

**SUBDIVISION REVIEW SHEET**

C18  
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**CASE NO.:** C8-2014-0106.0A

**P.C. DATE:** November 12, 2014

**SUBDIVISION NAME:** Resub Lot 1 Block A Airport Commerce Sec. 2

**AREA:** 19.52 Acres

**LOT(S):** 2

**OWNER/APPLICANT:** SFSV Hill Airport Commerce II LLC

**AGENT:** Thrower Design (Ron Thrower)

**ADDRESS OF SUBDIVISION:** 1501 Airport Commerce Drive

**GRIDS:** MM18

**COUNTY:** Travis

**WATERSHED:** Carson Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** CS-CO-NP

**MUD:** N/A

**NEIGHBORHOOD PLAN:** Montopolis

**PROPOSED LAND USE:** Commercial

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

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

**DEPARTMENT COMMENTS:** The request is for approval of the Resubdivision of Lot 1, Block A, Airport Commerce Section 2. The applicant proposes to resubdivide an existing lot into two lots for commercial use. The lots will take their primary access from Airport Commerce Drive. City of Austin utilities are available. 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.

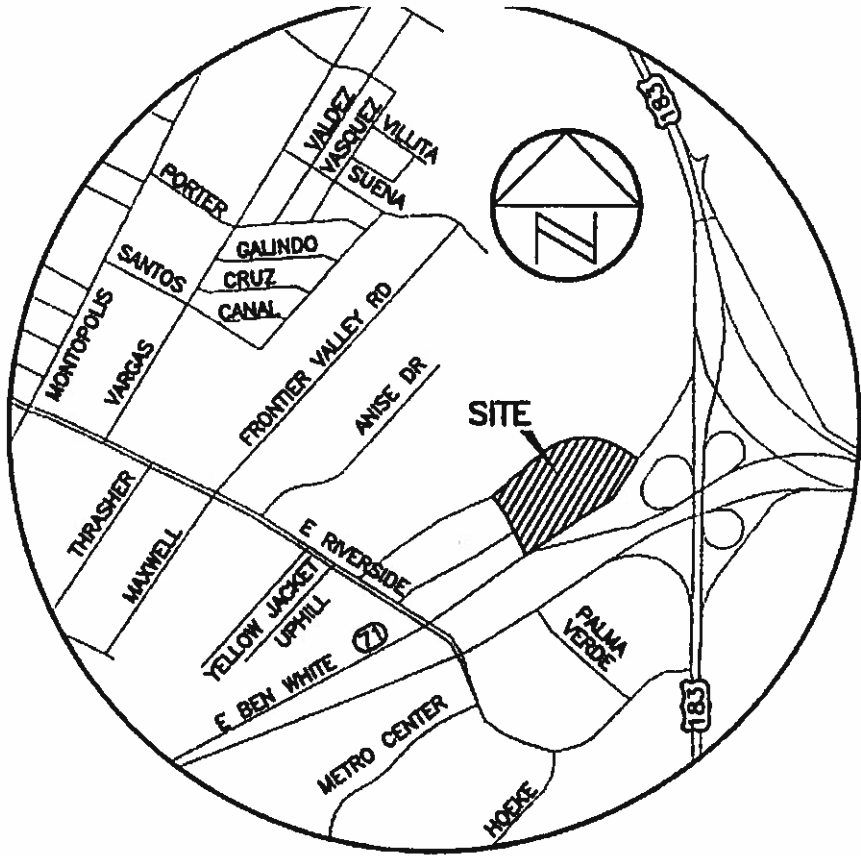
**PLANNING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman

**PHONE:** 512-974-2786

**E-MAIL:** don.perryman@austintexas.gov

C18  
2

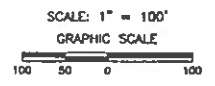
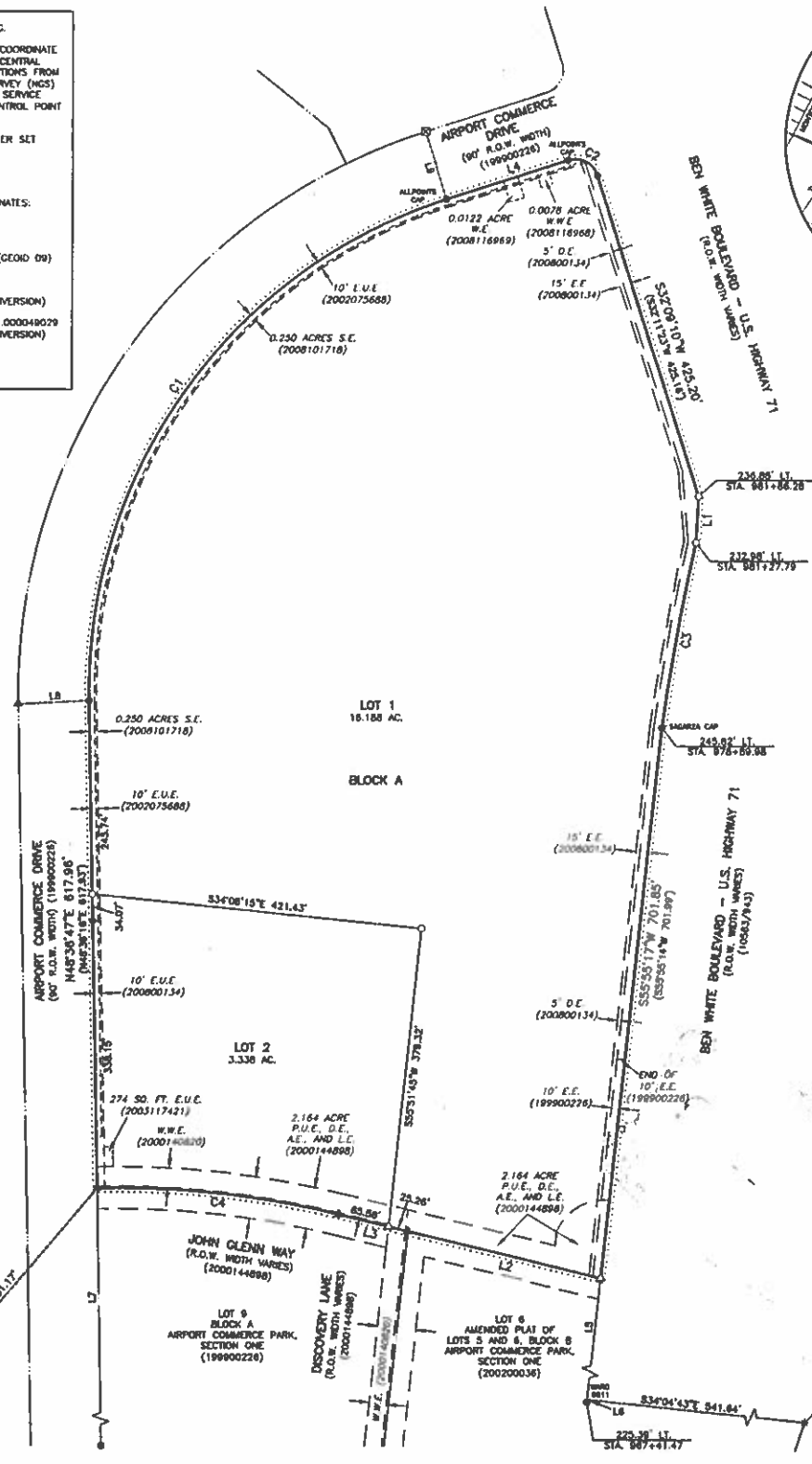
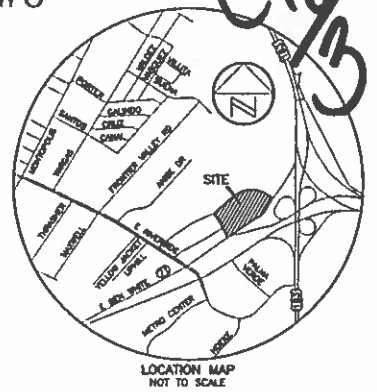


