



Travis County Commissioners Court Agenda Request

Meeting Date: May 27, 2014

Prepared By: Joe Arriaga **Phone #:** (512) 854-7562

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

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

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on the following plat for recording, Jaketown Subdivision Final Plat - Five Total Lots - 12140 FM 969 - City of Austin 2 Mile ETJ in Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

The applicant is requesting to final plat 36.37 acres into six total lots. The proposed land use is for commercial and multi-family development. Water will be provided by Manville Water Supply and wastewater will be provided by a private onsite sewer system. The applicant requested a variance to Title 30-2-213, which requires all subdivisions who are proposing any type of residential development to pay parkland fees at the subdivision stage. This variance was approved by Travis County Commissioners Court on May 13, 2014. Two of the six lots are restricted and shown as commercial and multi-family on the proposed final plat. The developer will be required to pay the parkland fees at the time the site plan if any lots will developed with any type of residential uses. There are no new streets being proposed with this final plat. The developer has submitted a site plan request to develop the corner lot with a "Valero" gas station.

STAFF RECOMMENDATIONS:

As this final plat meets all Title 30 requirement and has been approved by the City of Austin and barring any new information, TNR staff recommends approval of the final plat.

ISSUES AND OPPORTUNITIES:

Staff has not received any inquiries from anyone regarding the variance.

FISCAL IMPACT AND SOURCE OF FUNDING:

N/A

ATTACHMENTS/EXHIBITS:

Location Map

Precinct Map
Proposed Subdivision

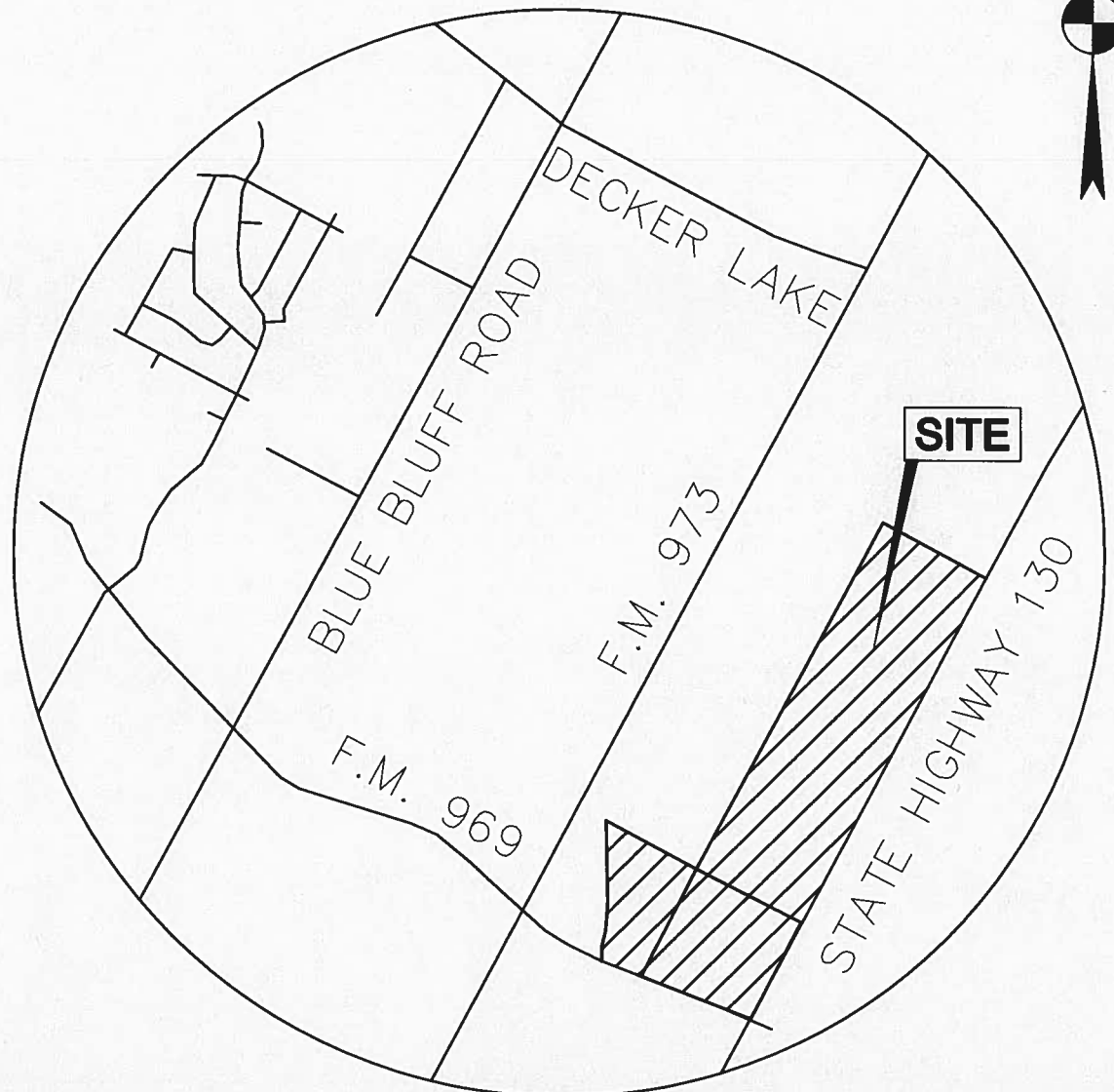
REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	(512) 854-4239
Steven M. Manilla	County Executive	TNR	(512) 854-9429

