

C81

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2014-0202.0A

**ZAP DATE:** April 21, 2015

**SUBDIVISION NAME:** Resubdivision of Lot 2A, Block "A", Resubdivision of Parmer North Section One, Lots 1 & 2

**AREA:** 32.39 acres

**LOTS:** 2

**APPLICANT:** Karlin McCallan pass, LLC  
(Matthew Schwab)

**AGENT:** Bury, Inc.  
(Kristi English)

**ADDRESS OF SUBDIVISION:** 301 W Howard Lane

**GRIDS:** MN35

**COUNTY:** Williamson

**WATERSHED:** Walnut Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** LI-PDA

**DISTRICT:** 7

**LAND USE:** Limited Industrial

**NEIGHBORHOOD PLAN:** none

**ADMINISTRATIVE WAIVERS:** none

**VARIANCES:** none

**SIDEWALKS:** Sidewalks will be constructed along W. Howard Lane and McCallen Pass.

**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 2A, Block A of the Resubdivision of Parmer North Section One Lots 1 & 2. The plat is comprised of 2 lots on 32.39 acres. The applicant proposes to resubdivide an existing lot into two lots for Limited Industrial use. The site is developed with a warehouse and office. This plat will place each structure on a separate lot. The proposed lots comply with zoning requirements for use, lot width and lot size.

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

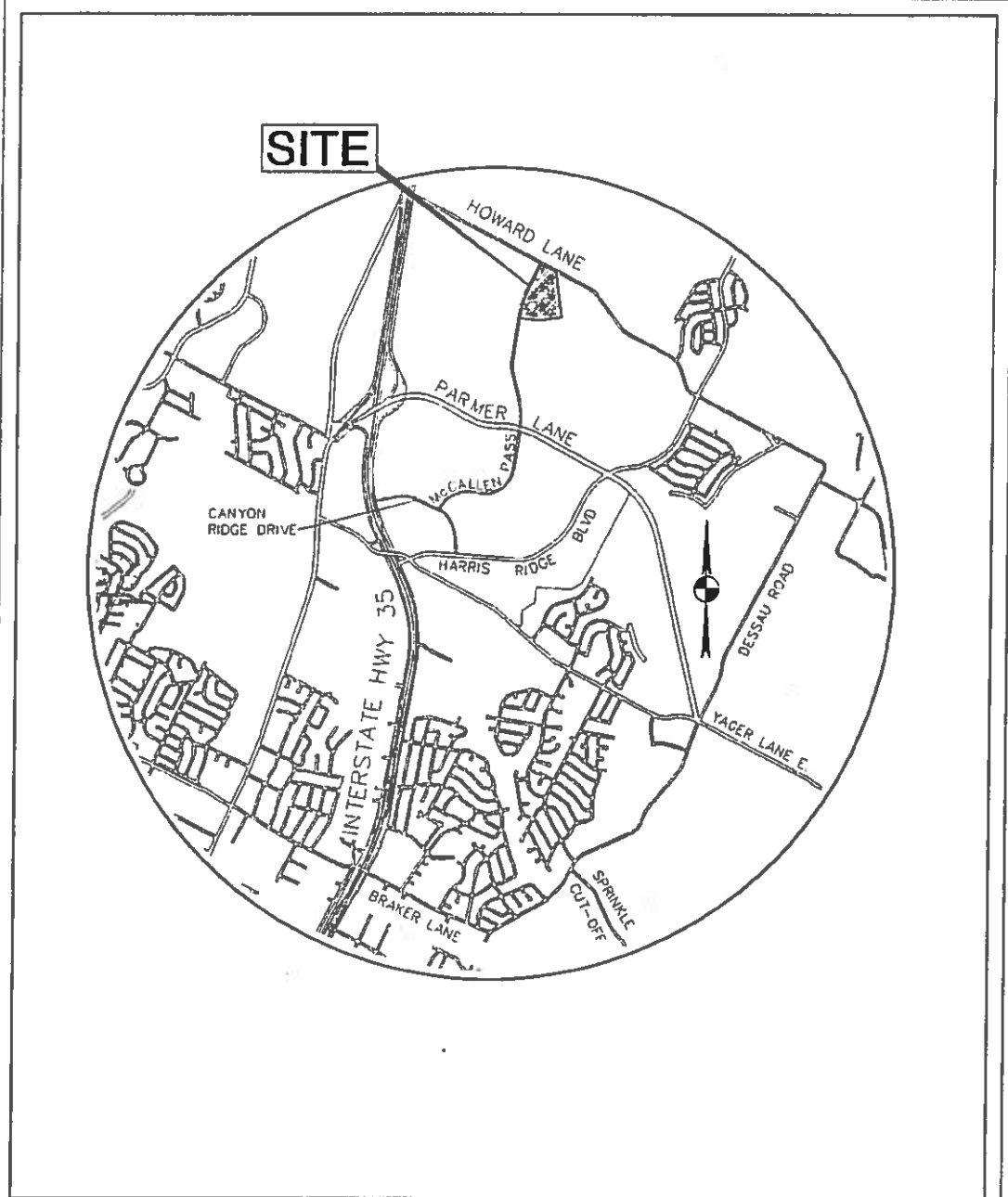
**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Steve Hopkins

