

C5

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8J-2009-0136.0A

**Z.A.P. DATE:** July 6, 2010

**SUBDIVISION NAME:** Estates at Commanders Point Final Plat

**AREA:** 5.645 acres

**LOTS:** 6

**OWNER/APPLICANT:** Agarita Ventures, General  
Partnership (Fred Purcell)  
(J. Kelly Gray)

**AGENT:** King Engineering Assoc.  
(Aaron Googins)

**ADDRESS OF SUBDIVISION:** 4607 Agarita Cove

**GRIDS:** A33

**COUNTY:** Travis

**WATERSHED:** Lake Travis

**JURISDICTION:** 2-Mile ETJ

**EXISTING ZONING:** County

**MUD:** N/A

**PROPOSED LAND USE:** Single Family

**ADMINISTRATIVE WAIVERS:** A waiver to on-site detention has been granted by staff.

**VARIANCES:** The Commission has previously granted the following variances with conditions on July 7, 2009 (under case number C8-2008-0231.0A):

1. Section 30-5-301 of the Land Development Code for construction of driveways on slopes greater than 15%.
2. Section 30-5-454(B)(2) to allow a residence on a lot with less than 2 acres of net site area.

In addition, on June 15, 2010, the Travis County Commissioner's Court granted a requested variance for lots that do not have frontage on a public street and a variance from the sidewalk requirement.

**SIDEWALKS:** Sidewalks will not be provided.

### **DEPARTMENT COMMENTS:**

The request is for approval of the above referenced resubdivision, the Estates at Commanders Point subdivision. The proposed plat is composed of 6 lots on 5.646 acres. The applicant is proposing 5 single-family units and 1 dedicated drainage/water quality lot. All lots will take access of a private access easement. Water will be provided by T.C.W.C.I.D. #17 and

wastewater will be provided by a private treatment system. Electric will be provided by the City of Austin. The Travis County Emergency Service District has reviewed and approved the plat for emergency service. Parkland dedication requirements have been satisfied by payment of fees in lieu of dedication of land. The applicant will be responsible for all costs associated with any required improvements.

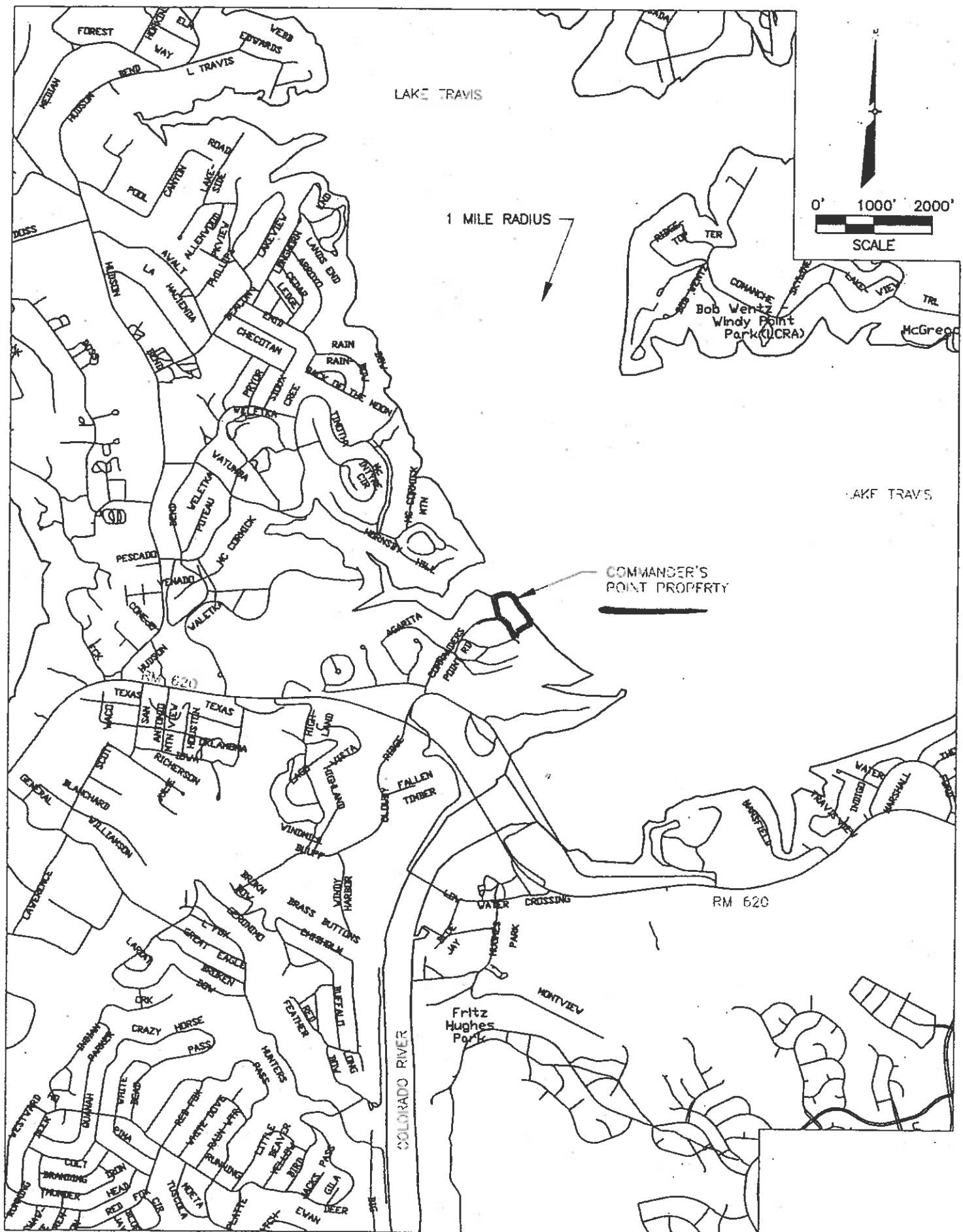
**STAFF RECOMMENDATION:** The staff recommends approval of the request as the plat now meets all City, County and State requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman  
**e-mail:** don.perryman@ci.austin.tx.us