CC:

SM:AB:ja

1101 - Development Services Long Range Planning - Jaketown Final Plat



VICINITY MAP

N.T.S.

GRID NUMBER: Q21
MAPSCO PAGE: 618F

BURY

221 West Sixth Street, Suite 600
Austin, Texas 78701
Tel. (512) 328-0011 Fax (512) 328-0325
TBPE # F-1048 TBPLS # F-10107500
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NE CORNER OF FM 969 & S.H. 130

JAKETOWN SUBDIVISION

SITE LOCATION MAP

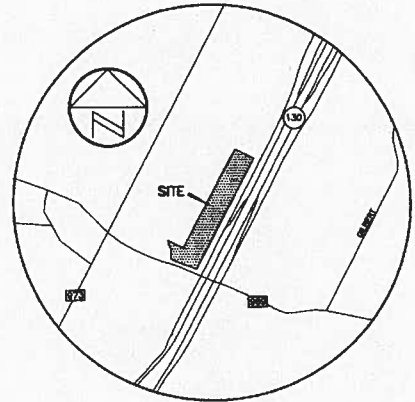
DATE: 04/16/2014

DRAWN BY: AN

FILE: G:\109605\10007\EXH\VIC.DWG

PROJECT No.: 109605.10007

JAKETOWN SUBDIVISION



LOCATION MAP
NOT TO SCALE

SCALE: 1" = 200'

GRAPHIC SCALE



LEGEND

- 1/2" REBAR FOUND (OR AS NOTED)
- TM 1/2" REBAR WITH "TxDOT" CAP FOUND
- ⁶³³ 1/2" REBAR WITH "INLAND 4833" CAP FOUND
- 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ▲ 600 NAIL FOUND
- △ CALCULATED POINT
- ⊕ CONTROL POINT/BENCHMARK LOCATION
- () RECORD INFORMATION
- B- CONTROL OF ACCESS
- J.A.E. ACCESS EASEMENT
- E.E. ELECTRIC EASEMENT
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT

