



Item C5

Travis County Commissioners Court Agenda Request

Meeting Date: May 14, 2013

Prepared By: Sarah Sumner **Phone #:** 854-7687

Division Director/Manager: Anna Bowlin, Division Director, Development Services and Long Range Planning

Department Head: *Steve M. Manilla*
Steven M. Manilla, P.E., County Executive-TNR

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Approve setting a public hearing on Tuesday, June 11, 2013 to receive comments regarding a plat for recording: Bell Grand Avenue Business Park Resubdivision of Lot 25B Block J (Resubdivision Final Plat - Two Lots - Central Commerce Drive - City of Austin ETJ) in Precinct One.

BACKGROUND/SUMMARY OF REQUEST:

The property owners of Lot 25B wish to resubdivide the existing lot to create two commercial lots (Lot 25B1 at 5.14 acres and Lot 25B2 at 1.3 acres), platted from Central Commerce Drive and Grand Avenue Parkway. There are no new public or private streets proposed with this resubdivision. Parkland fees are not required for the non-residential lots, water and wastewater are provided by Windemere Utility Company.

STAFF RECOMMENDATIONS:

As this resubdivision final plat meets all Single Office standards and is scheduled for approval at the City of Austin Zoning and Platting Commission meeting on May 21, 2013, Single Office staff recommends approval of the motion.

ISSUES AND OPPORTUNITIES:

Staff has not received any inquiries at this time.

FISCAL IMPACT AND SOURCE OF FUNDING:

NA

ATTACHMENTS/EXHIBITS:

Location Map

Precinct Map

Original Subdivision

Proposed Resubdivision

REQUIRED AUTHORIZATIONS:

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429
Anna Bowlin	Division Director	TNR	854-7561

CC:

