



SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0134.0A**P.C. DATE:** February 25, 2020**SUBDIVISION NAME:** St. Elmo Corner Market
(A Resubdivision of Portion of Lot 19, Fortview Subdivision)**AREA:** 2.075 acres**LOT(S):** 1**OWNER/APPLICANT:** Quicktrip Corporation**AGENT:** Jones/Carter
(Joseph York)**ADDRESS OF SUBDIVISION:** 4402 S. Congress Ave.**GRIDS:** H-18**COUNTY:** Travis**WATERSHED:** Williamson Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** CS-MU-CO-NP**DISTRICT:** 3**NEIGHBORHOOD PLAN:** West Congress**PROPOSED LAND USE:** Commercial**SIDEWALKS:** Sidewalks will be provided along S. Congress Ave.**DEPARTMENT COMMENTS:** The request is for approval of a resubdivision, namely, St. Elmo Corner Market. The proposed plat is composed of 1 lots on 2.075 acres.**STAFF RECOMMENDATION:** The staff recommends approval of the resubdivision. This resubdivision plat meets all applicable City of Austin and State Local Government code requirements.**PLANNING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon**PHONE:** 512-974-2767**E-mail:** Sylvia.limon@austintexas.gov



-  Subject Tract
-  Base Map

CASE#: C8-2019-0134.0A
LOCATION: 4402 S. Congress Avenue



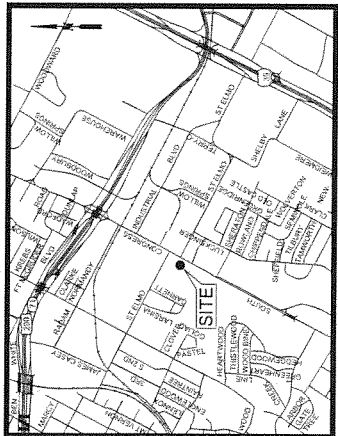
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

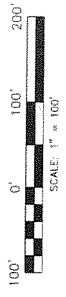
ST. ELMO CORNER MARKET SUBDIVISION

A RESUBDIVISION A 2.075 ACRE TRACT OF LAND, OUT OF LOT 19 OF THE FORTVIEW SUBDIVISION, AND A 0.699 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2017137983, AND ALL OF A CALLED 1.373 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2017137989.

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

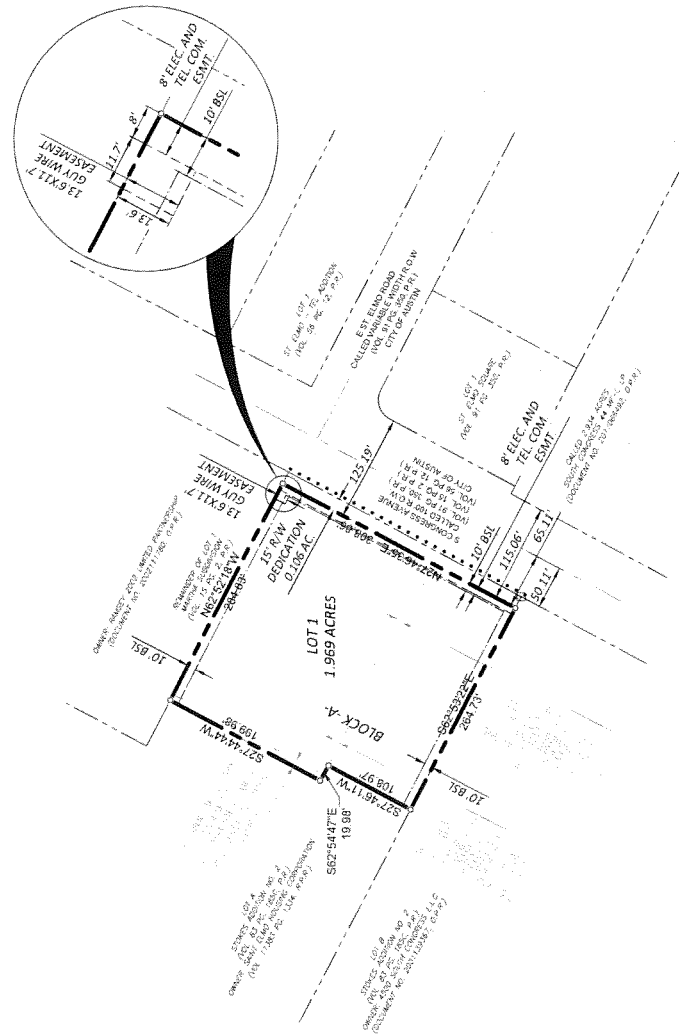


VICINITY MAP
N.T.S.



