

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0034.0A

P.C. DATE: October 9, 2018

SUBDIVISION NAME: East Braker Corner Market

AREA: 2.932 acres

LOTS: 2

APPLICANT: Burdell Management, Ltd./
Michael J. Kuhn

AGENT: Jones & Carter
(Joseph York)

ADDRESS OF SUBDIVISION: 861 E. Braker Lane

WATERSHED: Walnut Creek

COUNTY: Travis

EXISTING ZONING: CS-NP

JURISDICTION: Full Purpose

NEIGHBORHOOD PLAN: Windsor Hills

PROPOSED LAND USE: Commercial

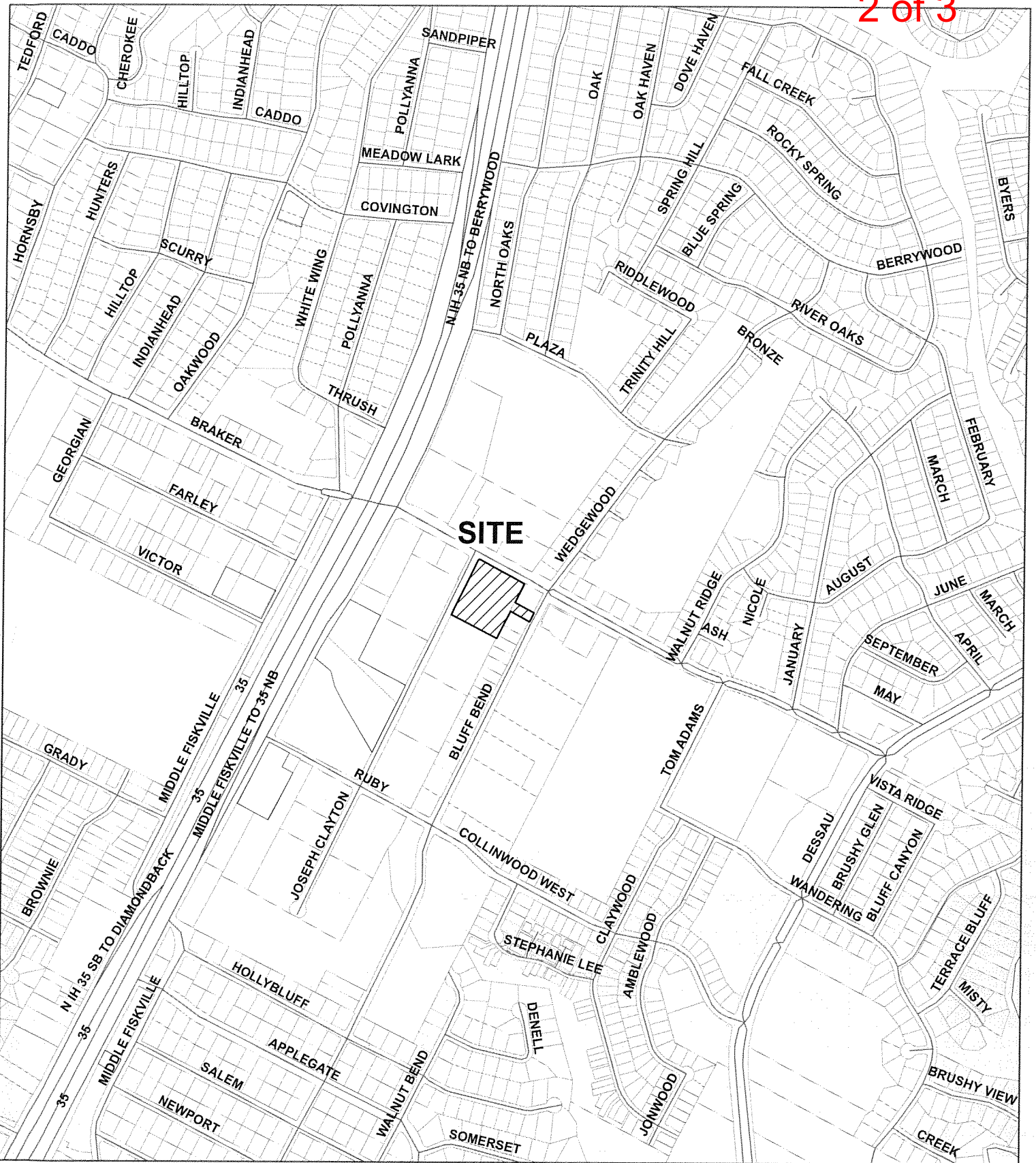
VARIANCE: none

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

DEPARTMENT COMMENTS: The request is for the approval of the East Braker Corner Market, a Resubdivision of Lot 12 Joseph Clayton Subdivision and a portion of 0.610 acres composed of 2 lots on 2.932 acres. The applicant proposes to subdivide the property for commercial uses. The developer will be responsible for all cost associated with required improvements.

