

SUBDIVISION REVIEW SHEET

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CASE NO: C8-2013-0100.0A

ZAP: December 17, 2013

SUBDIVISION NAME: Southpark Meadows Resubdivision of Lot 29, Block A

AREA: 8.24 Acres

LOTS: 2

APPLICANT: SP Meadows West, Ltd.
(Daniel Frey)

AGENT: Cunningham-Allen, Inc.
(Ruben Lopez)

ADDRESS OF SUBDIVISION: 209 W. Slaughter Lane

GRIDS: F13, F14

COUNTY: Travis

WATERSHED: Slaughter Creek

JURISDICTION: Full Purpose

EXISTING ZONING: GR-CO

PROPOSED LAND USE: commercial, ROW

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 resubdivision of Lot 29, block A, Southpark Meadows Subdivision application consists of the resubdivision of Lot 29, Block A of the Amended Plat of Lots 15, and 22-26, Block A, and Lot 1, Block B of the Southpark Meadows Subdivision. The purpose of this resubdivision is to resubdivide Lot 29 into two newly configured lots; Lot 1, Block A and Lot 2, Block A. The property is bound by the west and to the south by two separate private access drives that connect the Southpark Meadows shopping Center to both South First Street and West Slaughter Lane. The City of Austin will provide electric, water, and wastewater service. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION:

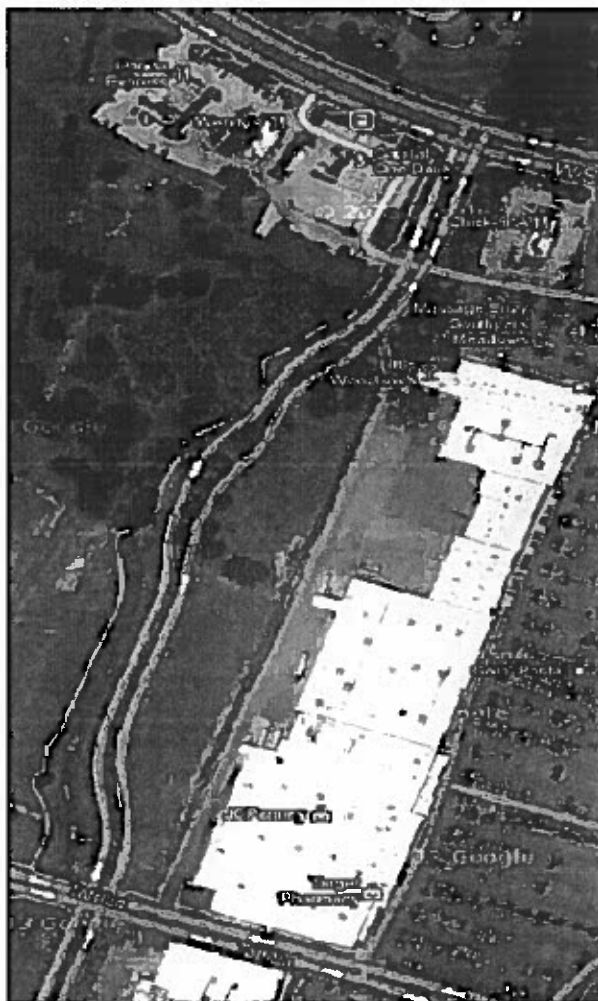
The staff recommends approval of the resubdivision. The plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 974-2786

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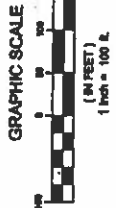
LOCATION MAP

Re-subdivision of Lot 29, Block A, Southpark Meadows

(209 West Slaughter Lane, Austin, TX 78748)



RESUBDIVISION OF LOT 29, BLOCK A SOUTHPARK MEADOWS SUBDIVISION



LOT SUMMARY TABLE

LOT	BLOCK	ADVISOR	USE
1	A	1.522	COMMERCIAL/RESIDENTIAL
2	A	1.827	COMMERCIAL/RESIDENTIAL

BOUNDARIES ARE BASED ON RECORDED MAP OF SOUTHPARK MEADOWS SUBDIVISION AND REFERENCED TO THE COMMON LINE OF LOT 29 AND LOT 28, BLOCK A, S&P SOUTHPARK MEADOWS SUBDIVISION (1972-2874).

