

Item 7



Travis County Commissioners Court Agenda Request

Meeting Date: June 11, 2013

Prepared By: Sarah Sumner **Phone #:** 5128547687

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

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

Sponsoring Court Member: Commissioner Davis, Precinct One

AGENDA LANGUAGE: Consider and take appropriate action on 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. A sign with notice of this resubdivision hearing was posted on the property on May 20, 2013.

STAFF RECOMMENDATIONS:

As this resubdivision final plat meets all Single Office standards and was approved 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

Sign photos and Affidavit

REQUIRED AUTHORIZATIONS:

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

CC:

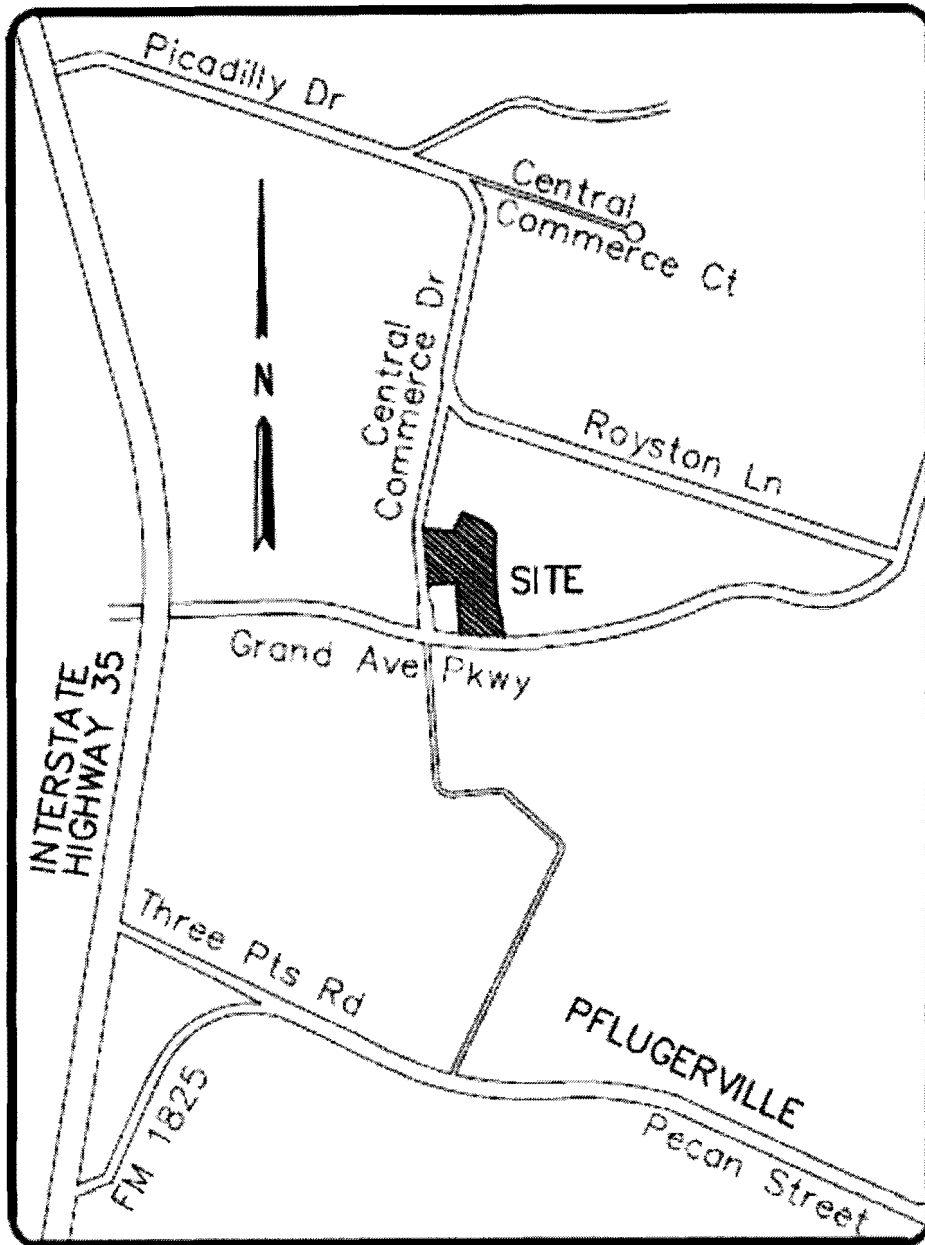
Sarah Sumner	Planner	TNR	854-7687

CD:AB:ss

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

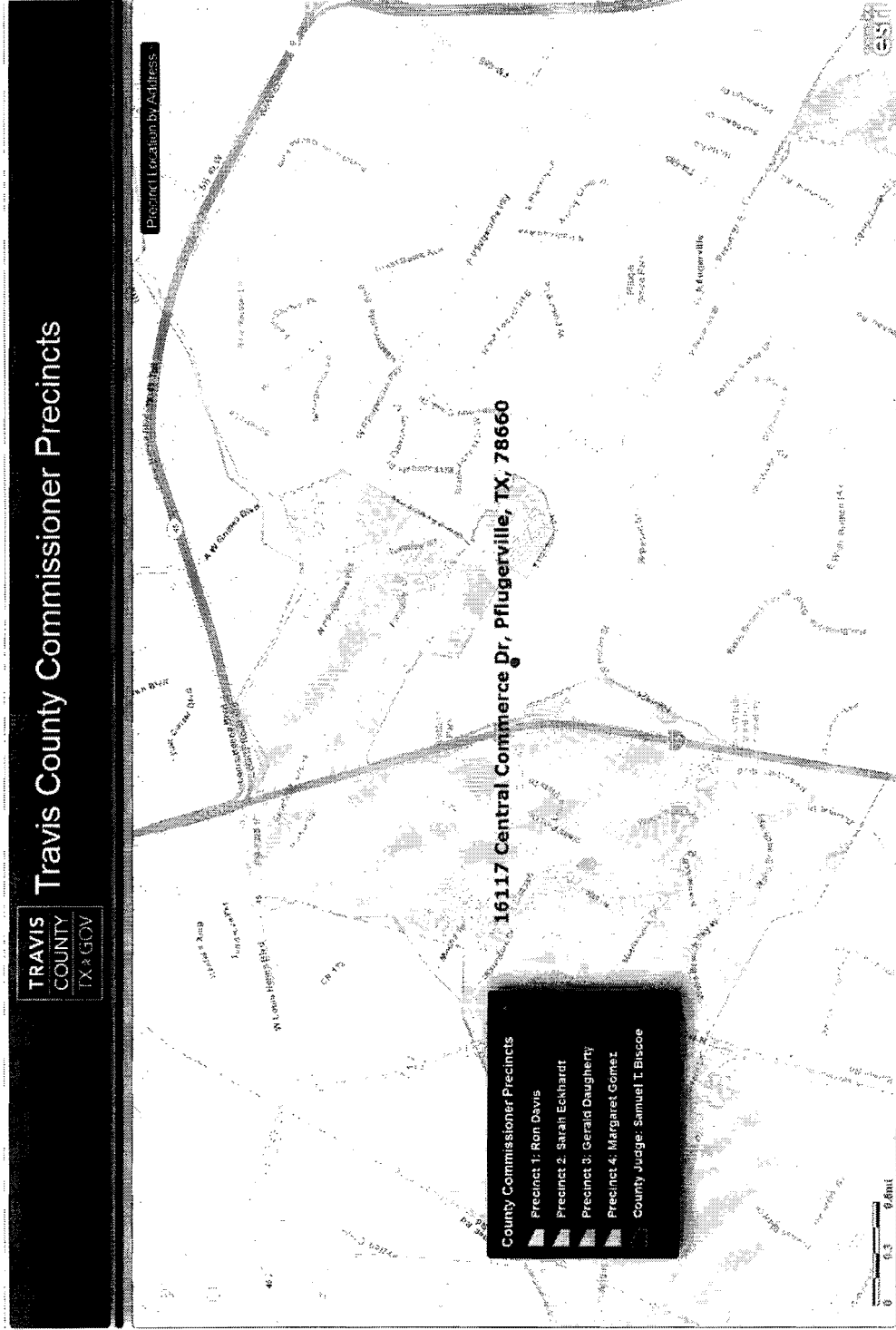
Bell Grand Avenue Business Park Lot 25B Block J Resubdivision Location Map