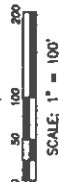
**PHONE:** 974-2786

# COMMANDERS POINT LOCATION MAP



# THE ESTATES AT COMMANDERS POINT FINAL PLAT

(A RESUBDIVISION OF LOT 1 BLOCK A OF THE SECOND RESUBDIVISION OF  
LOT A SILENT RIDGE)



## LEGEND

- 1/2-INCH IRON ROD FOUND
- IRON ROD WITH CAP STAMPED LENZ & ASSOC. FOUND
- ▲ NAIL FOUND
- 1/2-INCH IRON ROD WITH CAP STAMPED KING ENGINEERING SET
- CONCRETE MONUMENT SET
- OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
- PLAT RECORDS OF TRAVIS COUNTY, TEXAS
- REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
- PUBLIC UTILITY EASEMENT
- BENCHMARK (CONCRETE MONUMENT SET)
- SURVEY LINE
- 100 YEAR FLOODPLAIN
- CRITICAL WATER QUALITY ZONE
- DRAINAGE EASEMENT

## LAKE TRAVIS

L.C.R.A.  
RECORDS PLAT  
VOL. 589 PG. 317  
D.R.T.C.T.

LOA RESERVES:  
A 20 FOOT WIDE PASSAGE AND USE EASEMENT STRIP  
ABUTTING THE HIGH WATER LINE OF LAKE TRAVIS;  
THE RIGHT AND PRIVILEGE TO STORE AND MOUND  
WATER ON OR INMEDIATE WITH WATER;  
PER VOL. 12778 PG. 31 R.P.R.T.C.T.

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WATER ON OR INMEDIATE WITH WATER;  
PER VOL. 12778 PG. 31 R.P.R.T.C.T.

25' DRAINAGE  
EASEMENT  
BOOK 81 PG. 211  
R.P.R.T.C.T.

CRITICAL WATER  
QUALITY ZONE  
BOOK 81 PG. 211  
R.P.R.T.C.T.

APPROXIMATE LOCATION OF  
THE 100 YEAR FLOOD ZONE

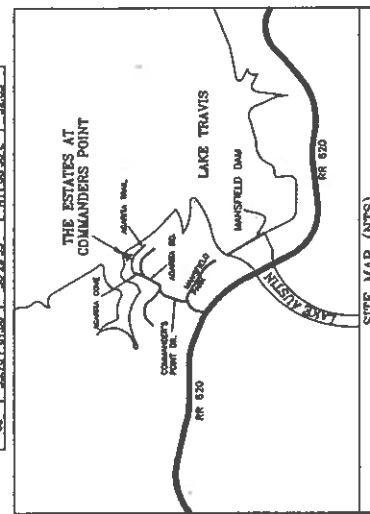
LOT 1  
FRUIT RIDGE OF LOT A SILENT RIDGE  
BOOK 99 PAGE 117  
P.R.T.C.T.

| LINE | LENGTH | BEARING         | AREA  | CHORD |
|------|--------|-----------------|-------|-------|
| L1   | 185.12 | N 15° 12' 12" E | 33.81 | 33.81 |
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| L100 | 185.12 | N 15° 12' 12" E | 33.81 | 33.81 |

TOTAL AREA: 5.634 ACRES  
NUMBER OF LOTS: 6  
NUMBER OF BLOCKS: 1  
MINIMUM FINISHED FLOOR ELEV. = 723.0 MSL  
LOT 1 IS A WATER CHANNEL LOT  
LOT 2, 3, 4, 5 AND 6 ARE RESIDENTIAL LOTS

BENCHMARKS:

CONCRETE MONUMENT SET ELEVATION = 724.3'



**K in g**  
ENGINEERING  
ASSOCIATES, INC.  
2515 SOUTH 28th, SUITE 300  
AUSTIN, TEXAS 78746  
PHONE 512-442-4991  
FAX 512-442-4992  
E-MAIL: keng@kingeng.com



The Estates at  
Commanders  
Point



## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8J-2009-0136.0A  
 Contact: Don Perryman, 512-974-2786 or  
 Michelle Casillas, 512-974-2024  
 Public Hearing: July 6, 2010, Zoning & Planning Commission

Michelle S. Weiner  
 Your Name (please print) #1

|                                              |
|----------------------------------------------|
| <input type="checkbox"/> I am in favor       |
| <input checked="" type="checkbox"/> I object |

4607 Austin Cove  
 Your address(es) affected by this application

Michelle S. Weiner 24 Jan 2010  
 Signature Date

Daytime Telephone: 512-266-1188

Comments: See attached

If you use this form to comment, it may be returned to:  
 City of Austin - Planning & Development Review Dept., 4<sup>th</sup> Fl  
 Don Perryman  
 P. O. Box 1088  
 Austin, TX 78767-8810

Case Number C8J-2009-0136.0A

Comment by:

Michael S. Weiner

4607 Agarita Cove #1

Austin TX 78734

512-266-1188

I object.

I do not object to the project as shown on the map on the obverse side of the Notification of Public Hearing (Corrected) with the access to the subdivision from Agarita Road between lots 1 and 39. However, I do object that the map does not show what might become the actual future road main access to the subdivision, and to which I might well object.

*Michael S. Weiner*  
*24 Jan 2010*