SCALE: 1" = 100'

- LEGEND**
- 1/2" IRON ROD FOUND
 - 1" IRON PIPE FOUND
 - CONCRETE MONUMENT FOUND
 - 5" STAMPED CONCRETE MONUMENT
 - CONCRETE MONUMENT SET
 - SIDEWALKS



SUMMARY TABLE	
LOT	SIZE (ACRES)
LOT 1, BLK --A--	1.969
STREET R/W	0.106
TOTAL ACREAGE	2.075
TOTAL NO. OF LOTS	1

BEARING BASIS NOTE:
BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4323, NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREON ARE GRID UNITS.

CDR: JHC
MAPS: JHC

FILE: A:\MAY1987-09-06\06\06\4123 Comp1 Sta Plan\Map\CDR01\04123-013.rvt

SHEET 1 OF 2

JOB NO:	15824-0010-00	DRAWN BY:	JHC
DATE:	January 7, 2020	CHECKED BY:	JHC
SCALE:	AS SHOWN	REVISION:	

ST. ELMO CORNER MARKET
SUBDIVISION

JONES & CARTER
Texas Board of Professional Engineers Registration No. F-439
3100 Alton Avenue Blvd, Suite 150 • Austin, Texas 78741 • 512.441.9493
PLAT PREPARATION DATE: SEPTEMBER 10, 2019
APPLICATION SUBMITTAL DATE: SEPTEMBER 20, 2019

STATE OF TEXAS § KNOW ALL MEN BY THESE PRESENTS:
 COUNTY OF TRAVIS §
 That QUIKTRIP CORPORATION, an Oklahoma Corporation, being owner of Lot 19 of the Fortview Subdivision, a subdivision of record in Volume 2, Page 606 of the official public records of Travis County, Texas, conveyed by deed of record 2018099843 of the real property records of Travis County, Texas, 0.699 acres of land conveyed by deed of record 2019099844 of the real property records of Travis County, Texas, and said subdivision of record 2019099844, to the undersigned, for the purpose of the public hearing provisions of Chapter 212.014 of the Local Government Code, to be known as:

ST. ELMO CORNER MARKET SUBDIVISION
 All restrictions and notes from the previous existing subdivision, Fortview Subdivision, recorded in Volume 2, Page 606 of the official public records of Travis County plat records, shall apply to this resubdivision plat.

And do hereby dedicate to the public the use of all streets and easement shown subject to any and all easements or restrictions heretofore granted and not released.

WITNESS MY HAND, this the _____ day of _____, 20____, A.D.

MATTHEW D. MILLER
 DIRECTOR OF REAL ESTATE

STATE OF TEXAS §
 COUNTY OF TRAVIS §

Before me, the undersigned authority on this day personally appeared MATTHEW D. MILLER, Director of Real Estate of QuikTrip Corporation, an Oklahoma Corporation, and he acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

Notary Public, State of Texas

Print Notary's Name
 My Commission Expires:

ST. ELMO CORNER MARKET SUBDIVISION
 A RESUBDIVISION A 2.075 ACRE TRACT OF LAND, OUT OF LOT 19 OF THE FORTVIEW SUBDIVISION, AND A 0.699 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2017137983, AND ALL OF A CALLED 1.373 ACRE TRACT OF LAND AS DESCRIBED IN DOCUMENT NO. 2017137989.
 CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE _____ DAY OF _____, 20____, A.D.
 OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 20____, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____, A.D.

Sylvia Limon, for
 Denise Lucas, Director
 Development Services Department

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS, THE _____ DAY OF _____, 20____, A.D.

FAYEZ KAZI, CHAIR
 WYETTE FLORES, SECRETARY

STATE OF TEXAS §
 COUNTY OF TRAVIS §

I, DANA DEBEAUVORE, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____ M., AND DULY RECORDED ON THE _____ DAY OF _____, 20____, A.D., AT _____ O'CLOCK _____ M., OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT # _____, WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 20____, A.D.
 DANA DEBEAUVORE, COUNTY CLERK, TRAVIS COUNTY, TEXAS

DEPUTY

FLOOD PLAIN NOTE:

No portion of this tract is within the boundaries of the 100 year flood plain of any waterway that is within the limits of study of the Federal Flood Insurance Administration FIRM Maps #48453C0955H dated September 26, 2008, for Travis County, Texas.

I, Joseph E. York V, a Registered Professional Engineer, do hereby certify that the information contained on this plat complies with Chapter 25 of the Land Development Code and the design and construction standards adopted by the City Austin, Texas.

Joseph E. York V
 Registered Professional Engineer No. 124934
 Date _____
 JONES & CARTER, INC.
 3100 Alvin Devane Blvd, Suite 150
 Austin, Texas 78741

I, Kyle L. Pressler, am authorized under the laws of the State of Texas to practice the profession of surveying, and hereby certify that this plat complies with Chapter 25 of the Land Development Code as amended, is true and correct to the best of my ability, and was prepared from an actual survey of the property made under my supervision on the ground.

