

SUBDIVISION REVIEW SHEET**CASE NO.:** C8J-2017-0212.0A**Z.A.P. DATE:** December 4, 2018**SUBDIVISION NAME:** Bayer Subdivision – Final Plat**AREA:** 15.01 Acres**LOT(S):** 1 Total Lot**OWNER/APPLICANT:** Decker Lake Property, LLC
(Jimmy Bayer)**AGENT:** Landmark Engineering
Inc. (Michael Santangelo P. E.)**ADDRESS OF SUBDIVISION:** Decker Lake Road**GRIDS:** L-11**COUNTY:** Travis**WATERSHED:** Elm Creek**JURISDICTION:** 2-Mile ETJ**EXISTING ZONING:** N/A**MUD:** N/A**PROPOSED LAND USE:** Non-residential**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on boundary street.

DEPARTMENT COMMENTS: The request is for approval of a final plat located in the county and in the City of Austin's 2 Mile ETJ. The proposed subdivision is for 1 lot on 15.01 acres. The intended use of the lot is for non-residential uses. The applicant has secured a service extension from the City of Austin to provide water and wastewater to the proposed development.

ISSUES:

Staff has not received any phone calls or e-mails from adjacent property owners and from neighborhood associations who are in opposition to this application.

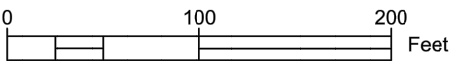
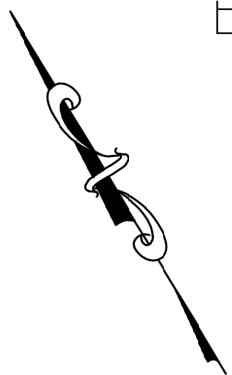
STAFF RECOMMENDATION: The final plat meets all applicable state, county, and City of Austin Title 30 – Land Development Code requirements and staff recommends approval.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Jose Luis Arriaga
Email address: joe.arriaga@traviscountytexas.gov

PHONE: 854-7562

BAYER SUBDIVISION



GRAPHIC SCALE
1"=100'

