

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0114

ZAP DATE: Mar. 10, 2020

SUBDIVISION NAME: Simon-Caskey Tract Preliminary Plan

AREA: 16.664 ac.

LOT(S): 26

OWNER: Ridgelea Properties, Inc. (Adams Caskey)

AGENT/APPLICANT: Bill E. Couch (Carlson, Brigrance & Doering)

ADDRESS OF SUBDIVISION: 7715 W SH 71 **COUNTY:** Travis

WATERSHED: Williamson Creek

EXISTING ZONING: SF-1-NP, SF-2-NP, SF-6-NP

PROPOSED LAND USE: Multifamily & Commercial with ROW & Parkland

DEPARTMENT COMMENTS: The request is for the approval of the Simon-Caskey Tract Preliminary Plan which will develop a 16.664 ac. previously un-platted tract creating 26 lots consisting of 2 lots for multifamily use (7.748 ac.), 21 lots for single-family use (3.810 ac.), 1 lot for parkland (1.307 ac.) and 2 lots designated for drainage & water quality easements and greenbelt (1.538 ac.) with 2.261 ac. being dedicated for streets with all associated improvements.

STAFF RECOMMENDATION: Staff recommends approval of this preliminary plan as it meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

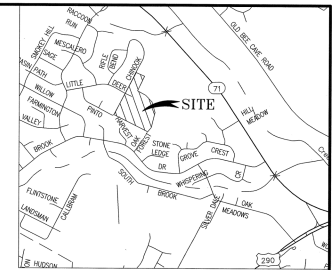
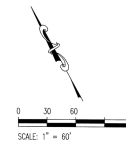
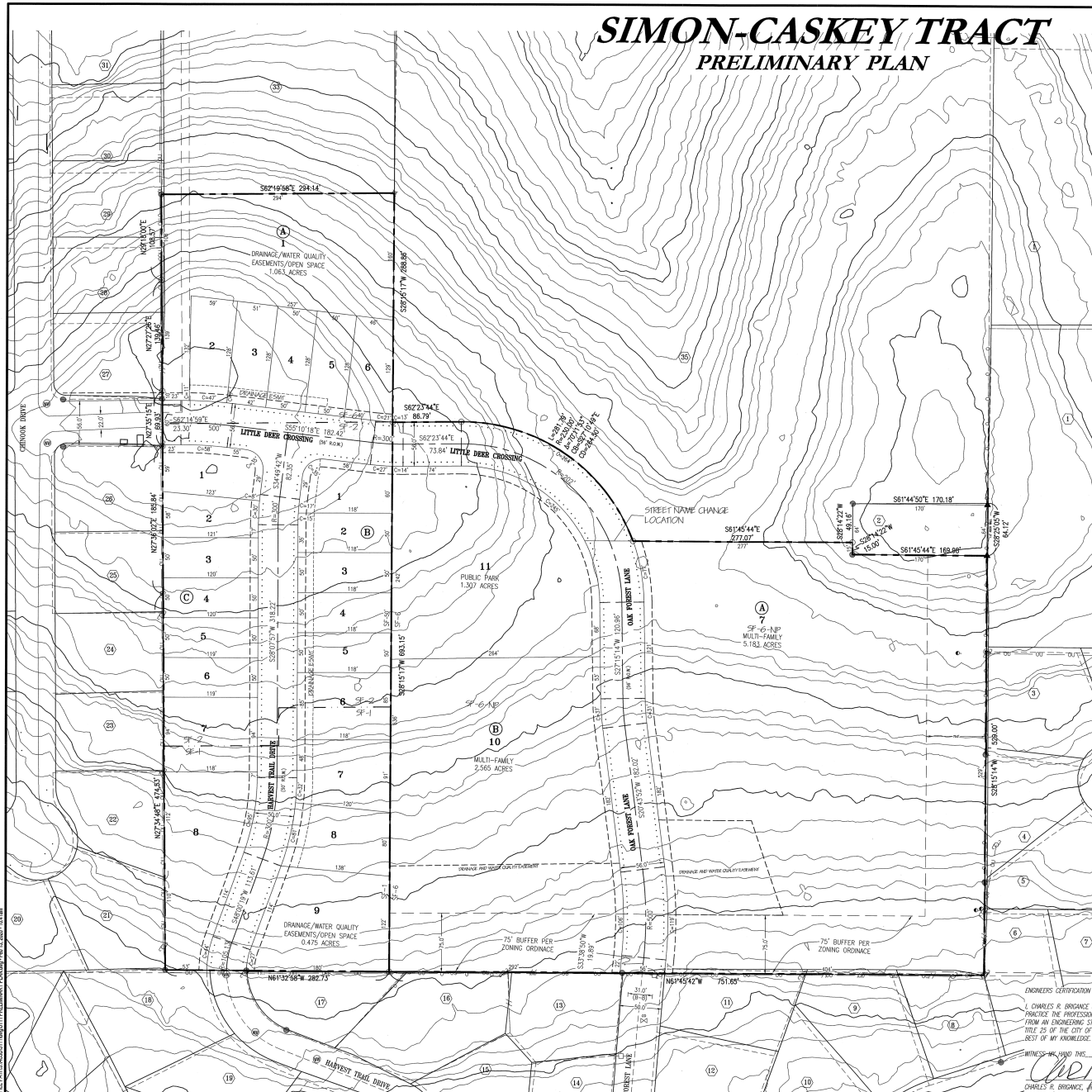
CASE MANAGER: Joey de la Garza

