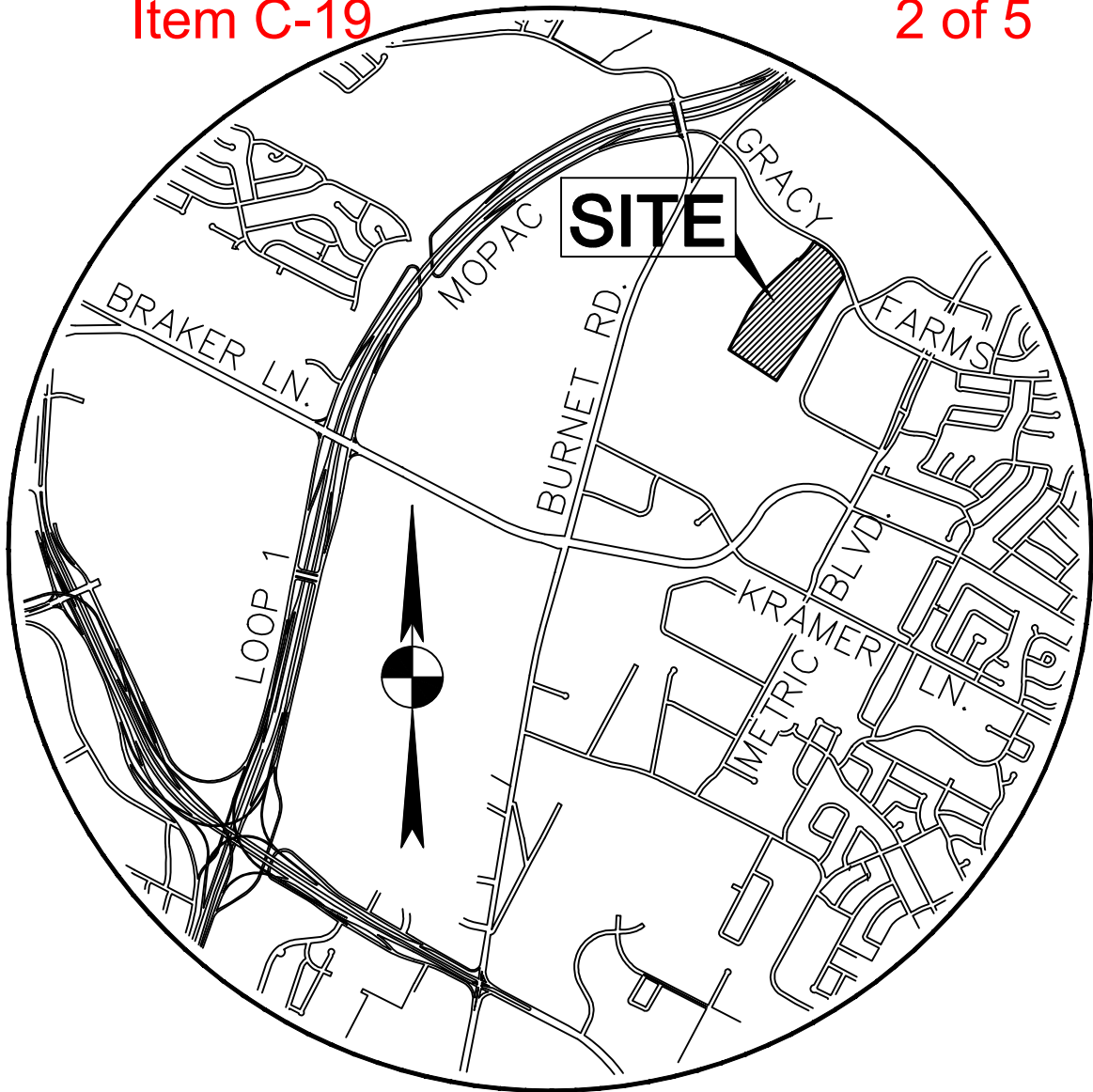


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0005**PC DATE:** March 12, 2019**SUBDIVISION NAME:** Charles Schwab Campus Preliminary Plan**AREA:** 50.4 acres**LOTS:** 2**APPLICANT:** CS Kinross Lake Parkway, LLC (Brian Colonna)**AGENT:** Garza EMC (John Pelham)**ADDRESS OF SUBDIVISION:** 2309 Gracy Farms Road**GRIDS:** MK34**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** NBG-NP (North Burnet/Gateway Zoning District)**DISTRICT:** 7**LAND USE:** Commercial**NEIGHBORHOOD PLAN:** North Burnet**SIDEWALKS:** Sidewalks will be constructed along Schwab Way and Gracy Farms Way.

