

C8
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SUBDIVISION REVIEW SHEET

CASE NO: C8-2010-0079.0A

Z & P DATE: November 16, 2010

SUBDIVISION: **SOUTHPARK MEADOWS COMMERCIAL PHASE 5 RESUBDIVISION**
A Resubdivision of Lot 5, Block A, Southpark Meadows Commercial Phase 2 and
Lot 1, Block a, Southpark Meadows Commercial Phase 3

AREA: 4.338 Acres

LOTS: (2)

APPLICANT: Andy Pastor

AGENT: Cunningham Allen, Inc.
(Ruben Lopez)

ADDRESS OF SUBDIVISION: 9111 S. 1st Street

GRIDS: F14

COUNTY: Travis

WATERSHED: Slaughter

JURISDICTION: Full Purpose

EXISTING ZONING: GR-CO

PROPOSED LAND USE: Commercial-Retail

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

DEPARTMENT COMMENTS:

The request is for approval of the above referenced resubdivision plat. The applicant proposes to move an internal lot line between the two existing platted lots resulting in a different configuration. The lots will continue to take access from South 1st Street and Slaughter Lane. The subdivision is composed of (2) lots on 4.338 acres. The City of Austin will provide water service and wastewater service as well as electric service. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

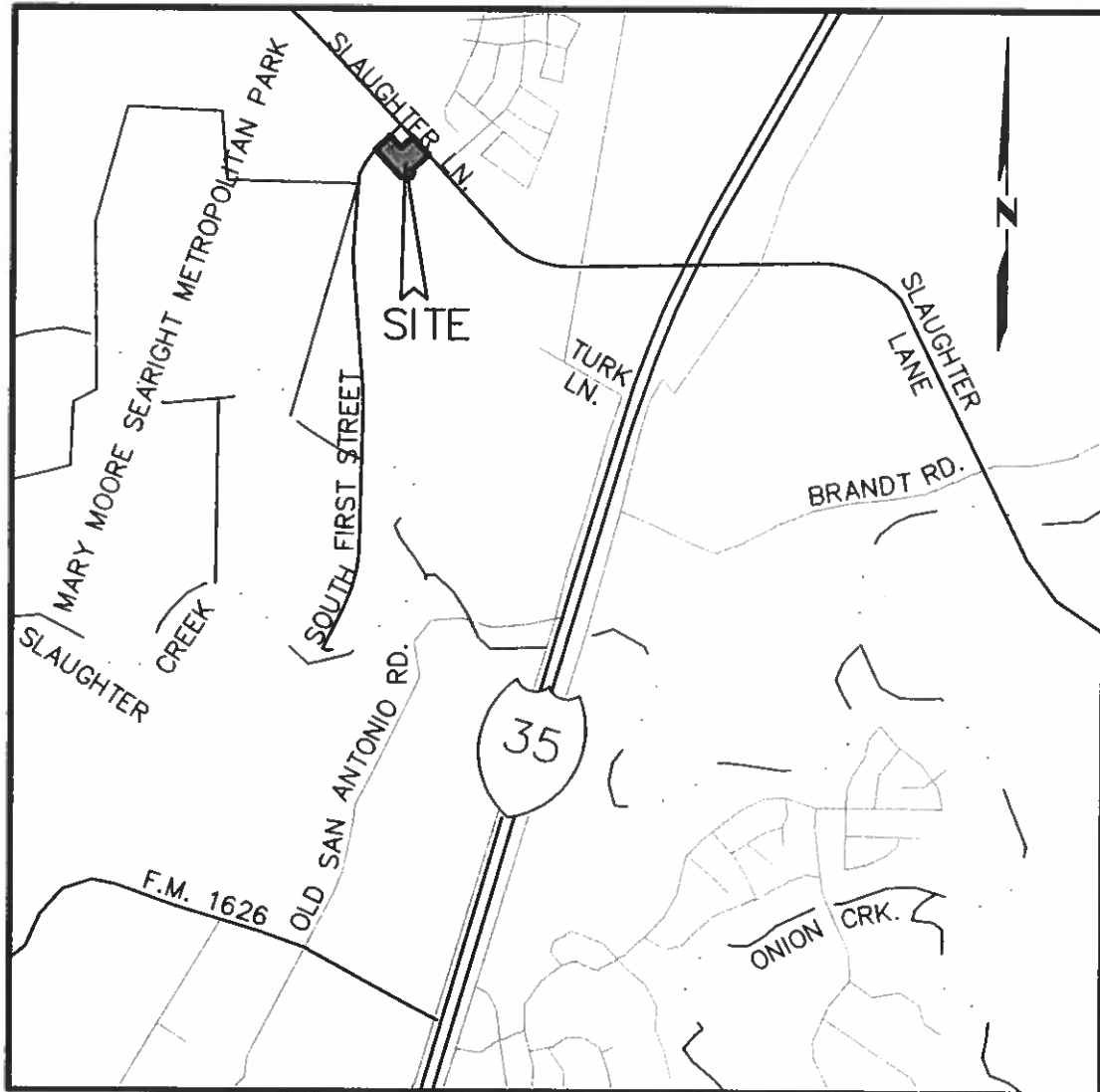
The staff recommends approval of the proposed resubdivision. The plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@ci.austin.tx.us