KYLE L. PRESSLER, PLS., #6508
 MATKIN-HOOVER ENGINEERING & SURVEYING
 8 SPENCER ROAD, SUITE 300
 BOERNE, TEXAS 78006
 (830) 249-0600

JONES & CARTER
 Texas Board of Professional Engineers Registration No. F-489
 3100 Alvin Devane Blvd, Suite 150 • Austin, Texas 78741-3144, TX
 PLAT PREPARATION DATE: SEPTEMBER 10, 2019
 APPLICATION SUBMITTAL DATE: SEPTEMBER 20, 2019

NOTES:

- No lot shall be occupied until the structure is connected to the City of Austin water and wastewater system.
- The water and wastewater utility system serving this subdivision must be in accordance with the City of Austin Water. All water and wastewater construction must be approved and approved by the landowner must pay the city inspection fee with the utility construction.
- Building setback lines shall be in conformance with City of Austin zoning ordinance requirements of Austin.
- Prior to construction on this subdivision, a site development permit must be obtained from the City of Austin.
- Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin. Final runoff shall be held to the amount existing at undeveloped status by the City of Austin. -A- requires approval of a separate Development Permit.
- Any relocation of electric facilities shall be at owners expense.
- Austin Energy has the right to prune and/or remove trees, shrubbery and other obstructions to the extent necessary to keep the easements clear. The Utility will perform all tree work in compliance with the City of Austin Land Development Code.
- The owner/developer of this subdivision/lot shall provide Austin Energy with any easement and/or access required, in addition to those indicated, for the installation and ongoing maintenance of electric service to the building, and will not be located so as to create the site to be out of compliance with the City of Austin Land Development Code.
- The owner of the property is responsible for maintaining clearances required by the National Electric Safety Code, Occupational Safety and Health Administration (OSHA) regulations, City of Austin rules and regulations and Texas state laws pertaining to clearances when working in close proximity to overhead electric equipment. Austin Energy will not render electric service unless required clearances are maintained. All permits, issued because of failure to comply with the required clearances will be charged to the owner.
- The owner shall be responsible for installation of temporary erosion control, revegetation and tree protection for electric utility work required to provide electric service to this project.
- By accepting this plat, the City of Austin assumes no obligation to construct any infrastructure in connection with this subdivision. The City of Austin will not be responsible for the development of the lots in this subdivision is the responsibility of the developer and/or the owner. The developer to construct any required infrastructure to City standards may be just cause for the City to deny permits for certain development permits including building permits, site plan approvals, and/or certificates of occupancy.
- Public sidewalks, built to City of Austin standards, are required along the following street and as shown on the plat being occupied. Further, the City of Austin requires that the sidewalk be in compliance with the City of Austin standards, including the City of Austin's Sidewalk Construction Manual and the City of Austin's Sidewalk Construction Manual. The City of Austin will not be responsible for the development of the lots in this subdivision is the responsibility of the developer and/or the owner. The developer to construct any required infrastructure to City standards may be just cause for the City to deny permits for certain development permits including building permits, site plan approvals, and/or certificates of occupancy.
- The owner of this subdivision, and his or her successors and assigns, assumes responsibility for plans for construction of subdivision improvements which comply with applicable codes and regulations of the City of Austin. The owner understands and acknowledges that plat, vacation or replatting may be required at the owner's sole expense, if plans to construct this subdivision do not comply with such codes and requirements.
- Off-street loading and unloading facilities shall be provided on all commercial and industrial lots. All restrictions and notes from the previous existing subdivision, Fortview Subdivision recorded in Vol. 2, P. 606 of Travis County plat records, shall apply to this resubdivision plat.
- An eight-foot electric distribution, electric telecommunications, and electric fiber easement is hereby dedicated along and adjacent to S Congress Avenue.
- No buildings, fences, landscaping or other obstructions are permitted in the drainage easements except as approved by the City of Austin or Travis County.
- All drainage easements on private property shall be maintained by the property owner or assigns.
- Property owner shall provide for access to drainage easements as may be necessary and shall not prohibit access by governmental authorities.
- Release of this application does not constitute a verification of all data, information and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy and reliability of the information submitted, whether or not the application is reviewed for code compliance by the City engineer.
- No structure shall be occupied until the water quality control and detention facility have been constructed, inspected, and accepted by the City of Austin.

BEARING BASIS NOTE:
 BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS CENTRAL ZONE 4203 NORTH AMERICAN DATUM (NAD) OF 1983. DISTANCES SHOWN HEREIN ARE GRID UNITS.

SCALE: AS SHOWN

SHEET 2 OF 2

FILE #	15624-0010-00	ISSUED BY	JRE
JOB NO.	15624-0010-00	CHECKED BY	JRE
DATE	January 7, 2020	SCALE	AS SHOWN
SCALE	AS SHOWN	REVISION	

ST. ELMO CORNER MARKET
 SUBDIVISION