

SUBDIVISION REVIEW SHEET



CASE NO.: C8J-2014-0056.0A

Z.A.P. DATE: June 2, 2015

SUBDIVISION NAME: Resubdivision of Lot 1, Austin Christian Faith Center

AREA: 46.83 Acres

LOT(S): 2 Total Lots

OWNER/APPLICANT: Austin Christian Faith, Inc.
TCSFS Austin I
GC Austin Charter LLC
HC Austin Charter LLC
(Donald Dickey)

AGENT: Garrett-Ihnen Civil Engineers
(Steve Ihnen)

ADDRESS OF SUBDIVISION: 3811 ½ Shoreline Blvd.

GRIDS: L-38

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USE: Commercial (Civic)

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on all boundary streets.

DEPARTMENT COMMENTS: The request is for approval of a Resubdivision of Lot 1, Austin Christian Faith Center. The proposed resubdivision will be from one lot to two (2) lots; one lot will be for an existing church and associated improvements (Lot 1B on 37.49 acres), and one lot is for an existing private school (Lot 1A on 9.34 acres) for a total of 46.83 acres.

ISSUES: Staff has not received any inquiries from adjacent property owners on this final plat.

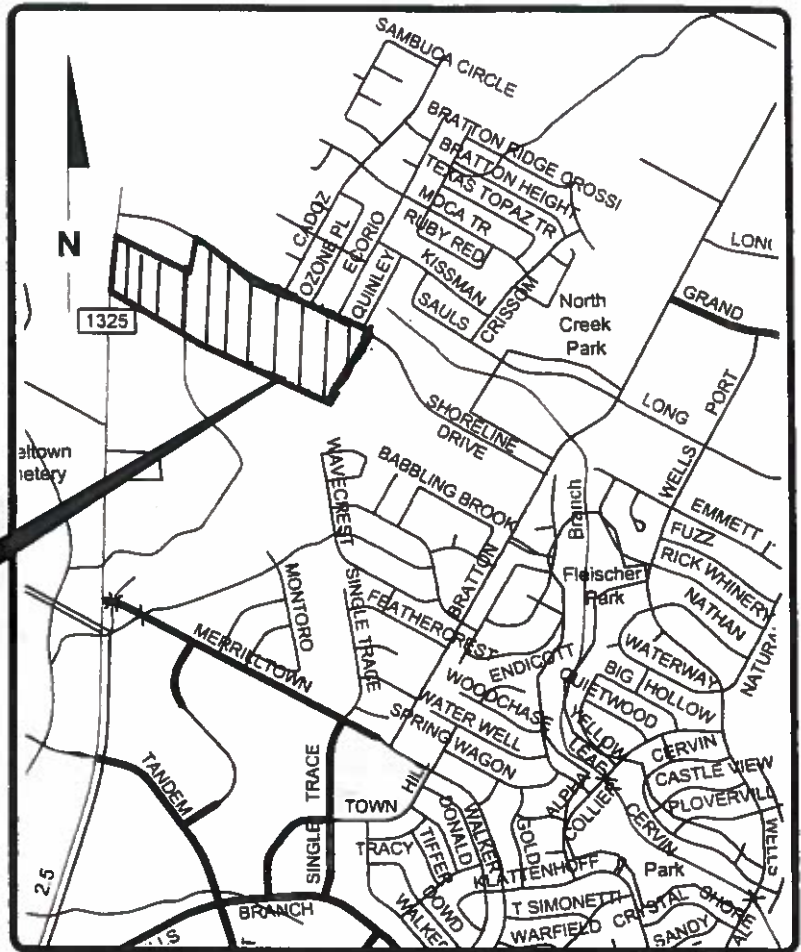
STAFF RECOMMENDATION: The staff recommends approval of this resubdivision. This plan meets all applicable County, State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sue Welch
Email address: sue.welch@traviscountytexas.gov