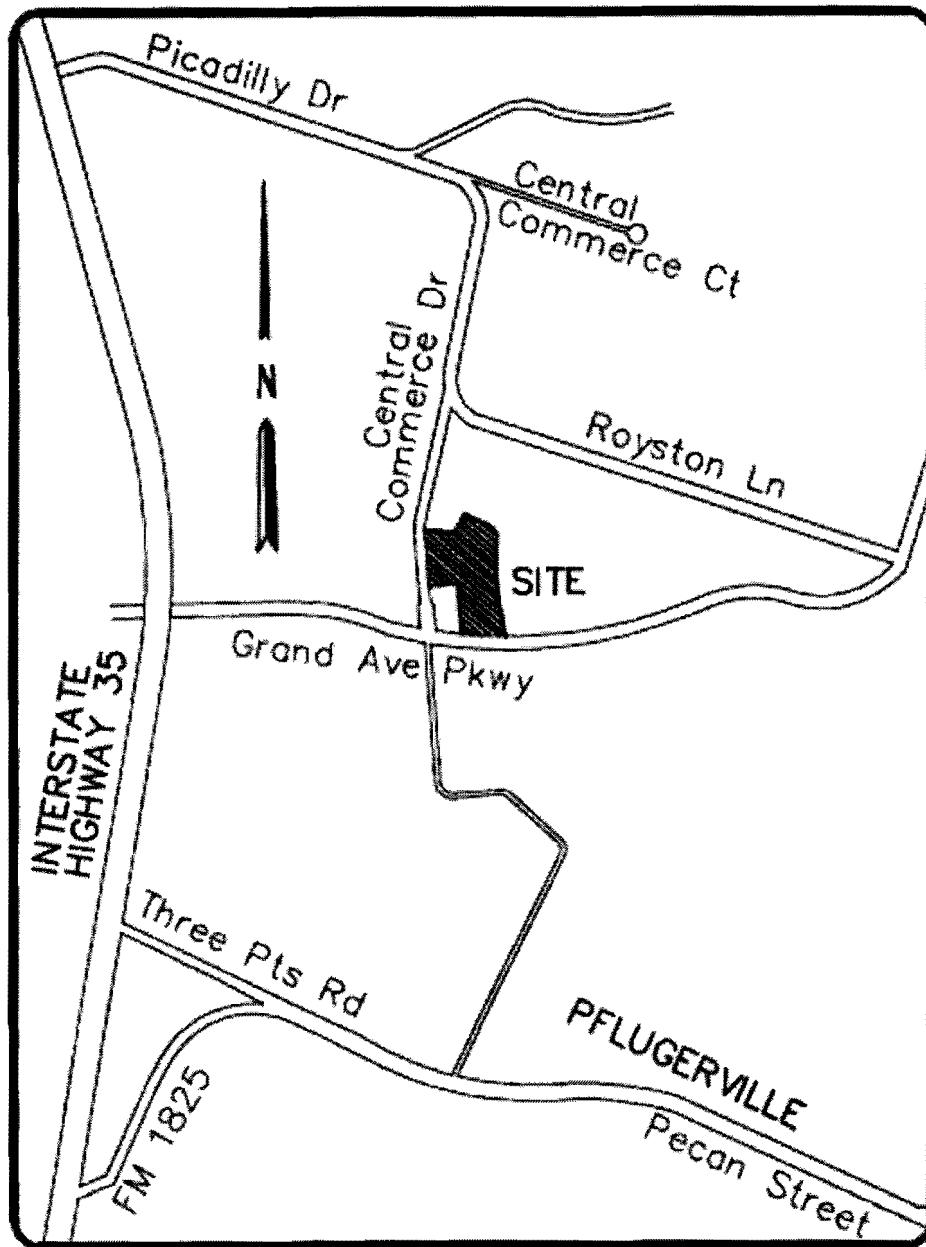
Sarah Sumner	Planner	TNR	854-7687

CD:AB:ss

1101 - Development Services - Bell Grand Ave Bus Park Resub 25B

