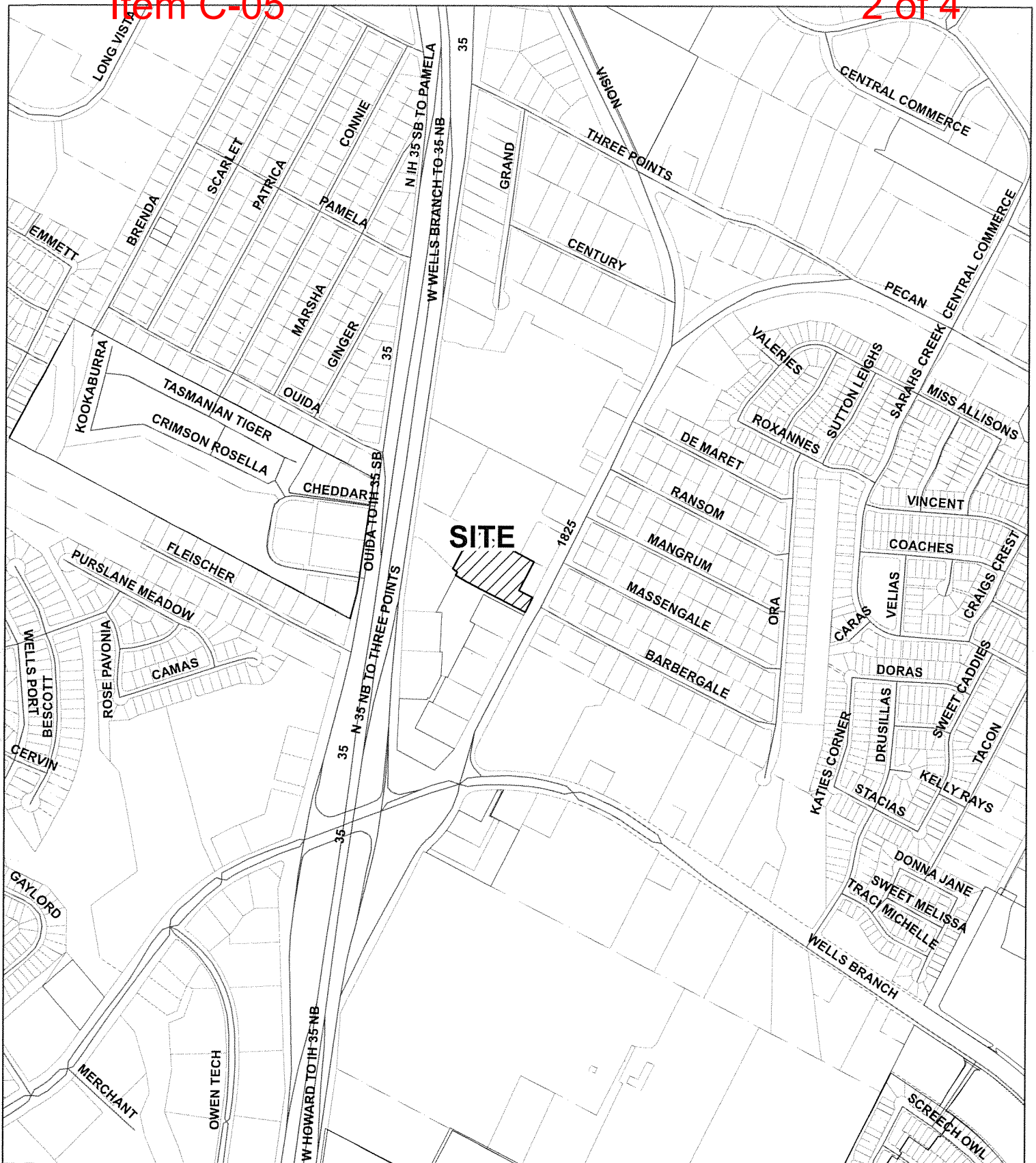


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0147.0A**Z.A.P. DATE:** April 18, 2017**SUBDIVISION NAME:** Resubdivision of Lot 1D, Block A, Resubdivision of Lots 1 and 7 of the Resubdivision of Lots 1, 6 and 7, Three Points Common**AREA:** 3.336 acres**LOTS:** 2**APPLICANT:** University Federal Credit Union
(Yung V. Tran)**AGENT:** Catalyst Engineering Group
(Timothy J. Moltz)**ADDRESS OF SUBDIVISION:** 15118 FM 1825 Rd.**GRIDS:** N37**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** CS**PROPOSED LAND USE:** Commercial-Retail