PHONE: (512) 854-7637

C16
1/2



Project Location

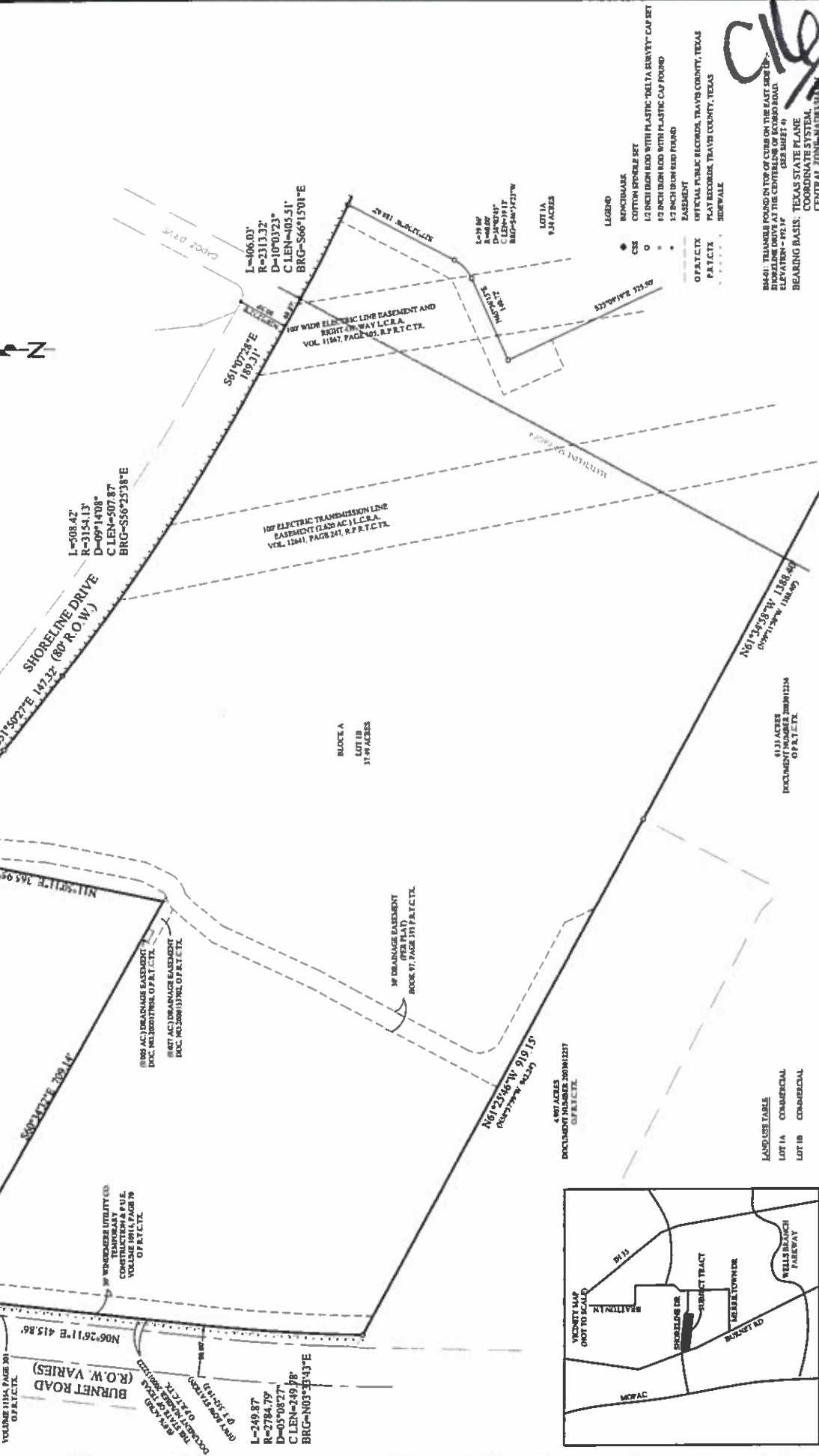
Project Location Map
N.T.S.

