

C12
/

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0188.0A

Z.A.P. DATE: February 25, 2014

SUBDIVISION NAME: Resubdivision of Lot 3, St. John's at IH-35 Subdivision

AREA: 13.848 acres

LOT(S): 2

OWNER/APPLICANT: Austin Stone Community Church **AGENT:** Garrett-Ihnen, Inc.
(David Barnett) (Jason Rodgers)

ADDRESS OF SUBDIVISION: 500 E. St. Johns Ave.

GRIDS: L28

COUNTY: Travis

WATERSHED: Buttermilk Branch

JURISDICTION: Full Purpose

EXISTING ZONING: CS-CO-MU-NP

MUD: N/A

NEIGHBORHOOD PLAN: St. John's/Coronado Hills

PROPOSED LAND USE: religious assembly, retail, office

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

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

DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of Lot 3, St. John's at IH-35 Subdivision. The proposed resubdivision is composed of 2 lots on 13.84 acres. The applicant proposes to resubdivide an existing lot to create two lots. Lot 1 is approximately 8.1 acres and is the current site of the Austin Stone Community Church. The proposed lot two is approximately 5.7 acres and is primarily undeveloped with existing building slabs and parking from a former hotel. The City of Austin will provide all utilities. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

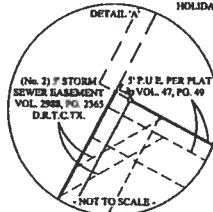
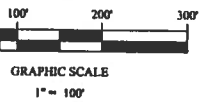
PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 512-974-2786

C12
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JAMES WALLACE SURVEY No. 57
TRAVIS COUNTY, TEXAS
OCTOBER 2013



RESUBDIVISION OF LOTS 11, 12, 13, 14, 16, 20 & 21, BLOCK D HOLIDAY HEIGHTS, SEC. 1 BLK. 37, PG. 35 P.R.T.C.T.X.

HOLIDAY HEIGHTS SECTION 1 VOL. 18, PAGE 299 P.R.T.C.T.X.

0.129 ACRE (VARIABLE WIDTH) ADDITIONAL R.O.W. DEDICATION DOCUMENT NO. 200800342 O.P.R.T.C.T.X.

HUNT LAND HEIGHTS SECTION 3 VOL. 77, PAGE 66 P.R.T.C.T.X.

LEGEND

- FENCE POST
- 1/2 IRON ROD WITH "DELTA SURVEY" CAP SET
- ⊙ 1/2 INCH IRON ROD WITH PLASTIC "ALLSTAR" CAP FOUND
- ⊙ 1/2 INCH IRON ROD FOUND
- ▲ NAIL FOUND
- ⊕ CONCRETE HIGHWAY MONUMENT
- ⊕ BLOCK
- D.E. DRAINAGE EASEMENT
- W.W.E. WASTE WATER EASEMENT
- B.L. BUILDING SET-BACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- P.R.T.C.T.X. PLAT RECORDS, TRAVIS COUNTY, TEXAS
- O.P.R.T.C.T.X. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- SIDEWALK

RESUBDIVISION OF LOTS 9 & 10, BLOCK D HOLIDAY HEIGHTS, SEC. 1 BLK. 41, PG. 10 P.R.T.C.T.X.

DETAIL 'A'

(No. 2) 5' STORM SEWER EASEMENT VOL. 2988, PG. 2369 D.R.T.C.T.X.

0.129 ACRE (VARIABLE WIDTH) ADDITIONAL R.O.W. DEDICATION DOCUMENT NO. 200800342 O.P.R.T.C.T.X.

10' ELECTRIC AND TELECOMMUNICATIONS EASEMENT DOCUMENT NO. 200800342 O.P.R.T.C.T.X.

10' DRAINAGE EASEMENT PER PLAT VOL. 44, PG. 93 VOL. 47, PG. 49 P.R.T.C.T.X.

5' P.U.E. PER PLAT VOL. 44, PG. 93 VOL. 47, PG. 49 P.R.T.C.T.X.

10' ELECTRIC AND TELECOMMUNICATIONS EASEMENT DOCUMENT NO. 200800342 O.P.R.T.C.T.X.

5' P.U.E. PER PLAT VOL. 47, PG. 49 P.R.T.C.T.X.

10' ELECTRIC AND TELECOMMUNICATIONS EASEMENT DOC. NO. 201024484 O.P.R.T.C.T.X.

JOINT USE ACCESS EASEMENT VOL. 50, PAGE 43 P.R.T.C.T.X.

RESULT OF LOT 2 HUNT LAND HEIGHTS SECTION 3 VOL. 50, PAGE 43 P.R.T.C.T.X.

BLACKSON AVENUE (RIGHT-OF-WAY VARIES)

St. JOHN'S HOME ADDITION VOL. 4, PG. 2 P.R.T.C.T.X.

5' P.U.E. PER PLAT VOL. 47, PG. 49

10' ELECTRIC AND TELECOMMUNICATIONS EASEMENT DOCUMENT NO. 200800342 O.P.R.T.C.T.X.

DRAINAGE EASEMENT DOC. NO. 201011726 O.P.R.T.C.T.X.

(No. 7) 5' STORM SEWER EASEMENT VOL. 2988, PG. 2369 D.R.T.C.T.X.

LOT 1 8.132 ACRE

13.848 AC

5' ELECTRIC AND TELEPHONE EASEMENT CITY OF AUSTIN (STRIP 1) VOL. 1174, PG. 275 P.R.T.C.T.X.

