

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0225.0A

P.C. DATE: June 10, 2014

SUBDIVISION NAME: ALF – TINS Subdivision

(A resubdivision being out of and a part of Block Thirteen of the H.A. and J.G. Fitzhugh Subdivision of the R.A. Rutherford Land)

AREA: 7.86 acres

LOTS: 2

APPLICANT: ALF-TINS, LLC
(Mario Arriaga)

AGENT: Wuest Group Texas
(Scott Wuest)

ADDRESS OF SUBDIVISION: 6901 IH-35 North, North Bound Service Road

GRIDS: L27

COUNTY: Travis

WATERSHED: Buttermilk Branch

JURISDICTION: Full Purpose

EXISTING ZONING: CS-MU-NP

NEIGHBORHOOD PLAN: St. John

PROPOSED LAND USE: Commercial

ADMINISTRATIVE WAIVERS: None

SIDEWALKS: Sidewalks will be provided on the subdivision side of the boundary street.

DEPARTMENT COMMENTS: The request is for the approval of the ALF-TINS Subdivision composed of two lots on 7.86 acres. The applicant proposes to resubdivide the property into a two lot subdivision for commercial uses.

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: 512-974-3404

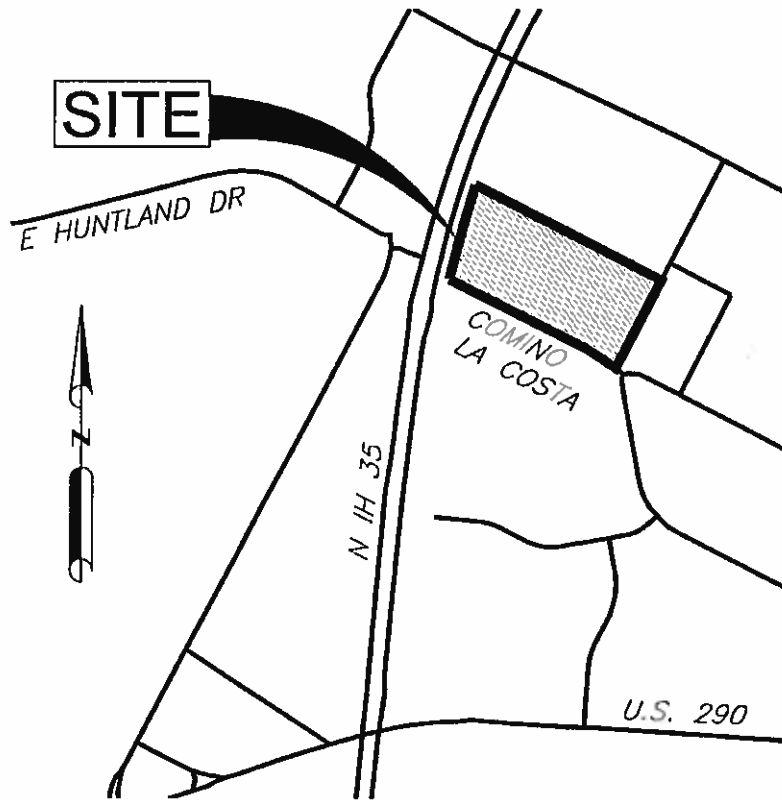
E-mail: cesar.zavala@austintexas.gov

CM
1/2

FINAL PLAT OF ALF-TINS SUBDIVISION

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

LOCATION MAP

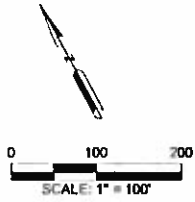


ENGINEERING & DESIGN
