

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0158.1A

Z.A.P. DATE: July 16, 2019

SUBDIVISION NAME: Resubdivision of the Amended Plat of Ly & Nguyen Subdivision

AREA: 17.26 acres

LOTS: 4

APPLICANT: Austin Ly & Nguyen, L.P.

AGENT: Way Consulting Engineering, Inc
(Way Atmadja, P.E.)

ADDRESS OF SUBDIVISION: 800 E. Parmer Lane & Harris Ridge Blvd.

WATERSHED: Walnut Creek & Harris Branch

COUNTY: Travis

EXISTING ZONING: GR-MU & LR-CO

JURISDICTION: Full Purpose

PROPOSED LAND USE: Multi-Family / Commercial

VARIANCE: none

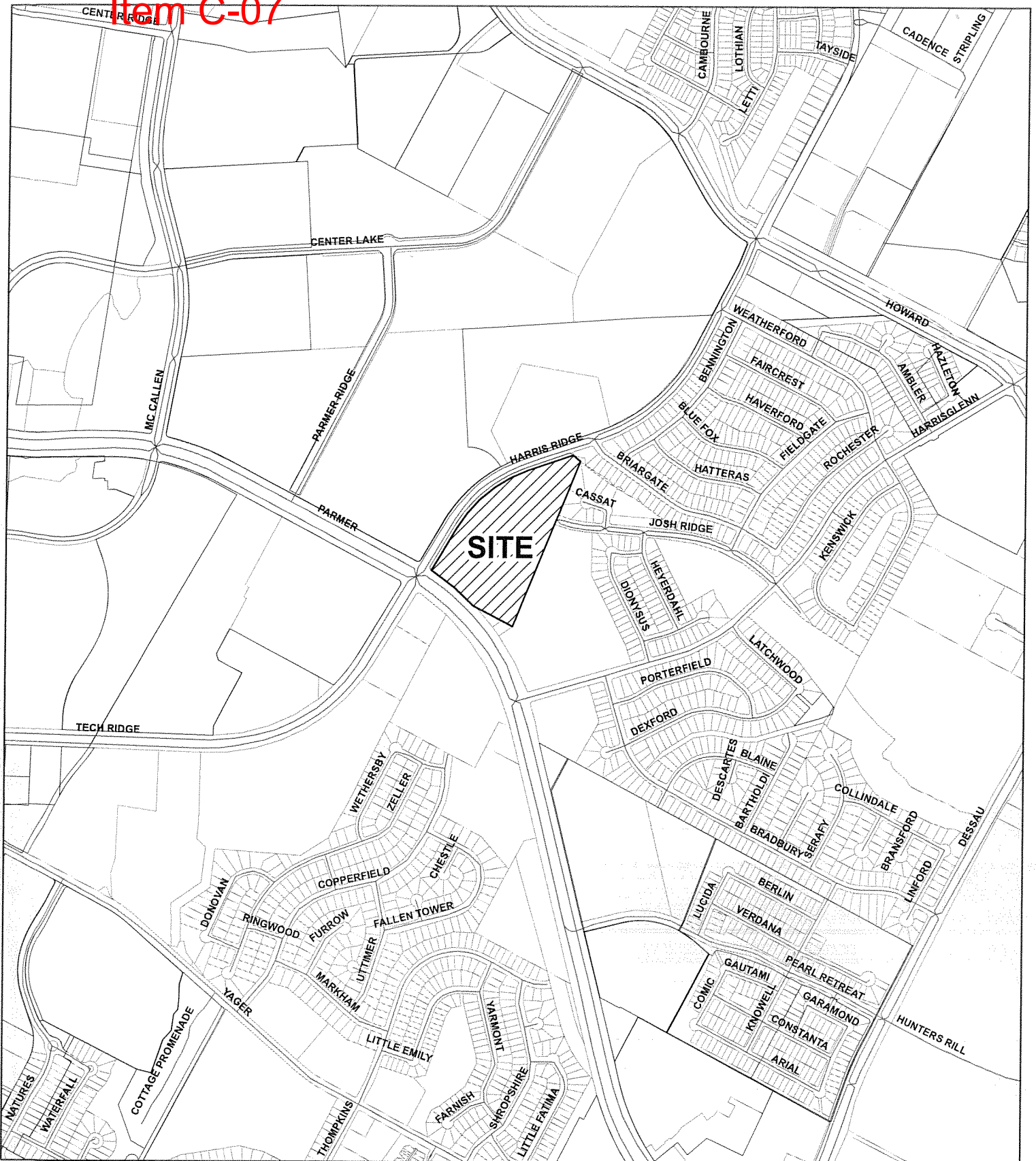
STAFF RECOMMENDATION: Staff recommends approval of the subdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of the Amended Plat of Ly & Nguyen Subdivision composed of 4 lots on 17.26 acres. The applicant proposes to resubdivide an existing lot into a four lot subdivision for residential and commercial uses. The developer will be responsible for all cost associated with required improvements.

