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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2008-0218.0A

Z.A.P. DATE: March 1, 2011

SUBDIVISION NAME: Resubdivision of Lot F-3, Northwest Hills Ranch, Section One

AREA: 2.96 acres

LOTS: 7

OWNER/APPLICANT: Jae Park

AGENT: Cedillos & Wilson, LLC
(Rey Cedillos)

ADDRESS OF SUBDIVISION: 10711 D K Ranch Rd.

GRIDS: M35

COUNTY: Travis

WATERSHED: Bull Creek

JURISDICTION: Full Purpose

EXISTING ZONING: I-RR

MUD: N/A

PROPOSED LAND USE: Single Family and Drainage (6 single-family lots and 1 drainage lot).

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks are required.

DEPARTMENT COMMENTS:

The request is for approval of the Resubdivision of Lot F-3, Northwest Hills Ranch, Section One. The proposed plat is composed of 7 lots (6 single-family and 1 drainage lot) on 2.96 acres (2.03 dwelling units per acre).

It should be noted that this application had originally gone through the subdivision process in the ETJ under C8J-2007-0101.0A to a point that it was nearly ready for approval. However at the request of the Travis County Commissioner's Court, (based on neighborhood opposition to the subdivision), the applicant voluntarily agreed to reduce the number of residential lots from 7 to 6. The case was then resubmitted as the one now before you. Six months into the process of the new application, the property was annexed into the City of Austin, and Travis County review ended. The case was then reassigned to only City of Austin reviewers which then needed to re-review the entire application for City of Austin requirements.

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It should be noted that because the application was submitted into the City more than 90 days prior to being annexed, that the application is not restricted by the I-RR zoning which requires a minimum of one acre per lot, (per Local Government Code 43.002(a)(2)(B)).

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat now meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: David Wahlgren

PHONE: 974-6455

EMAIL: david.wahlgren@ci.austin.tx.us

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1" = 400'

 Subject Tract
 Base Map

OPERATOR: D. SUSTAITA

Northwest Hills Ranch

CASE#: C8J-2008-0218.0A
ADDRESS: 10711 D.K. Ranch Road
MANAGER: David Wahlgren

This map has been produced by Notification Services for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

Author's address: Department of Psychology, University of Cambridge, 18a Avenue Road, Cambridge CB3 0ET, UK. E-mail: ajm22@cam.ac.uk

Scale : 1"=50'



JAMES BYRUM ADDITION
VOLUME 87, PAGE 25C, T.C.P.R.

