

C17

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0052.0A

Z.A.P. DATE: August 20, 2013

SUBDIVISION NAME: Resubdivision Of Stone Creek Ranch Section Two

AREA: 22.730 acres

LOTS: 2

OWNER/APPLICANT: Westwood Residential 48 LP
(Jeff Lindsey)

AGENT: Jones & Carter Inc.
(Shawn Graham)

ADDRESS OF SUBDIVISION: 515 E. Slaughter Lane

GRIDS: G-13

COUNTY: Travis

WATERSHED: Rinnard Creek

JURISDICTION: Full Purpose

EXISTING ZONING: MF-2-CO

PROPOSED LAND USE: Multifamily

SIDEWALKS: Sidewalks will be provided along East Slaughter Lane and Narrow Glen Parkway prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of the resubdivision, namely Stone Creek Ranch Section Two. The proposed final plat is composed of 2 lots on 22.730 acres.

On a side note - for information there is currently a related rezoning case to grant MF-3-CO zoning for this site and it has received First Reading approval from City Council. This site still meets the requirements for MF-2-CO (*should City Council decide to not grant 2nd/3rd readings for MF-3-CO*).

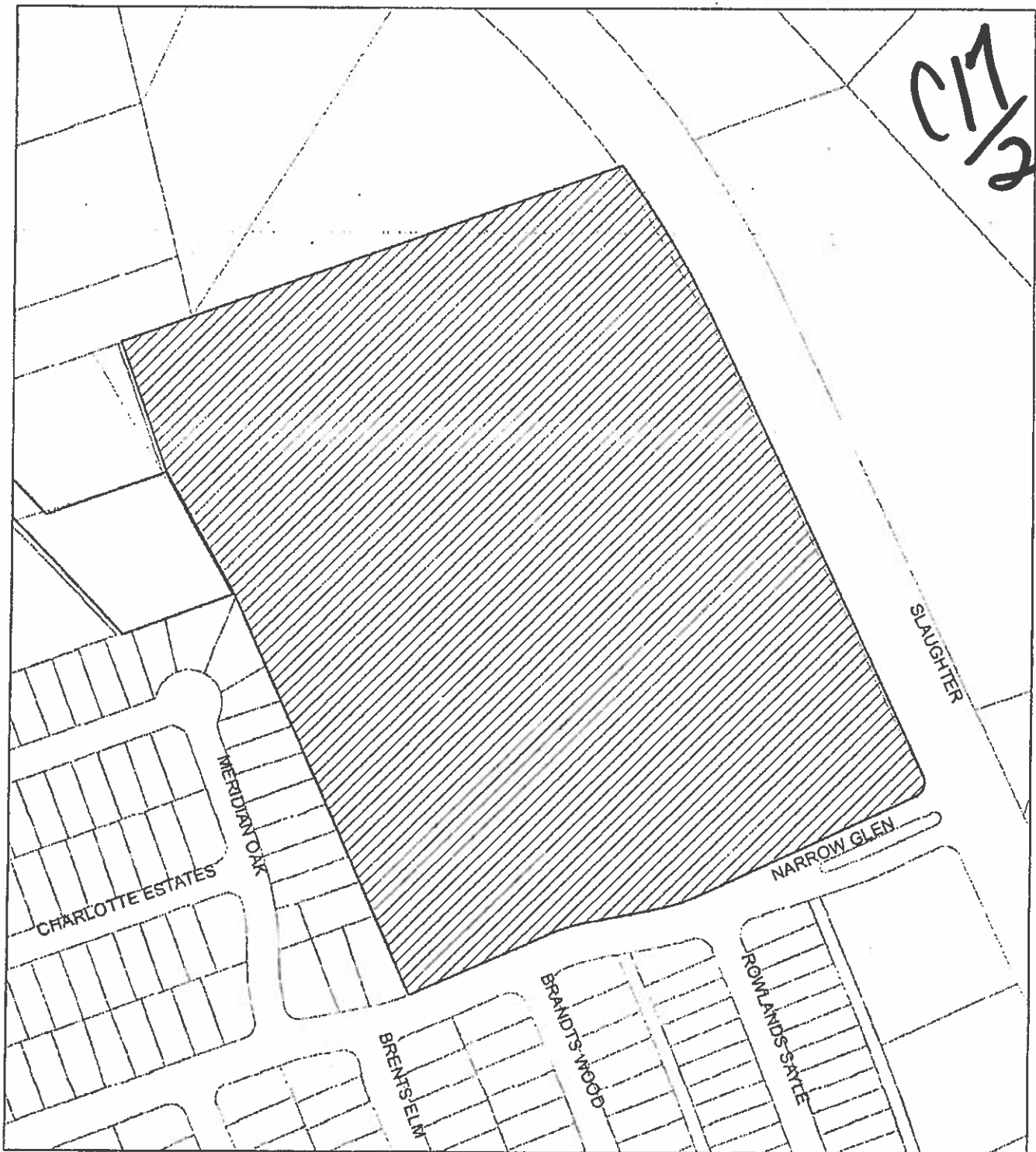
STAFF RECOMMENDATION: Staff recommends approval of this resubdivision. This plat meets all City of Austin Land Development and State Local Government requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@austintexas.gov

