

C8

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2014-0012.0A

**Z.A.P. DATE:** August 5, 2014

**SUBDIVISION NAME:** Austin Korean Presbyterian Church Subdivision

**AREA:** 27.386 acres

**LOTS:** 2

**APPLICANT:** Austin Korean Presbyterian  
Church (Roy M. Kim)  
Springs at Walnut Creek H.O.A.  
(Richard Kunz)

**AGENT:** Kimley-Horn  
(Robert J. Smith, P.E.)

**ADDRESS OF SUBDIVISION:** 12311 Natures Bend

**GRIDS:** N33

**COUNTY:** Travis

**WATERSHED:** Walnut Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-6-CO / LO / LR / MF-2

**PROPOSED LAND USE:** Religious Assembly / Open Space

**SIDEWALKS:** Sidewalks will be provided on the subdivision side of all boundary streets.

**ADMINISTRATIVE WAIVERS:** None

**DEPARTMENT COMMENTS:** The request is for the approval of the Austin Korean Presbyterian Church Subdivision consisting of 2 lots on 27.386 acres. The applicant proposes to resubdivide unplatted property and an existing lot into a two lot subdivision for religious assembly use and open space use.

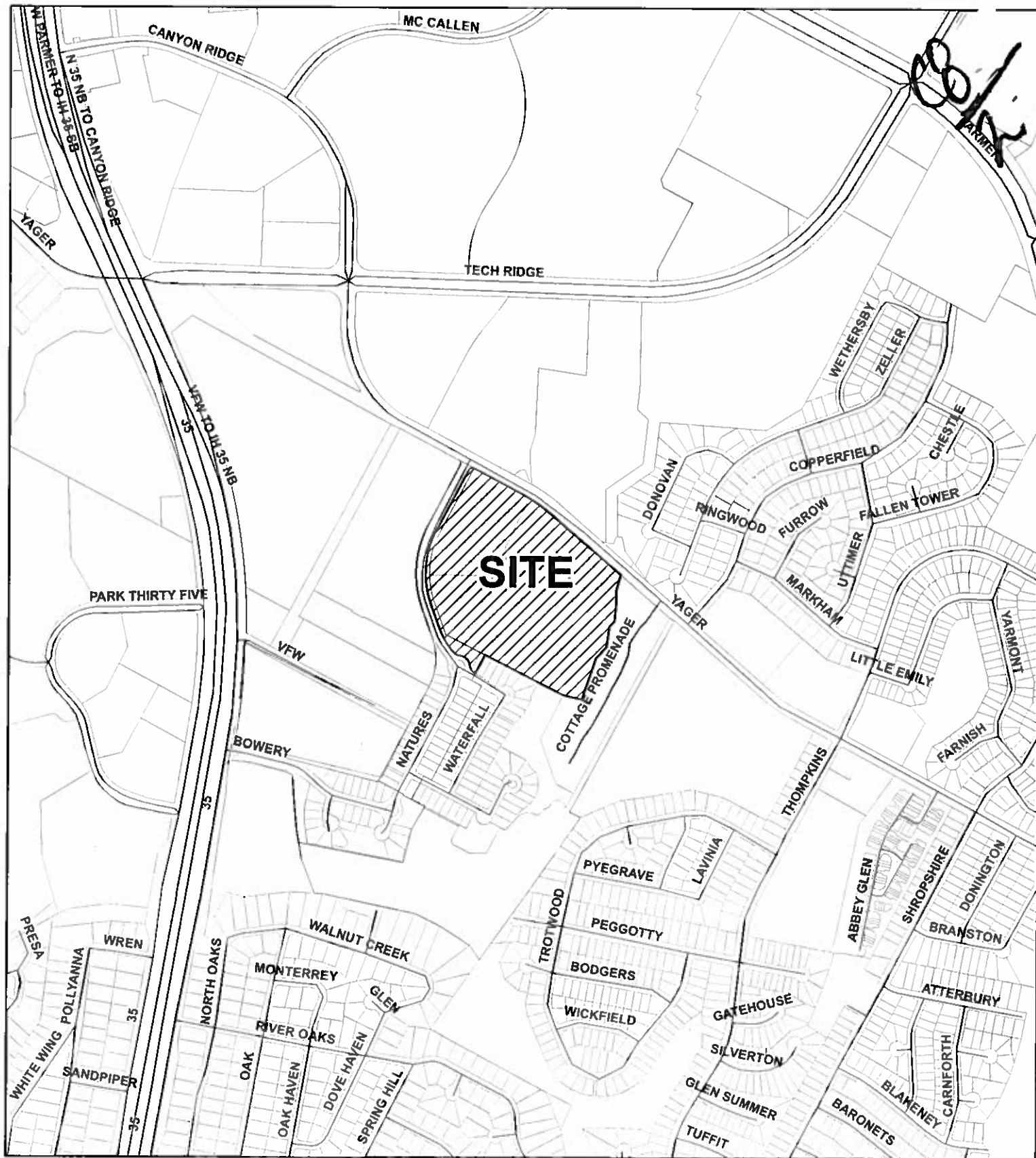
The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

