

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2017-0298.0A**ZAP DATE:** November 6, 2018**SUBDIVISION NAME:** Frank Stark Subdivision, Resubdivision of a Part of Lot 2**AREA:** 1.6988**LOT(S):** 1**OWNER/APPLICANT:** (Mohammad Naeem Jan)**AGENT:** (Eyad Kasemi)**ADDRESS OF SUBDIVISION:** 11912 N. Lamar Blvd.**DISTRICT NUMBER:** 7**GRIDS:** MM33**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** GO-CO**MUD:** N/A**NEIGHBORHOOD PLAN:** N/A**PROPOSED LAND USE:** Civic

ADMINISTRATIVE WAIVERS: Balance of the tract. Adjacent owners of balance of tract property do not wish to participate in this subdivision.

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

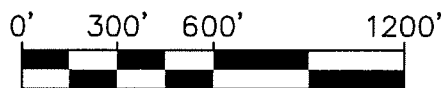
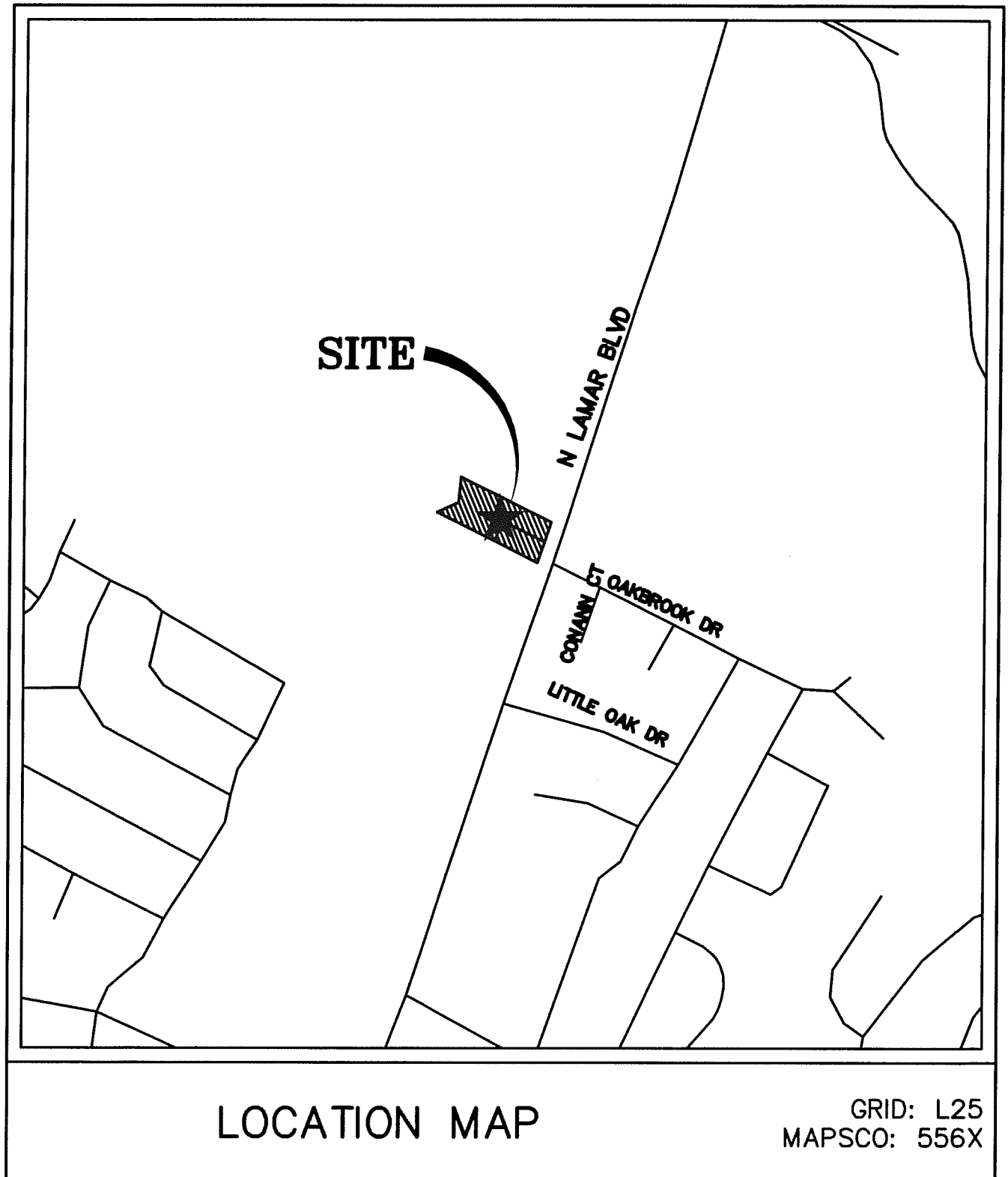
DEPARTMENT COMMENTS: The request is for approval of the Frank Stark Subdivision, Resubdivision of a Part of Lot 2. The proposed plat is composed of 1 lot on 1.6988 acres. The applicant proposes to resubdivide a portion of a lot into a single legal lot. The proposed use is a parking lot for the North Austin Muslim Community Center. All utilities will be provided by the City of Austin. The applicant is responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