**PHONE:** 512-974-3175

**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)

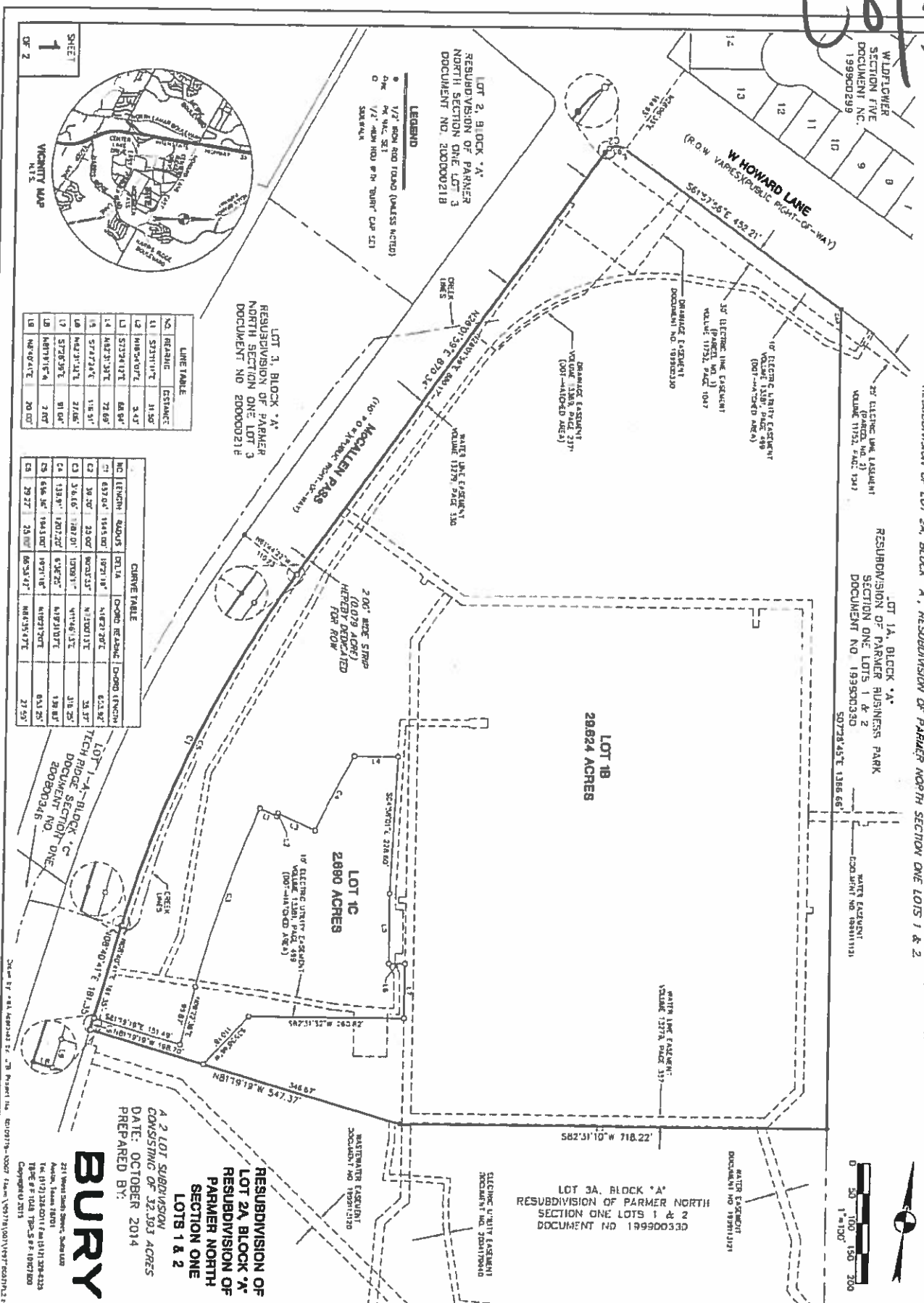
CSN



<b>BURY</b> 271 West Sixth Street, Suite 600 Austin, Texas 78701 Tel: (512) 328-0311 Fax: (512) 328-0328 TDD: (512) 328-0311 Copyright © 2014	301 HOWARD RESUBDIVISION	VICINITY MAP		
	KARLIN TECH RIDGE 301, LLC			
DATE 3/05/2014	SCALE NTS	DRAWN BY BCS	FILE G:\110877\B10007\EXHIBITS\	PROJECT No 109778-10007

0813

**RESUBDIVISION OF LOT 2A, BLOCK 'A' RESUBDIVISION OF PARMER NORTH SECTION ONE LOTS 1 & 2**  
 BEING 32.393 ACRES OF LAND OUT OF THE ALEXANDER HALLIERS SURVEY NO. 67, SITUATED IN TARRANT COUNTY, TEXAS, BEING A  
 RESUBDIVISION OF LOT 2A, BLOCK 'A', RESUBDIVISION OF PARMER NORTH SECTION ONE LOTS 1 & 2.



WIDFLOWER SECTION FIVE DOCUMENT NO. 199900289

LOT 1A, BLOCK 'A' RESUBDIVISION OF PARMER BUSINESS PARK SECTION ONE LOTS 1 & 2 DOCUMENT NO. 199900330

WATER EASEMENT DOCUMENT NO. 199911131

ELECTRIC UTILITY EASEMENT DOCUMENT NO. 199911131

LOT 2, BLOCK 'A' RESUBDIVISION OF PARMER NORTH SECTION ONE LOT 3 DOCUMENT NO. 200000218

LOT 3, BLOCK 'A' RESUBDIVISION OF PARMER NORTH SECTION ONE LOT 3 DOCUMENT NO. 200000218