CASE MANAGER: Cesar Zavala

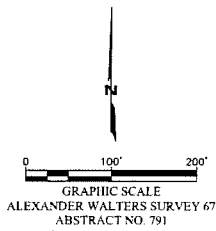
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CASE#: C8-2017-0158.1A
ADDRESS: 800 E. PARMER LANE
PROJECT: RESUBDIVISION OF THE AMENDED PLAT OF
LY & NGUYEN SUBDIVISION
CASE MANAGER: CESAR ZAVALA

RESUBDIVISION OF LOT 1 LY & NGUYEN SUBDIVISION



NUMBER	DIRECTION	LENGTH
L1	S52°01'02"W	81.25'
L2	S88°38'31"E	50.02'
L3	S63°00'15"E	50.21'

- LEGEND
- - IRON ROD FOUND (SIZE NOTED)
 - - 1/2" IRON ROD W/ "SAM" CAP SET
 - () - RECORD INFORMATION
 - [] - ADJUSTER RECORD INFORMATION
 - P.R.T.C.T.X. - PLAT RECORDS TRAVIS COUNTY, TEXAS
 - O.P.R.T.C.T.X. - OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.T.X. - REAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
 - ***** - DRAINAGE

CURVE NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD LENGTH
C1	011°49'42"	2009.85'	414.83'	N49°31'17"W	414.18'
(C1)	(---)	2009.85'	442.20'	(N47°51'40"W)	(442.00')
C2	088°01'41"	39.00'	45.04'	N12°25'18"W	45.93'
(C2)	(---)	(23.07)	(37.78')	(N10°50'39"W)	(34.27')
C3	040°34'51"	1966.58'	754.72'	N69°52'05"E	738.05'
(C3)	(---)	(1966.58')	(772.43')	(N62°53'18"E)	(758.38')
C4	032°03'48"	733.00'	424.80'	S48°14'18"E	399.34'
C5	033°04'34"	797.00'	480.10'	S48°04'38"E	463.74'
C6	080°25'29"	25.00'	30.32'	S78°30'05"E	35.18'
C7	097°50'36"	25.00'	42.86'	N16°12'36"E	37.69'
C8	025°13'28"	797.00'	322.06'	S61°30'11"E	320.85'
C9	001°22'08"	797.00'	18.04'	S62°55'48"E	18.04'
C10	008°28'54"	797.00'	118.00'	S20°48'48"E	117.86'

LOT 1	163,766 SQ. FT.	3.76 ACRES
LOT 2	201,858 SQ. FT.	4.63 ACRES
LOT 3	251,478 SQ. FT.	5.77 ACRES
LOT 4	134,938 SQ. FT.	3.10 ACRES
TOTAL	752,037 SQ. FT.	17.26 ACRES

APPLICATION SUBMITTAL DATE: JULY 20, 2018
CASE NO.: CB-2017-0158.1A



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Texas Firm Registration No. 10064300

PROJECT: CTC Architects
Parmer Village Re-plat Lot 1
JOB NUMBER: 38043
DATE: 02-2018
SCALE: 1"=100'
SURVEYOR: Whittington
TECHNICIAN: Nelson
DRAWING: 38043RP-ParmerVillage_R1
TRACT ID: N/A
PARTY/CHIEF: McKee/AGiles/Adams
FIELDBOOKS: 26348/26349

RESUBDIVISION OF LOT 1
LY & NGUYEN SUBDIVISION
TRAVIS COUNTY, TEXAS

SHEET 1
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