SUBDIVISION REVIEW SHEET

CASE NO.: C8-2014-0246 **Z.A.P. DATE:** December 15, 2015

SUBDIVISION NAME: Riverbend Landing Preliminary Plan

AREA: 130.792 acres **LOT(S):** 17

APPLICANT: GCRE / TX Austin Master LLC (James Goveia) **AGENT:** Urban Design Group (Bryan Runyen)

ADDRESS OF SUBDIVISION: 4035 E. Highway 71

GRIDS: Q16 **COUNTY:** Travis

WATERSHED: Onion Crek **JURISDICTION:** Full Purpose

EXISTING ZONING: LI-PDA

EXISTING LAND USE: Vacant

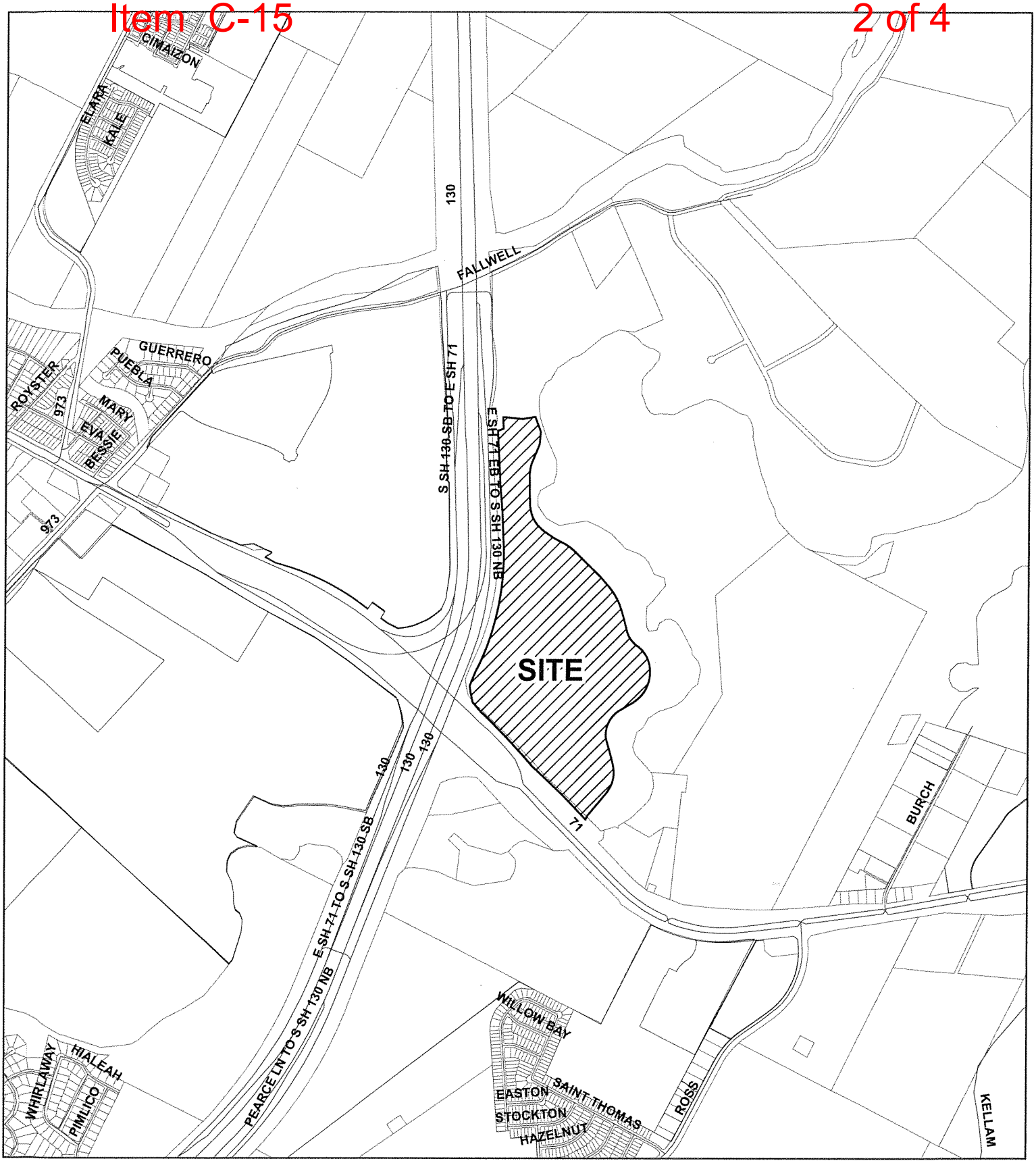
PROPOSED USE: Multi-Family, Retail/Commercial

