

C5

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2009-0136.0A

Z.A.P. DATE: July 6, 2010
July 20, 1010

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. Lot 1, Block A, is a

water quality lot and is restricted by plat note to non-residential uses. 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.

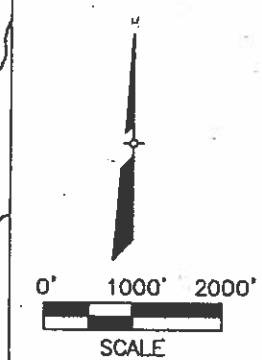
STAFF RECOMMENDATION: The staff recommends approval of the request as the plat now meets all City, County and State requirements.

ZONING AND PLATTING COMMISSION ACTION:

CITY STAFF: Don Perryman

e-mail: don.perryman@ci.austin.tx.us

PHONE: 974-2786

[illegible]

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

OF

0 50 100

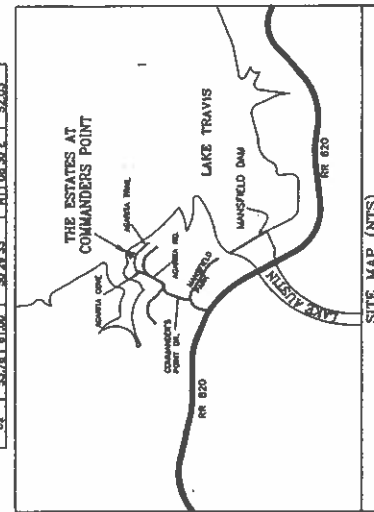
SCALE 1"

L.C.R.A.
REMAINDER TRACT
VOL. 569 PG. 317
D.R.T.C.T.

●	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
O.P.R.T.C.T.	OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS
P.R.T.C.T.	PLAT RECORDS OF TRAVIS COUNTY, TEXAS
R.P.R.T.C.T.	REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS
P.U.E.	PUBLIC UTILITY EASEMENT
BM	BENCH MARK (CONCRETE MONUMENT SET)
	SURVEY LINE
	100' YEAR FLOODPLAIN
	CRITICAL WATER QUALITY ZONE
	DRAINAGE EASEMENT

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N85°15'21"E	33.31'
L2	N80°28'12"E	28.80'
L3	N85°12'24"E	38.40'
L4	S75°15'26"E	87.95'
L5	S45°22'34"E	43.09'
L6	S37°08'30"E	77.24'
L7	S28°42'31"E	73.95'
L8	S34°30'33"E	74.87'
L9	N75°33'44"E	41.00'
L10	N100°18'18"W	78.08'

CURVE TABLE						
	CURVE	LENGTH	RADIUS	DELTA	BEARING	CHORD
	C1	34.37'	39.00'	50°28'33"	S11°08'30"W	33.27
	C2	53.78'	51.00'	50°28'54"	N11°08'50"E	50.01'



IK ENGINEERING
200 West 200
Austin, Texas 78761

idn ASSOCIATES, INC.
Phone 513-443-1571
Fax 513-443-1572

SHEET 2 OF 2
 JOB # 4342-000-000
 # CBJ-2009-0136.0A

CASE # CBJ-2009-0136.0A

C:\Survey\4342 Commander's Point\000\000\C40\Plot\Plot 2019-05-08.dwg

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.

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

Your Name (please print)

Michelle S. Weimer

☐ I am in favor
☒ I object

Your address(es) affected by this application

4607 Austin Cove
Westbury, Texas

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./4th 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