LOT 3A, BLOCK 'A' RESUBDIVISION OF PARMER NORTH SECTION ONE LOTS 1 & 2 DOCUMENT NO. 1999000533

**LEGEND**  
 ● 1/2" IRON ROD FOUND (UNLESS NOTED)  
 ○ 1/4" IRON ROD FOUND (UNLESS NOTED)  
 ○ 1/2" IRON ROD FOUND (UNLESS NOTED)  
 ○ 1/4" IRON ROD FOUND (UNLESS NOTED)

**LINE TABLE**

NO.	REMARKS	DISTANCE
1	S31°11'17" E	81.50'
2	N88°34'07" E	3.43'
3	S73°24'12" E	84.64'
4	N42°31'31" E	72.69'
5	S77°24'25" E	116.51'
6	N42°31'31" E	27.66'
7	S77°24'25" E	27.66'
8	N42°31'31" E	91.04'
9	N42°31'31" E	2.07'
10	N42°31'31" E	20.07'

**CURVE TABLE**

NO.	LENGTH	CHORDS	DELTA	CHORD BEARING	CHORD LENGTH
1	637.00'	1345.00'	107°11'18"	N48°21'30"E	623.87'
2	39.20'	23.00'	W02°33' E	N13°01'31"E	33.37'
3	39.16'	1782.01'	170°01'11"	N11°46'13"E	318.26'
4	138.80'	1002.20'	83°28'22"	N49°21'07"E	139.87'
5	658.36'	1343.00'	107°11'18"	N42°31'31"E	631.26'
6	29.27'	23.00'	W02°33' E	N42°31'31"E	27.52'

LOT 1-A, BLOCK 'A' RESUBDIVISION OF PARMER NORTH SECTION ONE DOCUMENT NO. 200000346

**BURY**  
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 TWP & FIDAL TWP-5 & F-1007800  
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A 2 LOT SUBDIVISION OF 32.393 ACRES  
 DATE: OCTOBER 2014  
 PREPARED BY:  
 C8-2014-02020A