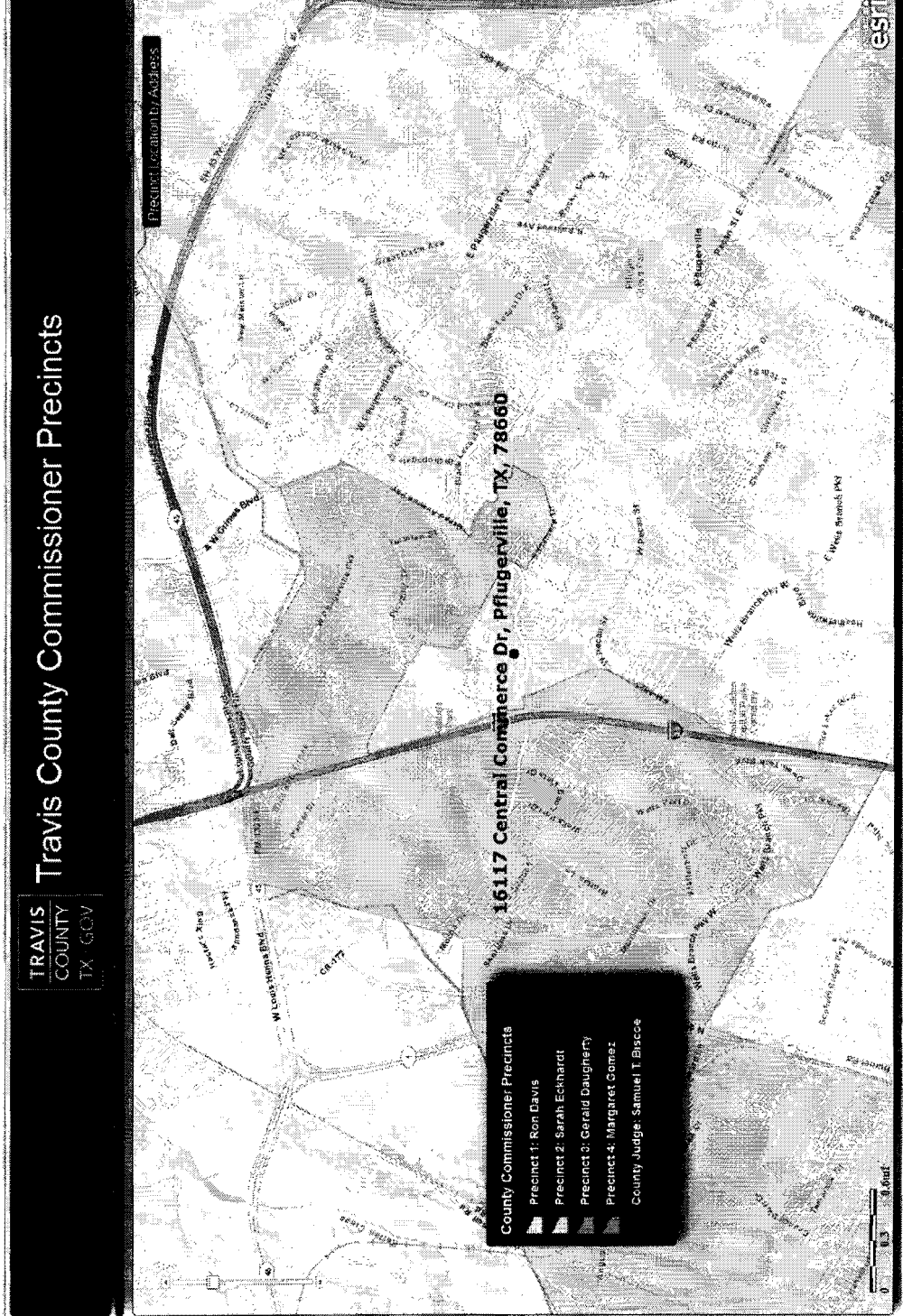
Bell Grand Avenue Business Park Lot 25B Block J Resubdivision Location Map

