

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0053.0A**P.C. DATE:** April 26, 2016**SUBDIVISION NAME:** Sunridge Park Section One Lot 1 Block E; Resubdivision**AREA:** 3.29**LOT(S):** 12**OWNER/APPLICANT:** (John & Lisa Marie Gyori)**AGENT:** Consort, Inc (Mark T. Burson)**ADDRESS OF SUBDIVISION:** 3014 Sunridge Dr.**GRIDS:** MK18**COUNTY:** Travis**WATERSHED:** Country Club West**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-2-NP**District:** 3**NEIGHBORHOOD PLAN:** Parker Lane**PROPOSED LAND USE:** Single-family residential**ADMINISTRATIVE WAIVERS:** N/A

VARIANCES: On October 27, 2015 the Commission granted the applicants request for a variance from Section 25-4-175(A)(2) of the Land Development Code in order to utilize a flag lot design for a proposed resubdivision.

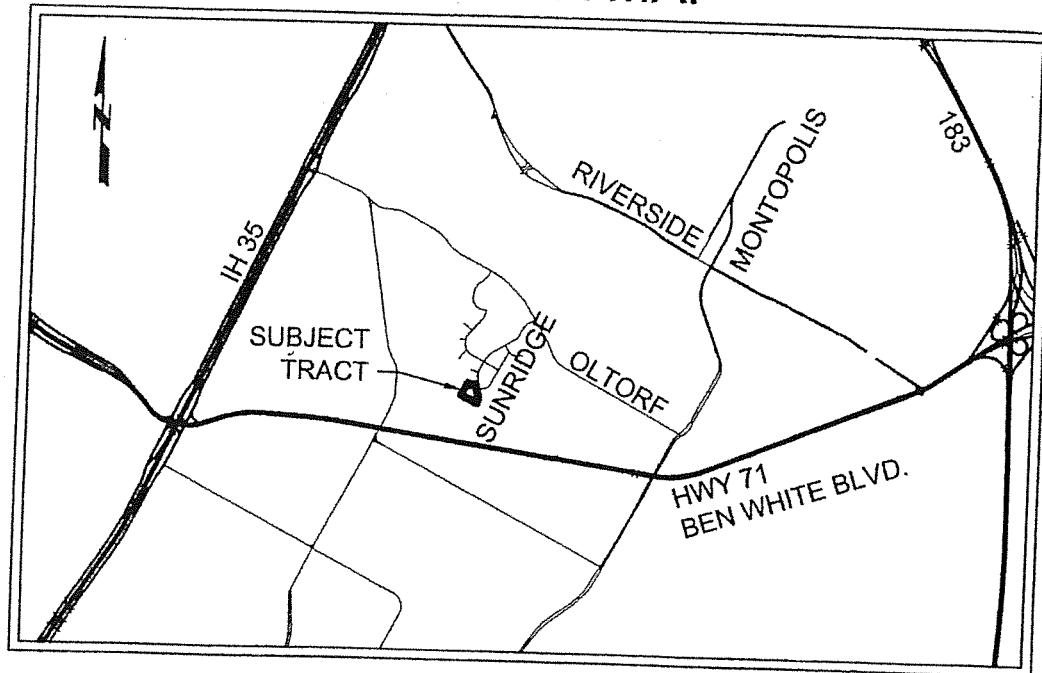
SIDEWALKS: Sidewalks will be provided on the subdivision side of Sunridge Parkway.

DEPARTMENT COMMENTS: The request is for approval of the above referenced resubdivision. The proposed plat is composed of 12 lots on 3.29 acres. The lots will take access of Sunridge Drive and flag lots will utilize joint access. The City of Austin will provide all utilities. The developer will be responsible for all costs associated with any required improvements. Parkland dedication requirements have been satisfied by payment of fees in lieu of land dedication.

STAFF RECOMMENDATION: The staff recommends approval of the resubdivision request. The plat meets all city and state requirements.