Resubdivision of Austin Christian Faith Center

Proposed Plat



M.M. HORNSBY SURVEY No. 76 ABSTRACT 390 AND NELSON MERRILL SURVEY No. 70 ABSTRACT 370, TRAVIS COUNTY, TEXAS MARCH 2015



L=191.95° R=1198.22' D=09°10'43" C LEN=191.75' BRG=S56°30'12"E

L=508.42' R=3154.13' D=09°14'08" C LEN=507.87' BRG=S56°25'38"E

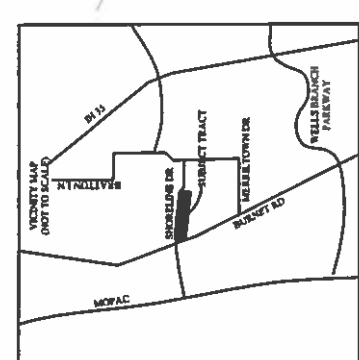
L=406.03' R=2313.32' D=10°03'23" C LEN=405.51' BRG=S66°15'01"E

BLOCK A LOT 1B 11.9 ACRES

4.97 ACRES DOCUMENT NUMBER 2009012257 OF P.A.T.C.T.X.

LAND USE TABLE LOT 1A COMMERCIAL LOT 1B COMMERCIAL

6.13 ACRES DOCUMENT NUMBER 2009012254 OF P.A.T.C.T.X.



- LEGEND
- BENCHMARK
 - CUTTING STAKE SET
 - 1/2 INCH BURN ROD WITH PLASTIC "DELTA SURVEY" CAP SET
 - 1/2 INCH BURN ROD WITH PLASTIC CAP FOUND
 - 1/2 INCH BURN ROD FOUND
 - EASEMENT
 - OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
 - PLAY RECORDS, TRAVIS COUNTY, TEXAS
 - P.A.T.C.T.X.
 - SUBWALL

REMARK: TELEPHONE FOUND IN TOP OF CURB ON THE EAST SIDE OF BURNET ROAD. THE CENTER OF CURB IS 10 FEET FROM THE ELEVATION = 107.14' (SEE SHEET 4) BEARING BASIS: TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE - NAD83 HARN

Delta Survey Group Inc. 5211 Dunbar Lane, Suite 102, Austin, TX 78745 Office: (512) 252-0200 Fax: (512) 252-0209 T8725 Plan No. 1000000

