to plat note H.				
**Refer to plat note H.				

3660 STERLING ROAD  
SUITE E 101  
AUSTIN, TEXAS 78746  
PHONE: (512) 347-0040  
FAX: (512) 347-1311  
E-MAIL: GENERAL@UDG.COM  
WWW: WWW.UDG.COM

C8J-2012-0050.0A  
SHEET 2 OF 3

12/20/2012 5:48pm C:\projects\Riverplace\Riverplace.dwg Plot: 01-23\cadd\riverplace.dwg