LOCATOR MAP not to scale



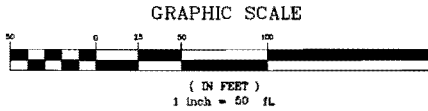
Bell Grand Avenue Business Park Lot 25B Block J Resubdivision

Precinct Map

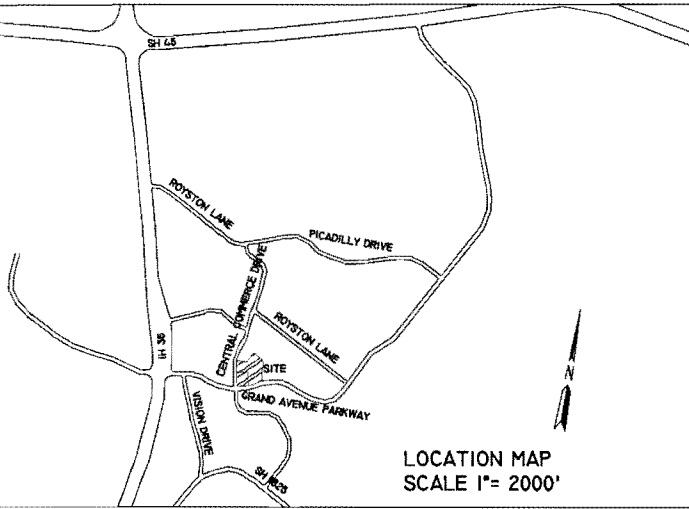


BELL GRAND AVENUE BUSINESS PARK

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



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



LEGEND

NOTE:
THE BEARING BASIS FOR THIS SURVEY IS THE STATE PLANE COORDINATE SYSTEM GRID NORTH, TEXAS CENTRAL ZONE NGS CONTROL POINT 810807 (A 1506) DATE: 6/6/83 NAVD83, NAD83 CONVERGENCE: 1.3770522 COMBINED SCALE FACTOR: 0.999992268