LINE	BEARING	DISTANCE	(RECORD LINE)
L1	N69°38'24"W	206.39'	(N69°49'53"W 206.23')
L2	N69°32'28"W	279.78'	(N69°53'03"W 276.68')
L3	N69°28'07"W	68.38'	(N69°46'40"W 68.38')
L4	N69°41'03"W	96.12'	(N69°50'24"W 96.04')
L5	N05°41'28"E	22.94'	(N05°18'38"E 22.86')
L6	N01°47'48"W	70.75'	(N00°53'48"E 70.81')
L7	N12°59'46"E	64.58'	(N15°37'36"E 64.81')
L8	N00°17'56"W	38.25'	(N02°19'00"E 38.25')
L9	N20°38'50"W	148.45'	(N18°01'11"W 148.28')
L10	N27°52'42"W	39.97'	(N24°53'27"W 39.97')
L11	N08°16'28"W	73.47'	(N08°37'02"W 73.47')
L12	S62°01'48"E	19.34'	(S59°22'23"E 19.34')
L13	N03°11'15"E	32.12'	(N05°13'00"E 31.91')
L14	N31°50'41"E	12.79'	(N33°29'06"E 12.83')
L15	N25°00'48"E	158.45'	(N27°43'21"E 158.48')
L16	N27°34'22"E	170.22'	(N26°16'23"E 170.25')
L17	S83°08'13"E	37.96'	
L18	S31°18'02"E	167.25'	
L19	S19°51'04"E	112.05'	
L20	S10°20'08"W	136.28'	
L21	S24°02'16"E	105.50'	
L22	S69°28'07"E	40.48'	
L23	N27°15'32"E	11.13'	
L24	S27°12'44"W	34.20'	
L25	N06°17'04"W	9.80'	
L26	N27°15'32"E	70.35'	
L27	N26°59'58"E	152.30'	
L28	N62°47'16"W	37.00'	
L29	S72°17'29"W	35.18'	
L30	S26°59'58"W	149.26'	
L31	N26°59'58"E	129.70'	

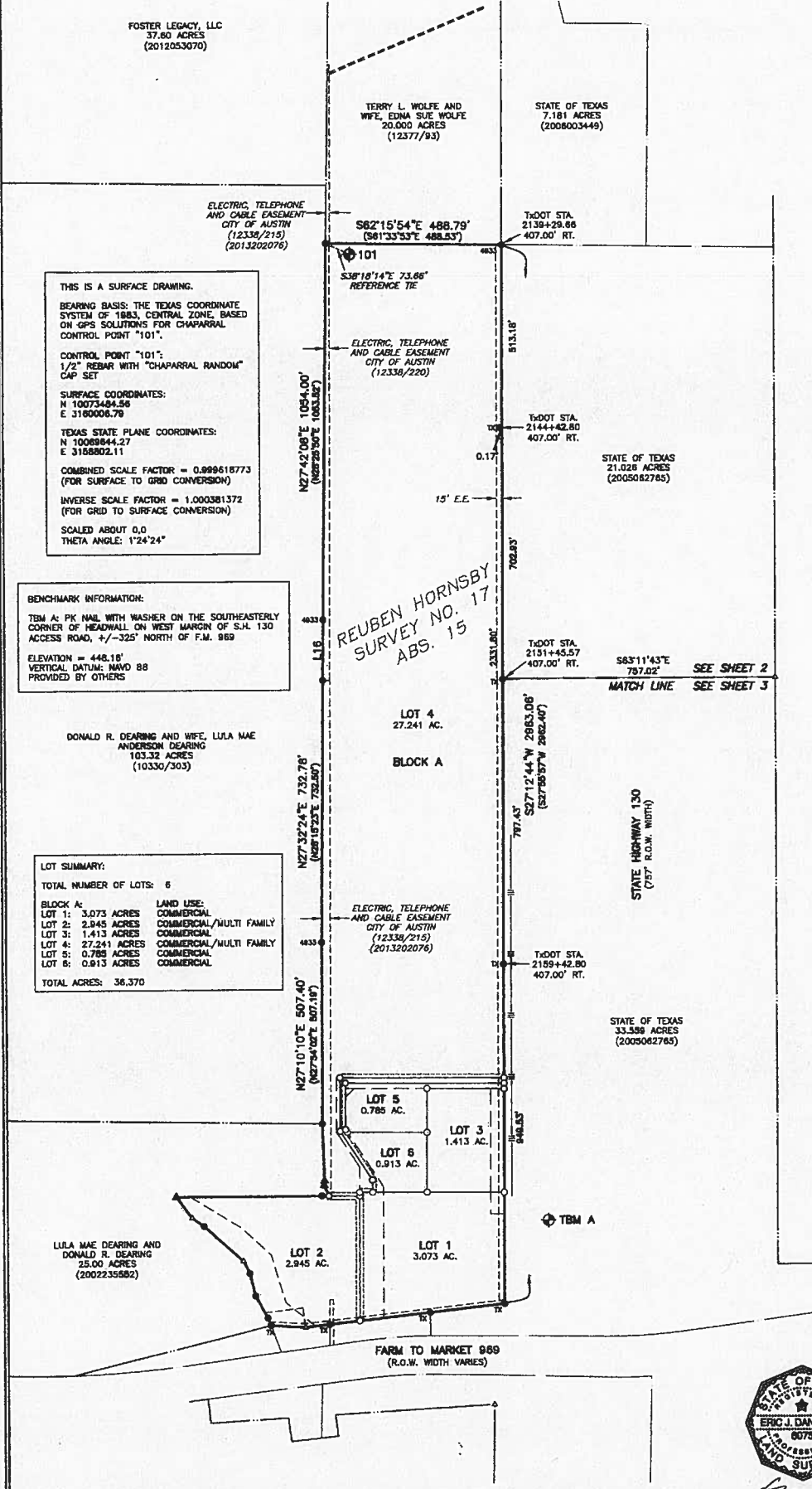
THIS IS A SURFACE DRAWING.
 BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983, CENTRAL ZONE, BASED ON GPS SOLUTIONS FOR CHAPARRAL CONTROL POINT "101".
 CONTROL POINT "101": 1/2" REBAR WITH "CHAPARRAL RANDOM" CAP SET
 SURFACE COORDINATES:
 N 10073484.56
 E 3160006.79
 TEXAS STATE PLANE COORDINATES:
 N 10089844.27
 E 3168802.11
 COMBINED SCALE FACTOR = 0.999616773 (FOR SURFACE TO GRID CONVERSION)
 INVERSE SCALE FACTOR = 1.000381372 (FOR GRID TO SURFACE CONVERSION)
 SCALED ABOUT 0.0
 THETA ANGLE: 1°24'24"

