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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0026.0A

P.C. DATE: September 11, 2012

SUBDIVISION NAME: Redeemer Presbyterian Subdivision

AREA: 11.055 acres

LOTS: 3

APPLICANT: Redeemer Presbyterian Church
(Barry McBee)

AGENT: MWM Design Group
(Frank Del Castillo)

ADDRESS OF SUBDIVISION: 2111 Alexander Avenue

GRIDS: K-23

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full Purpose

EXISTING ZONING: TOD-NP

PROPOSED LAND USE: Office, Retail

NEIGHBORHOOD PLAN: Rosewood and MLK TOD

SIDEWALKS: Sidewalks will be provided on Alexander Avenue, Manor Road and E. MLK Jr. Blvd. prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision, namely Redeemer Presbyterian Subdivision; which is a resubdivision of Lots 1-9, Block 4, Austin Heights and unplatted tracts out of Outlot 49, Division B. These 9 lots and unplatted tracts are being resubdivided into three lots on 11.055 acres.

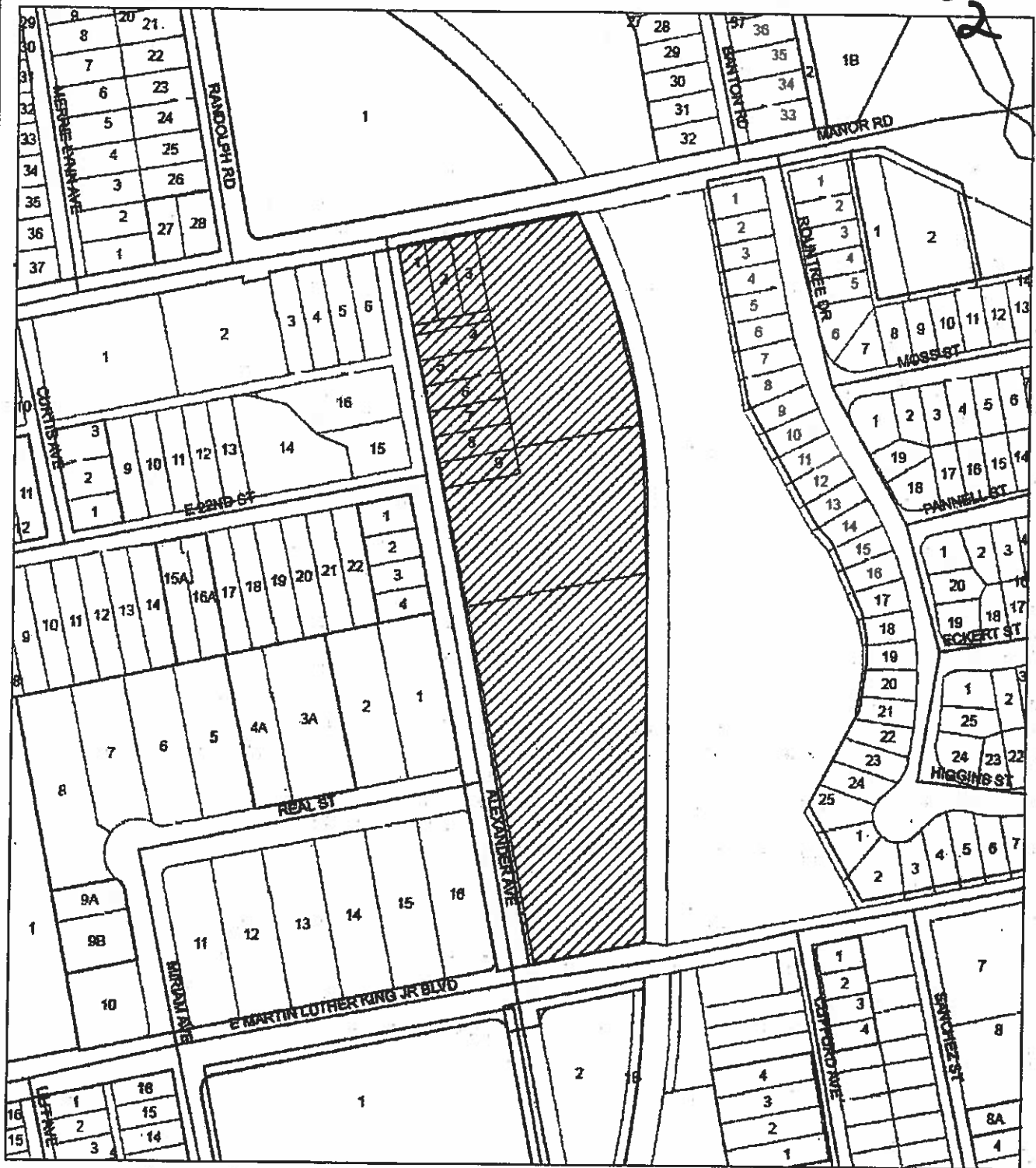
STAFF RECOMMENDATION: The staff recommends approval of the resubdivision. This plat meets all City of Austin Land Development and State Local Government Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@austintexas.gov

