Item C-08 1 of 3

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2016-0152.0A **Z.A.P. DATE:** December 6, 2016

SUBDIVISION NAME: Commerce Park at Harris Branch Retail Section 4

AREA: 5 acres LOTS: 2

**APPLICANT:** Big Diamond Inc. **AGENT:** Pape-Dawson Engineering, Inc.

(Debbie Avery) (Terry Reynolds)

**ADDRESS OF SUBDIVISION:** 12300 Harris Branch Parkway

**GRIDS**: Q31 **COUNTY**: Travis

**WATERSHED:** Harris Branch **JURISDICTION:** Full Purpose

**EXISTING ZONING:** P.U.D.

PROPOSED LAND USE: Retail

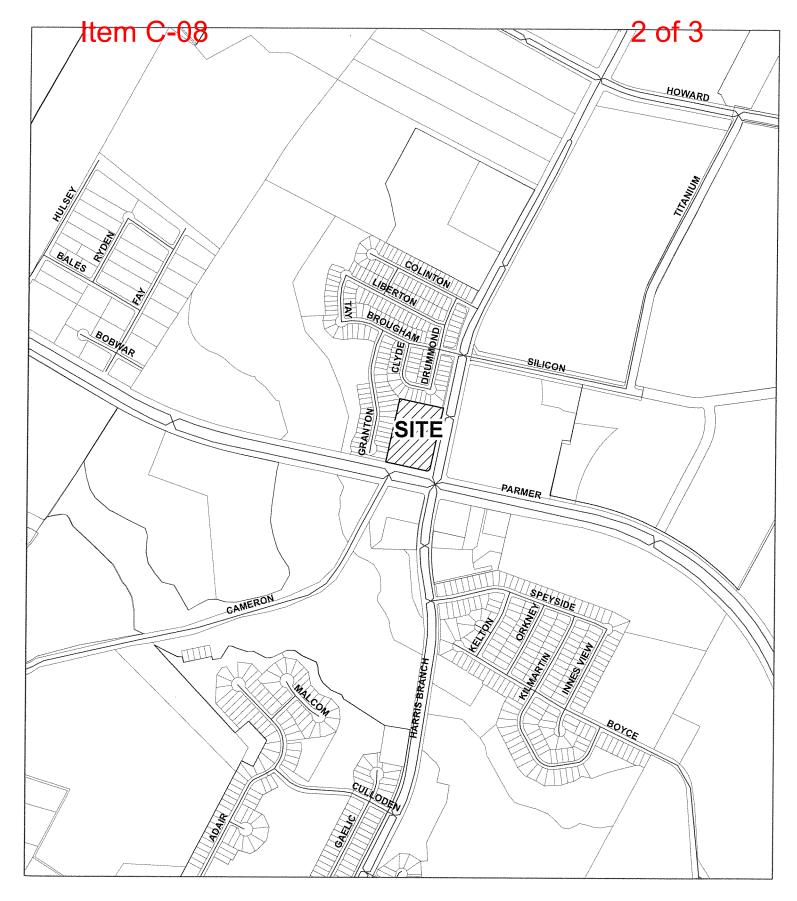
**<u>DEPARTMENT COMMENTS</u>**: The request is for the approval of the Commerce Park at Harris Branch Retail Section 4 composed of two lots on 5 acres. The applicant proposes to subdivide the unplatted property into a two lot subdivision for retail use.

**STAFF RECOMMENDATION:** Staff recommends approval of the subdivision, the plat meets 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





CASE#: C8-2016-0152.0A

ADDRESS: 12300 HARRIS BRANCH PARKWAY PROJECT: COMMERCE PARK AT HARRIS BRANCH

RETAIL SECTION 4
CASE MANAGER: CESAR ZAVALA

## COMMERCE PARK AT HARRIS RESUBDIVISION

SITE

COUNTY

## BRANCH RETAIL SECTION 4

A 5000 ACRE TRACTOR AND BENG ALL OF LOT. BLOCK OF THE COMMERCE PARK AT HARRIS BRANCH RETAL.
SECTION A RECORDED NO DOCUMENT NO 2006/031 SO THE OFFICIAL PROBLIC RECORDS OF TRAVES COUNTY TEXAS.
SAID LOT: BLOCK A BENG DESCRIBED IN COMPLY NOTE. BLOCK A PRINCIP SECTION OF THE DESCRIP SECTION OF THE SECTION OF T

HE WATER AND MASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE RI ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAY MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY ALL WATER AND WASTEWATER CONSTRUCTION MUST BE MOSPECTED BY THE CITY OF AUSTIN THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION

NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

VATER AND WASTEWATER SERVICE FOR THIS SUBDIVISION SHALL BE PROVIDED BY THE CITY OF AUSTIN

THE COMMEN OF THIS SUBDIVISION, AND HIS ON HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION UNPROVEDENTS WHICH COURTY WITH APPLICABLE COICES AND REQUIREMENTS OF THE CITY OF AUSTIN THE COMMEN UNDERSTANCES AND ACHIONACHOES FIAR PAIL "MICATION OR REPLAYTING MAY BE REQUIRED. AT THE OWNERS SIGLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH COMES AND REQUIREMENTS.

PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAININGS PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW RAINFALL RUN-OFF SHALL BE HELD TO THE AMOUNT EXISTING BY POXIDING OR GTHER APPROVED METHODS.

AUSTIN ENERGY HAS THE RICHT TO PRUME ANDOOR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTERT NECESSARY TO WEEP THE SEASURAITS CLUE AND AUSTIN BEFORD WALL TERFORM ALT TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEPELDMENT CODE

THE COMMERCENCIOPER OF THIS SUBDIVISIONALOT SHALL PROVIDE AUSTIN BERFOR WITH ANY EASEMENT ANDOR ACCESS REQUIRED. IN ADDITIONS TO THOSE MEDICATED FOR BUSINALISM CHARGES AND ENGENING MEDITAR FACULTES. THESE EASEMENTS MADDIT ACCESS AND ENGENING EXCEPTED FAVOURES IN THE SECURITION OF THE WILDING AND WALL NOT BE COATED SO AS TO CAUSE THE SITE TO BE OUT OF DOWNER CHARGES AND THE GUILDING AND WALL NOT BE COATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CUTY OF AUSTRI DEVELOPMENT CODE.

THE COMMENT OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED AT THE MYDDAM, LECTRING SHEET CODE, COCUMPATIONEN, CARETY, AND HEALTH ADMINISTRATION, COSTAIN REGULATIONS, CITY OF A JUSTIM RULES AND CONTRACT AND THAT OF CLEARANCES WHERE WORKINGS IN CLOSE PRODUMENT OF OPERATION FOR THE AND EXCHANGEST ALLSTIN REFERRY WILL FOR REGISTER CESTRUCE UNKESS REQUIRED CLEARANCES WALL EVANCED ALL COSTS INCLIRANCE DECLARANCE WALL EVANCED ALL COSTS INCLIRANCE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WALL EVANCED AND THE OWNER. THE COMER SMAL IZE REEPONSBEE FOR HE MISTALATION OF TEMPORATY EROSION CONTROL REVEGETATIONS AND TREE PROVINCE AND THE EPONDER SHALL REVER PROVINCE AND TREE PROVINCE AND TREE REMAND. AND TREE PROVINCE AND TREE REMAND AND TREE PROVINCE AND TREE REMAND. AND TREE PROVINCE AND TREE PROVINCE AND TREE PROVINCE FOR THE PROPOSED OF METHER DESCRIPT, A FACILITIES DESIGNATED TO PROVIDE LECTURE SHALL FOR THE OWNER SHALL INCLUDE ADSTRUCTION FOR THIS PROJECT.

ALL DRAMAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS

PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES FOR INSPECTION OR MAINTENANCE OF SAID EASEMENT.

NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES. OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

EROSIONISEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO LDC, AND THE ENVIRONMENTAL CRITERIA MANUAL

15. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE. REQUIREMENTS

ALL STREETS, DRAIMAGE, SIDEWALKS, EHOSION CONTROLS, AND WATER AND WASTEVATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTINISTANDARDS.

NO STRUCTURE SHALL BE OCCUPIED UNTIL THE WATER QUALITY CONTROL AND DETENTION FACILITY HAVE BEEN CONSTRUCTED, INSPECTED AND ACCEPTED BY THE CITY OF AUSTIN. ALL DRAINAGE FACILITIES ARE TO BE LOCATED WITHIN DRAINAGE EASEMENTS AND MUST COMPLY WITH APPLICABLE RULES AND REGULATIONS.

THE WATER ANDOR WASTEWATER BASEMENTS MOICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MANITEWASE, REPARK, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER ANDOR WASTEWATER FACILITIES AND APPUREMENTAGES NO OBJECTS INJURIED OF MATER ANDOR WASTEWATER FACILITIES AND APPUREMENTAGES OF OBJECTS INJURIED OF WASTEWATER FASSEMENTS EXCEPT AND ADMINISTRATION OF THE PURPOSE O WASTEVATER FACILITIES AND APPURTEN WALLS. TREES OR OTHER STRUCTURES APPROVED BY THE AUSTIN WATER UTILITY

PUBLIC SEEWALKS BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG HARRIS BRANCH PARRYMY AS SHOWN BY A DOTTED UNE CON HIE RECADE OF THE PLAT THESE SIDEWALCS SHALL BE IN PACIE PRIOR TO THE LOT BEING OCCUPEND FAILURE TO CONSTRUCT THE REQUIRED SIDEWALCS BAY RESULT BY HE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING FEMAITS, OR UTILITY COMMISSIONS BY THE GOVERNING BODY OR UTILITY COMPANY LDC. 28-6-351.