PHONE: 512-974-2664

EMAIL: joey.delagarza@austintexas.gov

SIMON-CASKEY TRACT

PRELIMINARY PLAN



NOTES

1. THIS PROJECT IS LOCATED IN THE WILLAMSON CREEK WATERSHED, WHICH IS CLASSIFIED AS BARTON SPRINGS ZONE.
2. THIS PROJECT IS LOCATED OVER THE EDWARDS AQUIFER CONTRIBUTING ZONE.

SHEET INDEX

1. PRELIMINARY PLAN
2. GENERAL NOTES

OWNERS:

RIOCELA PROPERTIES, INC.
1400 E. 5TH ST.
AUSTIN, TX 78702-3815
STEPHEN MARSHALL & JOHN SIMON
300 E. 32ND STREET A
AUSTIN, TX 78705-2408

ENGINEER AND SURVEYOR:

CARLSON, BRIGANCE & DOERING, INC.
5901 WEST WILLIAM CANYON DR.
AUSTIN, TEXAS 78749 PHONE: (512) 280-5140 FAX: (512) 280-5145

PREPARATION DATE: OCTOBER 1, 2019

ORIGINAL SUBMITTAL DATE: JULY 14, 2019
TOTAL ACRES: 16.671 ACRES
FEMA MAP NO. NUMBER 484530206A, DATED SEPTEMBER 26, 2008, THIS TRACT OF LAND IS LOCATED IN ZONE "X", WHICH IS DETERMINED TO BE OUTSIDE THE DESIGNATED 100-YEAR FLOODPLAIN. SURVEY: ALL BOUND SURVEY, DISTRICT NO. 114

LEGAL DESCRIPTION:

BEING ALL OF THAT CERTAIN 16.71 ACRES TRACT OR PARCEL OF LAND OUT OF AND A PART OF THE A.J. BOND SURVEY NUMBER 91, ABSTRACT NUMBER 114, SITUATED IN TARRANT COUNTY, TEXAS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS BEING A PORTION OF A CALLED 23.56 ACRE TRACT OF LAND COMING TO TARRANT COUNTY, TEXAS, IN VOLUME 5472, PAGE 2775, AND DESCRIBED IN VOLUME 4498, PAGE 494, BOTH OF THE DEED RECORDS OF TARRANT COUNTY, TEXAS.

	ACRES
TOTAL NO. OF LOTS: 26	
NO. OF BLOCKS: 3	
NO. OF SINGLE-FAMILY RESIDENTIAL LOTS: 21	3,810 AC
NO. OF MULTI-FAMILY LOTS: 2	7,748 AC
NO. OF PUBLIC PARK LOTS: 1	1,307 AC
NO. OF DRAINAGE ESM, WATER QUALITY ESM, & GREENBELT LOTS: 2	1,538 AC
TOTAL LINEAR FOOTAGE OF STREETS: 1,455 LF	2,281 AC
(SEE SHEET NUMBER 2 FOR STREET LENGTHS)	16.684 TOTAL ACRES

ENGINEER'S CERTIFICATION
I, CHARLES R. BRIGANCE, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAN IS PREPARED BY AN ENGINEERING STAFFMENT AND COMPLETES WITH THE ENGINEERING-RELATED PROVISIONS OF TITLE 25 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

WITNESS MY HAND THIS 13th DAY OF February, 2020
CHARLES R. BRIGANCE, JR., P.E.

LEGEND	
7	LOT NUMBER
A	BLOCK NUMBER
---	PROPERTY LINE
---	CROSS
---	FEMA 100 YEAR FLOODPLAIN
---	DEVELOPED 100 YEAR FLOODPLAIN
---	CREEK CENTERLINE
---	SEWERNET LOCATION
---	ADVANCED PROPERTY OWNER INFORMATION (SEE LIST SHEET 1)
1	CONCRETE MONUMENT SET
•	IRON PIPE FOUND
•	IRON ROD FOUND
•	IRON ROD SET
•	WATER LINE EASEMENT
•	W.W.E.
•	ELECT. EASEMENT
•	P.U.E.
•	ELECTRIC UTILITY EASEMENT
•	L.S.E.
•	DRAINAGE EASEMENT
•	ACCESS EASEMENT
•	A.E.
•	SEWERNET EASEMENT
•	VEGETATIVE FILTER STRIP

PRELIMINARY SUBDIVISION APPROVAL

FILE NUMBER: CS-2019-0114

APPLICATION DATE: 8-12-2019

APPROVED BY (CAP/PC) ON: _____

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

CASE MANAGER: _____

Joey de la Garza, for:

Denise Lucas, Acting Director, Development Services Department

Final plans must be recorded by the expiration date. Subsequent Site Plans which do not comply with the Code current at the time of filing, and require building permits or notice of construction (if a building permit is not required), must also be approved prior to the Project Expiration Date.