PLANNING COMMISSION ACTION:**CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**e-mail:** don.perryman@austintexas.gov

LOCATOR MAP



PROJECT NO. 2352-3-001

K:\PROJECTS\2352-3-001_Matt Ates_Sunridge_BA-Survey\DWG\Sunridge_Final Plat.dwg [PAGE 1] March 19, 2015 - 9:29am

I, MARGARET A. NOLEN, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODES AND WAS PREPARED FROM A SURVEY COMPLETED ON THE GROUND UNDER MY SUPERVISION DURING FEBRUARY, 2015.



MARGARET A. NOLEN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5599
THE WALLACE GROUP, A CP&Y, INC. COMPANY
1 CHISHOLM TRAIL, SUITE 130
ROUND ROCK, TEXAS 78681

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS, THAT I REVIEWED THE PLAT SUBMITTED HEREWITH AND THAT ALL THE INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTION THEREOF AND SAID PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODES, AS AMENDED, AND ALL OTHER APPLICABLE CODES AND ORDINANCES.

WITNESS MY HAND THIS THE 29 DAY OF FEBRUARY, 20 16, A.D.

ENGINEERING BY: CONSORT, INC.
1646 EAST CESAR CHAVEZ
AUSTIN, TX 78702



MARK T. BURSON
REGISTERED PROFESSIONAL ENGINEER NO. 66334
1646 EAST CESAR CHAVEZ
AUSTIN, TX 78702

THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS, PURSUANT TO THE TERMS OF A SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 20 16. THE SUBDIVIDER IS RESPONSIBLE FOR THE CONSTRUCTION OF ALL STREETS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE SUBDIVISION. THIS RESPONSIBILITY MAY BE ASSIGNED IN ACCORDANCE WITH THE TERMS OF THAT AGREEMENT. FOR THE CONSTRUCTION AGREEMENT PERTAINING TO THIS SUBDIVISION, SEE THE SEPARATE INSTRUMENT RECORDED IN DOC. # IN THE OFFICIAL PUBLIC RECORDS OF TRAVIS/COUNTY OF TRAVIS, TEXAS.

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THIS THE DAY OF , 20 .

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE DAY OF , 20 .

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE DAY OF , 20 .

CHAIRPERSON

SECRETARY

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF , 20 , A.D. AT O'CLOCK M., AND DULY RECORDED ON THE DAY OF , 20 , A.D., O'CLOCK M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # .

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE DAY OF , 20 , A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY:

DEPUTY

STATE OF TEXAS §
COUNTY OF TRAVIS §

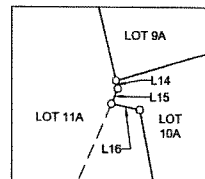
THAT 3014 SUNRIDGE, LLC, AS THE OWNER OF LOT 1, BLOCK E, SUNRIDGE PARK SECTION ONE, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAME BEING CONVEYED BY DEED OF RECORD IN DOCUMENT NUMBER 2015110242 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID SUBDIVISION PURSUANT TO CHAPTER 212.016, OF THE LOCAL GOVERNMENT CODE, SAID SUBDIVISION TO BE KNOWN AS THE RESUBDIVISION OF LOT 1, BLOCK E, SUNRIDGE PARK SECTION ONE AND DO HEREBY CERTIFY THAT THERE ARE NO LIEN HOLDERS AND DEDICATE TO THE PUBLIC FOREVER USE OF THE STREETS, ALLEYS, EASEMENTS AND ALL OTHER LANDS INTENDED FOR PUBLIC DEDICATION AS SHOWN HEREON:

3014 SUNRIDGE, LLC.
MATTHEW ATEs, MANAGER
P. O. BOX 161232
AUSTIN, TEXAS 78716-1232

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE DAY OF , 20 , BY, MATTHEW ATEs, AS MANAGER

NOTARY PUBLIC, STATE OF TEXAS
PRINTED NAME:
MY COMMISSION EXPIRES:



DETAIL 1" = 30'

