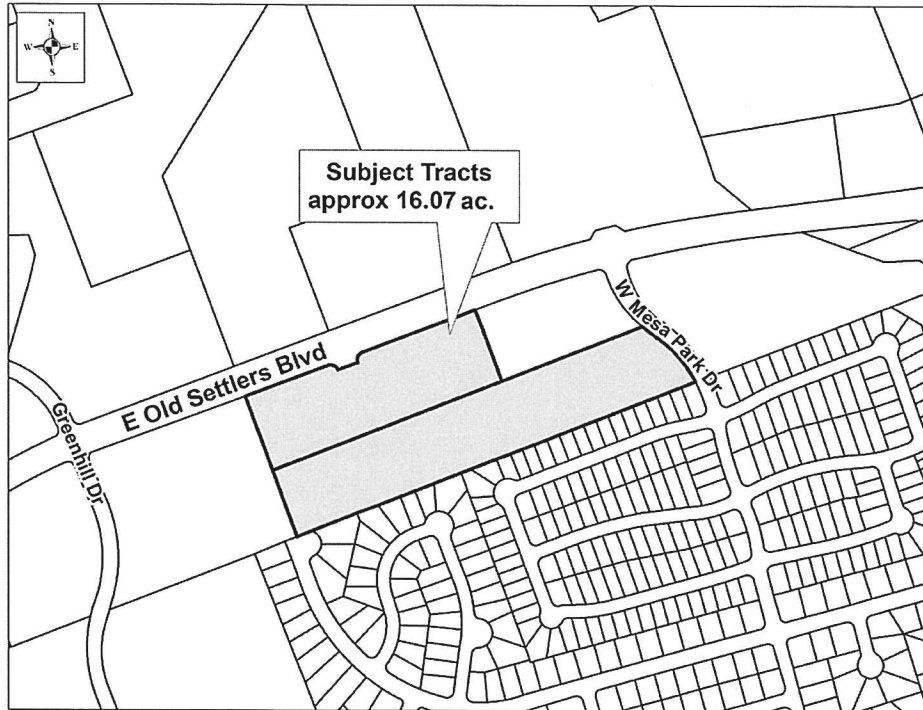


**Mesa Creek Office Building, Phase 1
FINAL PLAT FP1701-004**



CASE PLANNER: David Fowler

REQUEST: Approval of minor plat

ZONING AT TIME OF APPLICATION: C-1

DESCRIPTION: 16.07 acres out of the David Curry Survey, Abstract No. 130

CURRENT USE OF PROPERTY: Vacant

GENERAL PLAN LAND USE DESIGNATION: Commerical

ADJACENT LAND USE:

North: Multi-family

South: Residential

East: Office

West: Light Industrial

PROPOSED LAND USE: Office

<u>PROPOSED LOTS BY TYPE:</u>	<u>NUMBER OF LOTS</u>	<u>ACREAGE</u>
Residential - Single Unit:	0	0.00
Residential - Multi Unit:	0	0.00
Office:	0	0.00
Commercial:	2	16.07
Industrial:	0	0.00
Open/Common Space:	0	0.00
ROW:	0	0.00
Parkland:	0	0.00
Other:	0	0.00
TOTALS:	2	16.07

Owner:
AMERICAN BANK OF TEXAS NA
Attn: ACCOUNTS PAYABLE
P.O. BOX 888
MARBLE FALLS, TX 78654-

Agent
Halff Associates, Inc.
Justin C. Madding
9500 Amberglen Blvd., Bldg. F, Ste. 125
Austin, TX 78729

**Mesa Creek Office Building, Phase 1
FINAL PLAT FP1701-004**

HISTORY: There is no legislative history for the parcels covered in the plat.

DATE OF REVIEW: February 1, 2017

LOCATION: South frontage of E. Old Settlers Boulevard, west of Greenhill Drive

STAFF REVIEW AND ANALYSIS:

General Plan and Zoning: The General Plan designation for this site is Commercial and the zoning is C-1, General Commercial. The C-1 General Commercial district supports a variety of commercial uses including restaurant, retail, auto sales, office, overnight accommodations, and medical office. The C-1 zoning regulations include landscaping, design standards, and building material requirements to ensure quality and attractive development. In the C-1 district, the exteriors of all buildings must be masonry, except for doors, windows and trim. The zoning and the proposed office use conform to the General Plan.