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

CS-2019-0114

Carlson, Brigance & Doering, Inc.
C.B.D.
Civil Engineering
1900 West 10th Street, Suite 100
Austin, Texas 78703
Phone: (512) 280-5140
Fax: (512) 280-5145

PRELIMINARY PLAN

DESIGNED BY: CRB

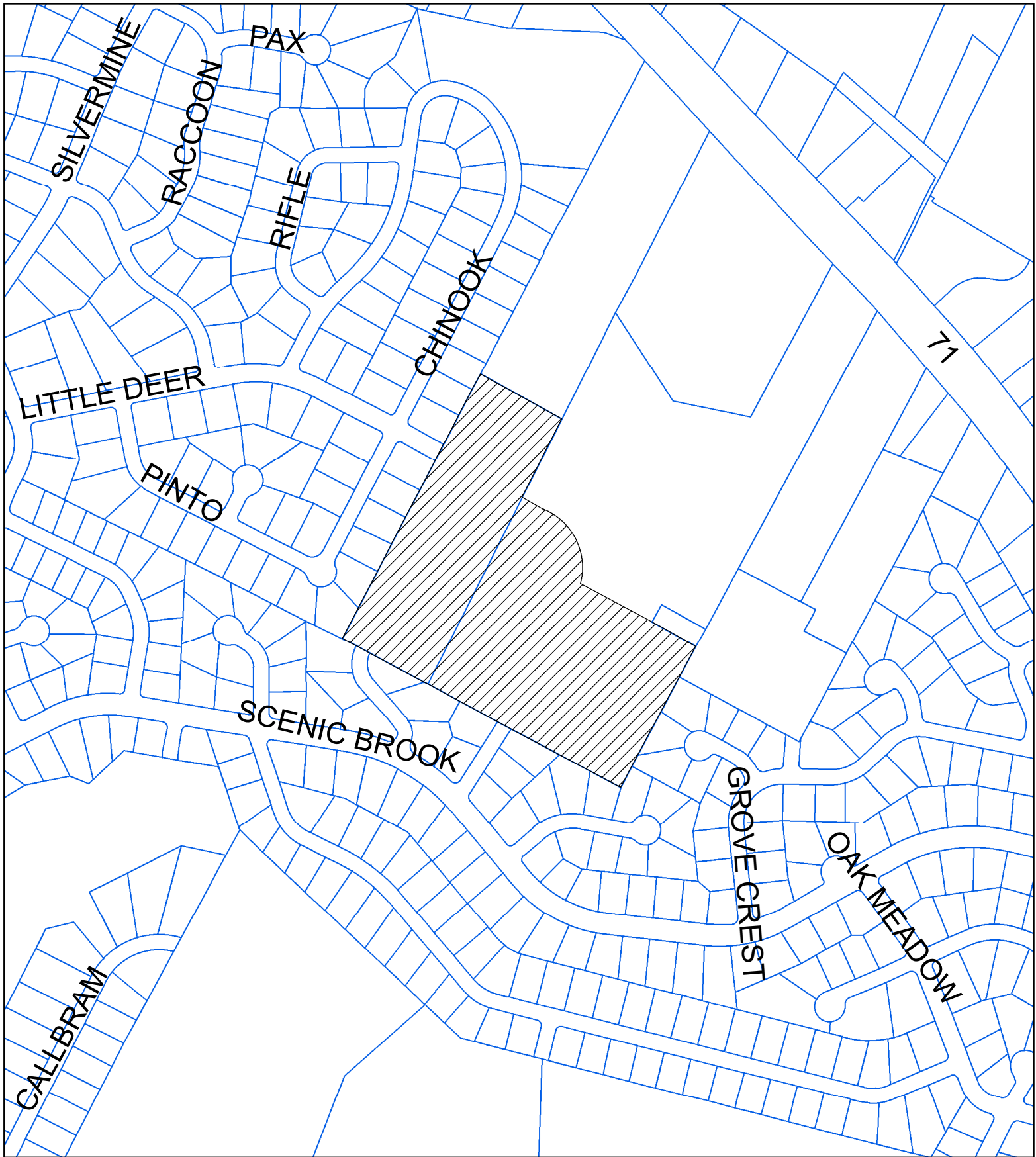
SIMON-CASKEY TRACT

PROJECT

SHEET 1 OF 2

ADJOINING OWNERS

C8-2019-0114



Subject Tract



Base Map

CASE#: C8-2019-0114
LOCATION: 7715 W SH 71

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.