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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2011-0120.0A

P.C. DATE: February 28, 2012

SUBDIVISION NAME: South Block – FLR II Subdivision

AREA: 2.440 acres

LOTS: 2

APPLICANT: Fifth/Lamar Retail Ltd.
(Paul Gaddis)

AGENT: Axiom Engineers, Inc.
(Alan Rhames)

ADDRESS OF SUBDIVISION: 405 N. Lamar Blvd.

GRIDS: H22

COUNTY: Travis

WATERSHED: Town Lake / Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: DMU

PROPOSED LAND USE: Commercial

NEIGHBORHOOD PLAN: Downtown

ADMINISTRATIVE WAIVERS: 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 the approval of the South Block – FLR II Subdivision a Resubdivision of Lot 1 Block 4. The applicant proposes to resubdivide one existing lot into a two lot subdivision for commercial use. The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

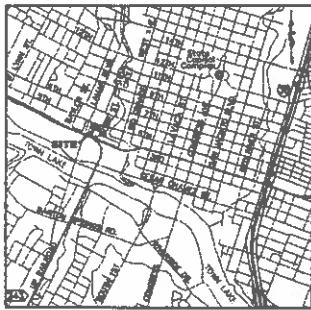
STAFF RECOMMENDATION: The staff recommends approval of the resubdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 974-3404

E-mail: Cesar.Zavala@austintexas.gov



LOCATION MAP
NOT TO SCALE

NO.	BEARING	DISTANCE
L1	S 24°43'42" W (S 24°41'52" W)	16.96' (16.96')
L2	N 85°17'17" W (N 85°18'08" W)	9.25' (9.25')
L3	S 24°42'01" W (S 24°41'10" W)	188.07' (188.00')
L4	S 84°56'30" E (S 84°57'24" E)	42.96' (42.96')
L5	S 25°03'30" W (S 25°02'36" W)	120.77' (120.73')
L6	N 85°17'37" W (N 85°18'51" W)	369.16' (369.13')
L7	S 85°15'00" E (S 85°16'08" E)	36.23' (36.28')
L8	N 24°48'40" E (N 24°41'52" E)	46.00' (46.00')
L9	N 85°16'17" W (N 85°18'08" W)	38.19' (38.24')
L10	N 22°14'28" E (N 22°18'28" E)	102.77' (102.81')
L11	N 85°17'37" W	296.38'
L12	N 87°17'37" W	108.77'
L13	N 22°17'58" E	103.34'
L14	S 85°17'10" E	114.08'
L15	S 24°41'45" W	103.23'
L16	N 22°17'58" E	96.17'
L17	N 22°23'35" E	48.03'
L18	S 85°18'08" E	34.87'
L19	S 25°03'30" W	187.32'
L20	S 85°18'08" E	113.63'
L21	S 85°18'08" E	21.06'
L22	S 89°20'32" W	35.92'
L23	S 24°48'48" W	179.26'
L24	N 85°17'10" W	15.00'
L25	N 24°48'48" E	185.42'
L26	N 89°20'32" E	27.25'

BEARING BASE

BEARINGS SHOWN HEREON ARE REFERENCED TO THE SOUTHERLY RIGHT-OF-WAY LINE OF W. 5TH STREET AS SHOWN ON THE PLAT FOR THE RESUBDIVISION OF LOTS 2-8 AND A PORTION OF LOTS 1, 9-16, BLOCK 4, RAYMOND PLATEAU SUBDIVISION, RECORDED IN DOCUMENT NO. 200000291, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

LEGEND	
●	LEAD PILE 8" DIAM. IN CONCRETE BEDDING POUND (UNLESS OTHERWISE NOTED)
●	PI. NAIL IN CONCRETE BEDDING POUND
○	1/2" IRON ROD WITH ORANGE PLASTIC CAP STAMPED "WALLACE GROUP" SET
△	CALCULATED POINT
R.P.A.T.C.L.	REAL PROPERTY RECORDS TRAVIS COUNTY, TEXAS
B.R./C.T.	DEED RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
(BAC - DIST.)	RECORD CALL FOR RESUBDIVISION OF LOTS 2-8 AND A PORTION OF LOTS 1, 9-16, BLOCK 4, RAYMOND PLATEAU SUBDIVISION, RECORDED IN DOCUMENT NO. 200000291, O.P.R.T.C.T.