PHONE: 512-974-2767

C17/2



Subject Tract



Base Map

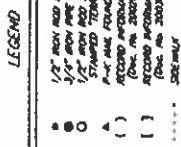
CASE#: C8-2013-0052.0A
LOCATION: 509 E. Slaughter Lane

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.



CITY OF AUSTIN, TRAVIS COUNTY, TEXAS



LOT ID	DESCRIPTION	LOT ACREAGE
LOT 1A	MULTI-FAMILY	12.381 ACRES
LOT 1B	MULTI-FAMILY	10.349 ACRES
TOTAL AREA		22.730 ACRES
TOTAL NO. OF LOTS		2

RESAULTS **DISCUSSION** **NOTES**

10510202001 IS SUBJECT OF THIS DISMEMBERED LETTER
CONTAINING THE NAMES OF INDIVIDUALS WHOSE NAMES
WERE LISTED IN THE 1961 RELEASE OF INFORMATION
AND WHOSE NAMES WERE NOT LISTED IN THE 1962 RELEASE
OF INFORMATION.



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 24°58'29" E	69.88'
	(S 22°17'53" E)	(68.77')
L2	S 78°51'26" W	106.47'
	(S 88°15'13" W)	(108.48')
L3	N 70°34'12" E	123.53'
	(N 72°42'24" E)	(123.83')

CURVE	RADIUS	CURVE TABLE		CHORD BEARING
		ARC LENGTH	CHORD LENGTH	
C1	25.00 (50.00)	30.79 (61.58)	35.25 (70.50)	S. 119° 57' 17" W. (S. 22° 06' 57" E.)
C2	300.00 (600.00)	74.77 (149.54)	76.65 (153.30)	S. 71° 15' 56" W. (S. 74° 12' 30" E.)
C3	330.00 (660.00)	74.55 (149.10)	72.64 (145.28)	S. 72° 23' 16" W. (S. 74° 53' 37" E.)
C4	1515.00 (3030.00)	281.35 (562.70)	296.87 (593.74)	S. 30° 05' 00" E. (S. 30° 05' 00" E.)