BENCHMARK INFORMATION:
 TBM A: PK NAIL WITH WASHER ON THE SOUTHEASTERLY CORNER OF HEADWALL ON WEST MARGIN OF S.H. 130 ACCESS ROAD, +/-325' NORTH OF F.M. 989
 ELEVATION = 448.18'
 VERTICAL DATUM: NAVD 88
 PROVIDED BY OTHERS

DONALD R. DEARING AND WIFE, LULA MAE ANDERSON DEARING
 103.32 ACRES
 (10330/303)

LOT SUMMARY:
 TOTAL NUMBER OF LOTS: 6
 BLOCK A:
 LOT 1: 3.073 ACRES COMMERCIAL
 LOT 2: 2.945 ACRES COMMERCIAL/MULTI FAMILY
 LOT 3: 1.413 ACRES COMMERCIAL
 LOT 4: 27.241 ACRES COMMERCIAL/MULTI FAMILY
 LOT 5: 0.785 ACRES COMMERCIAL
 LOT 6: 0.913 ACRES COMMERCIAL
 TOTAL ACRES: 36.370

REUBEN HORNSBY SURVEY NO. 17 ABS. 15



4/30/2014

Chaparral
 Professional Land Surveying, Inc.
 Surveying and Mapping
 3500 McCall Lane
 Austin, Texas 78744
 512-443-1724
 TBPLS Firm No. 10124800

PROJECT NO.: 907-001
 DRAWING NO.: 907-001-PL
 PLOT DATE: 4/30/2014
 PLOT SCALE: 1"=100'
 DRAWN BY: EJD/JPA
 SHEET 01 OF 05

JAKETOWN SUBDIVISION

FOSTER LEGACY, LLC
37.80 ACRES
(2012063070)

TERRY L. WOLFE AND
WIFE, EDNA SUE WOLFE
20.000 ACRES
(12377/83)

STATE OF TEXAS
7.181 ACRES
(2006003449)

ELECTRIC, TELEPHONE
AND CABLE EASEMENT
CITY OF AUSTIN
(12338/215)
(2013202076)

S62°15'54"E 488.79'
(S61°33'53"E 488.53')

TxDOT STA.
2139+29.66
407.00' RT.

101
S38°18'14"E 73.86'
REFERENCE TIE

ELECTRIC, TELEPHONE
AND CABLE EASEMENT
CITY OF AUSTIN
(12338/220)

515.16'

SCALE: 1" = 100'
GRAPHIC SCALE



LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
● TM	1/2" REBAR WITH "TxDOT" CAP FOUND
● ⁴⁹³³	1/2" REBAR WITH "INLAND 4933" CAP FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
▲	60D NAIL FOUND
△	CALCULATED POINT
⊕	CONTROL POINT/BENCHMARK LOCATION
()	RECORD INFORMATION
— —	CONTROL OF ACCESS
J.A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT
D.E.	DRAINAGE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT

TxDOT STA.
2144+42.80
407.00' RT.