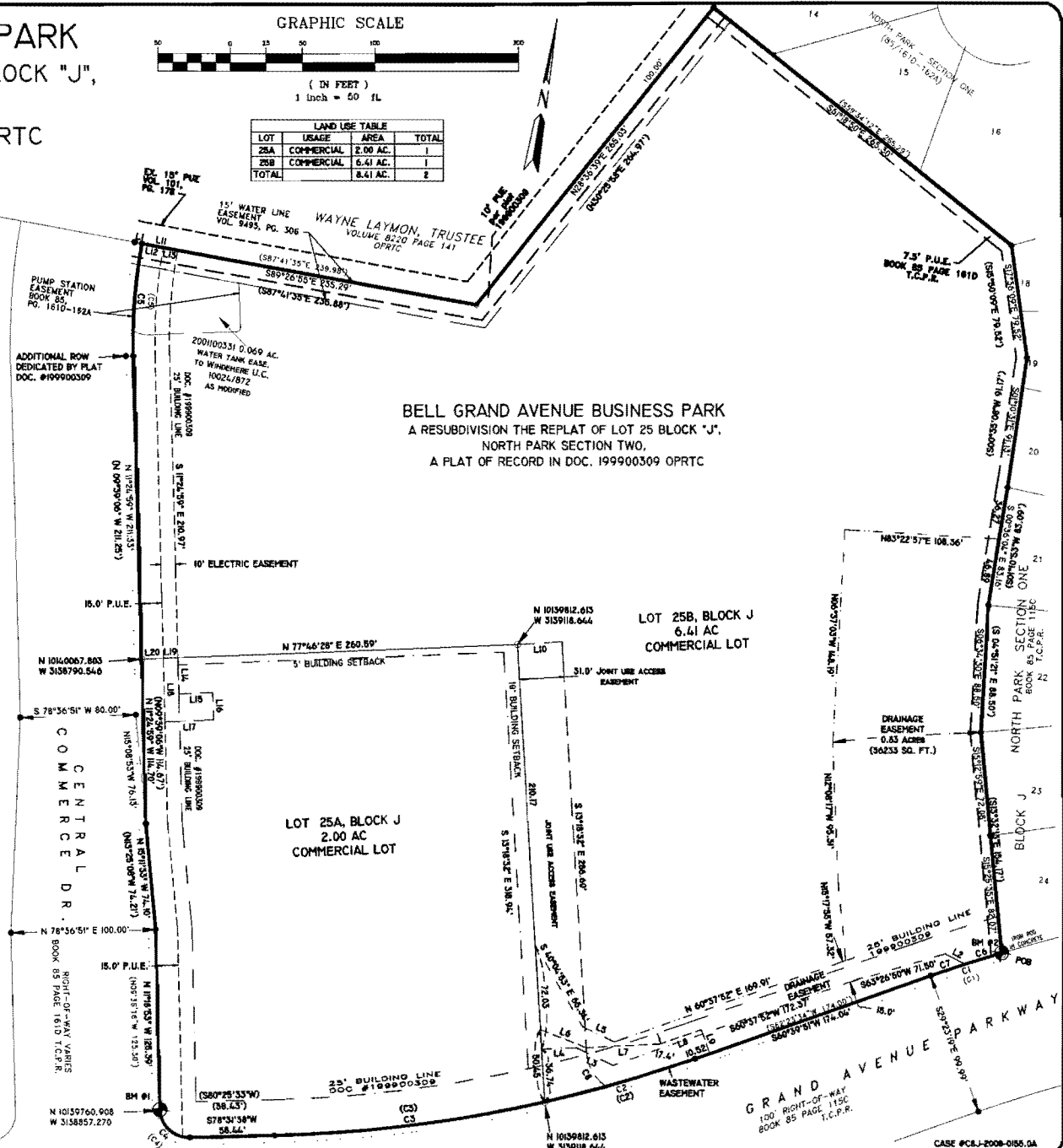
- IRON PIN FOUND
- CORNER NOT FOUND, REPLACED
- WITH 1/2" IRON PIN
- IRON PIN SET
- RECORD CALLS (BEARING / DISTANCE)
- DATA THIS SURVEY BEARING / DISTANCE
- EASEMENTS
- BUILDING LINE
- BOUNDARY
- DRAINAGE EASEMENT
- POINT OF BEGINNING POB
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY - OPRTC
- ALL DOCUMENT 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 = 795.96
 - BENCHMARK #2 - TOP OF IRON ROD AT THE SOUTHEAST CORNER OF LOT 25, BLOCK J ELEVATION = 786.31

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CHORD BEARING
C1	02°52'32"	1034.61	52.13	26.07	52.12	S62°06'07"W
RECORD	02°51'41"	1043.17	52.10	52.09	52.09	S63°49'24"W
C2	06°29'45"	957.18	108.51	54.32	108.46	N63°54'36"E
RECORD	06°34'07"	947.57	108.63	108.57	108.57	N63°38'18"E
C3	11°19'09"	957.18	189.09	94.86	188.79	N72°49'03"E
RECORD	11°26'00"	947.57	189.09	188.77	188.77	N72°38'21"E
C4	89°56'11"	20.00	31.53	20.07	28.40	S86°30'17"E
RECORD	89°54'47"	20.00	31.57	28.25	28.25	S84°43'55"E
C5	11°55'09"	379.39	79.11	39.70	78.90	S06°29'36"E
RECORD	11°58'17"	379.06	79.20	79.06	79.06	S05°39'23"E
C6	01°28'36"	1034.61	25.77	13.39	25.77	S63°44'08"W
C7	01°23'54"	1034.61	25.36	12.68	25.35	S63°27'49"W
C8	54°30'26"	29.50	28.04	15.20	27.02	S40°53'45"E

FOREST SURVEYING AND MAPPING COMPANY
1002 ASH STREET
GEORGETOWN, TEXAS
512-630-5827

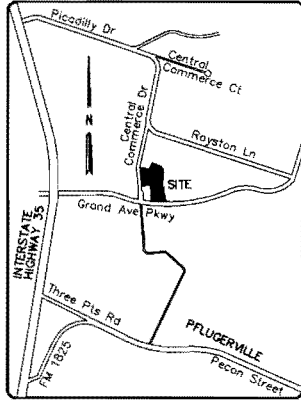
GRANDAYE/BELL GRAND AVENUE BUSINESS PARK
PAGE ONE OF TWO



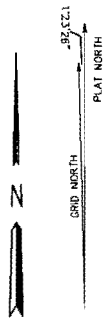
CASE #CBLJ-2008-0155.04

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
 Replot of Blocks A, B and C
 Central Commerce Park
 101/176
 Modular Space Corporation
 1200 Swedesford Rd
 Berwyn, Pa. 19312