DEPARTMENT COMMENTS: The request is for approval of the Riverbend Landing Preliminary Plan composed of 17 lots on 130.792 acres. The applicant proposes to subdivide the property into a 17 lot subdivision for multi-family, retail/commercial, and right-of-way uses.

STAFF RECOMMENDATION: The staff recommends approval of the subdivision. The preliminary plan meets all applicable State and City of Austin Land Development Code requirements.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala **PHONE:** 512-974-3404
E-mail: cesar.zavala@austintexas.gov



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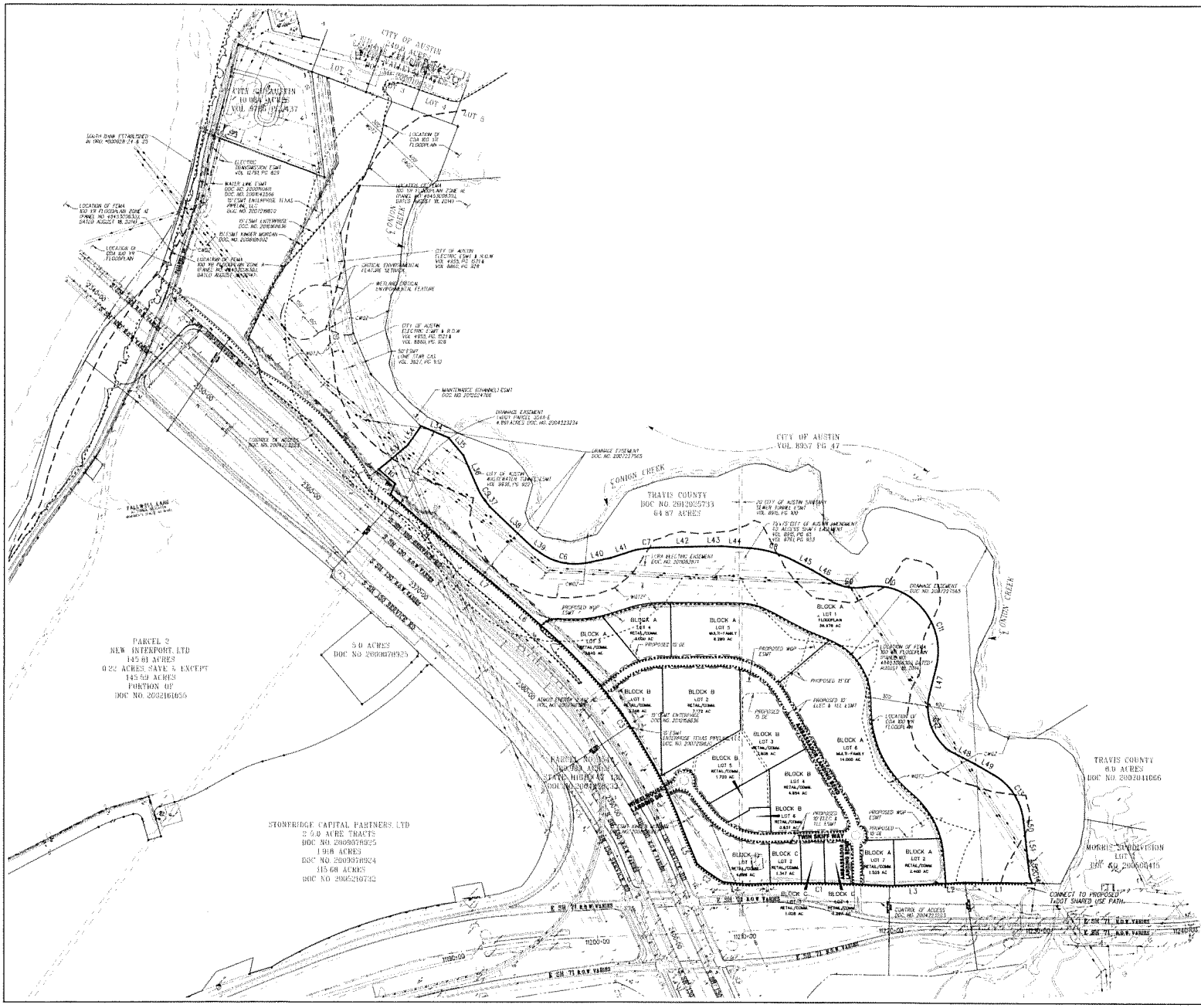
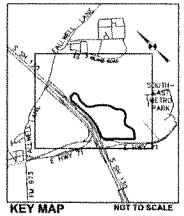
CASE#: C8-2014-0246
ADDRESS: 4035 E.STATE HIGHWAY 71
PROJECT: RIVERBEND LANDING
CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.



