

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2016-0031.0A

P.C. DATE: December 13, 2016

SUBDIVISION NAME: Pharis Subdivision, Resubdivision of Tract B

AREA: 1.846 acres

LOTS: 2

APPLICANT: OSF Congress, LP

AGENT: Consort, Inc.
(Enrique Serna)

ADDRESS OF SUBDIVISION: 2701 S. Congress Ave

JURISDICTION: Full Purpose

COUNTY: Travis

WATERSHED: East Bouldin Creek

EXISTING ZONING: CS-MU-V-NP

NEIGHBORHOOD PLAN: St. Edwards

PROPOSED LAND USE: Commercial

ADMINISTRATIVE WAIVERS: None

DEPARTMENT COMMENTS: The request is for the approval of the Pharis Subdivision, Resubdivision of Tract B composed of two lots on 1.846 acres. The applicant proposes to resubdivide an existing lot into a two lot subdivision for commercial uses.

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

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: Cesar.Zavala@austintexas.gov

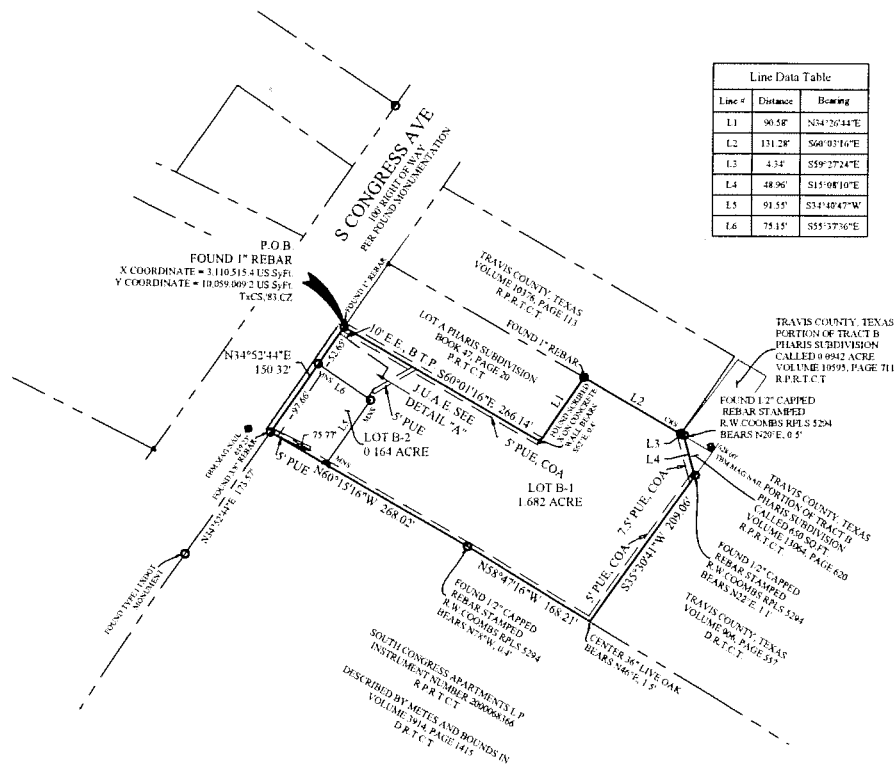


This map has been produced by site plan review for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

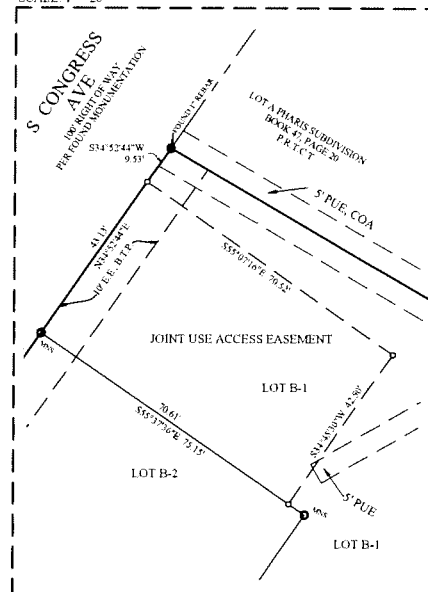
Benchmarks:

TBM #1: A mag nail in concrete on the southeasterly side of S Congress Avenue, 107± northeast of the intersection of S Congress Avenue with Cumberland Road and 27± westerly of the southwest corner of the lot shown hereon labeled Lot B-2. Elevation = 619.23'

TBM #2: A mag nail in a concrete drive, 375± northeast of the intersection of Cumberland Road with S Congress Avenue and 485± east of S Congress Avenue. Elevation = 628.00'



DETAIL "A"
SCALE: 1" = 20'

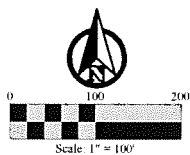


Plat Legend Table

Sidewalks	-----
Existing Easements	-----
Adjoiner Deed/Plat Lines	-----
Lot lines	-----

Land Use Summary Table

Lot B-1	1.682 acre, 73,293 square feet
Lot B-2	0.164 acre, 7,125 square feet
Totals	2 Lots, 1.846 acre, 80,418 square feet



FLOOD ZONE CLASSIFICATION

This property lies within ZONE(S) X - unshaded of the Flood Insurance Rate Map for Travis County, Texas and Incorporated Areas, map no. 48453C06585H, dated September 26, 2008, via scaled map location and graphic plotting and/or via the National Flood Hazard Layer (NFHL) Web Map Service (WMS) <http://hazards.fema.gov>

Easement Legend

5' PUE, COA - 5' Public Utility Easement, City of Austin Book 47, Page 20, P.R.T.C.T.
7.5' PUE, COA - 7.5' Public Utility Easement, City of Austin Volume 13367, Page 3071 D.R.T.C.T.
5' PUE - 5' Public Utility Easement, City of Austin Volume 5274, Page 1820 D.R.T.C.T.

Owner

OSF Congress, LP
6440 N. Central Expressway, Suite 900
Dallas, TX 75206

LEGEND OF ABBREVIATIONS

US SyFt	United States Survey Feet
TACS, 81 CZ	Texas Coordinate System of 1983, CZ Zone
NAVD88	North American Vertical Datum of 1988
P.R.T.C.T.	Plat Records of Travis County, Texas
O.P.R.T.C.T.	Official Public Records of Travis County, Texas
D.R.T.C.T.	Deed Records of Travis County, Texas
POB	Point of Beginning
POC	Point of Commencing
TXDOT	Texas Department of Transportation
B.T.P.	By This Plat
J.U.A.E.	Joint Use Access Easement
E.E.	Electric Easement

MONUMENTS/DATUMS

CRS ○ 1/2" rebar stumped "JPH Land Surveying" set
MNS ○ Mag nail & washer stumped "JPH Land Surveying" set
Monuments are found if not marked MNS or CRS
TBM ♦ Site benchmark Coordinate values, if shown, are US SyFt/TACS, 81 CZ
Elevations, if shown, are NAVD88
Type 1 Typical concrete pillar right of way monument

VICINITY MAP
NOT TO SCALE

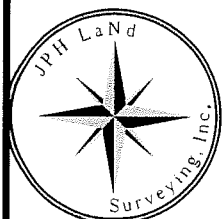


FINAL PLAT

**Pharis Subdivision
Lots B-1 and B-2**

Being A Resubdivision of Tract B
Pharis Subdivision
Book 47, Page 20 P.R.T.C.T.

A Subdivision in the the City of Austin
being a total of 1.846 acre (80,418± square feet)
Travis County, Texas



JPH Job No.
2015 069 002

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Dallas - Fort Worth | Austin | Abilene

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: C8-2016-0031.0A

Contact: Cesar Zavala, 512-974-3404 or
Jeremy Sitala, 512-974-2945

Public Hearing: December 13, 2016, Planning Commission

Robert C. Stewart

Your Name (please print)

☐ I am in favor
☒ I object

2616 Carnarvon Ln, Austin TX 78704-5602

Your address(es) affected by this application

Robert C. Stewart

11-29-2016

Signature

Date

Daytime Telephone: 512-293-2549

Comments: The proposed building of storage units at this location will increase traffic

at a location that is already negatively affected by traffic at multiple driveways on both sides of South Congress Avenue and in proximity to two street intersections, Cumberland Road, regulated by a traffic signal, and Long Bow Lane, with no signal, and with a center turn lane overburdened by traffic turning left from on the Avenue.

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

City of Austin - Development Services Department / 4th Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

Item C-23