Item C-05 1 of 4

SUBDIVISION REVIEW SHEET

<u>CASE NO.</u>: C8-2016-0147.0A <u>Z.A.P. DATE</u>: 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 **AGENT:** Catalyst Engineering Group

(Yung V. Tran) (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

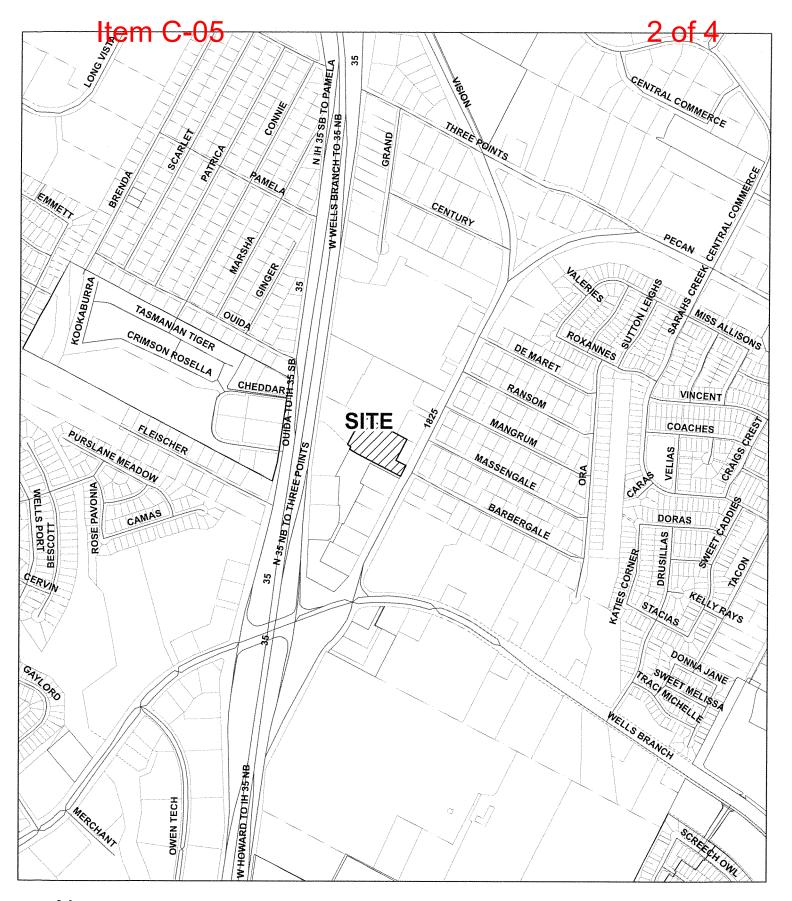
DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 1D, Block A, Resubdivision of Lots 1 and 7 of the Resubdivision of Lots 1, 6 and 7, Three Points Common composed of two lots on 3.336 acres. The applicant proposes to resubdivide the existing lot into a two lot subdivision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

3 of 4 Item C-05 DATE OF PLAT: 12/14/2016 SUBMITTAL DATE: 07/18/2016 EINCHARRIS

COORDINATES ARE GRID CODRONATES.

ELEVATIONS REFERENCED TO THE NAVESS.

BRM. I. BOX CAN ON 10P OF CARS AT

THE NORTHWEST CORNER OF 10T ZE.

H=1011546845

H=1011546845 TIMOTHY J. MOUTZ
CATALYST ENGINEERING GROUP
IGO SOUTH A'ND STREET
PRUGERVILLE, TEXAS 78660
(512) 944-6077 PH PRED L. DOOD, JR.
DOOD SURVEYING & MAPPING CO.
203 W. MAIN 57, SUITE D
PFLUGERVILLE, TEXAS 78660
[\$12] 953-5705 PH LOT 10 = 1.212 ACRES (52, 811 S.F.) LOT 1G = 2.124 ACRES (92,537 S.F.) TOTAL NUMBER OF LOTS = 2 TOTAL AREA = 3.336 ACRES (145,348 S.F.) SITE ADDRESS: SURVEYOR UNIVERSITY FEDERAL CREDIT UNION 8303 N. MOPAC EXPRESSWAY AUSTIN, TX 78759 15118 F M 1825 RD PFLUGERVILLE, TX 78660 LEVATION=838.06" SITE X CM CM DEED RECORDS, THAVIS COUNTY, TX

OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TX

REAL PROPERTY RECORDS, TRAVIS COUNTY, TX Nº BROW BOD FOUND (UNLESS STATED)
CONTROL MONUMENT
RECORD INFORMATION 1/2 INCH IRON NOD SET W/ CAP PK NAU FOUND NO ROW PIPE FOUND (UNUESS STATED) LEGEND KUBUC DIBUTY EASEMENT PRES SAGREDS ARC LENGTH 69.45' 69.49' 35.42' 35.42' RESUBDIVISION OF LOT 1D, BLOCK A, RESUBDIVISION OF LOTS 1 AND 7 OF THE DISTANCE 22.67 22.66° 21.54° 21.50° 20.00° LOT 1B LOT 1A CHORD 69 41 69 44 35 41 RESUBDIVISION OF LOTS 1, 6, AND 7, THREE POINTS COMMON LOTI IE

AMENDED PLAT OF LOTS 1E AND 1F OF THE
RESUBDIVISION OF LOTS 1E AND 7 OF THE RESUBDIVISION
OF LOTS 1, 6 AND 7 THERE POINTS COMMON
DOC. NO. 200800099 CHORD BEARING N 59'22'33" W N 56'44'44" W S 53'40'09" E N 51'02'33" W LOT 1G 2.124 ACRES 92,537 SQ. FT. LIGODO RAJINOTE.

NO PORTIONI OF HIGH TRACT IS WITHIN THE BOUNDAMES OF THE 1007/EAR FLOOD

NO PORTIONI OF HIGH TRACT IS WITHIN THE HIGH TS OF STUDY OF THE TEDEPA,

FLOOD INSUPANCE LOAMISTANTON, FRAN FAIL IN O. 42453 (CLEO) DATED

AUGUST 18, 2014 FOR TRAVIS COUNTY, FLOAS. BEARINGS ARE REFERENCED TO THE TEXAS STATE PLANE COORDINATE SYSTEM, NADRS, CENTRAL TEXAS ZONE, USING A COMBINED SCALE FACTOR OF 0.99988880S AND COVVERGENCE ANGLE OF 0.172727.05889° SHEET 1 OF 2 SHEETS LOT 1D 1.212 ACRES 52,811 SQ. FT. LOTA
BLOCK A
15300 ADDITION
VOL. 95, PG. 326
P.R.T.C. Catalyst Engineering Group

112 Pean Sour Wes Office (\$12) 941-6077

Hyderrike Iran 78660 Acade (\$12) 657-2210 THPE FIRM NO. F-13275 RAFAEL MONTES DE OCA R. P. R. T. C. G. S. J. C. A LOT 1 MONTES DE OCA VOL. 92, PG. 320 P.R.T.C. LINE LEGEND FM 1825 RD LOT 1
BLOCK 'A'
SPRING WILLOW
SUBDIVISION
SECTION ONE
VOL. 61, PG. 97
P.R.T.C. SIDEWALK EVZEWENIZ ADJOINER LOT LINES SUBJECT BOUNDARN RIGHTS-OF-WAY RABERGALE SO MONTO THAN PREED BLOCK 'B'
SPRING WILLOW
SUBDIVISION
SECTION ONE
VOL. 61, PG. 97
P.R.T.C. SURVEYING & MAPPING CO.
PROFESSIONAL LAND SURVEYORS
TEXAS FIRM LICENSE NO. 10197245
201W MANNY. SELD PHICKSWILLE, TX-20-2
(512) 953-5705 WWW.DoddSurveying.com CB-2016-0147.0A

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 PILLA ☐ I am in favor Your Name (please print) 🗵 I object 15112 FM 1825 AUSTIN 7× 78660 Your address(es) affected by this application Date Daytime Telepho Comments: THE TRAFFIC IS GOING TO BE INCREASED AND IMPACT STUDY SHOVED BE DONE BECAUSE OF SAFETY OF OUR GUESTS. WE ALSO OWN HALF OF THE ROAD BUT NOT USING THAT FOR PARKING SINCE MULTIPLE PUSINESSES, 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