LOCATOR MAP not to scale



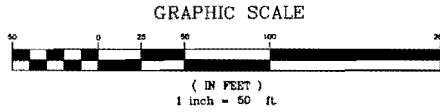
Bell Grand Avenue Business Park Lot 25B Block J Resubdivision

Precinct Map

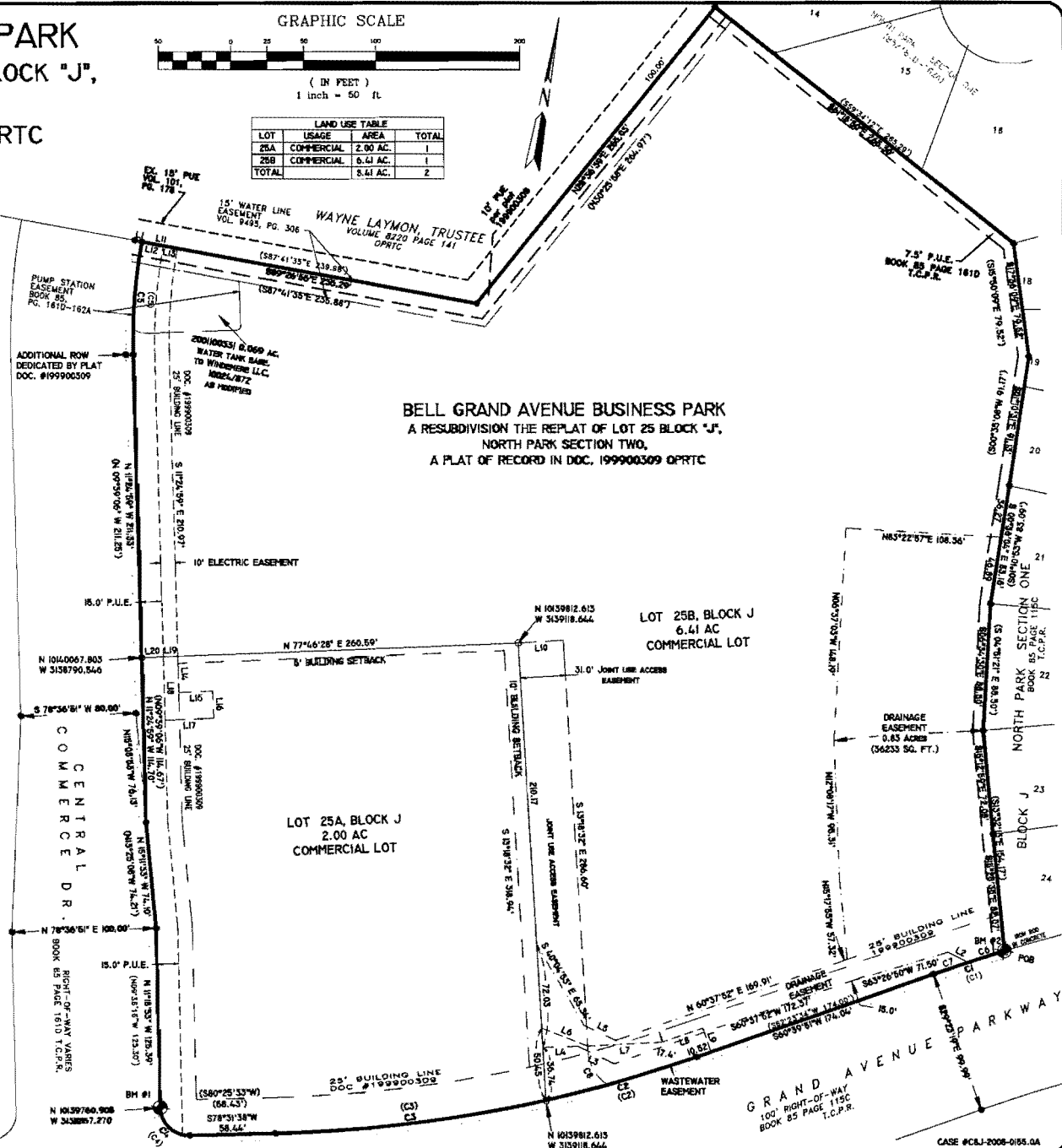
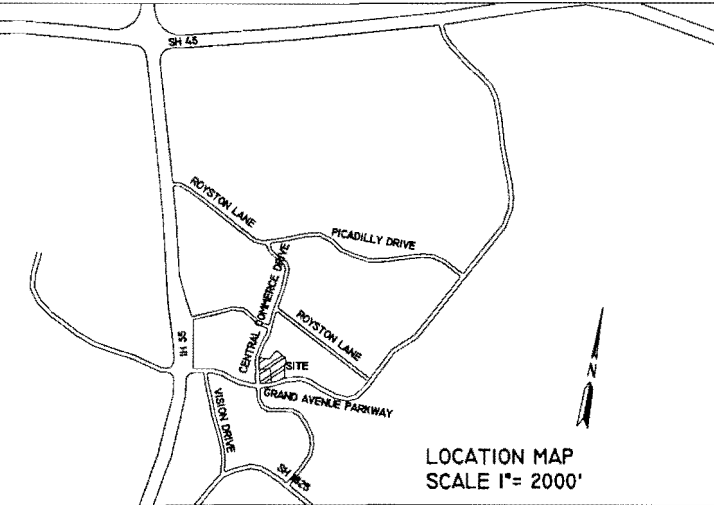


BELL GRAND AVENUE BUSINESS PARK

A RESUBDIVISION OF THE REPLAT OF LOT 25 BLOCK "J",
NORTH PARK SECTION TWO,
A PLAT OF RECORD IN DOC. 199900309 OPRTC



LAND USE TABLE			
LOT	USAGE	AREA	TOTAL
25A	COMMERCIAL	2.00 AC.	1
25B	COMMERCIAL	6.41 AC.	1
TOTAL		8.41 AC.	2



BELL GRAND AVENUE BUSINESS PARK

A RESUBDIVISION THE REPLAT OF LOT 25 BLOCK "J",
NORTH PARK SECTION TWO,
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NOTE:
THE BEARING BASIS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM GRID NORTH, TEXAS CENTRAL ZONE. NGS CONTROL POINT BM0807 (A 1306). DATUM: GROUND3 NAVD83, NAD83. CONVERGENCE: 1.37701822. COMBINED SCALE FACTOR: 0.99989258.