LOT DETAIL

LINE TABLE		
LINE NO.	BEARING	DISTANCE
L1	S29°54'23"E	51.73'
L2	S29°54'23"E	18.00'
L3	S53°56'47"E	36.17'
L4	S56°04'23"E	24.39'
L5	S01°21'23"W	7.58'
L6	S03°38'00"W	16.54'
L7	S12°07'56"E	41.70'
L8	S37°42'20"E	16.31'
L9	S79°49'00"E	28.00'
L10	S79°49'00"E	28.06'
L11	S78°49'00"E	28.11'
L12	S79°49'00"E	28.18'
L13	S79°49'00"E	9.45'
L14	N13°24'30"W	2.89'
L15	S23°41'22"W	5.65'
L16	S78°38'40"E	10.10'
L17	N61°17'18"E	7.63'
L18	N61°17'18"E	12.00'
L19	S09°38'33"E	13.52'
L20	N30°02'30"E	12.68'
L21	N54°30'00"E	14.80'

LOT SUMMARY TABLE

LOT	AREA	AREA LESS POLES (FLAG LOTS ONLY)	LAND USE
1A	5,758 SF		DEVELOPMENT
2A	6,389 SF		DEVELOPMENT
3A	10,111 SF	8,057 SF	CEP SETBACK
4A	21,766 SF	19,458 SF	DEVELOPMENT
5A	13,593 SF	9,371 SF	DEVELOPMENT
6A	14,683 SF	10,149 SF	DEVELOPMENT
7A	13,690 SF	10,104 SF	DEVELOPMENT
8A	12,146 SF	9,923 SF	DEVELOPMENT
9A	6,717 SF		DEVELOPMENT
10A	5,837 SF		DEVELOPMENT
11A	22,286 SF		CEP SETBACK
12A	10,503 SF		DEVELOPMENT
TOTAL	143,461 SF (3.29AC)		

LEGEND	
●	1/2" IRON ROD FOUND
○	IRON ROD WITH CAP FOUND (SIZE AS NOTED)
▲	NAIL FOUND
○	1/2" IRON ROD SET WITH CAP STAMPED "WALLACE GROUP"
()	RECORD BEARINGS AND DISTANCES
.....	PUBLIC SIDEWALK

RESUBDIVISION OF LOT 1, BLOCK E SUNRIDGE PARK SECTION ONE

PAGE 2 OF 2

Consort, Inc.
1646 East Cesar Chavez / Austin, TX 78702 / (512) 460-0500
T.B.P.E. Firm Registration No. F-859

THE WALLACE GROUP
engineers architects surveyors
A CP&Y, INC. COMPANY
WACO KILLEEN DALLAS ROUND ROCK
1 Chisholm Trail, Suite 130, Round Rock, Texas 78681
(512) 248-0055
TBPE F-54

PROJECT NO. 23033

G:\PROJECTS\23033 - Sunridge\DWG\SUB\23033 Final Plat_2016_02_23.dwg (PAGE 2) February 23, 2016 - 2:52pm

TBPE 100517201

C8-2015-0053.0A

DIocese OF AUSTIN
ROMAN CATHOLIC CHURCH
VOL. 18128, PG. 33

DALE R. BECKER
LOT 2 BLOCK 6
COC. NO. 2006157206

7' SIDE
VOL. 66 PG. 1078-D

25' FRONT BUILDING SETBACK
SUNRISE PARK SECTION ONE
VOL. 66 PG. 1078-D

5' SIDE
SUNRISE PARK SECTION ONE
VOL. 66 PG. 1078-D

LOT 1

LOT 2

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 8

LOT 9

LOT 10

LOT 11

LOT 12

7' SIDE
VOL. 66 PG. 1078-D

8' SIDE
VOL. 66 PG. 1078-D

ST PETER THE APOSTLE CATHOLIC CHURCH
VOL. 18684, PG. 111

ALLISON DRIVE

AQUAR PROPERTY INVESTMENT
VOL. 6636, PG. 283



DATE: 10/14/15	SCALE: 1"=100'	FILENAME: 1505-001
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 **Consort, Inc.**
1646 E. CESAR CHAVEZ
Austin, TX 78702
(512) 469-0500
T.B.P.E. Firm Registration No. F-859