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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2014-0117.0A

Z.A.P. DATE: November 4, 2014

SUBDIVISION NAME: Resubdivision of Lot 1, Block Y, Circle C Ranch Phase B, Section 19

AREA: 27.738 acres

LOT(S): 2

APPLICANT: La Crosse Partners, LP
(Clay Sammis)

AGENT: Bury
(Nick Brown)

ADDRESS OF SUBDIVISION: 5401 La Crosse Ave.

GRIDS: B15

COUNTY: Travis

WATERSHED: Slaughter Creek

JURISDICTION: Full Purpose

EXISTING ZONING: GR-MU-CO

ADMINISTRATIVE WAIVERS: None

SIDWALKS: Sidewalks will be provided on boundary streets.

PROPOSED LAND USE: Office

DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of Lot 1, Block Y, Circle C Ranch Phase B, Section 19 composed of 2 lots on 27.738 acres. The applicant proposes to resubdivide an existing lot into a two lot subdivision for office use. The property is zoned GR-MU-CO and the resubdivision follows zoning requirements.

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

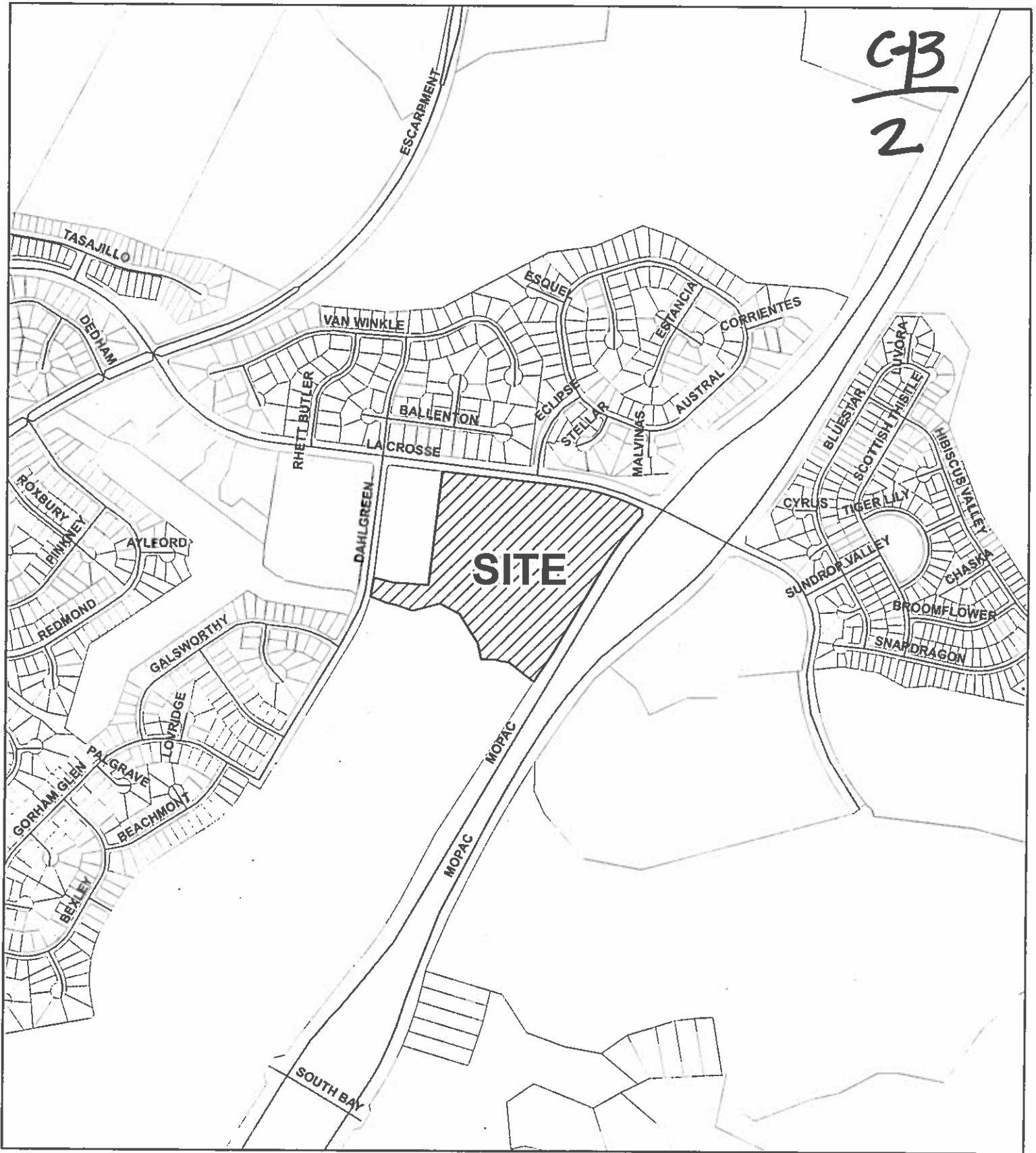
ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov

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SITE



CASE#: C8-2014-0117.0A
ADDRESS: 5401 LA CROSSE AVE.
PROJECT: RESUBDIVISION OF LOT 1 BLOCK Y
CIRCLE C RANCH PHASE B SECTION 1
GRID: B15
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.

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RESUBDIVISION OF LOT 1, BLOCK 'Y', CIRCLE 'C' RANCH PHASE B
SECTION NINETEEN

Circle 'C' Ranch
Phase C Section Three-B
Vol. 96, Pgs. 234-236

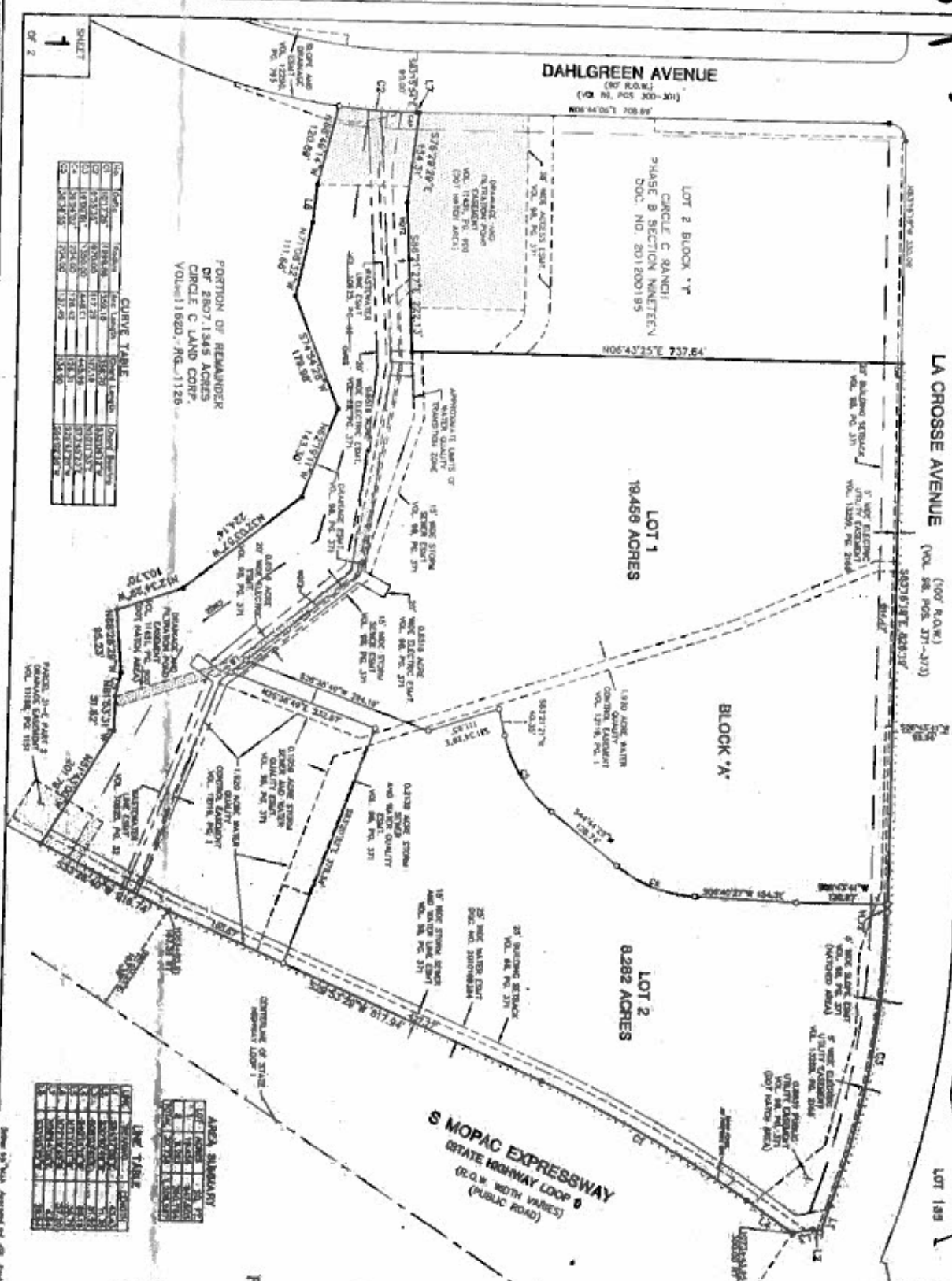
LOT 94
LOT 93
LOT 92
LOT 91
LOT 90
LOT 88
LOT 87
LOT 86
LOT 85