terra
LAND SURVEYING

SHEET 1 OF 2

URL: http://projects.ezrj.com/~cay/Survey/Showing_Fun/2004/2004-000-00_Pics.asp

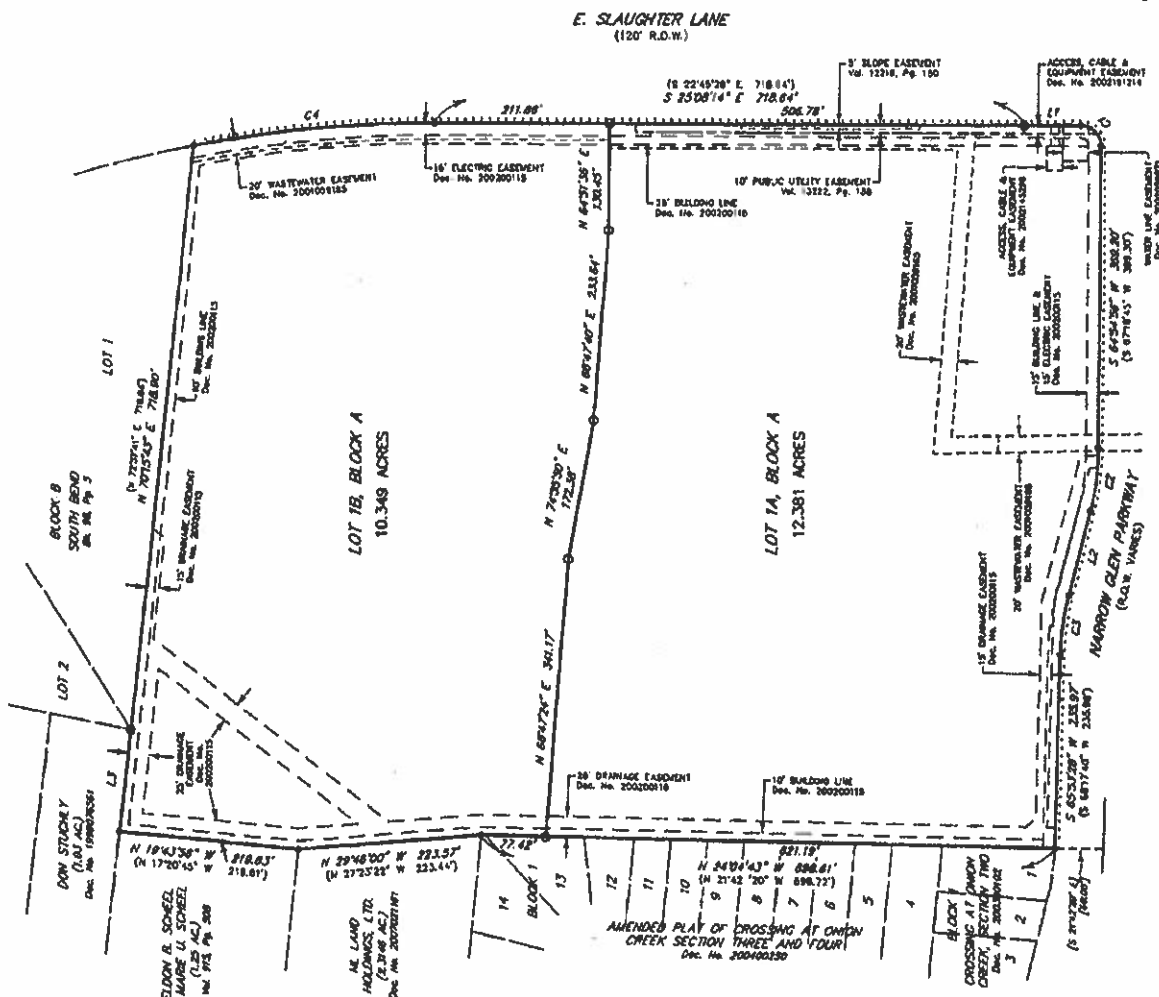
DATE: 03-03-1997	TIME: 10:00	BY: J. J. J.
DATE: 03-03-1997	TIME: 10:00	BY: J. J. J.

DATE:	Apr 18, 2013	CHECKED BY:	JCM
SCALE:	1"=100'	RECORD:	May 21, 2013

RESUBDIVISION OF STONE

CREEK RANCH, SECTION TWO

DDA CASE NO: CB-2013-0052.0A



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: C8-2013-0052.0A

Contact: Sylvia Limon, 512-974-2767

Cindy Casillas, 512-974-3437

Public Hearing: Aug 20, 2013, Zoning and Platting Commission

hathleen fox

Your Name (please print)

2109 Charlotte Esters Drive

Your address(es) affected by this application

hathleen fox

Signature

Daytime Telephone:

(512) 974-1371

Date

Aug 6, 2013

☐ I am in favor
☐ I object

undecided

Comments: *There are 2 commercial properties adjacent to my subdivision w/ large lights that shine down my street. I want to make sure the lighting for this project is blocked from bleeding into the residential neighborhood. Make sure they install a sidewalk along the slaughter lane & install a vegetated buffer w/ tall shrubs & trees to block this development from our view*

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept. /4th Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

2013 AUG 07 AM 06:25:25

8.7.13

PUBLIC HEARING INFORMATION

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- 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
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Contact: Sylvia Limon, 512-974-2767

Cindy Casillas, 512-974-3437

Public Hearing: Aug 20, 2013, Zoning and Planning Commission

Cladia A. Lucina

☐ I am in favor
☒ I object

9010 Breasts Elm Dr

1st Street

Your address(es) affected by this application

Cladia A. Lucina 8/7/13

Signature

Date

Daytime Telephone: *512, 797, 0801*

Comments: *I object to the change in zoning. NO other*

on Nevada. Don Breasts of Elm is already a street to 35 we want to change the things on Breasts Elm for would increase space to 2011 I want my street to remain 35 ft and the children who now play in the street.

If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept. 14th Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810