Traffic, Access and Roads: The plat site has access to East Old Settlers Boulevard and Mesa Park Drive. A Traffic Impact Analysis will not be required for this plat. Lot 1 will be required to take access from the existing driveway stub and will ultimately have access to W. Mesa Park Drive via cross access between the two lots. Lot 2 will be required to utilize the existing joint access driveways with Old Settler's Center, Lot 1, Block A, while also having access to the curb cut into Lot 1. The easements granting this access must be recorded prior to the site plan permit being issued for the proposed office use.

Water and Wastewater Service: The plat will be served via an 8" water line that currently terminates at the western edge of the property along E. Old Settlers Boulevard. This waterline will loop to connect to a 12-inch line running along Mesa Park Drive. Wastewater service will connect to a proposed manhole on the plat site. A looped water line would connect this manhole to an existing 8-inch wastewater line via a manhole near the median on the northern side of the property along E. Old Settlers Boulevard.

Drainage: The site will have detention and water quality ponds outfalling into the 25-year floodplain near the center of the plat.

Additional Considerations: This application qualifies as a minor plat due to having two or fewer lots. The Transportation department is not requiring a Traffic Impact Analysis, and no requirement for offsite public improvements.

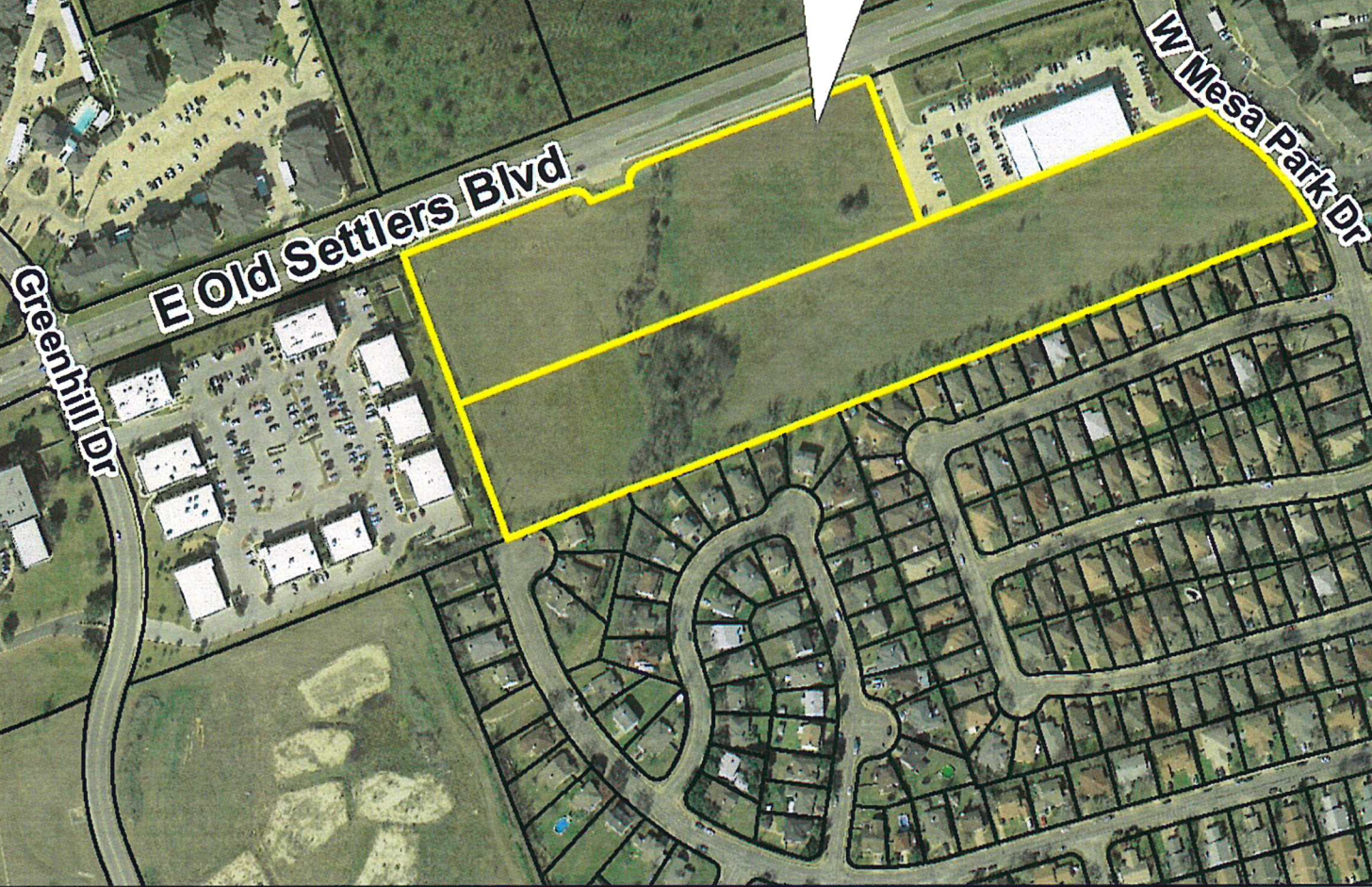
RECOMMENDED MOTION:

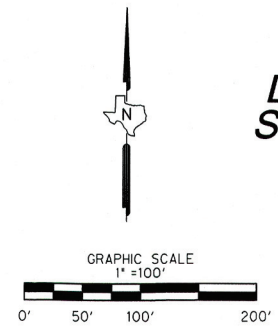
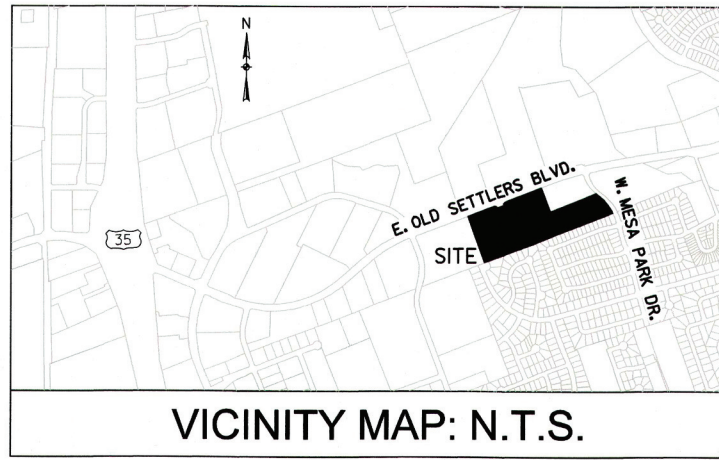
Staff recommends approval with the following conditions:

1. Cross access between lots 1 and 2 will be required. Depict the cross access on the site plan and dedicate an easement via separate instrument prior to closeout.

