

C 35
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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0092.0A

P.C. DATE: August 13, 2013

SUBDIVISION NAME: Lot 1 & Lot 2 Resubdivision of Lot 37 Tarrytown Oaks

AREA: .29 acres

LOT(S): 2

OWNER/APPLICANT: Lander and Nancy Lewallen

AGENT: ATS Engineers (Marc Dickey)

ADDRESS OF SUBDIVISION: 34 Marganita Crrescent

GRIDS: H25

COUNTY: Travis

WATERSHED: Johnson Creek

JURISDICTION: Full

EXISTING ZONING: SF-3-NP

NEIGHBORHOOD PLAN: Central West Austin Combined

PROPOSED LAND USE: Single Family

VARIANCES: None

SIDEWALKS: Sidewalks are required.

DEPARTMENT COMMENTS: The request is for approval of the Lot 1 & Lot 2 Resubdivision of Lot 37 Tarrytown Oaks subdivision. The proposed plat would resubdivide 1 existing lot into 2 lots on .294acres.

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

PLANNING COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@ci.austin.tx.us

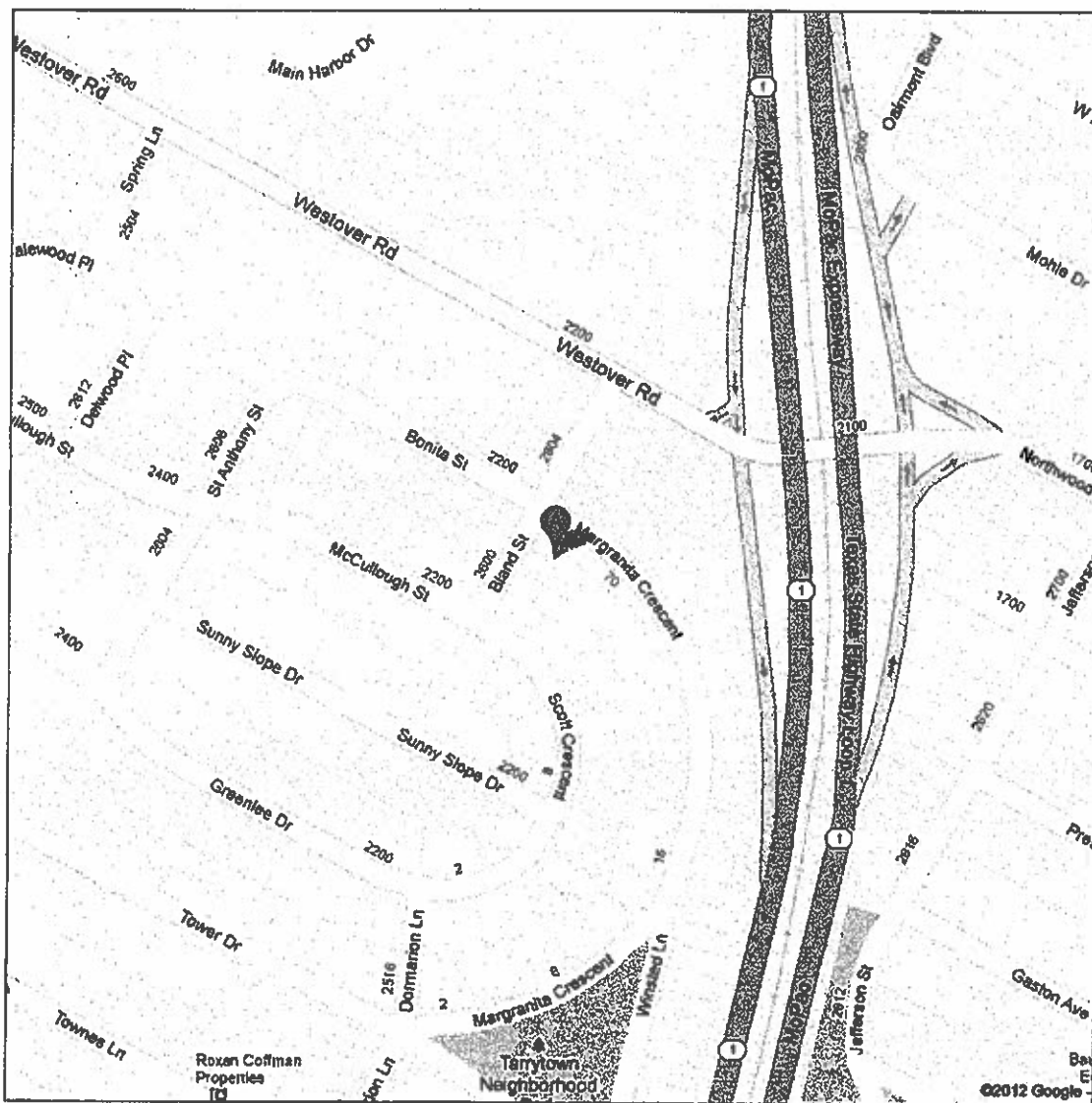
PHONE: (512)974-6455

CHN

Google

Address 34 Margranita Crescent
Austin, TX 78703

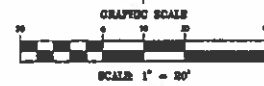
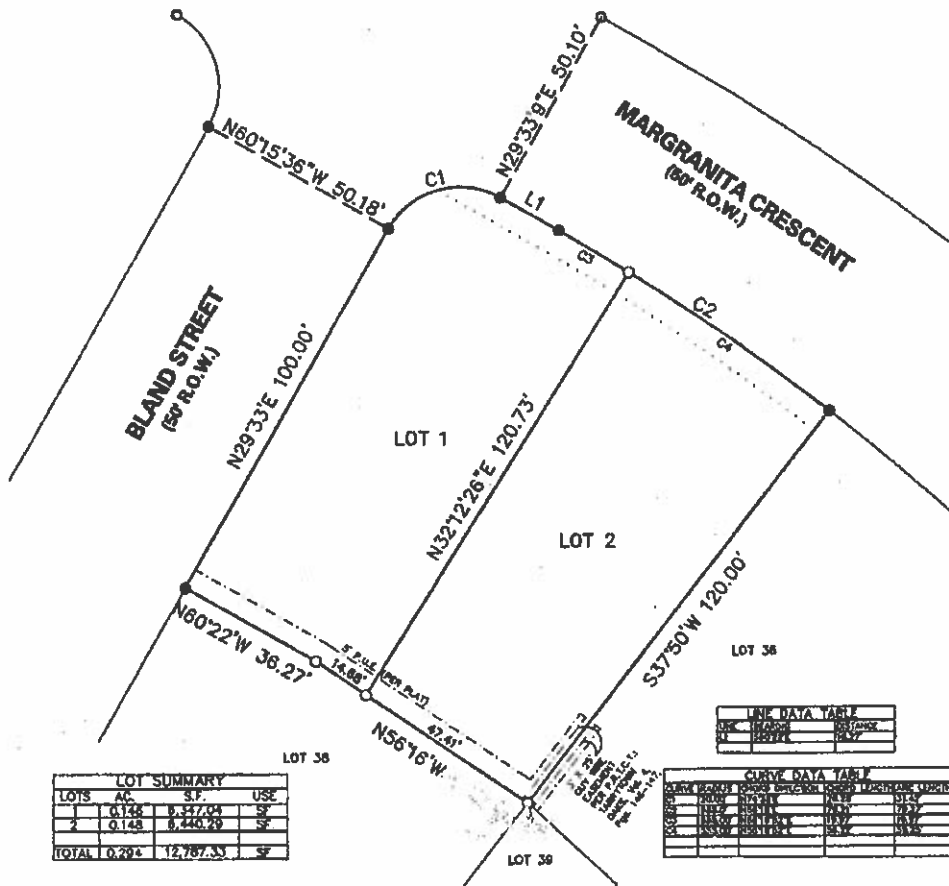
LOCATION MAP



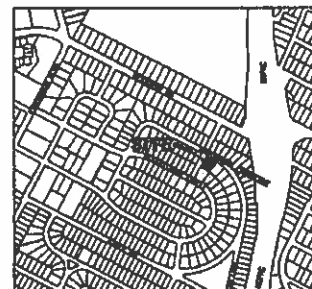
SCANNED

LOT 1 & LOT 2 RESUBDIVISION OF LOT 37 TARRYTOWN OAKS

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LEGEND	
1" (1/2")	IRON ROD FOUND (shown as 1/2")
2" (1/2")	IRON PIPE FOUND
3" (1/2")	CONCRETE POINT
4" (1/2")	IRON ROD NOT SET
5" (1/2")	CONCRETE POINT
6" (1/2")	ROAD FENCE
7" (1/2")	ROAD FENCE
8" (1/2")	IRON
9" (1/2")	WATER METER
10" (1/2")	ELECTRIC METER
11" (1/2")	UTILITY POLE
12" (1/2")	PUBLIC UTILITY EASEMENT
13" (1/2")	POSSIBLE FLOOD ELEVATION
14" (1/2")	ELECTRIC LINE