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

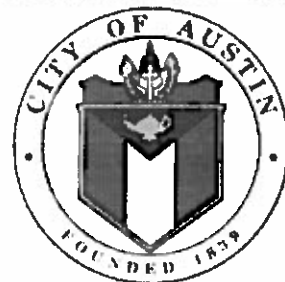
**ZONING & PLATTING ACTION:**

**CASE MANAGER:** Cesar Zavala  
**E-mail:** Cesar.Zavala@austintexas.gov

**PHONE:** 512-974-3404



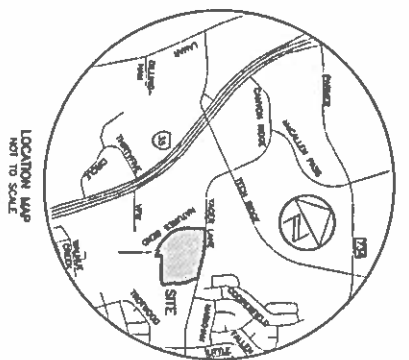
CASE#: C8-2014-0012.0A  
 ADDRESS: AUSTIN KOREAN PRESBYTERIAN  
 CHURCH SUBDIVISION  
 PROJECT: 12311 NATURES BEND  
 GRID: N33  
 CASE MANAGER: CESAR ZAVALA



This map has been produced by site plan review for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

# ISTIN KOREAN PRESBYTERIAN CHURCH SUBDIVISION

SCALE: 1" = 100'  
GRAPHIC SCALE  
100 50 0 100



- LEGEND**
- 1/2" REBAR (ON AS NOTED)
  - 1/2" REBAR WITH "CHAPARRAL" CAP ROUNDED
  - 1/2" REBAR WITH "BUILT" CAP ROUNDED
  - 1/2" REBAR WITH "THREE DUNSOON" CAP ROUNDED
  - 1/2" REBAR WITH "TAMBOUR" CAP SET
  - BENCH-MARK/CONTROL POINT LOCATION
  - SEWERAGE LOCATION
  - D.I.E. DRAINAGE & LATERAL SUPPORT EXIST.
  - C.E.F. CENTRAL DRAINAGE/SEWER EXIST.
  - SHOWN PER CAD FILE PROVIDED BY TOWN/PLANNING DEPARTMENT & RECORDS DEPT. 02/23/13
  - RECORD INFORMATION

THIS IS A SURFACE DRAINAGE. DRAINAGE BASIN: THE TEXAS COORDINATE SYSTEM OF THE NATIONAL GEODETIC SURVEY (NAD83) ON-LINE POSITIONING USER SERVICE (NPLS) FOR CHAPARRAL, DOWNSIDE POINT "A330". 1/2" REBAR WITH "TAMBOUR" CAP SET SURFACE COORDINATES: N 1011844.34 E 3138220.80 TEXAS STATE PLANE COORDINATES: N 10117420.27 E 3137932.75 ELEVATION = 675.04' VERTICAL DATUM: NAD 83 (GEOID 09) CORRECTION SCALE FACTOR = 0.99999818 (FROM SURFACE TO GRID CONVERSION) WHERE SCALE FACTOR = 1.0000018204 (FOR GRID TO SURFACE CONVERSION) SCALED ABOUT 0.0' HEIC ANGLE: 172.23'