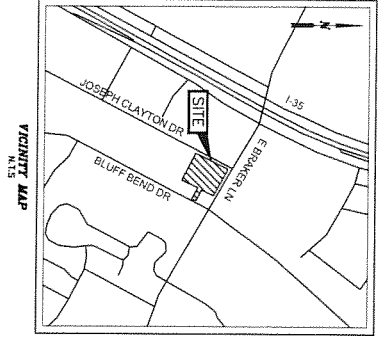
CASE MANAGER: Cesar Zavala
E-mail: cesar.zavala@austintexas.gov

PHONE: 512-974-3404

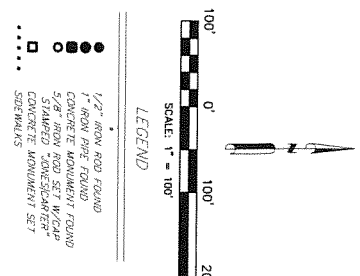
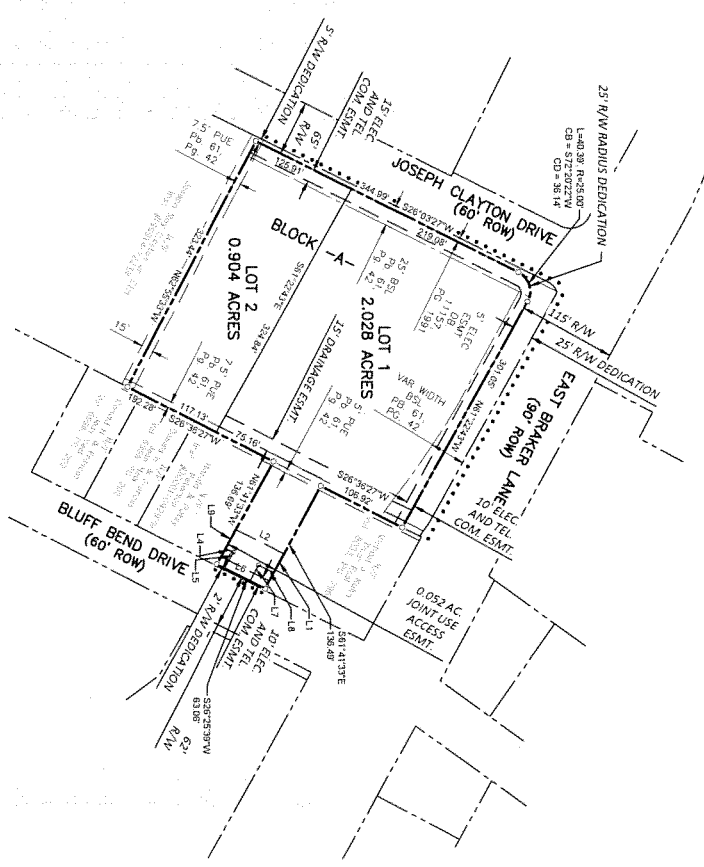


CASE#: C8-2018-0034.0A
 ADDRESS: 861 E. BRAKER LANE
 PROJECT: EAST BRAKER CORNER MARKET,
 A RESUBDIVISION OF LOT 12 JOSEPH
 CLAYTON SUBDIVISION AND 0.610 ACRES
 CASE MANAGER: CESAR ZAVALA

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.



EAST BRAKER CORNER MARKET
 A RESUBDIVISION OF LOT 12
 JOSEPH CLAYTON SUBDIVISION
 AND A PORTION OF A 0.610 ACRE TRACT IN
 ABSTRACT 29, J APPLGATE SURVEY NO. 58
 CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



LINE AND CURVE TABLE

LINE#/CURVE#	LENGTH	DIRECTION/DELTA	RADIUS
L1	25.01'	N61° 41' 33"W	
L2	63.06'	S26° 25' 39"W	
L4	10.12'	N26° 25' 39"E	
L5	21.02'	S61° 22' 43"E	
L6	33.02'	N26° 25' 39"E	
L7	21.02'	N61° 22' 43"W	
L8	19.91'	N26° 25' 39"E	
L9	25.01'	S61° 41' 33"E	

LOT	ACREAGE
LOT 1, BLK -A-	2.028 ACRES
LOT 2, BLK -A-	0.904 ACRES
TOTAL ACREAGE	2.932 ACRES
TOTAL NO. OF LOTS	2

BEARING BASIS NOTE:
 HORIZONTAL DATUM BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM AND ON TEXAS CENTRAL ZONE COORDINATES AND DISTANCES ARE SURFACE VALUES. COMBINED SCALE FACTOR IS 1.000032721.
 (2018 1/1)



JONES | CARTER
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APPLICATION SUBMITTAL DATE: MARCH 8, 2018

EAST BRAKER CORNER MARKET