SCALE: 1" = 300'

(IN FEET)



KEY MAP NOT TO SCALE

PROPOSED SIDEWALK LOCATION (SEE GENERAL NOTE 5, SHEET 2)

NOTE: DRAINAGE EASEMENT IN PROPOSED IN DOC NO. 2005227565 DOC NO. 2007084129 AND DOC NO. 2005227565 AND THE DOCUMENTS CREATING INTERPORT PROPERTY OWNERS ASSOCIATION, INCLUDE CHAPTER 41 WITH THE MAINTENANCE OF THE "EASEMENTS" DEFINED IN DOC NO. 2005227565.

BOUNDARY - LINE DATA		
LINE#	BEARING	DISTANCE
L1	N43°42'13"W	458.11'
L2	N47°03'58"W	184.29'
L3	N47°04'25"W	312.86'
L4	N40°00'24"W	162.59'
L5	N21°13'32"E	278.78'
L6	N02°36'39"W	354.69'
L7	N04°22'22"W	350.91'
L8	N03°09'57"W	709.55'
L9	N69°19'33"E	78.57'
L10	N62°54'58"W	149.85'
L34	S29°50'36"E	203.5'
L35	S00°21'25"W	157.16'
L36	S33°27'55"W	250.87'
L37	S07°40'05"W	54.04'
L38	S00°47'57"E	407.57'

BOUNDARY - LINE DATA		
LINE#	BEARING	DISTANCE
L39	S08°44'35"E	57.48'
L40	S55°38'27"E	163.17'
L41	S62°09'08"E	179.78'
L42	S45°45'50"E	339.93'
L43	S43°00'01"E	103.05'
L44	S40°28'08"E	182.67'
L45	S01°31'01"E	135.97'
L46	S14°30'00"E	157.02'
L47	S59°35'13"W	160.82'
L48	S16°34'45"E	202.22'
L49	S14°03'51"E	143.46'
L50	S38°47'00"W	99.16'
L51	S42°08'52"W	170.04'
L52	S38°47'00"W	108.87'
L53	N84°38'55"W	214.55'
L54	S60°33'59"W	162.94'

BOUNDARY - CURVE DATA						
CURVE#	R	D	L	C	CB	
C1	5042.79'	06°07'14"	965.97'	483.45'	965.57'	N43°42'07"W
C2	1400.55'	06°32'00"	159.63'	638.53'	159.47'	N60°33'57"W
C3	3335.80'	29°02'43"	1690.07'	864.92'	1671.02'	N38°33'21"E
C5	361.00'	14°49'47"	93.84'	47.18'	93.58'	S57°04'36"W
C6	431.00'	44°49'15"	335.68'	177.96'	326.87'	S33°10'44"E
C7	831.00'	09°13'09"	134.52'	67.43'	134.38'	N02°16'08"W
C8	831.00'	23°07'58"	335.24'	168.99'	333.02'	S34°52'52"E
C9	329.56'	40°06'49"	230.82'	120.26'	225.94'	S16°19'28"E
C10	408.00'	40°28'04"	278.58'	174.30'	273.13'	S15°24'24"E
C11	453.22'	67°44'47"	536.24'	304.44'	505.54'	S32°44'14"W
C12	384.87'	66°29'30"	427.58'	241.46'	404.03'	S30°33'35"W
C13	453.69'	67°44'47"	536.37'	304.44'	505.67'	S32°44'14"W
C14	475.00'	07°39'49"	62.43'	31.28'	62.38'	S27°19'18"W