Circle 'C' Ranch
Phase C Section Five-B
Vol. 88, Pgs. 385-387

LOT 135

Circle 'C' Ranch
Phase C Section Five-A
Vol. 94, Pgs. 31-31B

LOT 135

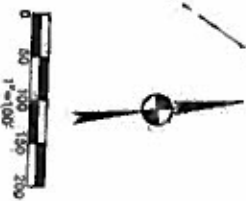


CURVE TABLE

Curve No.	Stationing	Radius	Chord	Delta	Length	Area
1	1+00.00	100.00	100.00	90.00	157.08	15,708.00
2	1+100.00	100.00	100.00	90.00	157.08	15,708.00
3	1+200.00	100.00	100.00	90.00	157.08	15,708.00
4	1+300.00	100.00	100.00	90.00	157.08	15,708.00
5	1+400.00	100.00	100.00	90.00	157.08	15,708.00
6	1+500.00	100.00	100.00	90.00	157.08	15,708.00
7	1+600.00	100.00	100.00	90.00	157.08	15,708.00
8	1+700.00	100.00	100.00	90.00	157.08	15,708.00
9	1+800.00	100.00	100.00	90.00	157.08	15,708.00
10	1+900.00	100.00	100.00	90.00	157.08	15,708.00

AREA SUMMARY

Description	Area (Acres)
Lot 1	18,456.00
Lot 2	8,282.00
Block 'Y'	18,456.00
Remainder	2,807.13
Total	38,001.13



- LEGEND
- 1/4" inch non rounded quarter section
 - 1/8" inch non rounded eighth section
 - THICK CONCRETE DRIVEWAY/CONCRETE DRIVE
 - CHIEF CRITICAL WATER QUALITY ZONE
 - WATER QUALITY SENSITIVE ZONE
 - SHRUBS

RESUBDIVISION OF LOT 1
BLOCK 'Y' CIRCLE 'C'
RANCH PHASE B
SECTION NINETEEN

A TWO LOT SUBDIVISION
CONSISTING OF 22,738 ACRES

DATE: JUNE 26, 2014
PREPARED BY:

BURY

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: <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: C8-2014-0117.0A
 Contact: Cesar Zavala, 512-974-3404 or
 Cindy Casillas, 512-974-3437
 Public Hearing: Nov 4, 2014, Zoning and Platting Commission

Travis Waid

Your Name (please print)

10500 Galsworthy Ln

Your address(es) affected by this application

[Handwritten Signature]

Signature

10-22-14

Date

Daytime Telephone: 512-280-3199

Comments: Acre by acre you are destroying this section of Circle C. The very thing that makes it attractive. And in the process ruining the very reason we need our children here. You have shown that you don't care, but this is a high voting area and we do care! I will do everything I can to vote out everyone who votes this plan through. Stop raping the environment like this! Pray for us that you're worse than a rubber stamp.

I am in favor
 I object

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

City of Austin - Planning & Development Review Department / 4th Floor
 Cesar Zavala
 P. O. Box 1088
 Austin, TX 78767-8810