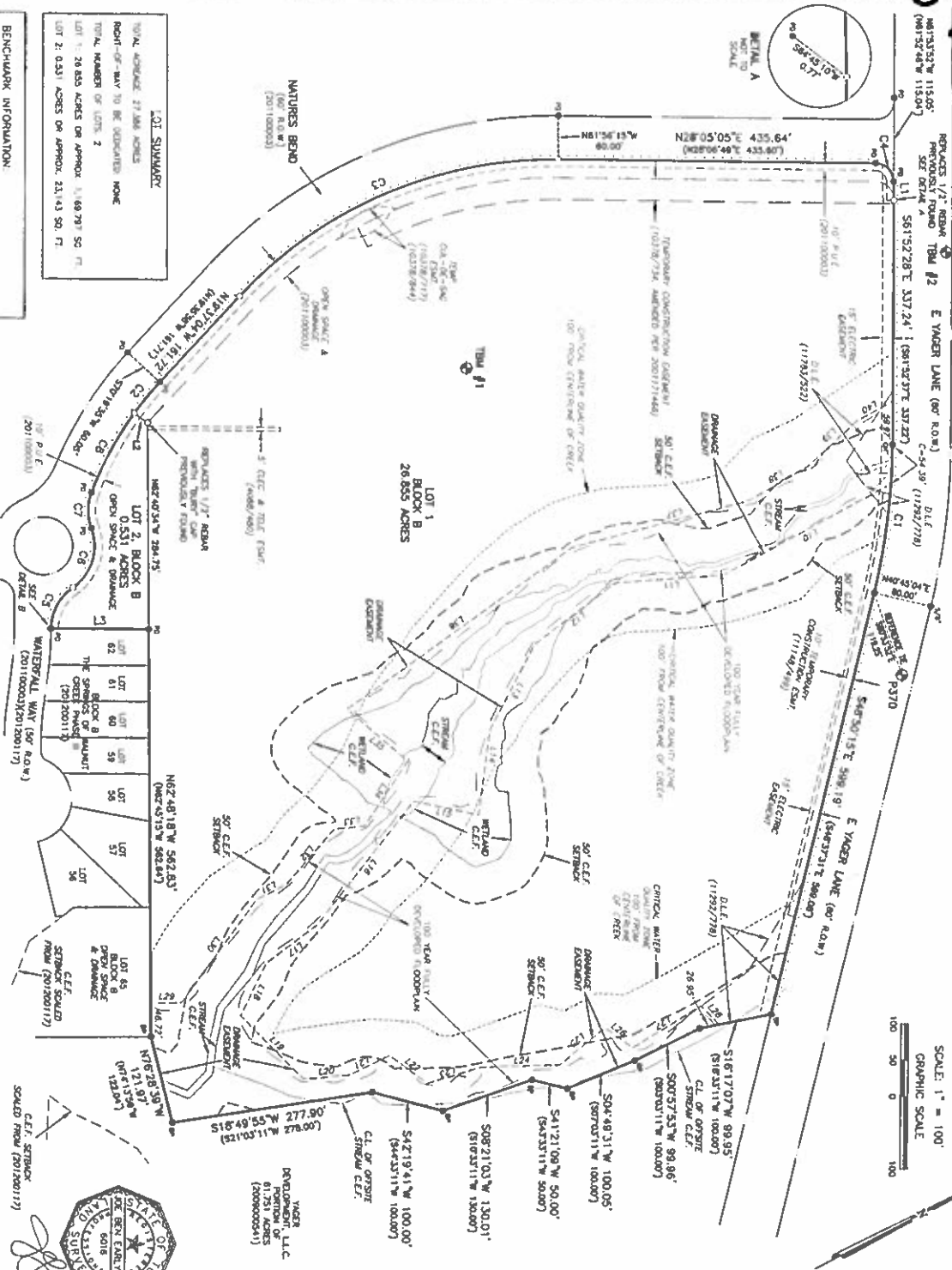
APPLICATION SUBMITTAL DATE: JANUARY 17, 2014

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping  
3500 JACOBO LANE  
AUSTIN, TEXAS 78744  
512-443-1724