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 1D, Block A, Resubdivision of Lots 1 and 7 of the Resubdivision of Lots 1, 6 and 7, Three Points Common composed of two lots on 3.336 acres. The applicant proposes to resubdivide the existing lot into a two lot subdivision for commercial use.

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

ZONING & PLATTING COMMISSION ACTION:**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov



CASE#: C8-2016-0147.0A
 ADDRESS: 15118 FM 1825 RD
 PROJECT: RESUBDIVISION OF LOT 1D;
 THREE POINTS COMMON
 CASE MANAGER: CESAR ZAVALA

[illegible]

LINE	BEARING	DISTANCE
L1	N 27.40.47" E	22.67
(1)	N 307.4.00" E	22.65
L2	S 27.06.14" W	21.54
(12)	S 29.47.34" W	21.50
L3	S 27.07.05" W	20.00

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	561.50'	69.45'	69.41'	N 59°22'33" W
(C1)	561.50'	69.49'	69.44'	N 56°44'44" W
C2	539.00'	35.42'	35.41'	S 53°40'09" E
(C2)	539.00'	35.42'	35.41'	N 51°02'33" W

LOT 1E
BLOCK A,
AMENDED PLAT OF LOTS 1E AND 1F OF THE
RESUBDIVISION OF LOTS 1 AND 7 OF THE RESUBDIVISION
OF LOTS 1, 6, AND 7 THREE POINTS COMMON
DOC. NO. 200800099

LOT A
BLOCK A
15300 ADDITION
VOL. 95, PG. 326
P.R.T.C.

LOT 1
MONTES DE OCA
VOL. 92, PG. 320
P.R.T.C.

RAFAEL MONTES DE OCA
VOL. 10411, PG. 57
R.P.R.T.C.

BLOCK 'B'
SPRING WILLOW
SUBDIVISION
SECTION ONE
VOL. 61, PG. 97
P.R.T.C.

LOT 1
BLOCK 'A'
SPRING WILLOW
SUBDIVISION
SECTION ONE
VOL. 61, PG. 97
P.R.T.C.

C8-2016-0147.0A

DATE OF PLAT: 12/14/2016
SUBMITTAL DATE: 07/18/2016

SHEET 1 OF 2 SHEETS

Analyst Engineering Group
112 Bean Street West Office: (513) 943-6877
G Plymeston, Tenn 38660 Mobile: (513) 657-5218
TEPE FIRM NO. F-13275

DODD

SURVEYING & MAPPING CO.
PROFESSIONAL LAND SURVEYORS
TEXAS FIRM LICENSE NO. 10193745
2016 MAIN ST., STE. D, PLYMOUTH, TX 77664
(512) 953-5755 www.DoddSurveying.com

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: C8-2016-0147.0A

Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: Zoning and Platting Commission, April 18, 2017

NIRANJAN PILLAI

Your Name (please print)

☐ I am in favor
☒ I object

1512 PM 1825 AUSTIN TX 78760

Your address(es) affected by this application

Nirajan Pillai

Date

Daytime Telephone

Comments: THE TRAFFIC IS GOING TO BE INCREASED
AND IMPACT STUDY SHOULD BE DONE BECAUSE OF
SAFETY OF OUR GUESTS. WE ALSO OWN HALF OF
THE ROAD BUT NOT USING THAT FOR PARKING
SINCE MULTIPLE BUSINESSES USE IT. ALL OTHER
OWNERS HAD TO HAVE 65% IMPERVIOUS COVER.
WHICH IS BEING CIRCUMVENTED BY RESUBDIVIDING.

If you use this form to comment, it may be returned to:
City of Austin – Development Services Department / 4th Fl
Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810