JUNKER ADDITION

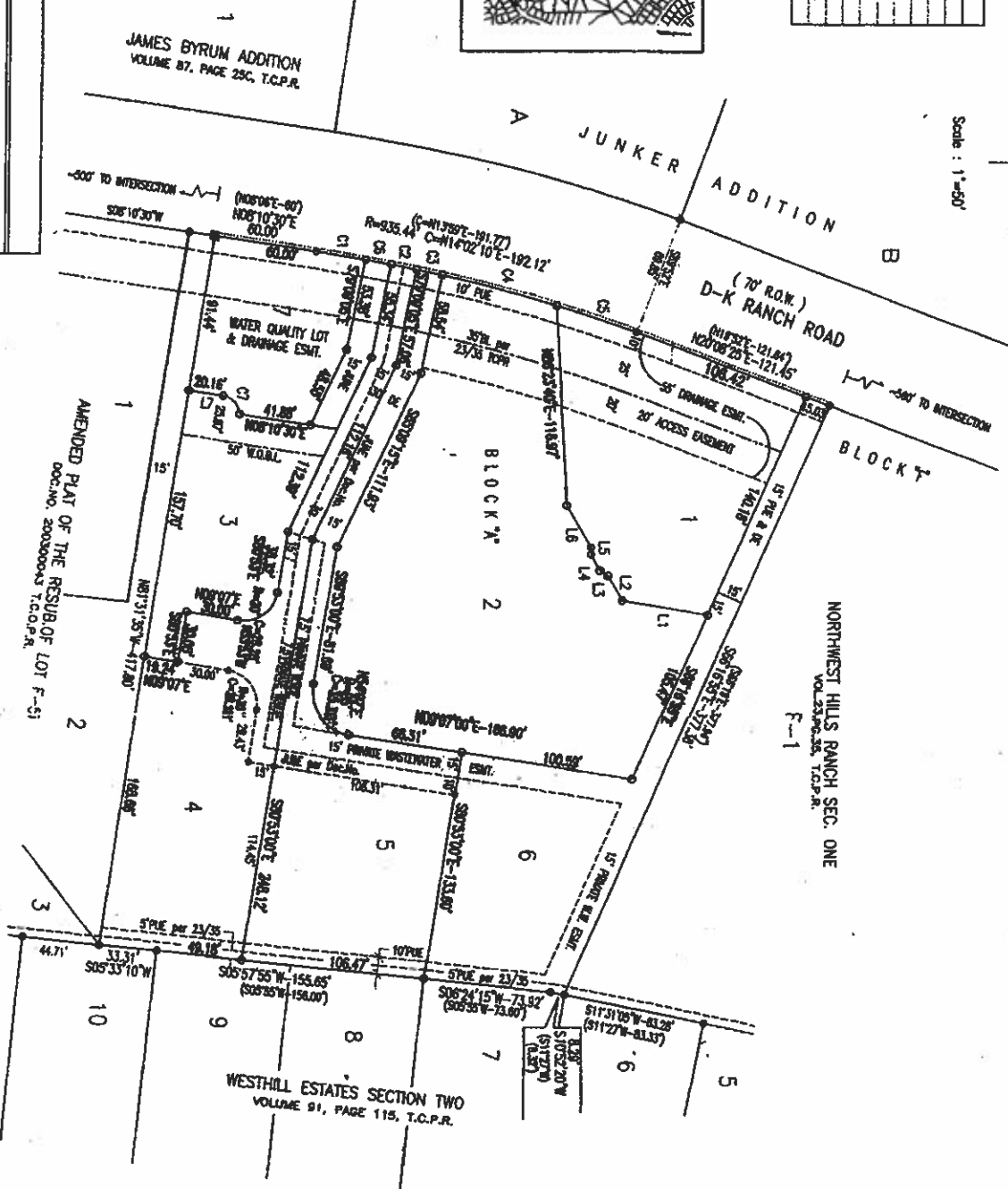
D-K RANCH ROAD

BLOCK 7

NORTHWEST HILLS RANCH SEC. ONE
VOL. 23 PG. 38, T.O.P.R.
F-1

WESTHILL ESTATES SECTION TWO
VOLUME 91, PAGE 115, T.C.P.R.

LINE TABLE		
NO.	BEARING	DISTANCE
11	S08°12'18"W	50.45'
12	S59°58'50"W	18.94'
13	S31°11'08"W	8.52'
14	S61°40'10"W	10.85'
15	S08°22'40"W	4.08'



STATE OF TEXAS •
KNOW ALL MEN BY THESE PRESENTS, THAT I, _____

[illegible]

[Handwritten signature]

Mr. H. PINK
10711 D-4 Ranch Road
Austin, Texas 78739

PO BOX 6667
[Handwritten signature]
10711 D-4 Ranch Road
Austin, Texas 78739

STATE OF TEXAS
COUNTY OF TRAVIS

I, *[Signature]*, the undersigned authority, on this day personally appeared *[Signature]*, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

In testimony whereof, I have hereunto set my hand and seal at Austin, Texas, this _____ day of _____, 19____.

Notary Public in and for
Travis County, TEXAS

Cornelius Eugene Elyzer *[Handwritten signature]*

DONALD M.
STERN
NOTARY PUBLIC
MAY 1968 - MAY 1970

EXHIBITS CONTINUE
1. RICHARD COLEMAN, P.E., an authorized under the laws of the State of Texas, is hereby sworn in as a member of the Texas Department of Criminal Justice, to produce the publications of **SPRINGWATER**, and **CENTURY** that has not been previously submitted to the Texas Department of Criminal Justice, and to file 30 of the March issue **Investigative Outlook**, as amended, and all other publications and correspondence, and is here and forever to be a member.

 RICHARD COLEMAN, P.E.
 Room No. 4737
 8011 Dawson Street, Suite 107
 Dallas, Texas 75241
 214-411-0066

STATE OF TEXAS
 COUNTY OF _____
 I, _____, Clerk of the County, do hereby certify that the foregoing is a true and correct copy of the original.

 Clerk of the County

6/20/00 P.J.M. NOTE
The portions of this bond is within the limits of a designated Special Re-
lease as shown at the Federal Emergency Management Agency (FEMA)
insurance that they (FEMA) 49453322-41, Fresno County, Fresno, dated
2/08 (Date "7") for Community No. 4910725.

[illegible]