PROJECT NO: 738-001  
DRAWING NO: 738-001-PL1  
PLAT DATE: 7/10/14  
PLAT SCALE: 1" = 100'  
DRAWN BY: JRS/CNW  
SHEET 01 OF 02

NO.	DELTA	POINTS	ARC	CHORD	BEARING	(RECORD CHORD)
C1	1303.18'	907.31'	206.72'	55.81'	S55.23.03"E	(RECORD CHORD)
C2	47.42.52'	590.00'	491.34'	47.22'	N62.01.31"W	(RECORD CHORD)
C3	47.42.52'	590.00'	491.34'	47.22'	N62.01.31"W	(RECORD CHORD)
C4	80.06.11'	25.00'	35.38'	N73.10.51"E	(RECORD CHORD)	(RECORD CHORD)
C5	54.15.44'	70.00'	63.84'	N44.58.58"W	(RECORD CHORD)	(RECORD CHORD)
C6	75.30.52'	70.00'	92.44'	49.27'	N62.14.23"W	(RECORD CHORD)
C7	41.12.40'	70.00'	50.35'	124.85'	N62.05.35"W	(RECORD CHORD)
C8	15.13.10'	470.00'	124.85'	556.08.52"E	(RECORD CHORD)	(RECORD CHORD)
C9	07.42.54'	70.00'	0.87'	0.87'	S60.08.52"E	(RECORD CHORD)

NO.	BEARING	LENGTH	(RECORD)
L1	S63.15.28"E	25.49'	(RECORD)
L2	S63.15.14"W	22.32'	(RECORD)
L3	S27.52.27"W	34.44'	(RECORD)



**LOT 1 SUMMARY**  
TOTAL AREA: 27.386 ACRES  
ROOT-OF-WAY TO BE DEDICATED: NONE  
TOTAL NUMBER OF LOTS: 2  
LOT 1: 26.855 ACRES OR APPROX. 1/60.781 SQ. FT.  
LOT 2: 0.531 ACRES OR APPROX. 23,143 SQ. FT.

**BENCHMARK INFORMATION:**  
BM 1: 1/2" REBAR WITH "CHAPARRAL" CAP SET 4.245' EAST OF THE SOUTHWEST CORNER OF THE 6.320 ACRE TRACT AND 7'-10" WEST OF THE SOUTHWEST CORNER OF THE 6.320 ACRE TRACT.  
ELEVATION = 671.78'  
BM 2: SQUARE IN CORNER OF BOTTOM STEP OF STAIRS FOR THE NORTH EASEL OF ADJACENT "WATER LANE" ELEVATION = 677.61'  
VERTICAL DATUM: NAD 83 (GEOID 09)

## 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.austintexas.gov/development](http://www.austintexas.gov/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: C8-2014-0012.0A

Contact: Cesar Zavala, 512-974-3404

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, August 5, 2014

Adolph Vega

Your Name (please print)

12443 technique Blvd APT 1113

Your address(es) affected by this application

*Adolph Vega*

Signature

7/24/2014

Date

Daytime Telephone: 682 367 3441

Comments:

1m ok with it just control  
traffic in/out flow so it doesn't  
slow down the street too much.

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

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

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Cesar Zavala, 512-974-3404

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, August 5, 2014

Judith Turner

Your Name (please print)

1015 E. Yager Ln. Unit 161

Your address(es) affected by this application

Judith Turner

Signature

Date

Daytime Telephone: 512-773-9555

7/26/14

☐ I am in favor  
☒ I object

Comments: In the 1970's a grass-roots movement founded by 7 women called "Now or Never" sought to protect some of the natural land in the West Lake area from destruction. Through fund raising they were able to save 227 acres of land and Wild Basin Preserve was established. 44 years ago Austinites knew the city was destroying the natural landscape - yet it continues to do so without constraint.

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

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

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, August 5, 2014

BOB + PHM RAYBORN  
Your Name (please print)

1015 E YAGER LANE UNIT 47

Your address(es) affected by this application: AUSTIN TX 78753

Dan Rayborn

7-25-2014

Signature

Date

Daytime Telephone: 512-761-0667

Comments: we don't wish more TRAFFIC

AND CHURCHES OR BUSINESSES around

us. Please don't allow more of

THIS. we are very quiet here

AND love the trees.

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

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

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor  
☒ I object