5' ELECTRIC AND TELEPHONE EASEMENT CITY OF AUSTIN (STRIP 2) VOL. 1174, PG. 275 P.R.T.C.T.X.

10' DRAINAGE EASEMENT PER PLAT VOL. 44, PG. 93 VOL. 47, PG. 49 P.R.T.C.T.X.

5613 SQUARE FOOT NEXT-TO EASEMENT DOC. NO. 200152191 P.R.T.C.T.X.

15' UTILITY EASEMENT VOL. 13154, PG. 373 P.R.T.C.T.X.

LOT 1 ST. JOHN'S AT IH 35 DOCUMENT NO. 200800342 O.P.R.T.C.T.X.

7' SANITARY SEWER EASEMENT VOL. 2988, PG. 2369 D.R.T.C.T.X.

0.007 ACRE DRIVEWAY EASEMENT VOL. 2458, PG. 167 D.R.T.C.T.X.

10' ELECTRIC AND TELECOMMUNICATIONS EASEMENT DOC. NO. 201024484 O.P.R.T.C.T.X.

JOINT USE ACCESS EASEMENT VOL. 50, PAGE 43 P.R.T.C.T.X.

LOT 1 VOL. 15, PG. 46 P.R.T.C.T.X.

LOT 1 VOL. 15, PG. 46 P.R.T.C.T.X.

BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM (TEXAS CENTRAL ZONE) NAD 83

LINE	BEARING	DISTANCE
L1	S29°29'49"W	16.90'
L2	N61°15'49"W	28.11'
L3	N61°29'57"W	122.00'
L4	S61°27'16"E	4.96'
L5	S62°11'17"E	30.00'
L6	N27°13'55"E	24.92'
L7	S61°29'57"W	24.71'
L8	S29°39'19"W	44.94'
L9	S61°29'46"E	61.40'
L10	R28°46'11"W	83.54'
L11	N27°46'43"E	33.19'
L12	N61°28'27"W	49.27'
L13	N61°15'49"W	28.11'
L14	N61°15'49"W	15.00'
L15	N27°46'36"E	26.24'
L16	S29°37'50"W	17.00'
L17	N61°28'42"W	13.00'
L18	N61°29'57"W	123.04'
L19	N61°27'16"W	24.71'
L20	S62°04'12"E	3.00'

Delta Survey Group Inc.

8213 Brodie Lane Ste. 102 Austin, TX. 78745
office: (512) 282-5200 fax: (512) 282-5230

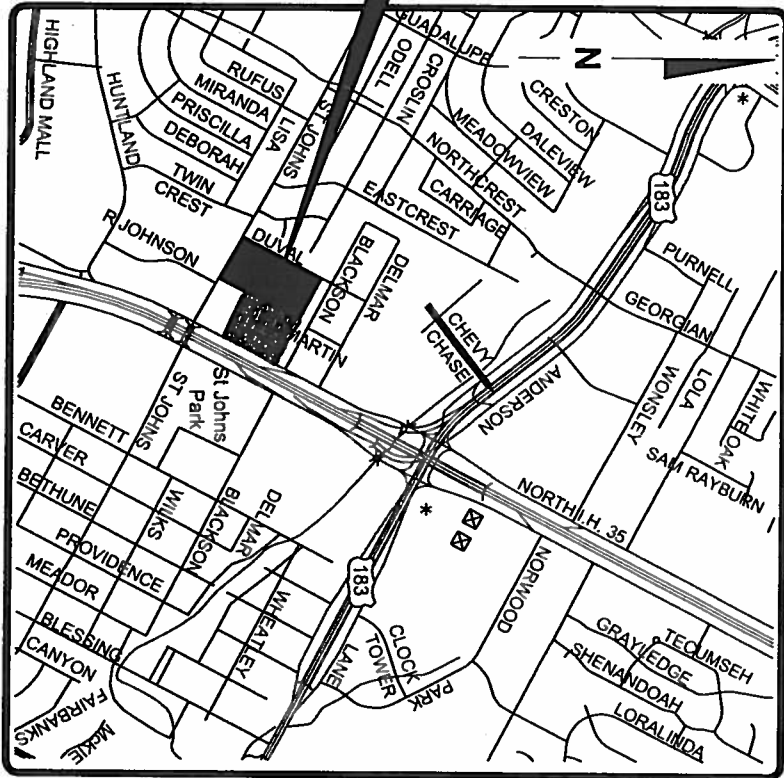
St. JOHN'S AT IH 35
BEING A RESUBDIVISION OF LOT 3

SHEET
1
OF
3

CASE No.

C12/3

**PROJECT
LOCATION**



Project Location Map

N.T.S.

SCANNED

825

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;
- 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: C8-2013-0188.0A
 Contact: Don Perryman, 512-974-2786
 Cindy Casillas, 512-974-3437
 Public Hearing: Feb 25, 2014, Planning Commission

Penno Carol A.
 Your Name (please print)
 7103 Wain Coast Dr
 Your address(es) affected by this application

I am in favor
 I object

ATX
 Signature
 2/28/2014
 Date

Daytime Telephone: _____

Comments:

*Anything about elevans
 or street corner is OK*

By all my family

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

City of Austin - Planning & Development Review Dept./4th Fl
 Don Perryman
 P. O. Box 1088
 Austin, TX 78767-8810

C. A. Stevens