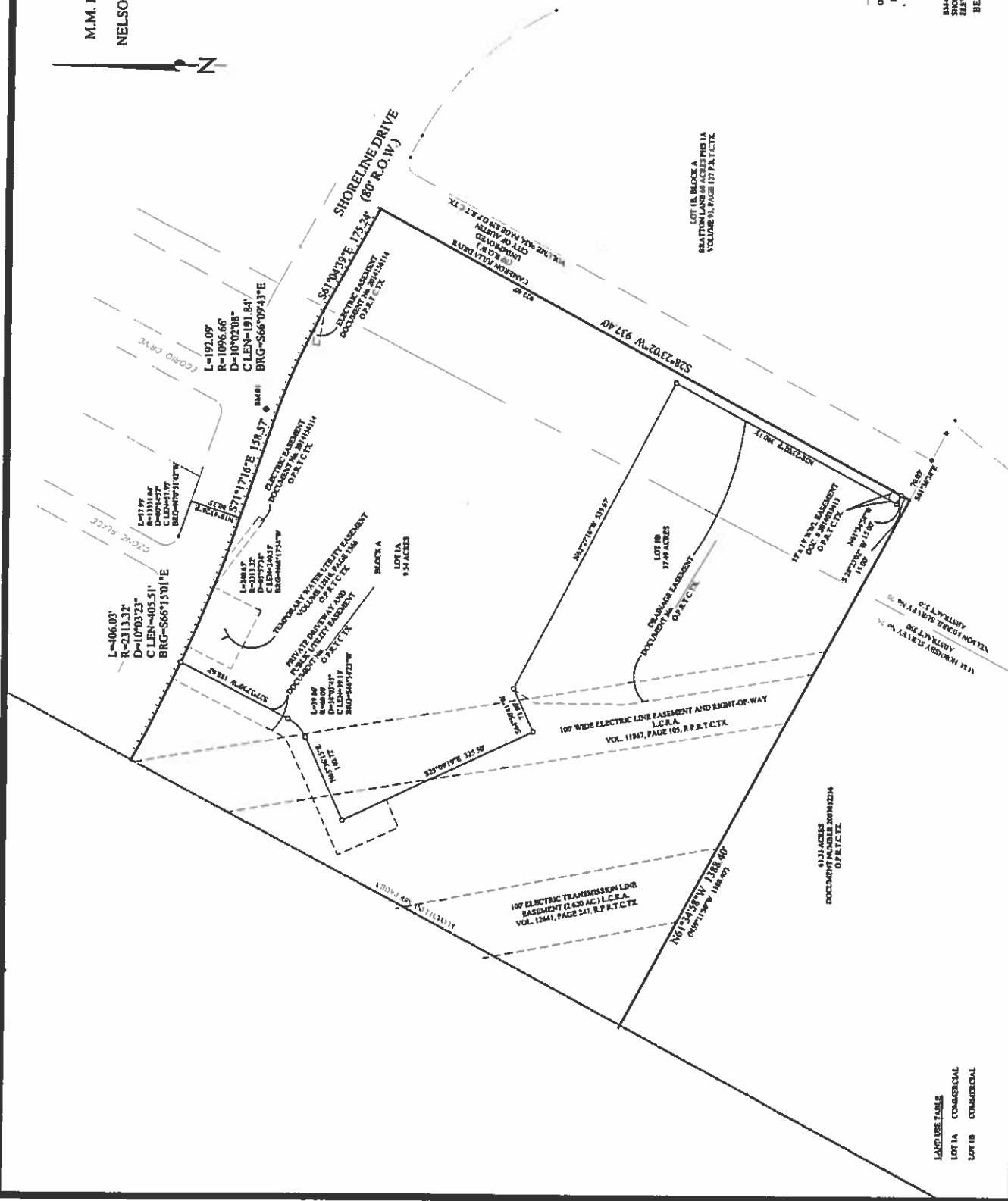
RESUBDIVISION OF AUSTIN CHRISTIAN FAITH CENTER

C8J-2014-0056.0A

KROPOSEK PLAT



1" = 100'
M.M. HORNSBY SURVEY No. 76 ABSTRACT 390
AND
NELSON MERRILL SURVEY No. 70 ABSTRACT 570,
TRAVIS COUNTY, TEXAS
MARCH 2015



- LEGEND
- CS CUTTING SPRIGS SET
 - 12 INCH BURN BOND WITH PLASTIC "DELTA" SURVEY CAP SET
 - 12 INCH BURN BOND WITH PLASTIC CAP FOUND
 - BENCHMARK
 - EASEMENT
 - OFFICIAL PUBLIC RECORD, TRAVIS COUNTY, TEXAS
 - PLAT RECORD, TRAVIS COUNTY, TEXAS
 - SEWELL

BM-41: TRIANGLE FOUND IN TOP OF CURB ON THE EAST SIDE OF SHORELINE DRIVE AT THE CENTERLINE OF EASEMENT. ESTATION - 102.17 BEARING BASIS TEXAS STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE, NAD83/NA83

Handwritten initials/signature: CRO

RESUBDIVISION OF AUSTIN CHRISTIAN FAITH CENTER

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TRPLS Form No. 1006/700