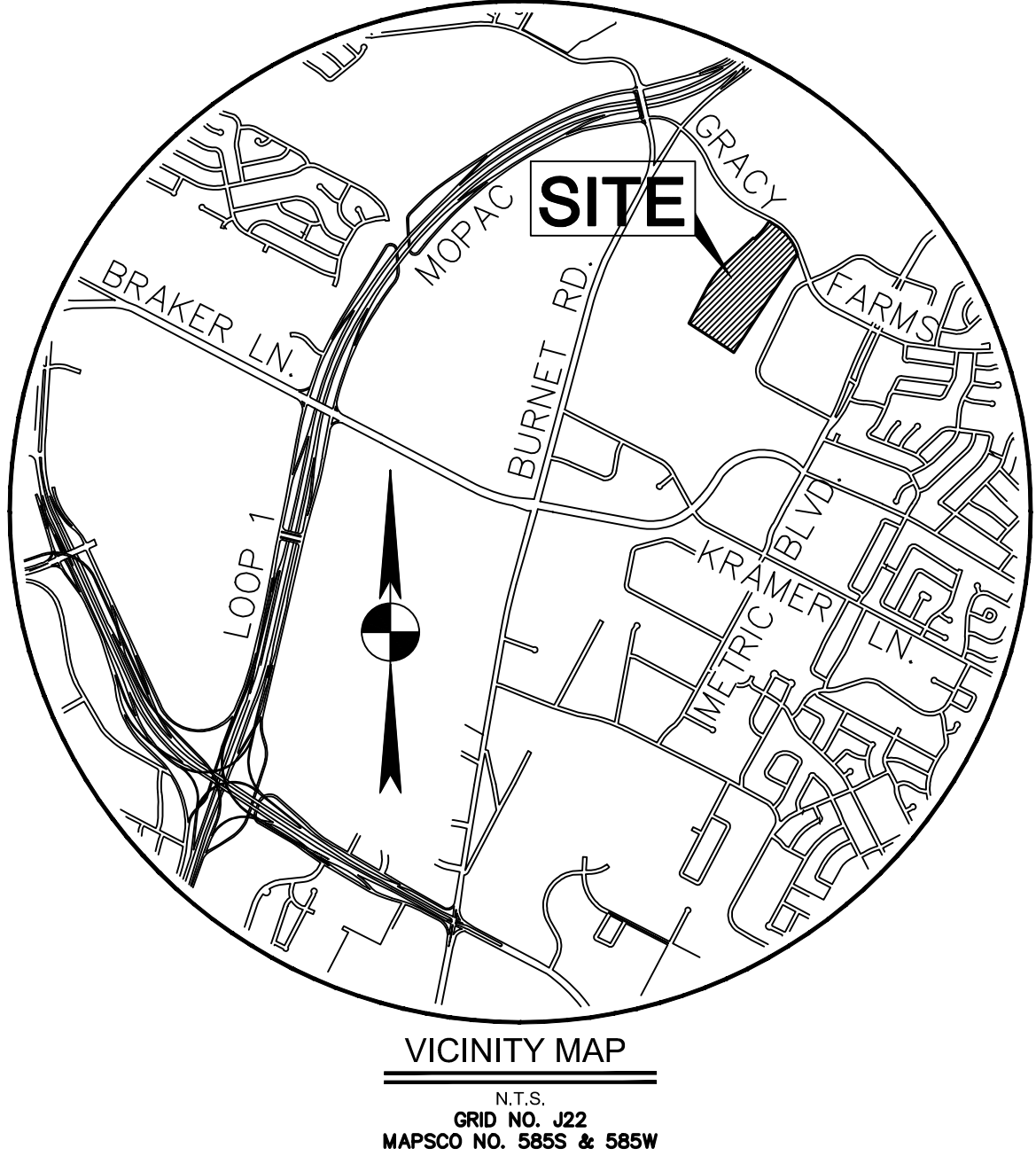
DEPARTMENT COMMENTS: The request is for approval of the Preliminary Plan of Charles Schwab Campus, comprised of two lots on 50.4 acres. The applicant proposes to resubdivide an existing lot into two lots for commercial use. Lot 2 will contain a private street (Schwab Way) and Lot 1 will contain the existing structures. A preliminary plan is required because a new right-of-way is being proposed. The proposed lots comply with zoning requirements for use, lot width and lot size.

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

PLANNING COMMISSION ACTION:**CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** steve.hopkins@austintexas.gov



VICINITY MAP



OWNER: STEVEN BELL
CS KINROSS LAKE PARKWAY, LLC
211 MAIN STREET
SAN FRANCISCO, CA 94105
(512) 845-8921

ARCHITECT: PAGE SOUTHERLAND PAGE
400 W. CESAR CHAVEZ STREET, SUITE 500
AUSTIN, TX 78701
(512) 472-6721

ENGINEER: GARZA EMC
7708 RIALTO BLVD, SUITE 125
AUSTIN, TX 78735
(512) 298-3284

WATERSHED STATUS:

THIS SITE IS LOCATED WITHIN THE WALNUT CREEK WATERSHED, WHICH IS CLASSIFIED BY THE CITY OF AUSTIN AS A SUBURBAN WATERSHED. THIS SITE IS NOT LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.