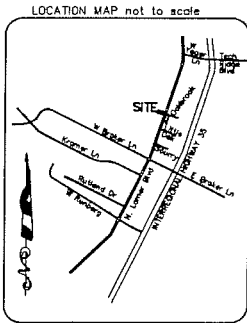
CITY STAFF: Don Perryman
E-mail: don.perryman@austintexas.gov

PHONE: 512-974-2786



SCALE: 600'

NAMCC
RESUBDIVISION OF A PORTION OF LOT 2, FRANK STARK SUBDIVISION



LOT SUMMARY:
1 LOT ONE BLOCK FOR COMMERCIAL USES
LOT 1/BLK A- 1.6988 ACRES/74,000 SQ FT

LOT 3B BLOCK A
RESUB LOT 3, FRANK STARK SUBDIVISION
DOC NO 200000230

LEGEND

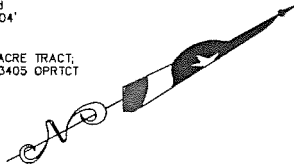
FOUND 1/2" IRON ROD W/CAP FIRC
FOUND 1/2" IRON PIPE FIP
FOUND 1/2" IRON ROD FIR
SET 1/2" IRON ROD W/CAP SIRC
LABELED "WATERLOO RPLS 4324"
(RECORD)
SIDEWALKS REQUIRED- * * * * *
OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TX OPTCT

BENCHMARK BM:

Spindle found in 29" live oak;
NW line of Lamar Blvd
Posted Elevation 695.04'

BEARING BASE:
NORTH LINE OF

NORTH LINE OF 1.285 ACRE TRACT;
DOCUMENT NO. 2012043405 OPRCT



BRENTWOOD CHURCH OF CHRIST
S. 200 FT LOT 2 (TOTAL 23.45 AC)
3694/511

LOT 1
BLOCK A
1.6988 AC

Q.8916 AC DOC# 2001055656
CODY BUILDERS SUPPLY STEEL GROUP, LLC

BRENTWOOD CHURCH OF CHRIST
S. 200 FT LOT 2 (TOTAL 23.45 AC)
3694/511
11908 N. LAMAR BLVD
AUSTIN, TX 78753

N. LAMAR BOULEVARD
110' ROW

CITY OF AUSTIN
0.459 AC
DOC# 2003266223
12003 N. LAMAR BLVD
AUSTIN, TX 78753

SURVEYOR'S CERTIFICATION:
I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON NOVEMBER 21, 2017

THOMAS P. DIXON R.P.L.S. #4324
WATERLOO SURVEYORS, INC.
P.O. BOX 160176
AUSTIN, TEXAS 78716-0176

12/5/2017

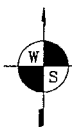


CONANN COURT

GRAPHIC SCALE



(IN FEET)
1 INCH = 50 FT.



WATERLOO SURVEYORS INC.
PO BOX 160176
AUSTIN, TEXAS 78716-0176
Phone: 512-481-9602
www.waterloosurveyors.com
T.B.P.L.S. FIRM NO. 10124400

J14744P

PROJECT DATA

OWNERS: NORTH AMERICAN ISLAMIC TRUST, INC.
721 ENTERPRISE DRIVE
OAK BROOK, IL. 60523-1900

LEGAL DESCRIPTION: BEING 1.6988 ACRES OUT OF LOT 2, FRANK STARK SUBDIVISION
A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP
OR PLAT THEREOF RECORDED IN BOOK 4, PAGE 199, PLAT RECORDS,
TRAVIS COUNTY, TEXAS.

1 LOT/ONE BLOCK
PREPARATION DATE: DECEMBER 5, 2017
SUBMITTAL DATE:

CASE # C8-2017-0298.OA

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