STATE OF TEXAS
21.028 ACRES
(2005062785)

N27°42'08"E 1054.00'
(N26°59'58"E 1063.82')

15' E.E.

0.17'

707.83'

DONALD R. DEARING AND WIFE,
LULA MAE ANDERSON DEARING
103.32 ACRES
(10330/303)

TxDOT STA.
2151+48.57
407.00' RT.

SHEET 2
SHEET 3
MATCH LINE

LOT 4
27.241 AC.

BLOCK A

N27°32'24"E 732.78'
(N26°15'23"E 732.80')

REUBEN HORNSBY SURVEY NO. 17
ABS. 15

S27°12'44"W 2863.06'
(S27°55'57"W 2862.40')

STATE HIGHWAY 130
(757' R.O.W. WIDTH)

787.43'

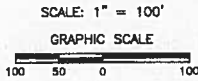


EW
4/30/2014

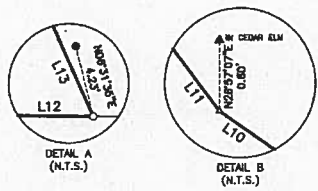
<p>Professional Land Surveying, Inc. 3500 McCall Lane Austin, Texas 78744 512-443-1724 TBPLS Firm No. 10124500</p>	PROJECT NO.: 907-001
	DRAWING NO.: 907-001-PL
	PLOT DATE: 4/30/2014
	PLOT SCALE: 1"=100'
	DRAWN BY: EJD/JPA
	SHEET 02 OF 05

JAKETOWN SUBDIVISION

DONALD R. DEARING AND WIFE,
LULA MAE ANDERSON DEARING
103.32 ACRES
(10330/303)



- LEGEND**
- 1/2" REBAR FOUND (OR AS NOTED)
 - ⊙ 1/2" REBAR WITH "TxDOT" CAP FOUND
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REUBEN HORNSBY SURVEY NO. 17
ABS. 15

SHEET 2
SHEET 3
MATCH LINE

LOT 4
27.241 AC.

BLOCK A

STATE HIGHWAY 130
(757' R.O.W. WIDTH)

STATE OF TEXAS
33.559 ACRES
(2005062765)

50' CRITICAL WATER QUALITY ZONE (MINOR WATERWAY)
100' WATER QUALITY TRANSITION ZONE (MINOR WATERWAY)

APPROX. FEMA FLOOD ZONE A SCALED FROM FEMA MAP 4845300490H, REVERSED TO REFLECT LHM EFFECTIVE MARCH 25, 2013

LULA MAE DEARING AND DONALD R. DEARING
25.00 ACRES
(2002235532)

LOT 2
2.945 AC.

LOT 5
0.785 AC.

LOT 3
1.413 AC.

LOT 6
0.913 AC.

LOT 1
3.073 AC.

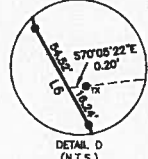
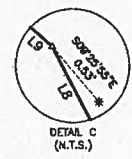
Ⓐ ELECTRIC DISTRIBUTION UTILITY EASEMENT CITY OF AUSTIN (2013140094)

Ⓑ ELECTRIC, TELEPHONE AND CABLE EASEMENT CITY OF AUSTIN (2013202076)

Ⓒ 10' WIDE ELECTRIC AND TELEPHONE EASEMENT CITY OF AUSTIN (7681/981) (12338/215) (10568/73)

Ⓓ DRAINAGE EASEMENT STATE OF TEXAS 0.104 ACRES (2005015260)

STATE HIGHWAY 130
(757' R.O.W. WIDTH)



EW 4/30/2014

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
TBPLS Firm No. 10124500

PROJECT NO.:	907-001
DRAWING NO.:	907-001-PL
PLOT DATE:	4/30/2014
PLOT SCALE:	1"=100'
DRAWN BY:	EJD/JPA
SHEET	03 OF 05