FLOODPLAIN INFORMATION:

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100 YEAR FLOODPLAIN ACCORDING TO FIRM PANEL No. 48453C0265J, EFFECTIVE AUGUST 18, 2014

LEGAL DESCRIPTION:

LOT 1 BLOCK "B" OF IBM SUBDIVISION EAST RECORDED IN VOLUME 94, PAGE 88 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

BENCHMARK NOTE:

REFERENCE PRELIMINARY PLAN SHEET 2 FOR BENCHMARK INFORMATION


SUBDIVISION No: C8-93-0029.OA
ZONING ORDINANCE No.: 20090312-036

CHARLES SCHWAB SUBDIVISION PRELIMINARY PLAN

SUBDIVISION NO : C8-93-0029.OA

ADDRESS : 2309 GRACY FARMS LANE
AUSTIN, TEXAS 78758

SUBMITTAL DATE : 01/11/2018

SUBMITTED BY :  DATE

JOHN D. PELHAM, P.E.
GARZA EMC
7708 RIALTO BLVD STE. 125
AUSTIN, TEXAS 78735
(512) 298-3284



NOTE:
APPROVAL OF THIS PRELIMINARY PLAN DOES NOT CONSTITUTE APPROVAL OF ANY DEVIATION FROM THE CITY'S LAND DEVELOPMENT REGULATIONS IN THE FINAL PLAT, CONSTRUCTION PLAN OR SITE PLAN STAGE, UNLESS SUCH DEVIATIONS HAVE BEEN SPECIFICALLY REQUESTED IN WRITING AND SUBSEQUENTLY APPROVED IN WRITING BY THE CITY. SUCH APPROVALS DO NOT RELIEVE THE ENGINEER OF THE OBLIGATION TO MODIFY THE DESIGN OF THE PROJECT IF IT DOES NOT MEET ALL OTHER CITY AND LAND DEVELOPMENT REGULATIONS OR IF IT IS SUBSEQUENTLY DETERMINED THE DESIGN WOULD ADVERSELY IMPACT THE PUBLIC SAFETY, HEALTH, WELFARE OF PROPERTY.

ALL RESPONSIBILITY FOR THE ADEQUACY OF THESE PLANS REMAIN WITH THE ENGINEER WHO PREPARED THEM. IN REVIEWING THESE PLANS, THE CITY OF AUSTIN MUST RELY UPON THE ADEQUACY OF.

SHEET INDEX ON SHEET 1

SHEET NO.	DESCRIPTION
1	COVER
2	PRELIMINARY PLAN GENERAL NOTES
3	PRELIMINARY PLAN



7708 Rialto Blvd., Suite 125
Austin, Texas 78735
Tel. (512) 298-3284 Fax (512) 298-2592
TBPE # F-14629 TBPLS # F-10193841
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ARCHITECTURE / ENGINEERING / INTERIORS / CONSULTING
Austin / Dallas / Denver / Houston / Washington DC /
International Affiliate Offices

I, JOHN D. PELHAM, P.E., CERTIFY THAT THESE ENGINEERING DOCUMENTS ARE COMPLETE, ACCURATE AND ADEQUATE FOR THE INTENDED PURPOSES, INCLUDING CONSTRUCTION, BUT ARE NOT AUTHORIZED FOR CONSTRUCTION PRIOR TO FORMAL CITY APPROVAL.

FILE: V:\102746\10004\CD DWG\PH1\Preliminary Plan\102746004-CVR.dwg

FOR CITY USE ONLY:

PRELIMINARY SUBDIVISION APPROVAL Sheet ____ of ____
FILE NUMBER: **C8-9018-0005** APPLICATION DATE: JANUARY 11, 2018
APPROVED BY PC OR: _____ UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (LDC 25-4-62) JANUARY 11, 2023
CASE MANAGER STEVE HOPKINS

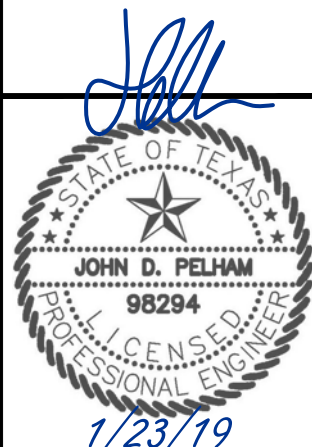
J. Rodney Gonzales, Director, Development Services Department

FINAL PLAT MUST BE RECORDED BY THE PROJECT EXPIRATION DATE. SUBSEQUENT SITE PLANS WHICH DO NOT COMPLY WITH THE CODE CURRENTLY AT THE TIME OF FILING, AND REQUIRE BUILDING PERMITS OR NOTICE OF CONSTRUCTION (IF BUILDING PERMIT IS NOT REQUIRED), MUST ALSO BE APPROVED PRIOR TO PROJECT EXPIRATION DATE.