FIRM REGISTRATION NO. 15324
307 E. 2ND STREET
AUSTIN, TEXAS 78701
512.294.1990

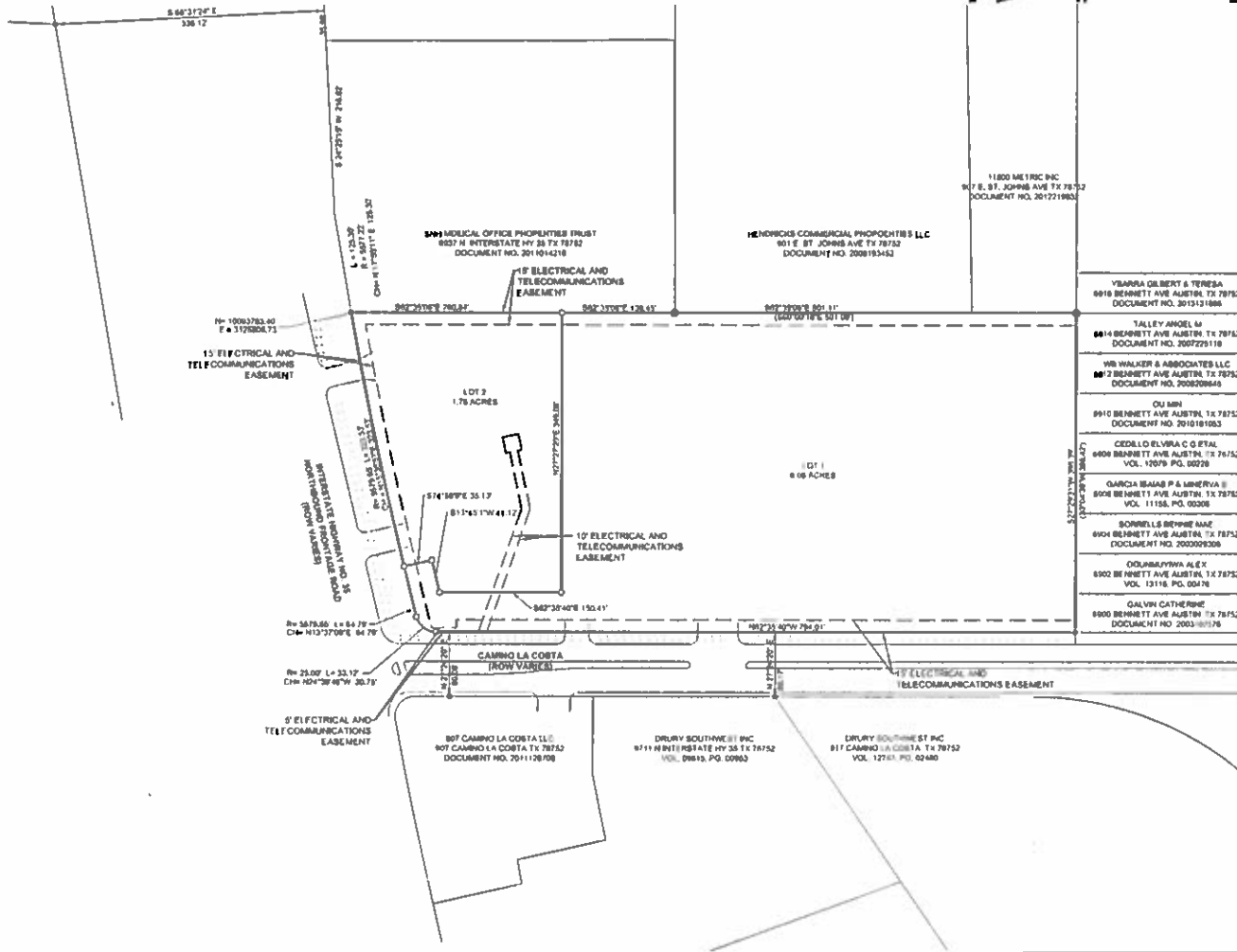
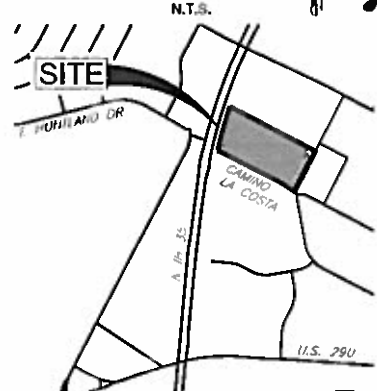
PLAT 114 088-01

ALF-TINS SUBDIVISION
 A RESUBDIVISION BEING OUT OF AND A PART OF BLOCK THIRTEEN OF THE H.A. AND J.G. FITZHUGH
 SUBDIVISION OF THE R.A. RUTHERFORD LAND
 CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
 DECEMBER 16, 2013

C13



LOCATION MAP



Lot Summary Table		
Lot	Acres	Sq. Ft.
1	6.08	264844.80
2	1.78	77536.80
Total	7.86	342381.60

- LEGEND**
- 1/2" IRON ROD FOUND ●
 - 1/2" IRON PIPE FOUND ⊙
 - 1/2" IRON ROD SET WITH CAP STAMPED P FLUGEL *50 ⊕
 - SURVEY CONTROL POINT/BM ▲
 - MAG NAIL FOUND ▲
- BEARING BASIS:
 NAD '83 STATE PLANE COORDINATES (GRID)
 TEXAS CENTRAL ZONE (4203)

SURVEYOR:
FLUGEL AND SURVEYING
 LLOYD DORIS DRUG
 AUSTIN, TX 78728
 512-253-7776
 FIRM NO. 5019017

ENGINEER:

ENGINEERING & DESIGN
 FIRM REGISTRATION No. 15324
 307 E. 2ND STREET
 AUSTIN, TEXAS 78701
 512.284.1900

SHEET: 1 OF 2

SUBMITTAL DATE: DECEMBER 16, 2013

CASE # C8-2013-0225.0A

Drawing & Survey All In Accordance With the Rules and Regulations of the State Board of Surveying and Mapping, State of Texas, and the Rules and Regulations of the State Board of Engineering and Surveying, State of Texas.