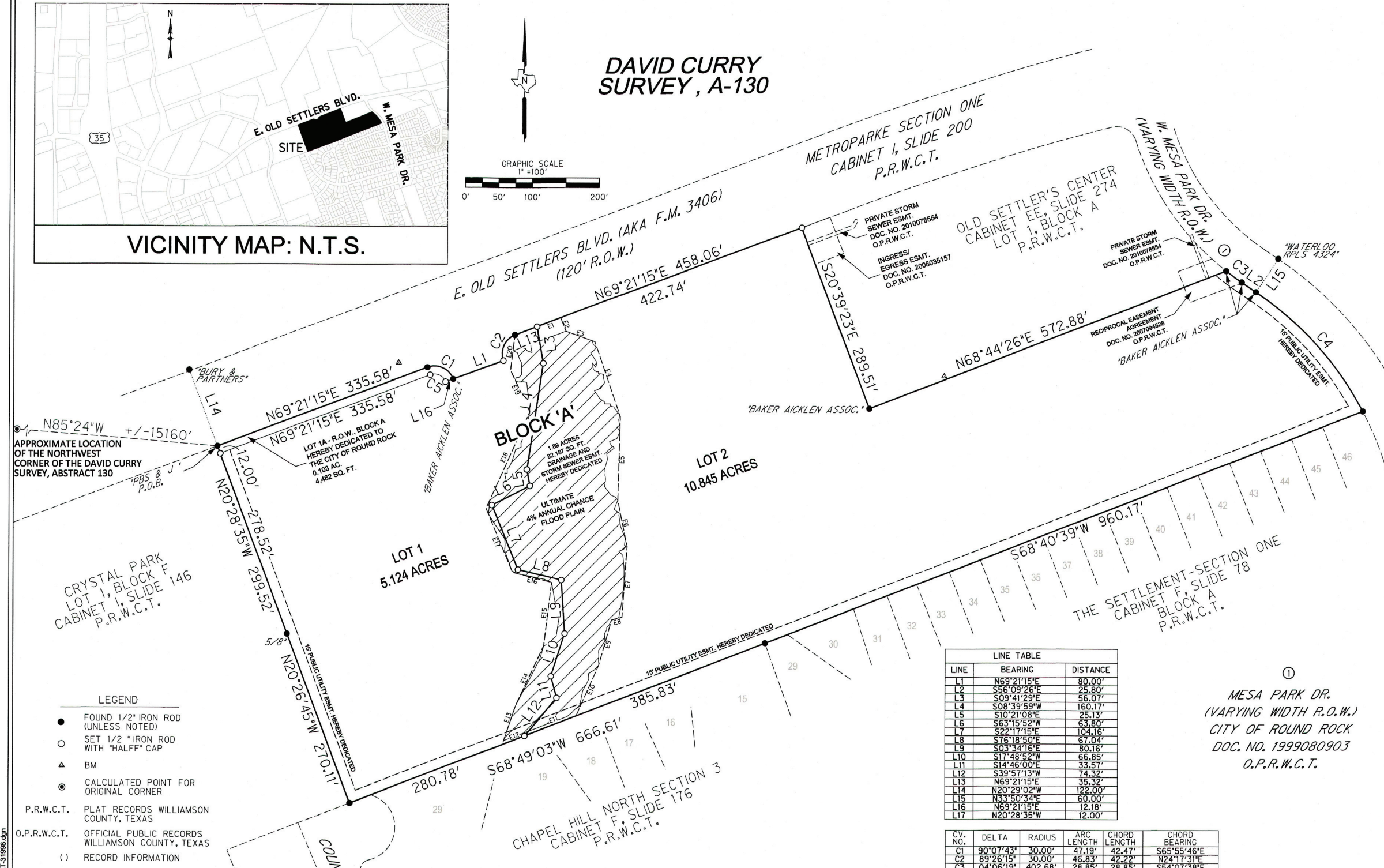


**Subject Tracts
approx 16.07 ac.**





DAVID CURRY SURVEY, A-130



- LEGEND**
- FOUND 1/2" IRON ROD (UNLESS NOTED)
 - SET 1/2" IRON ROD WITH "HALFF" CAP
 - △ BM
 - CALCULATED POINT FOR ORIGINAL CORNER
 - P.R.W.C.T. PLAT RECORDS WILLIAMSON COUNTY, TEXAS
 - O.P.R.W.C.T. OFFICIAL PUBLIC RECORDS WILLIAMSON COUNTY, TEXAS
 - () RECORD INFORMATION

EASEMENT TABLE		
LINE	BEARING	DISTANCE
E1	N69°21'15"E	37.99'
E2	S20°38'45"E	22.06'
E3	S70°18'46"E	46.28'
E4	S18°48'03"E	118.11'
E5	S01°35'12"W	125.04'
E6	S11°29'49"E	70.33'
E7	S03°53'21"W	106.42'
E8	S76°00'11"W	16.10'
E9	S15°31'07"W	70.29'
E10	S24°01'24"W	83.38'
E11	S68°49'03"W	82.64'
E12	S68°49'03"W	36.20'
E13	N18°58'01"E	60.78'
E14	N25°00'37"E	99.60'
E15	N07°10'05"E	95.60'
E16	N75°24'51"W	60.56'
E17	N22°45'57"W	103.50'
E18	N24°17'21"E	158.78'
E19	N24°58'38"W	68.66'
E20	N06°54'48"E	53.13'