PRELIMINARY SUBDIVISION APPROVAL SHEET 3 OF 7

FILE NUMBER: C8-2014-0246 APPLICATION DATE: DECEMBER 22, 2014

APPROVED BY (DATE) ON: _____ UNDER SECTION 83 OF CHAPTER 25-4 OF THE CITY OF AUSTIN CODE.

EXPIRATION DATE (25-4-62, LDC) _____

CASE MANAGER _____

PROJECT EXPIRATION DATE (URD 4201406) (484 Pt 7, 6-25-14)

G.J. RODNEY GONZALES, Director
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT

FINAL PLOT TO LOCK-ON PRELIMINARY FILE# _____

APPROVED ON _____

PRELIMINARY EXTENDED ON _____ UNTIL _____

Final plat must be recorded by the expiration Date. Subsequent Site 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.

STATE OF TEXAS
BRIAN F. PUNYEN
65573
LICENSED
PROFESSIONAL ENGINEER
10/27/15

RIVERBEND LANDING
SH-71 AND SH-130

GCRE / TX AUSTIN MASTER, LLC

PRELIMINARY PLAN
OVERALL SHEET

UDG
Urban Design Group PC
TX Registered Engineering Firm F-11311
3660 Stoneridge Road
Suite E101
Austin, TX 78746
512.347.0040

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

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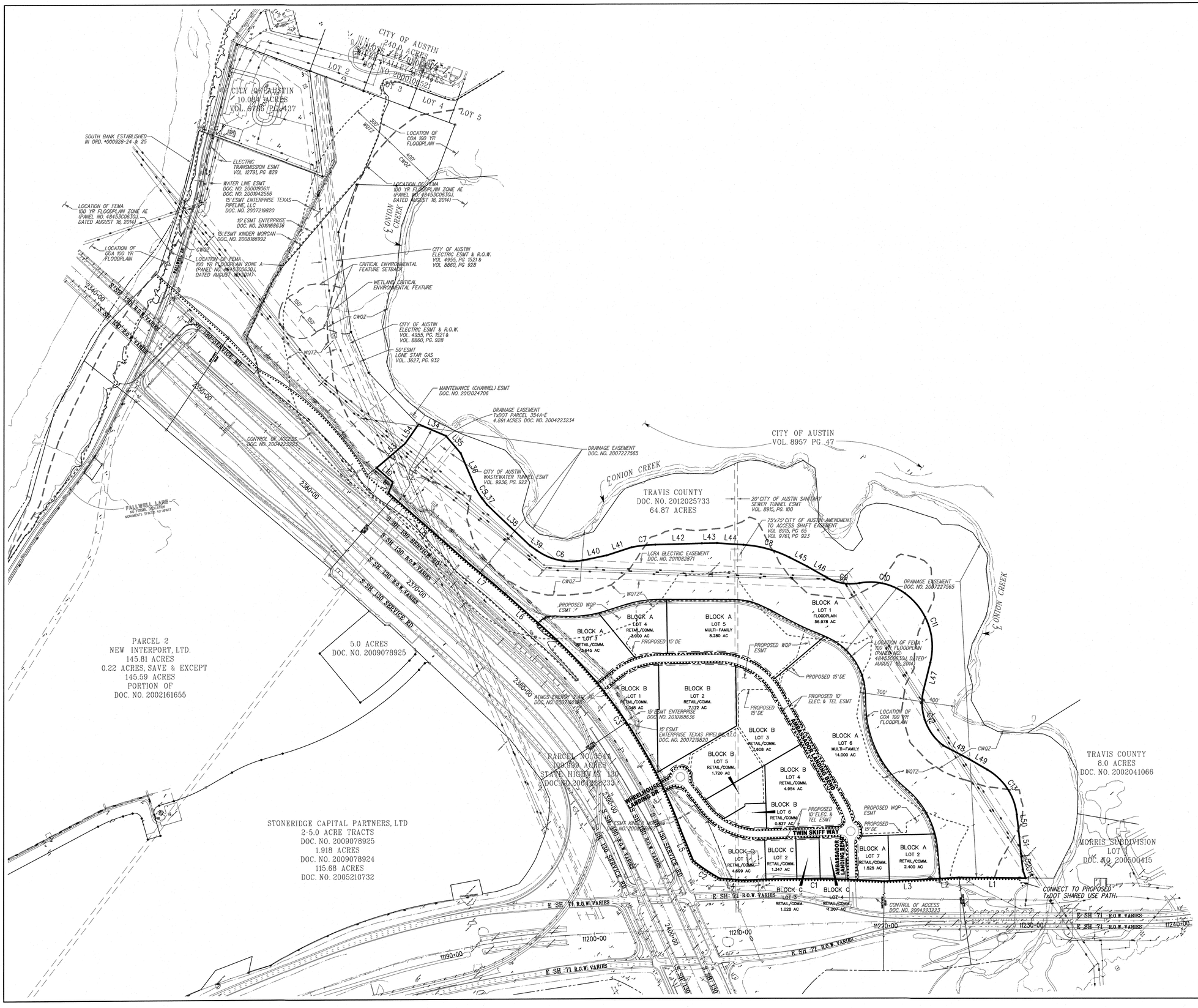
IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