DIREC SIREWALS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG E PARMER LAME AS SHOWN BY A FIG. 10F ME PLAT THE SIDEWALS ALONG E PARMER LAME ARE SUBJECT TO THE APPROVAL OF HE TEXA DEPARTMENT OF THRANDORATION AND THE SIDE PLAT PLANSE. THE REQUIRED SIDEWALS SHALL BE IN PLACE THAN TO THE LOT BEING OCCUPIED UNLESS CHIEFRANKE DETERMAND BY THE TEXAS DEPARTMENT OF PROMOTED UNLESS CHIEFRANKE DETERMAND BY THE TEXAS DEPARTMENT OF THRANDORATION OF CONTROL OF THE CONTROL OF THE TEXAS DEPARTMENT OF THRANDORATION OF CONTROL OF THE STANDARD BY THE GOVERNING BOOY OR UTILITY COMPANY, LDC.

F STREET LOADING AND UNLOADING FACILITIES SHALL BE PROVIDED FOR EACH LOT

WATER CHALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT WITH IMPERVIOUS COVER IN EXCESS OF 28% OF THE NET SITE AREA OF EACH LOT PURSUANT TO LIDC SECTION 25-8-211

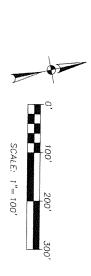
ALL RESTRICTIONS AD NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, COMMERCE PARK AT HARRIS BRANCH RETALL SHALL APPLY TO THIS RESUBDIVISION.

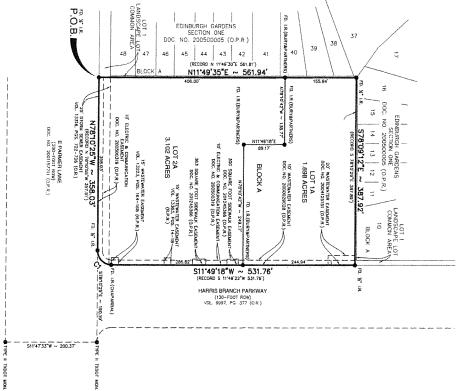
ALL ELECTRIC EASEMENTS MUST DE SHOWM ON ALL PLAN SHEETS, LETT CLEAR FOR ELECTRIC USE AND MANITEMANCE

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DESTENTION, ETD AT ALL TIMES HECKESSAFT CLEARANCE NEORMATION ALL COMMAN HESCA, ANCI, MAY PERPOSED STRUCTURES,
UNDER CONTRACTORSSELECTRIC SERVICE DESIGN & PLANNINGS

UNDER CONTRACTORSSELECTRIC SERVICE DESIGN & PLANNINGS

JOINT ACCESS WILL BE PROVIDED TO HARRIS BRANCH PARKVIAY AND E PARMER LANE FROM LOTS 1A AND 2A







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BIG DIAMOND INC ONE VALERO VIAY BUILDING D, STE, 200 SAN ANTONIO, TX 78249 (210) 345-2000 P

OWNER:

ACREAGE. 5.000 ACRES

ENGINEER & SIIRVEYOR.

PROG SHOAL CREEK BLVD. SUITE ZZO WEST
AUSTIN, IX 7872-8

(512) 454-871 IP

(512) 454-871 IP

(1512) 454-8871 IP

(1512) 454

SURVEY MARIQUITA CASTRO SURVEY ABSTRACT NO. 160

LOT SUMMARY

3.102 ACRES 5.00 ACRES (82,676 SQUARE FEET) (135,123 SQUARE FEET) (217,888 SQUARE FEET)

SUBMITTAL DATE: JUNE 2, 2016

BENCHMARK DESCRIPTION AND ELEVATION

TIMM #1
TOWN #1
TOWN #1
TOWN #2
TOWN #

		CUR	CURVE TABLE		
JRVE #	RADIUS	V1730	JRVE # RADIUS DELTA CHORD BEARING CHORD LENGTH	CHORD	LENGTH
C)	30.00	30.00' 089'56'53"	S56'43'36"#	42.41	47.10

[8]

TYPE II TXDOT MON.

CI 30.00 GESTE'AS CHORD BEARING

CURVE TABLE (RECORD)

**ENGINEERS** PAPE-DAWSON

ALISTON TEXAS 78757

PHONE: 512 454.8711 FAX: 512 459.8887

SHEET 1 OF 2

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