PHONE: 974-2786

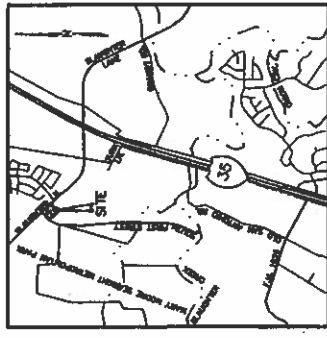
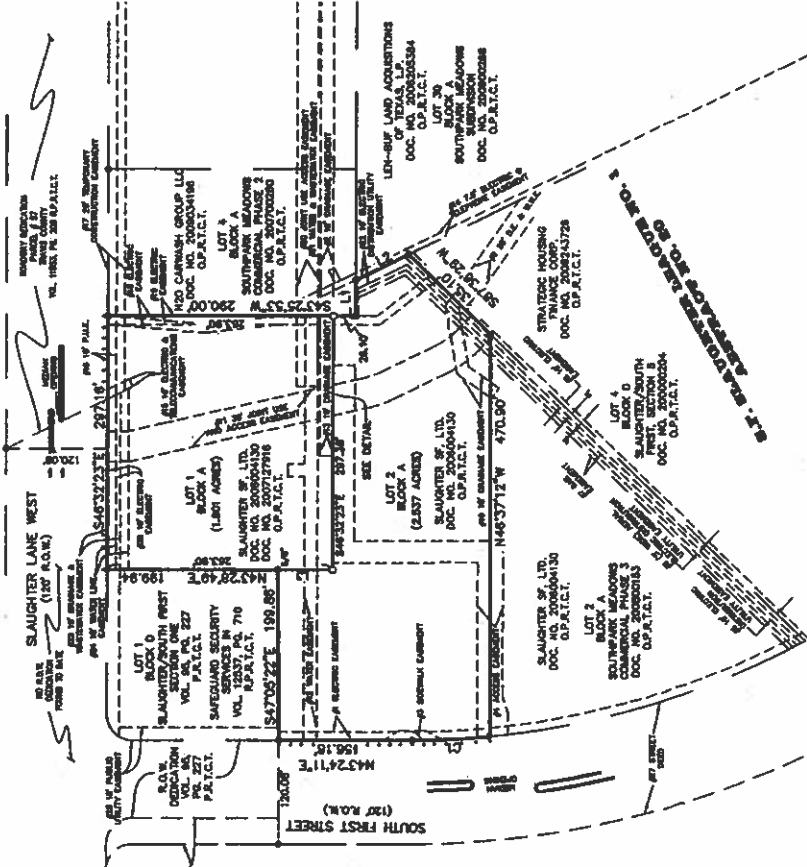
08/2



LOCATION MAP (NOT TO SCALE)

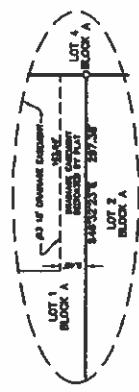
SOUTHPARK MEADOWS COMMERCIAL PHASE 5

A RESUBDIVISION OF LOT 5, BLOCK A, SOUTHPARK MEADOWS COMMERCIAL PHASE 2 AND LOT 1 BLOCK A, SOUTHPARK MEADOWS COMMERCIAL PHASE 3



LEGEND

- 0 1/2" IRON ROD SET WITH CAP STAMPED "CANNONHAM-ALLEN, INC."
- 1/4" IRON ROD FOUND (UNLESS STAMPED "CANNONHAM-ALLEN, INC.")
- 1/2" IRON ROD FOUND 1/4" WASHER STAMPED "CANNONHAM-ALLEN, INC."
- OE ELECTRIC EASEMENT
- WE WATER EASEMENT
- WE WASTEWATER EASEMENT
- WE PUBLIC UTILITY EASEMENT
- R.P.A.T.C.T. REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- O.P.A.T.C.T. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- D.P.A.T.C.T. DEED RECORDS OF TRAVIS COUNTY, TEXAS
- P.P.A.T.C.T. PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- PROPOSED BOUNDARY

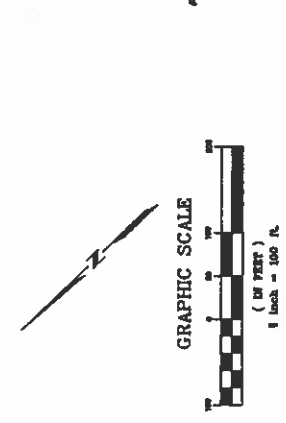


PRELIMINARY
FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
FOR ANY PURPOSE
CANNONHAM-ALLEN, INC.
August 2, 2010