OWNER: PERFORMANCE SERVICES REAL ESTATE 4, LLC
JIM ADAMS
11601 CENTURY OAK TERRACE, #4205
AUSTIN, TEXAS 78758

DATE SUBMITTED: JANUARY 3, 2017
DATE OF PLANNING AND ZONING COMMISSION REVIEW: FEBRUARY 01, 2017

SURVEY: DAVID CURRY SURVEY
ABSTRACT NO. 130

TOTAL AREA: 16.072 ACRES
NUMBER OF BLOCKS: 1
AREA BY LOT TYPE: DEVELOPMENT - 15.969 ACRES
R.O.W. - 0.103 ACRES

LOTS: LOT 1 - 5.124 ACRES (DEVELOPMENT)
LOT 1A - 0.103 ACRE (RIGHT-OF-WAY)
LOT 2 - 10.845 ACRES (DEVELOPMENT)

LINEAR FEET OF NEW STREET: 0 (ZERO)

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N69°21'15"E	80.00'
L2	S58°09'26"E	25.80'
L3	S09°41'29"E	56.07'
L4	S08°39'59"W	160.17'
L5	S10°21'08"E	25.13'
L6	S63°15'52"W	63.80'
L7	S22°17'15"E	104.16'
L8	S76°18'50"E	67.04'
L9	S03°34'16"E	80.16'
L10	S17°48'52"W	66.85'
L11	S14°46'00"E	33.57'
L12	S39°57'13"W	74.32'
L13	N69°21'15"E	35.32'
L14	N20°29'02"W	122.00'
L15	N33°50'34"E	60.00'
L16	N69°21'15"E	12.18'
L17	N20°28'35"W	12.00'

CV. NO.	DELTA	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	90°07'43"	30.00'	47.19'	42.47'	S65°55'46"E
C2	89°26'15"	30.00'	46.83'	42.22'	N24°17'31"E
C3	04°06'19"	402.68'	28.85'	28.85'	S54°07'38"E
C4	28°19'05"	490.75'	242.55'	240.09'	S41°59'54"E
C5	89°37'59"	18.00'	28.16'	25.37'	S65°49'46"E

BENCHMARK DESCRIPTION AND ELEVATION (SURFACE COORDINATES):

CUT SQUARE ON INLET
N: 10170002.07
E: 3132578.38
ELEVATION: 728.38

CUT SQUARE ON RETAINING WALL
N: 10169980.81
E: 3133397.45
ELEVATION: 729.90

SURVEYOR: HALFF ASSOCIATES, INC.
9500 AMBERGLEN BLVD.
AUSTIN, TX 78729
TBPLS FIRM NO: 10029607
(512) 777-4600 P
(512) 252-8141 F

ENGINEER: HALFF ASSOCIATES, INC.
9500 AMBERGLEN BLVD.
AUSTIN, TX 78729
TBPE FIRM NO: 312
(512) 777-4600 P
(512) 252-8141 F

MESA CREEK PHASE 01 FINAL PLAT



Revision		Description
No.	Date	

Project No.: 31998
Issued: 12/16/2016
Drawn By: MMIL
Checked By: DHC
Scale: 1" = 100'
Sheet Title
SV-PLAT-31998.dgn
Sheet 1 of 2



CONTINUING with said east line of Lot 1, Block F, Crystal Park, same being the west line of said 6.249 acres tract N20°28'35"W a distance of 299.52 feet to said POINT OF BEGINNING and containing 16.072 acres.

Justin Madding
Licensed Professional Engineer No. 122139
State of Texas
Half Associates, Inc.
TBPE, Firm Registration No. 312
9500 Amberglen Blvd., Bldg. F, Ste. 125
Austin, Texas 78729

10. No portion of this tract is encroached by the ultimate 1% annual chance floodplain.

Sheet 2 of 2