BEARING: BEARS 0.00 TO 180.00° SET VERTICALLY IN THE EAST FACE OF THE CURVE OR THE CENTERLINE OF THE CENTERLINE OF A CURVE OF THIS MAP, AND THE BEARING OF THE CENTERLINE OF A CURVE IS THE BEARING OF THE CENTERLINE OF THE CENTERLINE OF A CURVE.

ELEVATION: 5167.75 (AS BUILT)

AREA: 1.229 ACRES

SURVEY: S.F. SLAUGHTER LEAGUE NO. 1, ABSTRACT NO. 20

LOT 29 (COMMERCIAL)

BLOCK: 1

OWNER: S.P. MEADOWS WEST, LTA, A TEXAS LIMITED PARTNERSHIP
300 LAMAR ST. STE 1100
AUSTIN, TEXAS 78701-3004

SURVEYOR: CURTIS H. ALLEN, INC.
300 WEST CANAL ST., SUITE 202
AUSTIN, TX 78701

ENGINEER: CURTIS H. ALLEN, INC.
300 WEST CANAL ST., SUITE 202
AUSTIN, TX 78701

STREET DEDICATION: NONE

RIGHT OF WAY DEDICATION: NONE

SOUTHPARK MEADOWS SUBDIVISION
DOC. NO. 200600268, OPR

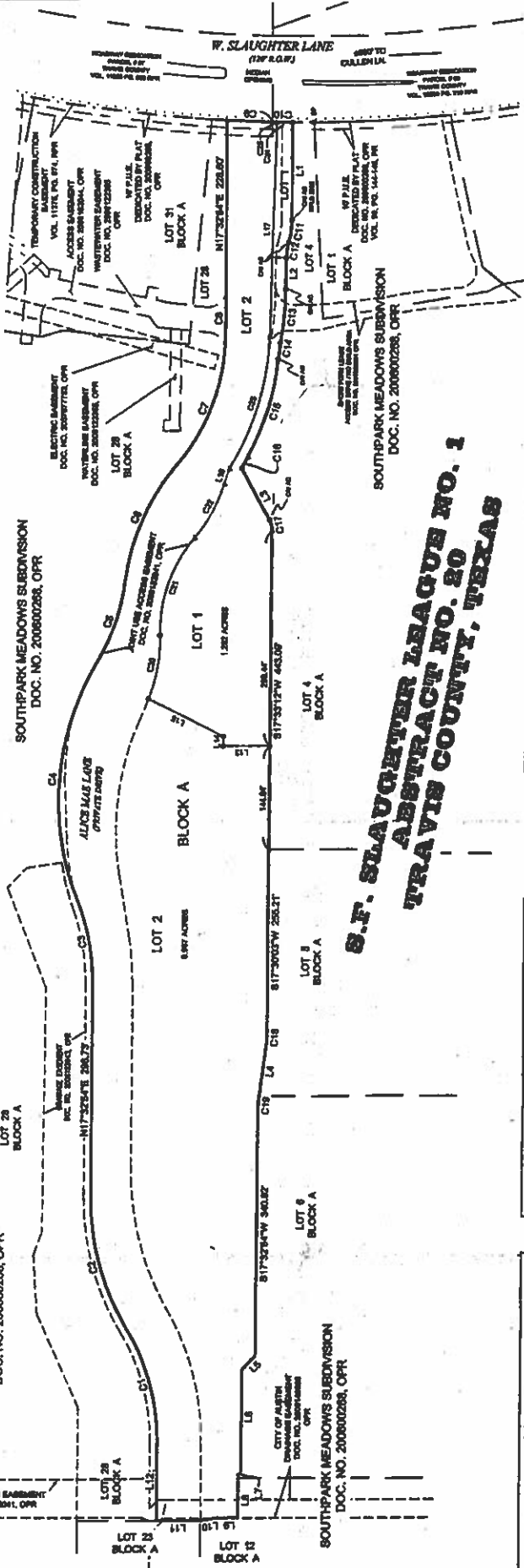
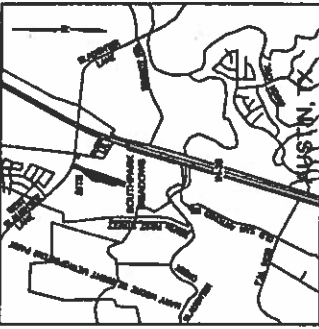
SOUTHPARK MEADOWS SUBDIVISION
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S.F. SLAUGHTER LEAGUE NO. 1 ABSTRACT NO. 20 TRAVIS COUNTY, TEXAS

NEIGHBORHOOD MAP (NOT TO SCALE)