LOT 1-A	= 2.175 ACRES (94,781 SQUARE FEET)
LOT 2-A	= 0.288 ACRES (11,568 SQUARE FEET)
TOTAL ADJACENT	
TOTAL NO. OF LOTS	= 2.463 ACRES

AREA: 2.440 ACRES
SURVEY: T.J. CHAMBERS SURVEY, ABSTRACT NO. T, TRAVIS COUNTY, TEXAS
NO. OF LOTS: 2
PROPOSED USE: COMMERCIAL
DATE: AUGUST 2011

OWNER:
FIFTH/LAMAR RETAIL L. LTD.
801 NORTH LAMAR
SUITE NO. 301
AUSTIN, TEXAS 78703
PH. (512) 472-7774

ENGINEERED BY: ALAN D. RHAMES, P.E.
ASOM ENGINEERS INC.
13278 RESEARCH BOULEVARD
SUITE NO. 208
AUSTIN, TEXAS 78750
PH. (512) 506-9335
TXPE FIRM LICENSE NO. T-43

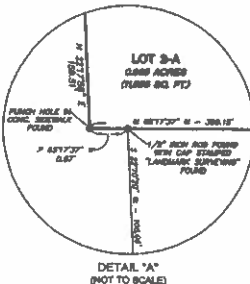
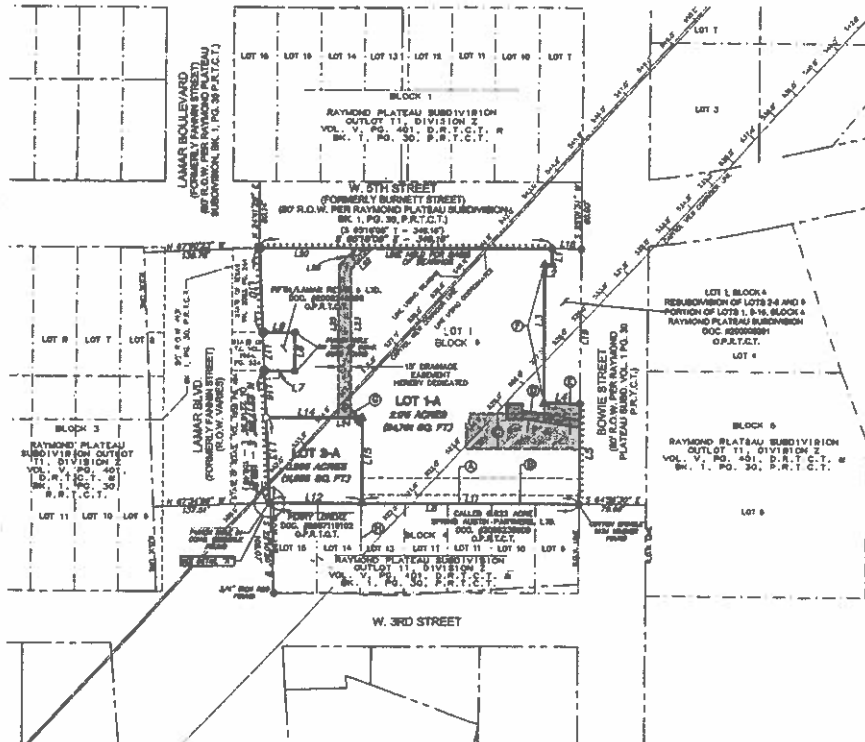
SURVEYED BY: DANIEL M. FLAHERTY, R.P.L.S.
THE WALLACE GROUP, INC.
ONE CHISHOLM TRAIL, STE. 130
ROUND ROCK, TEXAS 78681
PH. (512) 248-0065
FAX (512) 248-0356
FIRM REGISTRATION NO. 100517-01

SOUTH BLOCK - FLR II SUBDIVISION

A RESUBDIVISION OF LOT 1, BLOCK 4,
RESUBDIVISION OF LOTS 2-8 AND A PORTION OF LOTS 1, 9-16, BLOCK 4,
RAYMOND PLATEAU SUBDIVISION
City of Austin, Travis County, Texas
January, 2012

100 0 50 100
1 inch = 180 ft.

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SURVEYOR'S CERTIFICATION

I, DANIEL M. FLAHERTY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEYING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE OF 1985 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND AUGUST 16, 2011.

Daniel M. Flaherty
DANIEL M. FLAHERTY, R.P.L.S. 5004
DATE: 01/24/12

SURVEYING BY:
THE WALLACE GROUP, INC.
ONE CHISHOLM TRAIL, SUITE 130
ROUND ROCK, TEXAS 78681
PH. (512) 248-0065 FAX (512) 248-0356
FIRM REGISTRATION NO. 100517-01



ENGINEER'S CERTIFICATION:

I, ALAN D. RHAMES AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE AUSTIN CITY CODE OF 1989, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF A WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION COMMUNITY PANEL NUMBER 480624 0445H OF THE FLOOD INSURANCE RATE MAP NO. 48453C0445H, DATED SEPTEMBER 26, 2008, FOR TRAVIS COUNTY, TEXAS AND INCORPORATED AREAS.

Alan D. Rhames
ALAN D. RHAMES, P.E. 72069
DATE: 01.24.12

ENGINEERING BY:
ASOM ENGINEERS INC.
13278 RESEARCH BOULEVARD
SUITE NO. 208
AUSTIN, TEXAS 78750
PH. (512) 506-9335
TXPE FIRM LICENSE NO. F-43



SUBMITTAL DATE: SEPTEMBER 6, 2011



Proj. No. 22480	Sheet 1
Date: 01-24-2012	of 2
Drawing: 22480-PLAT	
Scale: 1" = 100'	

C8-2011-0120.AA