

C16  
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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2011-0096.0A

**P.C. DATE:** January 10, 2012

**SUBDIVISION NAME:** Austin (Pleasant Valley) DTP IV, LLC Addition, Being a  
Resubdivision of Lot 1-A, Dougherty Subdivision

**AREA:** 3.273 acres

**LOTS:** 2

**OWNER/APPLICANT:** Kenmare Partners, Ltd.;  
(Gerald & Charlyn Dougherty)

**AGENT:** Longaro & Clarke  
(Alex Clarke)

**ADDRESS OF SUBDIVISION:** 1401 S. Pleasant Valley Road

**GRIDS:** K-20

**COUNTY:** Travis

**WATERSHED:** Country Club West

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** GR-CO

**PROPOSED LAND USE:** Commercial Retail

**NEIGHBORHOOD PLAN:** Pleasant Valley Neighborhood Plan Area

**SIDEWALKS:** Sidewalks will be provided on Pleasant Valley Road and Elmont Drive prior to the lots being occupied.

**DEPARTMENT COMMENTS:** The request is for approval of a resubdivision namely, Austin (Pleasant Valley) DTP IV, LLC Addition, Being a Resubdivision of Lot 1-A, Dougherty Subdivision. The proposed resubdivision consists of 2 lots on 3.273 acres.

**STAFF RECOMMENDATION:** The staff recommends approval of the resubdivision plat. This plat meets all City of Austin Land Development and State Local Government Code requirements.

**PLANNING COMMISSION ACTION:**



**CASE MANAGER:** Sylvia Limon  
Email address: [sylvia.limon@ci.austin.tx.us](mailto:sylvia.limon@ci.austin.tx.us)

**PHONE:** 974-2767

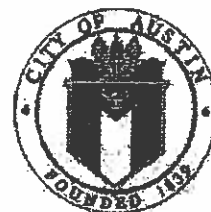


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-  Subject Tract
-  Base Map

CASE#: C8-2011-0096.0A  
LOCATION: 1401 S Pleasant Valley Road



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.