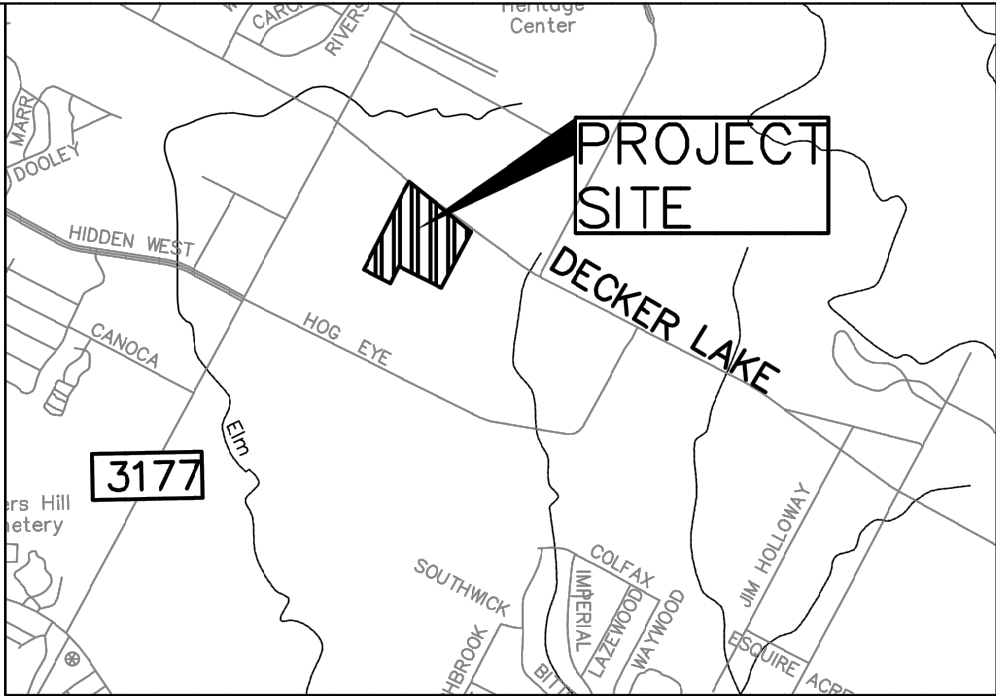
PREPARATION DATE JUNE 16, 2017

BEARING BASIS
TEXAS STATE PLANE
GRID COORDINATE, TEXAS CENTRAL ZONE
WESTERN DATA SYSTEMS NETWORK

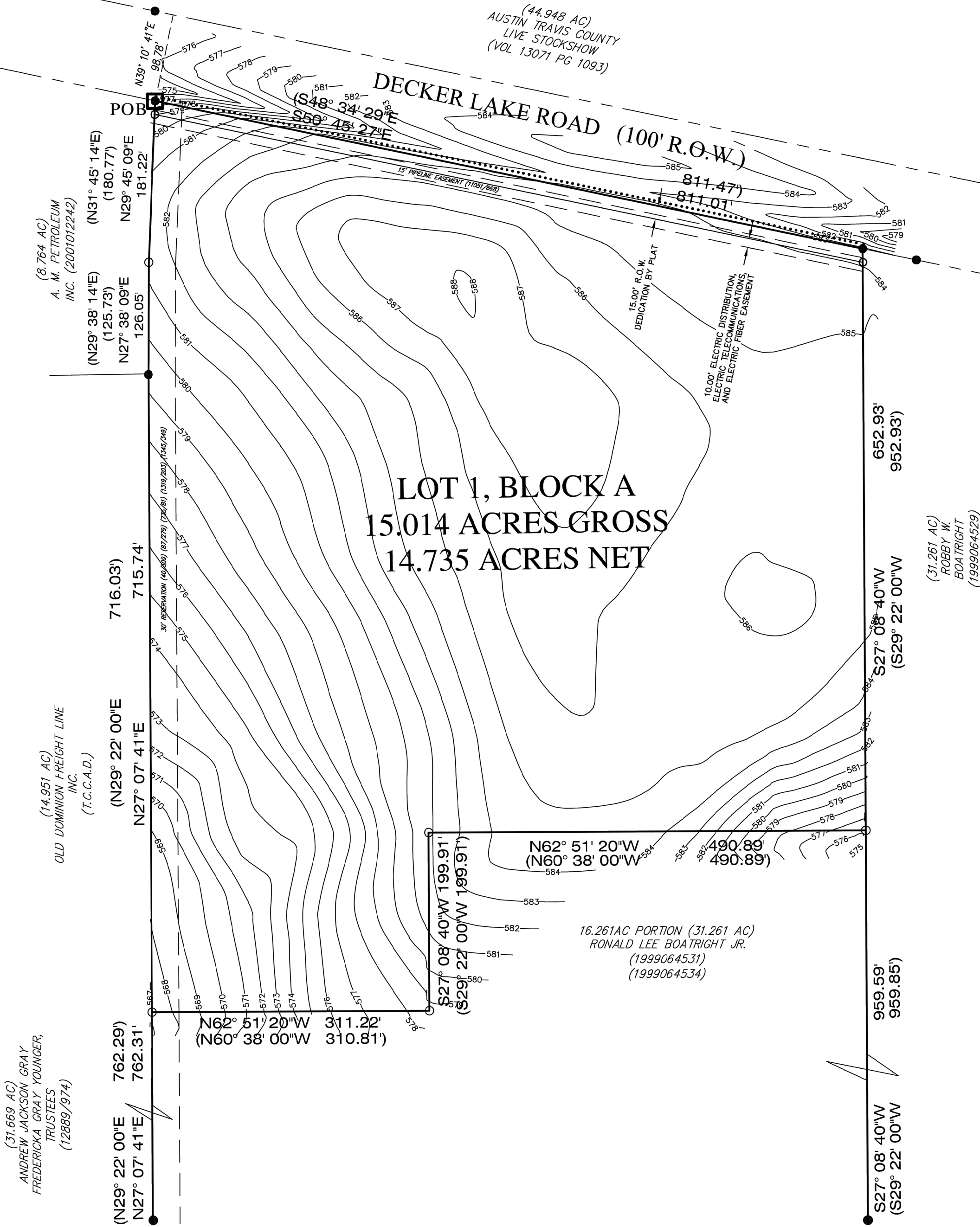
LEGEND

- IRON ROD FOUND
- POB POINT OF BEGINNING
- IRON ROD SET
- POC POINT OF COMMENCING
- PROPOSED SIDE WALK
- CONCRETE MONUMENT SET

1. TOTAL ACRES: 15.01
2. TOTAL NUMBER OF LOTS: 1
3. 0 LF OF NEW STREET
4. NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0470K, TRAVIS COUNTY, TEXAS, DATED 1 JUNE, 2016, AND (FIRM) #48453C0490J, TRAVIS COUNTY, TEXAS, DATED 18 AUGUST, 2014



VICINITY MAP
N.T.S.



LANDMARK ENGINEERING INC.

ENGINEERING PLANNING SURVEYING

TBPE REGISTRATION NO. F-16288

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