LEGEND

- IRON PIN FOUND
- CORNER NOT FOUND, REPLACED WITH 1/2" IRON PIN
- IRON PIN SET
- RECORD CALLS (BEARING / DISTANCE) DATA THIS SURVEY BEARING / DISTANCE
- EASEMENTS
- BOUNDARY
- DRAINAGE EASEMENT
- POINT OF BEGINNING POB
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - OPRTC
- ALL DOCUMENT REFERENCES ARE IN TRAVIS COUNTY
- BENCHMARKS
- BENCHMARK #1 - TOP OF IRON ROD AT THE INTERSECTION OF CENTRAL COMMERCE AND GRAND AVENUE PARKWAY POINT OF CURVATURE ELEVATION = 756.96
- BENCHMARK #2 - TOP OF IRON ROD AT THE SOUTHEAST CORNER OF LOT 25, BLOCK J ELEVATION = 786.31

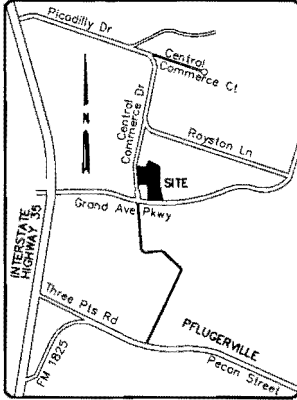
LINE	BEARING	LENGTH
L1	S85°06'10"E	4.93
L2	N72°52'41"W	16.61
L3	N74°22'08"W	28.50
L4	S77°46'46"W	24.04
L5	S74°22'08"E	24.21
L6	S78°24'13"E	33.88
L7	N77°11'40"E	61.52
L8	N60°51'56"E	30.00
L9	S29°08'04"E	17.49
L10	N76°41'28"E	31.00
L11	S89°59'58"E	26.00
L12	S89°58'33"E	15.00
L13	S89°26'53"E	10.00
L14	S11°24'59"E	25.27
L15	N77°45'22"E	23.37
L16	S12°15'00"E	10.00
L17	S77°44'29"W	33.65
L18	S11°25'00"E	44.28
L19	N77°46'28"E	10.00
L20	N77°46'28"E	15.00

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
CR	02°52'32"	1038.61	52.13	26.07	52.12	S62°06'07"W
RECORD	02°51'41"	1043.17	52.10	26.09	52.09	S61°40'24"W
CR	06°29'45"	957.16	106.51	54.32	106.44	N43°38'36"E
RECORD	06°34'07"	947.57	108.43	54.32	106.57	N48°58'18"E
CR	11°19'09"	957.15	189.09	94.56	188.79	N72°09'03"E
RECORD	11°26'00"	947.57	189.09	94.56	188.77	N74°38'21"E
CR	89°56'11"	20.09	31.63	20.07	28.40	S86°30'17"E
RECORD	89°51'47"	20.00	31.37	20.05	28.25	S54°43'55"E
CR	11°56'49"	379.39	79.11	39.70	78.94	S06°28'35"E
RECORD	11°58'17"	379.06	79.20	39.06	79.06	S03°39'23"E
CR	01°28'36"	1038.61	26.77	13.39	26.77	S62°48'06"W
RECORD	01°23'56"	1038.61	26.36	12.68	26.35	S61°21'49"W
CR	84°50'26"	29.50	28.06	15.20	27.02	S40°33'45"E

FOREST SURVEYING AND MAPPING COMPANY
1002 43RD STREET
GEORGETOWN, TEXAS
512-930-5827
GRAND AVENUE/BELL GRAND AVENUE BUSINESS PARK
PAGE ONE OF TWO

Resubdivision of Lot 25B, Block J, Bell Grand Avenue Business Park

LOCATOR MAP not to scale



NUMBER OF LOTS: TWO LOTS-ONE BLOCK / COMMERCIAL
 LOT 25B1-5.1359 AC/223,720 SQ FT
 LOT 25B2-1.2705 AC/55,345 SQ FT
 TOTAL ACREAGE: 6.4065 AC 279,065 SQ FT



Lot 4 Block B
 Replat of Blocks A, B and C
 Central Commerce Park
 101/176
 Modular Space Corporation
 1200 Swedestord Rd
 Berwyn, Pa, 19312

Lot 3 Block C
 Replat of Blocks A, B and C
 Central Commerce Park
 101/176
 16211 Central Commerce LTD
 701 Cliffside Rd
 Round Rock, Tx 78665
 Doc# 1999080085