PHONE: 974-2767

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-  Subject Tract
-  Base Map

CASE#: C8-2012-0026.0A
LOCATION: 2111 Alexander Avenue

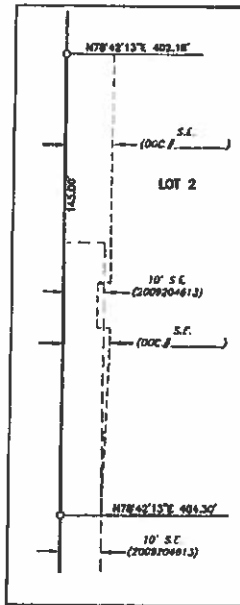
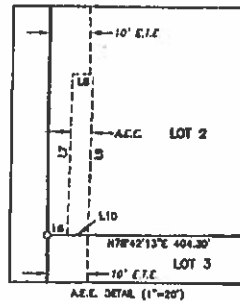
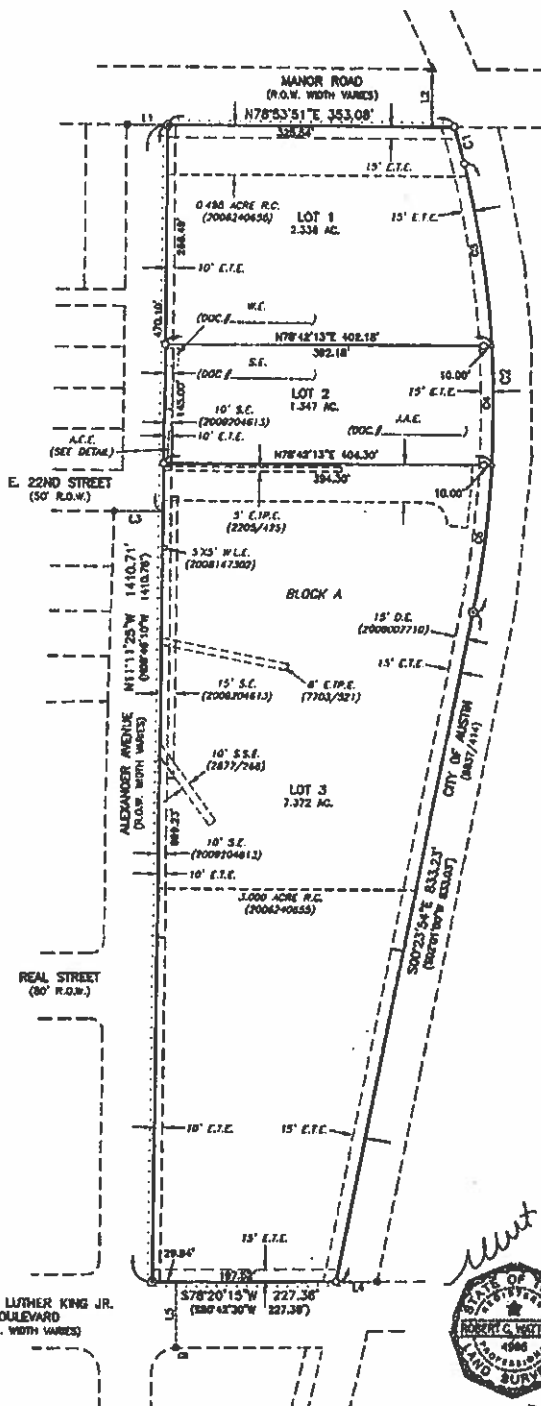
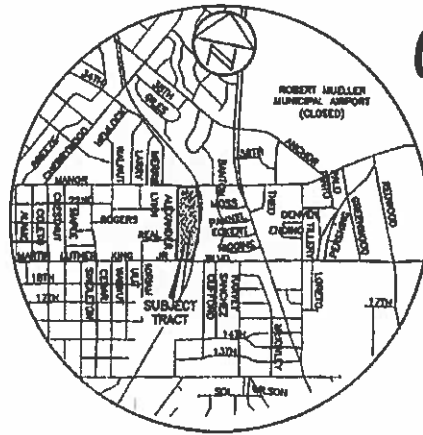