UDG JOB NO. 15-834

SHEET NUMBER 3 OF 7

C8-2014-0246



SCALE: 1" = 300'

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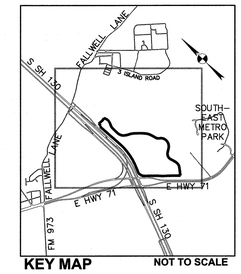
(IN FEET)



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..... PROPOSED SIDEWALK LOCATION (REF GENERAL NOTES, SHEET 2)

NOTE: DRAINAGE EASEMENT IS RECORDED IN DOC. NO. 2007227565. DOC. NO. 2007083220 AND DOC. NO. 2007211531 ARE THE DOCUMENTS CREATING INTERPORT PROPERTY OWNERS ASSOCIATION WHICH IS CHARGED WITH THE MAINTENANACE OF THE "FACILITIES" DEFINED IN 2007227565.

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C7	1021.00'	09° 13'60"	164.53'	82.45'	164.36'	N50° 24'08"W
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PRELIMINARY SUBDIVISION APPROVAL SHEET 3 OF 7
FILE NUMBER: C8-2014-0246 APPLICATION DATE: DECEMBER 22, 2014
APPROVED BY (ZAP) (PC) ON: _____ UNDER SECTION 57 OF CHAPTER 25-4
OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (25-4-62, LDC) _____
CASE MANAGER _____
PROJECT EXPIRATION DATE (ORD #20140612-084, Pt. 7; 6-23-14)

G J. RODNEY GONZALES, Director
DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT
FINAL PLOT TO LOCK-IN PRELIMINARY FILE# _____
APPROVED ON _____
PRELIMINARY EXTENDED ON _____ UNTIL _____

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REV. NO.	BY	DATE	REVISION DESCRIPTION

STATE OF TEXAS
BRIAN E. RUNYEN
85573
LICENSED
PROFESSIONAL ENGINEER
10/27/15

RIVERBEND LANDING SH-71 AND SH-130

GCRE / TX AUSTIN MASTER, LLC.

PRELIMINARY PLAN OVERALL SHEET

UDG
Urban Design Group PC
TX Registered Engineering Firm #F-1843
3660 Stoneridge Road
Suite E101
Austin, TX 78746
512.347.0040

NOTES	NAME	DATE
SURVEY BY		
DRAWN BY		
CHECKED BY		
DESIGNED BY		
REVIEWED BY		

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IF THIS BAR DOES NOT MEASURE 1" THEN DRAWING IS NOT TO SCALE

UDG JOB NO. 15-834

SHEET NUMBER 3 OF 7

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10/27/2015