SHEET
01
OF 3

BEING A RESUBDIVISION OF LOT 1, BLOCK "B", IBM SUBDIVISION EAST,
SITUATED IN THE JAMES RODGERS NO. 19 SURVEY, CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

3



DATE	NO.	REVISION	APPROVAL

PRELIMINARY PLAN

CHARLES SCHWAB
AUSTIN CORPORATE CAMPUS
2309 GRACY FARMS LANE
AUSTIN, TX 78758

DRAWN BY: JV

DESIGNED BY: MZ

QA / QC: JP

PROJECT NO.: 10274600044

SHEET
03

Q

3

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S61°40'10"E	154.09'
L2	S25°16'18"E	59.58'
L3	N62°13'28"W	7.20'
L4	S61°48'24"E	25.60'
L5	N41°45'49"E	60.89'
L6	S48°34'56"W	34.93'
L7	S86°53'23"E	46.43'
L8	S53°49'06"W	25.41'
L9	S89°36'42"W	28.61'
L10	S17°56'39"W	105.75'

LINE TABLE		
NO.	BEARING	DISTANCE
L11	N67°51'11"W	76.14'
L12	S70°06'49"W	34.39'
L13	N19°53'11"W	70.00'
L14	N70°06'49"E	34.39'
L15	N46°34'29"E	13.98'
L16	N77°56'04"E	14.12'
L17	N64°42'16"E	79.80'
L18	N28°19'43"E	79.72'
L19	N62°05'37"W	49.91'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	607.29'	955.80'	36°24'15"	S43°28'14"E	597.13'
C2	554.54'	1590.71'	19°58'27"	N31°53'15"E	551.74'
C3	356.16'	1247.29'	16°21'39"	N33°32'32"E	354.95'
C4	207.37'	955.80'	12°25'51"	S55°27'26"E	206.96'
C5	144.62'	955.80'	8°40'10"	S44°54'26"E	144.48'
C6	255.30'	955.80'	15°18'15"	S32°55'13"E	254.54'
C7	76.16'	98.00'	44°31'40"	S70°50'47"W	74.26'
C8	34.29'	55.00'	39°17'31"	S73°27'51"W	33.62'
C9	34.36'	50.00'	35°47'36"	S71°42'54"W	33.80'
C10	201.53'	465.00'	24°49'55"	S39°50'03"W	199.96'
C11	18.82'	28.53'	37°47'27"	N80°48'05"E	18.48'
C12	51.25'	60.76'	48°19'34"	N86°43'16"E	49.75'

CURVE TABLE					
NO.	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C13	43.09'	605.00'	4°04'51"	N72°09'11"W	43.08'
C14	29.34'	405.00'	4°02'00"	N88°52'11"W	28.69'
C15	57.58'	48.08'	68°37'05"	N81°45'17"E	54.20'
C16	11.55'	38.00'	17°25'07"	N36°57'06"E	11.51'
C17	223.00'	535.00'	23°52'55"	N40°18'33"E	221.39'
C18	67.24'	150.00'	25°41'04"	S65°05'33"W	66.68'
C19	29.11'	50.00'	33°21'12"	N61°15'28"E	28.70'
C20	56.56'	55.00'	58°55'28"	N74°02'36"E	54.10'
C21	58.36'	50.50'	66°13'02"	S70°14'24"W	55.17'
C22	31.65'	20.00'	90°41'05"	N03°53'58"W	28.45'
C23	31.71'	19.98'	90°54'49"	N85°58'44"W	28.49'

CHARLES SCHWAB SUBDIVISION

A 2 LOT SUBDIVISION
CONSISTING OF 50.490 ACRES
DATE: DECEMBER 2017
PREPARED BY:

FOR CITY USE ONLY

PRELIMINARY SUBDIVISION APPROVAL Sheet of
FILE NUMBER: CS-2018-0005 APPLICATION DATE: JANUARY 11, 2018
APPROVED BY PC ON: UNDER SECTION 112 OF
CHAPTER 25-5 OF THE CITY OF AUSTIN CODE.
EXPIRATION DATE (LDC 25-4-62) JANUARY 11, 2023
CASE MANAGER STEVE HOPKINS

J. Rodney Gonzales, Director, Development Services Department

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