CA
Cannonham/Allen
Engineers - Surveyors

3103 Bee Cave Road, Suite 202 Tel: (512) 327-2946
Austin, Texas 78746-4819 Fax: (512) 327-2973
www.cannonham-allen.com

DATE: 08-02-2010 PROJECT: NOL 801,012
DRAWN BY: MPM SHEET 1 OF 2



EASEMENT TABLE

EASEMENT	DESCRIPTION	RECORDING INFO
E1	10' ELECTRIC EASEMENT	DOC. NO. 200902084 O.P.A.T.C.T.
E2	15' DRAINAGE EASEMENT	DOC. NO. 200711703 O.P.A.T.C.T.
E3	30'3" DE WASTEWATER EASEMENT	DOC. NO. 200819827 O.P.A.T.C.T.
E4	30'3" DE WASTEWATER EASEMENT	DOC. NO. 200819827 O.P.A.T.C.T.
E5	30'3" DE WASTEWATER EASEMENT	DOC. NO. 200819827 O.P.A.T.C.T.
E6	30'3" DE WASTEWATER EASEMENT	DOC. NO. 200819827 O.P.A.T.C.T.
E7	30'3" DE WASTEWATER EASEMENT	DOC. NO. 200819827 O.P.A.T.C.T.
E8	10' ELECTRIC EASEMENT	DOC. NO. 200902084 O.P.A.T.C.T.
E9	30'3" DE WASTEWATER EASEMENT	DOC. NO. 200819827 O.P.A.T.C.T.
E10	15' DRAINAGE EASEMENT	DOC. NO. 200711703 O.P.A.T.C.T.
E11	10' PUBLIC UTILITY EASEMENT	DOC. NO. 200902084 O.P.A.T.C.T.
E12	10' PUBLIC UTILITY EASEMENT	DOC. NO. 200902084 O.P.A.T.C.T.
E13	10' PUBLIC UTILITY EASEMENT	DOC. NO. 200902084 O.P.A.T.C.T.
E14	7.5' DRAINAGE EASEMENT	DOC. NO. 200819827 O.P.A.T.C.T.
E15	10' ELECTRIC & TELEPHONE EASEMENT	DOC. NO. 200711703 O.P.A.T.C.T.
E16	10' ELECTRIC & TELEPHONE EASEMENT	DOC. NO. 200711703 O.P.A.T.C.T.
E17	10' ELECTRIC & TELEPHONE EASEMENT	DOC. NO. 200711703 O.P.A.T.C.T.
E18	10' ELECTRIC & TELEPHONE EASEMENT	DOC. NO. 200711703 O.P.A.T.C.T.
E19	10' ELECTRIC & TELEPHONE EASEMENT	DOC. NO. 200711703 O.P.A.T.C.T.
E20	10' ELECTRIC & TELEPHONE EASEMENT	DOC. NO. 200711703 O.P.A.T.C.T.
E21	10' ELECTRIC & TELEPHONE EASEMENT	DOC. NO. 200711703 O.P.A.T.C.T.
E22	10' ELECTRIC & TELEPHONE EASEMENT	DOC. NO. 200819827 O.P.A.T.C.T.
E23	15' DRAINAGE & WASTEWATER EASEMENT	DOC. NO. 200902084 O.P.A.T.C.T.
E24	15' DRAINAGE & WASTEWATER EASEMENT	DOC. NO. 200902084 O.P.A.T.C.T.
E25	15' DRAINAGE & WASTEWATER EASEMENT	DOC. NO. 200902084 O.P.A.T.C.T.
E26	10' ELECTRIC EASEMENT	DOC. NO. 200902084 O.P.A.T.C.T.
E27	STREET DEED TO CITY OF AUSTIN	DOC. NO. 199005756 O.P.A.T.C.T.

LOT SUMMARY TABLE

LOT	BLOCK	ACREAGE	USE
1	A	2.57	COMMERCIAL/RETAIL
2	A	2.57	COMMERCIAL/RETAIL

AREA: 4.33 ACRES
SURVEY: S.P. Slaughter Leasing Survey No. 1, Abstract No. 20
LOTS: 2 COMMERCIAL/RETAIL
BLOCKS: 1 BLOCK
STREET DEDICATION: NONE
RIGHT-OF-WAY DEDICATION: NONE

BEARING BASE: GRID NORTH, TEXAS COORDINATE SYSTEM OF 1983
(COORDINATE ZONE, DISTANCES SHOWN HEREON ARE SURFACE DISTANCES USING A CORRECTED SCALE FACTOR OF 0.999991818)
(SFB = SURFACE * SCALE FACTOR)