W. SLAUGHTER LANE
(TR. & O.R.)



CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	ARC	CHORD
C1	300.00'	61.70'	31.92°	107.36°E	61.68'	107.36°E
C2	360.00'	193.37'	31.37°	100.16°SE	192.82'	100.16°SE
C3	300.00'	115.06'	27.03°	102.31°E	114.79'	102.31°E
C4	378.00'	344.86'	66.42°	107.50°E	333.83'	107.50°E
C5	260.00'	114.81'	27.28°	107.50°E	114.81'	107.50°E
C6	320.00'	184.20'	32.00°	107.50°E	184.20'	107.50°E
C7	260.00'	171.15'	32.00°	107.50°E	171.15'	107.50°E
C8	260.00'	83.46'	17.15°	107.50°E	83.46'	107.50°E
C9	260.00'	84.04'	17.15°	107.50°E	84.04'	107.50°E
C10	260.00'	28.04'	6.48°	107.50°E	28.04'	107.50°E
C11	118.00'	31.84'	15.46°	107.50°E	31.84'	107.50°E
C12	85.00'	22.32'	10.23°	107.50°E	22.32'	107.50°E
C13	472.53'	78.84'	9.13°	107.50°E	78.84'	107.50°E
C14	260.00'	21.83'	6.21°	107.50°E	21.83'	107.50°E
C15	360.00'	144.04'	23.70°	107.50°E	144.04'	107.50°E

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	ARC	CHORD
C16	260.00'	18.00'	3.77°	84.72°E	18.00'	84.72°E
C17	520.00'	15.86'	2.28°	80.71°E	15.86'	80.71°E
C18	97.00'	12.46'	7.22°	87.14°E	12.46'	87.14°E
C19	103.00'	13.36'	7.22°	87.14°E	13.36'	87.14°E
C20	260.00'	88.48'	23.90°	87.14°E	88.48'	87.14°E
C21	198.00'	146.79'	42.08°	87.14°E	146.79'	87.14°E
C22	220.00'	96.22'	22.41°	84.72°E	96.22'	84.72°E
C23	372.83'	183.69'	29.47°	84.72°E	183.69'	84.72°E
C24	200.00'	21.84'	6.21°	87.14°E	21.84'	87.14°E
C25	200.00'	6.36'	0.79°	87.14°E	6.36'	87.14°E

LINE TABLE

LINE	BEARING	DISTANCE
L1	S17°32'54"W	134.77'
L2	S18°16'48"W	43.50'
L3	S11°53'41"E	81.00'
L4	S24°50'28"W	61.13'
L5	S62°32'58"W	26.14'
L6	S17°32'49"W	144.80'
L7	N72°27'11"W	3.51'
L8	S17°32'54"W	90.81'
L9	N72°27'03"W	26.12'
L10	N69°23'24"W	25.34'
L11	N72°28'31"W	61.00'
L12	N17°16'49"E	108.50'
L13	S72°28'02"E	83.83'
L14	S71°11'00"W	13.42'
L15	S45°59'50"E	117.68'
L16	S35°21'47"W	22.21'
L17	S78°18'35"W	268.45'

PRELIMINARY FOR REVIEW ONLY
THIS DOCUMENT SHALL NOT BE RECORDED
UNLESS OTHERWISE NOTED
DATE: 04/28/11

LEGEND

- 5' FROM ROAD WITH PRACTICAL/LEGAL CAP STAMPED CURB/PAVEMENT ALLOWANCE (BARRIERS STATED)
- △ 5' FROM ROAD WITH TYPICAL STAMPED CURB/PAVEMENT ALLOWANCE (BARRIERS STATED)
- 5' FROM ROAD WITH CAP STAMPED CURB/PAVEMENT ALLOWANCE (BARRIERS STATED)
- 5' FROM ROAD WITH TYPICAL STAMPED CURB/PAVEMENT ALLOWANCE (BARRIERS STATED)
- SP BARRY PARTNERS CAP
- PALE PUBLIC UTILITY SUBDIVISION
- ORR ORR PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- OPR OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- PR PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- SUBDIVISION PROPOSED BOUNDARY

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Austin, Texas 78746-8816 Fax: (512) 327-2973
www.curtisallen.com
1999 DEC. NO. 428
DATE: 04/28/11 PROJECT NO. 071-001
SHEET 1 OF 2

ENGINEER: CURTIS H. ALLEN, INC.
SUBMITTAL DATE: 4/2011
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SCANNED