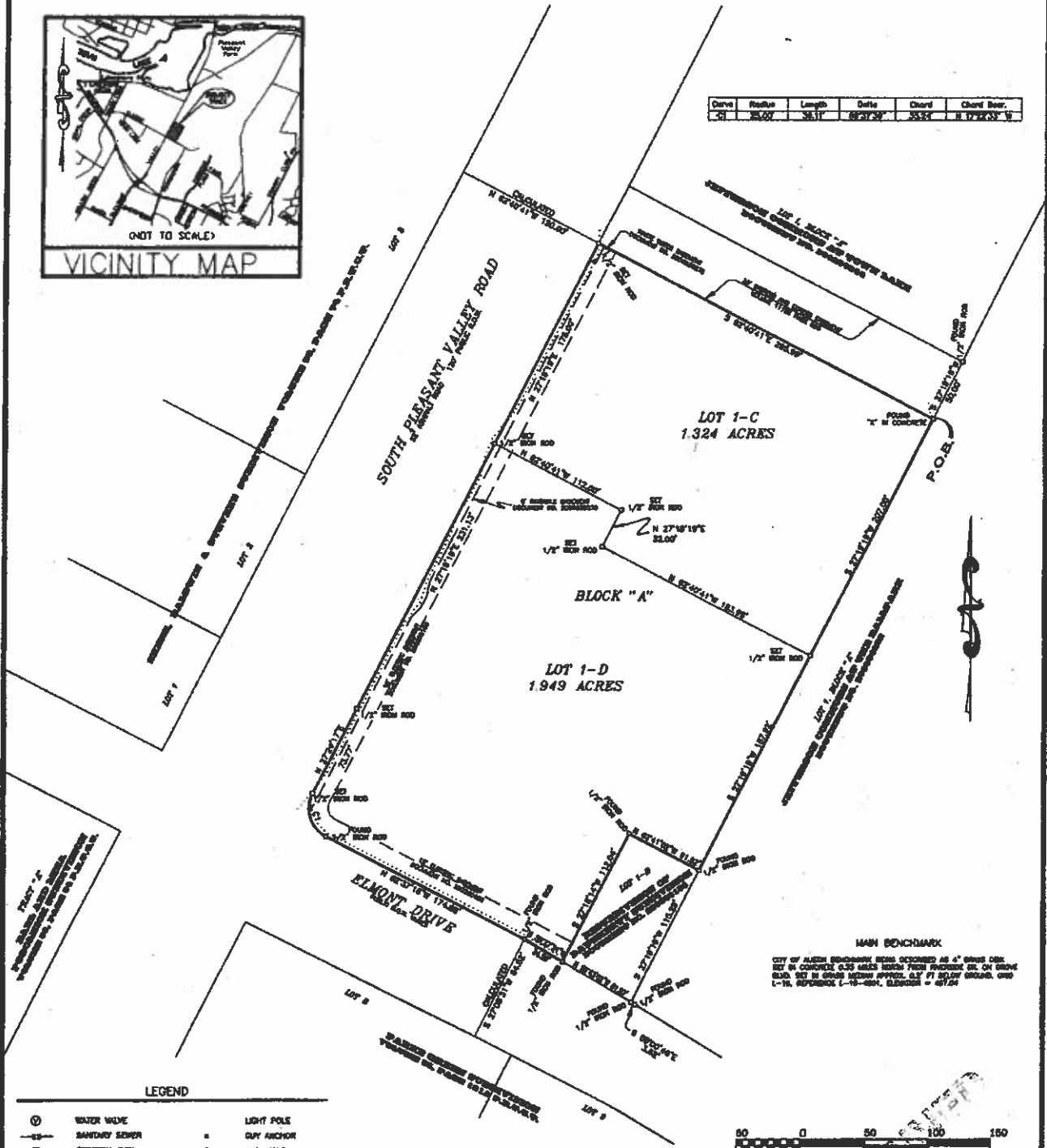
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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**FINAL PLAT  
SHOWING  
AUSTIN (PLEASANT VALLEY) DFP IV, LLC ADDITION  
BEING A RESUBDIVISION OF LOT 1-A, BLOCK "A"  
OF THE DAUGHERTY SUBDIVISION AS SHOWN ON  
PLAT OF SAME RECORDED IN DOCUMENT NO. 200900136  
CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**



Curve	Radius	Length	Delta	Chord	Chord Bear.
20	25.00'	34.17'	89°12'29"	35.52'	R 172°22'31" W



**MAIN BENCHMARK**  
CITY OF AUSTIN BENCHMARK BEING RECORDED AS 4" SPAN ONE  
SET IN CONCRETE 0.30 MILES NORTH FROM INTERSECTION OF SHAW  
BLVD. AND 10th STREET. APPROX. 64.7' BY 30.0' SQUARE. GROUND  
1-10, REFERENCE 1-10-0001, ELEVATION = 471.24'

**LEGEND**

① WATER VALVE	— LIGHT POLE
— SANDWICH SEWER	— GUY ANCHOR
② PERCEIVED BOX	○ MAN HOLE
— FENCE	— PIPE HYDRANT
— POWER LINE	— HANDICAPPED PARKING
③ WATER METER	○ PROPERTY CORNER
— POWER POLE	— ELECTRIC BOX
— WATER LINE	— GAS PIPELINE
— TELEPHONE LINE	— GAS VALVE
— CROSSING SIDEWALK	— EASEMENT LINES
WQZ - WATER QUALITY TRANSDUCER ZONE	



**JCA** JOHN COWAN & ASSOCIATES, INC.

ONE ARROYO BLVD. SUITE 2000  
AUSTIN, TEXAS 78704  
TEL: 512-476-1100 FAX: 512-476-1101

**DATE** 7-21-2011  
**BY** C. RUBY  
**CHKD BY** P. COVARETT  
**APP. BY** P. COVARETT  
**SCALE** 1" = 50'  
**SHEET** 11-000 SUB

SHEET 1 OF 2