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

REDEEMER PRESBYTERIAN SUBDIVISION

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SCALE: 1" = 100'

GRAPHIC SCALE



LEGEND

▲	CALCULATED POINT
▲	600 NAIL FOUND
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
⊙	1/2" IRON PIPE FOUND
⊙	1/2" REBAR FOUND
⊙	1/2" REBAR W/ CARTER BURGESS CAP FOUND
...	SIDEWALK LOCATION
()	RECORD INFO

LOT SUMMARY:

TOTAL NO. OF LOTS: 3
TOTAL LOT ACRES: 11.055 AC.

No.	BEARING	LENGTH
L1	S78°37'01"W	49.84'
L2	N11°08'09"W	89.88'
L3	S78°48'35"W	59.80'
L4	N78°20'15"E	50.81'
L5	S11°39'49"E	80.03'

LINE	BEARING	DISTANCE
L6	N78°42'13"E	4.98'
L7	N09°55'42"W	39.26'
L8	N78°48'35"E	5.00'
L9	S09°57'02"E	39.25'
L10	S78°42'13"W	5.02'

NO.	DELTA	RADIUS	TAN	ARC	CHORD	BEARING	RECORD CHORD
C1	02°50'18"	830.37'	23.04'	46.08'	46.07'	S37°25'47"E	(S29°38'10"E 48.94')
C2	25°15'08"	1248.57'	228.89'	850.29'	545.89'	S17°01'00"E	(S19°36'30"E 845.80')
C3	10°17'21"	1248.57'	112.41'	224.22'	223.84'	S20°20'54"E	
C4	08°38'30"	1248.57'	72.63'	145.08'	145.01'	S17°01'28"E	
C5	08°18'19"	1248.57'	90.67'	180.68'	180.63'	S04°32'39"E	
C6	89°28'00"	15.28'	15.14'	23.88'	21.51'	S37°34'44"W	

EASEMENT ABBREVIATION LEGEND

E.T.E.	ELECTRIC AND TELECOMMUNICATIONS EASEMENT
E.T.P.E.	ELECTRIC AND TELEPHONE EASEMENT
W.E.	WATER EASEMENT
W.L.E.	WATER LINE EASEMENT
S.E.	SEWER EASEMENT
D.E.	DRAINAGE EASEMENT
J.A.E.	JOINT ACCESS EASEMENT
R.C.	RESTRICTIVE COVENANT
S.S.E.	OPEN DRAINAGE DITCH OR ENCLOSED STORM SEWER EASEMENT

EASEMENT NOTE:
7.5' E.P.E.
VOL. 8713/1735
NOT PLOTTABLE

BEARING BASIS: OLD AZIMUTH FOR TEXAS CENTRAL ZONE, 1983/93 HARN
VALUES FROM LORA CONTROL NETWORK.

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3600 McCall Lane
Austin, Texas 78744
812-443-1724

PROJECT NO.: 434-001
DRAWING NO.: 434-001-PL1
PLOT DATE: 08/24/12
PLOT SCALE: 01"=100'
DRAWN BY: CWW
SHEET 01 OF 02

C8-2012-0028.0A

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak **FOR** or **AGAINST** the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2012-0026.0A

Contact: Sylvia Limon, 512-974-2767

Cindy Casillas, 512-974-3437

Public Hearing: September 11, 2012, Planning Commission

Gilbert M Martinez

Your Name (please print)

2809 + 2807 E 22nd St Austin Tx 78722

Your address(es) affected by this application

Gilbert M Martinez

Signature

8-27-12

Date

Daytime Telephone: 8259209

Comments:

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept. /4th Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

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