LOCATION MAP

SCALE: NTS

LOT SUMMARY			
LOTS	AC.	S.F.	USE
1	0.148	6,317.04	SF
2	0.148	6,317.04	SF
TOTAL	0.296	12,634.08	SF

LINE DATA TABLE	
LINE NO.	BEARING
1	N29°33'E 100.00'
2	N32°12'26"E 120.73'
3	N56°16'W 42.45'
4	N60°22'W 36.27'
5	N60°15'36"W 50.18'
6	N29°33'9"E 50.10'

CURVE DATA TABLE	
CURVE NO.	BEARING
1	N29°33'E 100.00'
2	N32°12'26"E 120.73'
3	N56°16'W 42.45'
4	N60°22'W 36.27'
5	N60°15'36"W 50.18'
6	N29°33'9"E 50.10'

STATE OF TEXAS II
COUNTY OF TRAVIS II OWNER'S ACKNOWLEDGMENT

KNOW ALL MEN BY THESE PRESENTS: THAT LANDER K LEWALLEN & NANCY K LEWALLEN, BEING THE OWNERS OF LOT 37 TARRYTOWN OAKS SUBDIVISION, CONVEYED BY DEED VOL. 11883 PG. 1309 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOL. 4, PAGE 146-147, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, DO HEREBY AMEND SAID LOT 37 TARRYTOWN OAKS SUBDIVISION PURSUANT TO TEXAS LOCAL GOVERNMENT CODE, CHAPTER 212.018, AND IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREIN TO BE KNOWN AS LOT 1 & LOT 2 RESUBDIVISION OF LOT 37 TARRYTOWN OAKS SUBDIVISION, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS ____ DAY OF ____ 20__

LANDER K LEWALLEN
34 MARGARITA CRESCENT LN.
AUSTIN, TX 78703

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LANDER K LEWALLEN & NANCY K LEWALLEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY AND NOTARY STAMP

DATE NOTARY COMMISSION EXPIRES: _____

WITNESS MY HAND THIS ____ DAY OF ____ 20__

NANCY K LEWALLEN
34 MARGARITA CRESCENT LN.
AUSTIN, TX 78703

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED LANDER K LEWALLEN & NANCY K LEWALLEN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT. IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY AND NOTARY STAMP

DATE NOTARY COMMISSION EXPIRES: _____

NOTES:

- NOTE: PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT: (MARGARITA CRESCENT) THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATE OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
- ALL SLOPES ON THIS SITE ARE BETWEEN 0-15%.
- ALL BUILDING SETBACK LINES PER CURRENT ZONING ORDINANCE.

I, ANDREW S. EVANS, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 30 OF THE AUSTIN LAND DEVELOPMENT CODE OF 1999 AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #4845300240H FOR TRAVIS COUNTY, TEXAS, DATED 08-26-2006.

Andrew S. Evans
ANDREW S. EVANS
L.P.E. NO. 80827
ENGINEERING BY:
ATS ENGINEERS, INSPECTORS & SURVEYORS
912 S. CAPITAL OF TEXAS HWY., SUITE 450
AUSTIN, TX 78748
(512) 328-8995

I, PAUL UTTERBACK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25, 1890 OF THE AUSTIN LAND DEVELOPMENT CODE, IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE, AND WAS PREPARED FROM AN ACTUAL SURVEY, MADE UNDER MY SUPERVISION PERFORMED ON THE GROUND, OF THE PROPERTY.

Paul Utterback
PAUL UTTERBACK
R.P.L.S. NO. 5738
SURVEYED BY:
ATS ENGINEERS, INSPECTORS & SURVEYORS
912 S. CAPITAL OF TEXAS HWY., SUITE 450
AUSTIN, TX 78748
(512) 328-8995

I, DANA DEBEAUMOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE ____ DAY OF ____ A.D. AT ____ O'CLOCK ____ M., DAILY RECORDED ON THE ____ DAY OF ____ 20__ A.D. AT ____ O'CLOCK ____ M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER ____ OFFICIAL RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE ____ DAY OF ____ 20__ A.D.

DANA DEBEAUMOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY
THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF ____ ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, WATERSHED PROTECTION AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF ____ 20__ A.D.
APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF ____ 20__ A.D.

GREG GUERNSEY, DIRECTOR
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

PLAT PREPARATION DATE	PLAT SUBMITTAL DATE
5/22/2012	6/30/2012



PLAT DATE
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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: C8-2012-0092.0A
Contact: David Wahlgren, 512-974-6455
Elsa Garza, 512-974-2308
Public Hearing: Jul 23, 2013, Planning Commission

Ryan Dondson
Your Name (please print)

2106 Westover Rd.
Your address(es) affected by this application

[Signature]
Signature

7/16/13
Date

Daytime Telephone: 512-633-0944

Comments: *Establishing more houses on the existing footprint should lower CO2 gas emissions and lower our carbon footprint.*

☒ I am in favor
☐ I object

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