Water Tank Easement
 10024/872
 Windermere Utility Company
 (0.2741 acre)
 Modified in
 DOC# 2001100331
 (0.069 ac)

15' Public Utility Easement
 Doc# 200900081
 10' Electric Easement
 Doc# 200900081
 25' Building Line
 Doc# 199900309

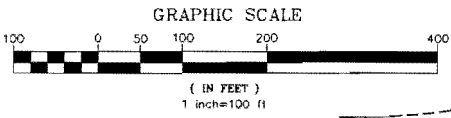
Replat of Lot 2 Block A
 of the Replat of North
 Park Sec 2, Blk "A"
 Doc# 200800254
 Grand Avenue Parkway, LLC
 5712 Darryl Back Ln
 Austin, Tx 78746

LOT 25A, BLOCK J
 Commercial Lot
 Doc# 200900081
 FBST Properties
 Haley & Olson PC
 510 N. Valley Mills
 Waco, Tx 76710

Lot 3 Block C
 North Park Sec 4
 Riverhorse Equities, Ltd
 505 E. Huntland Dr, Ste 530
 Austin, Tx 78752

Lot C & H
 North Park Sec 4
 Grand Avenue Retail Partners, LP
 3809 2nd St
 Austin, Tx 78704

- LEGEND**
- FOUND 1/2" IRON ROD W/ALUM CAP FIRAC
 - FOUND 1/2" IRON ROD FIR
 - SET IRON ROD W/CAP SIRC
 - LABELLED "WATER/CO RPLS 4324"
 - SIDEWALKS MUST BE BUILT.....
 - (RECORD CALL)
 - BOUNDARY LINE
 - LOT LINE
 - BUILDING LINE
 - EASEMENT LINE
 - ADJOINER LOT LINE



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 PLAN COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE GROUND ON NOVEMBER 14, 2012.

Thomas P. Dixon
 THOMAS P. DIXON R.P.L.S. #4324
 WATERLOO SURVEYORS, INC.
 thomas@waterloosurveyors.com

Match 6, 2013
 DATE



BOUNDARY LINE TABLE

#	BEARING	DISTANCE	RECORD
L1	S60°46'12" W	59.93'	S60°39'51" W
L2	S60°46'12" W	114.16'	S60°39'51" W
L3	N 31°08'35" E	17.69'	
L4	N 15°21'32" W	88.11'	
L5	N 12°11'53" W	95.31'	
L6	N 06°40'39" W	43.65'	

EASEMENT COURSE & DISTANCE CALLS

LINE	DIRECTION	DISTANCE
L0	S 78°24'13" E	33.88'
L1	N 77°11'40" E	51.52'
L2	N 60°51'56" E	30.00'
L3	S 28°08'04" E	17.65'
L4	N 77°46'46" E	24.04'
L5	S 74°22'08" E	28.30'
L6	N 60°37'52" E	172.37'
L7	N 63°26'50" E	71.50'
L8	S 72°52'41" E	15.99'
L9	N 74°22'08" W	24.21'
L10	N 40°04'53" W	65.34'

BOUNDARY CURVE DATA

#	RADIUS	ARC	CHORD	BEARING
C1	957.15'	108.39'	108.34'	S 63°53'51" W
RECORD		108.51'	108.46'	S 63°54'36" W

WATERLOO SURVEYORS INC.
 PO BOX 160176
 AUSTIN, TEXAS 78716-0716
 Phone: 512-481-9602
 www.waterloosurveyors.com
 J13137P

OWNER/SUBDIVIDER: LOT 25B1-EK2 PROPERTIES TULSA, LLC
 LOT 25B2-TIMOTHY D. BOOSE
 LEGAL: LOT 25B, BELL GRAND AVENUE BUSINESS PARK,
 RECORDED IN DOCUMENT NO. 200900081, OFFICIAL
 PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
 ENGINEER: AUSTIN CIVIL ENGINEERING
 SURVEYOR: WATERLOO SURVEYORS, INC.
 DATE OF SURVEY: NOVEMBER 14, 2012