LOCATION MAP  
NOT TO SCALE

# RESUBDIVISION OF LOT 1, BLOCK A, AIRPORT COMMERCE, SECTION TWO

C18  
3

THIS IS A SURFACE DRAWING.  
 BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON OPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P468".  
 COTTON SPINDLE WITH WASHER SET  
 SURFACE COORDINATES:  
 N 10054928.89  
 E 3129368.03  
 TEXAS STATE PLANE COORDINATES:  
 N 10054433.84  
 E 3129214.81  
 ELEVATION = 506.57'  
 VERTICAL DATUM: NAVD 88 (GEOID 09)  
 COMBINED SCALE FACTOR = 0.999950973  
 (FOR SURFACE TO GRID CONVERSION)  
 INVERSE SCALE FACTOR = 1.000049029  
 (FOR GRID TO SURFACE CONVERSION)  
 SCALED ABOUT 0.0  
 THETA ANGLE: 1'21"29"



- LEGEND
- 1/2" REBAR FOUND (OR AS NOTED)
  - 1/2" REBAR WITH "CHAPARRAL" CAP SET
  - △ MAG NAIL WITH "CHAPARRAL" WASHER SET
  - ▲ MAG NAIL FOUND
  - ⊞ COTTON SPINDLE FOUND
  - ⊞ PUNCH HOLE IN CONCRETE FOUND
  - ⊞ CONTROL POINT/BENCHMARK LOCATION
  - ( ) RECORD INFORMATION
  - R.O.W. RIGHT-OF-WAY
  - S.E. SIDEWALK EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - E.E. ELECTRIC EASEMENT
  - E.U.E. ELECTRIC UTILITY EASEMENT
  - A.E. ACCESS EASEMENT
  - W.W.E. WASTEWATER EASEMENT
  - W.L.E. WATERLINE EASEMENT
  - L.E. LANDSCAPE EASEMENT
  - D.E. DRAINAGE EASEMENT
  - ..... SIDEWALK

LOT SUMMARY:  
 LOT 1: 16.188 AC. (705,108 S.F.)  
 LOT 2: 3.338 AC. (145,383 S.F.)  
 TOTAL: 19.526 AC. (850,532 S.F.)



5/01/2014

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	RECORD CHORD
C1	650.00'	73°33'51"	834.56'	N85°25'02"E	778.41'	(N89°28'31"E 778.23')
C2	30.00'	90°12'19"	47.23'	S13°01'28"E	42.50'	(S12°50'57"E 42.35')
C3	2889.79'	4°43'24"	238.23'	S60°01'56"W	238.16'	(S60°02'05"W 238.05')
C4	1190.30'	14°56'26"	310.38'	N33°54'09"W	309.50'	(N33°54'42"W 308.50')

LINE TABLE				
LINE	BEARING	DISTANCE	(RECORD)	
L1	S53°07'18"W	58.62'	(S52°34'51"W 58.44')	
L2	N26°26'19"W	252.38'	(N28°25'56"W 252.28')	
L3	N26°15'27"W	90.84'	(N28°20'54"W 80.88')	
L4	S57°50'03"E	161.67'	(S57°54'16"E 161.81')	
L5	S55°55'17"W	446.90'	(S55°50'14"W 446.90')	
L6	N55°55'17"E	3.32'		
L7	S48°56'47"W	362.17'	(S51°37'00"W 362.07')	
L8	N42°50'56"W	69.75'		
L9	N32°45'48"E	69.51'		

**Chaparral**  
 Professional Land Surveying, Inc.  
 Surveying and Mapping  
 3500 McCall Lane  
 Austin, Texas 78744  
 512-443-1724  
 TPLS Firm No. 10124500

PROJECT NO.: 702-002  
 DRAWING NO.: 702-002-PL1  
 PLOT DATE: 5/01/2014  
 PLOT SCALE: 1"=100'  
 DRAWN BY: JPA  
 SHEET 01 OF 02

**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: C8-2014-0106.0A  
 Contact: Don Perryman, 512-974-2786  
 Cindy Casillas, 512-974-3437  
 Public Hearing: Nov 12, 2014, Planning Commission

Your Name (please print) SHARICE LAWLER

I am in favor  
 I object

Your address(es) affected by this application 7901 E Ben White Blvd

Signature [Signature] Date 11/9/14

Daytime Telephone: 512-385-2211

Comments: A - OK

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

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