Replot of Lot 2 Block A
 of the Replot of North
 Park Sec 2, Block "A"
 Doc# 200800254
 Grand Avenue Parkway, LLC
 5712 Carry Block Ln
 Austin, Tx 78746

Lot 3 Block C
 Replot 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

3' Joint Use
 Access Easement
 Doc# 200900081

FBST Properties
 Haley & Olson PC
 510 N. Volley Mills
 Waco, Tx 76710
 Doc# 200900081
 Doc# 199900309
 25' Building Line

VIKI LYNN
 COURT

Block J
 NORTH PARK
 SECTION ONE
 85/115C

LOT 25B1

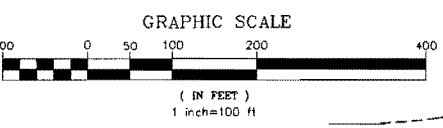
BLOCK J

LOT 25B2

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

Lot G & H
 North Park Sec 4
 Grand Avenue Retail Partners, LP
 3609 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 SRC
 - LABELLED "WATERLOO 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 PLAT 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@waterlosurveyors.com

March 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°08'36" E	17.69'	
L4	N 15°21'32" W	88.11'	
L5	N 32°11'53" W	95.31'	
L6	N 06°40'39" W	43.65'	

BOUNDARY CURVE DATA

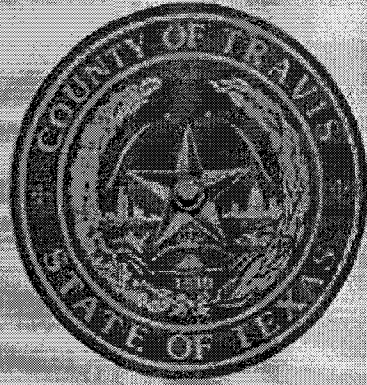
#	RADIUS	ARC	CHORD	BEARING
C1	957.15'	108.39'	108.34'	S 63°53'51" W
RECORD		108.51'	108.46'	S 63°54'36" W

EASEMENT COURSE & DISTANCE CALLS

LINE	DIRECTION	DISTANCE
LD	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°48'46" E	24.04'
L5	S 74°22'08" E	28.30'
L6	N 80°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'

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



NOTICE OF PUBLIC HEARING

JUNE 11, 2013 AT 9:00 AM

RESUBDIVISION

BELL GRAND AVENUE BUSINESS PARK

LOT 25B

ONE LOT INTO TWO LOTS

PRECINCT 1

**AT THE TRAVIS COUNTY
COMMISSIONERS COURTROOM**

700 LAVACA STREET

(FIRST FLOOR), AUSTIN

FOR MORE INFORMATION CALL 854-7687



NOTICE OF PUBLIC HEARING

JUNE 11, 2013 AT 9:00 AM

RESUBDIVISION

BELL GRAND AVENUE BUSINESS PARK

LOT 236

ONE LOT INTO TWO LOTS

PRECINCT 1

AT THE TRAVIS COUNTY COMMISSIONERS COURTROOM

700 LAVACA STREET

(FIRST FLOOR) AUSTIN

FOR MORE INFORMATION CALL 855-7687

NO PARKING
ANYTIME



TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., COUNTY EXECUTIVE
411 West 13th Street
Executive Office Building
P.O. Box 1748
Austin, Texas 78767
tel 512-854-9383
fax 512-854-4649

AFFIDAVIT OF POSTING

**TO: County Judge
County Commissioners
Travis County, Texas**

A Public Notice of Plat Revision sign was posted on May 20, 2013, at 16117 Central Commerce Drive at a point as near as practical to the area being revised, and was also posted at the Travis County Courthouse.

CERTIFIED THIS THE 20 DAY OF May, 2013.

SIGNATURE: Jaime Garcia

NAME (PRINT): Jaime Garcia

TITLE: Trvr/R&B Supervisor

cc: Garcia (sign shop)

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