

C12
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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0034.0A

P.C. DATE: April 8, 2014

SUBDIVISION NAME: Baker Buyer Ruiz Subdivision, a resubdivision of a portion of Lot 8 G.K. Becket Subdivision

AREA: 1.197

LOT(S): 1

OWNER/APPLICANT: (T.E. & Regina F. Anderson)

AGENT: RPS Espey
(Dale W. Gray, P.E.)

ADDRESS OF SUBDIVISION: 5500 Reynolds Road

GRIDS: MC19

COUNTY: Travis

WATERSHED: Williamson Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: RR-NP

MUD: N/A

NEIGHBORHOOD PLAN: Oak Hill Combined

PROPOSED LAND USE: SF

ADMINISTRATIVE WAIVERS: The applicant has requested and received a waiver from Section 25-4-33(B) of the Land Development Code to not include the entirety of the original tract. The owner of the balance of the tract does not wish to participate in this resubdivision.

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Baker Buyer Ruiz Subdivision, a resubdivision of a portion of Lot 8 G.K. Becket Subdivision. The proposed plat is composed of 1 lot on 1.197 acres proposed for single-family use. The applicant proposes to re-subdivide a portion of an existing lot to create a legal lot. The proposed use is single-family residential. All utilities are available from the City of Austin. The developer will be responsible for all costs associated with the development including any costs associated with connecting to City utilities.

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

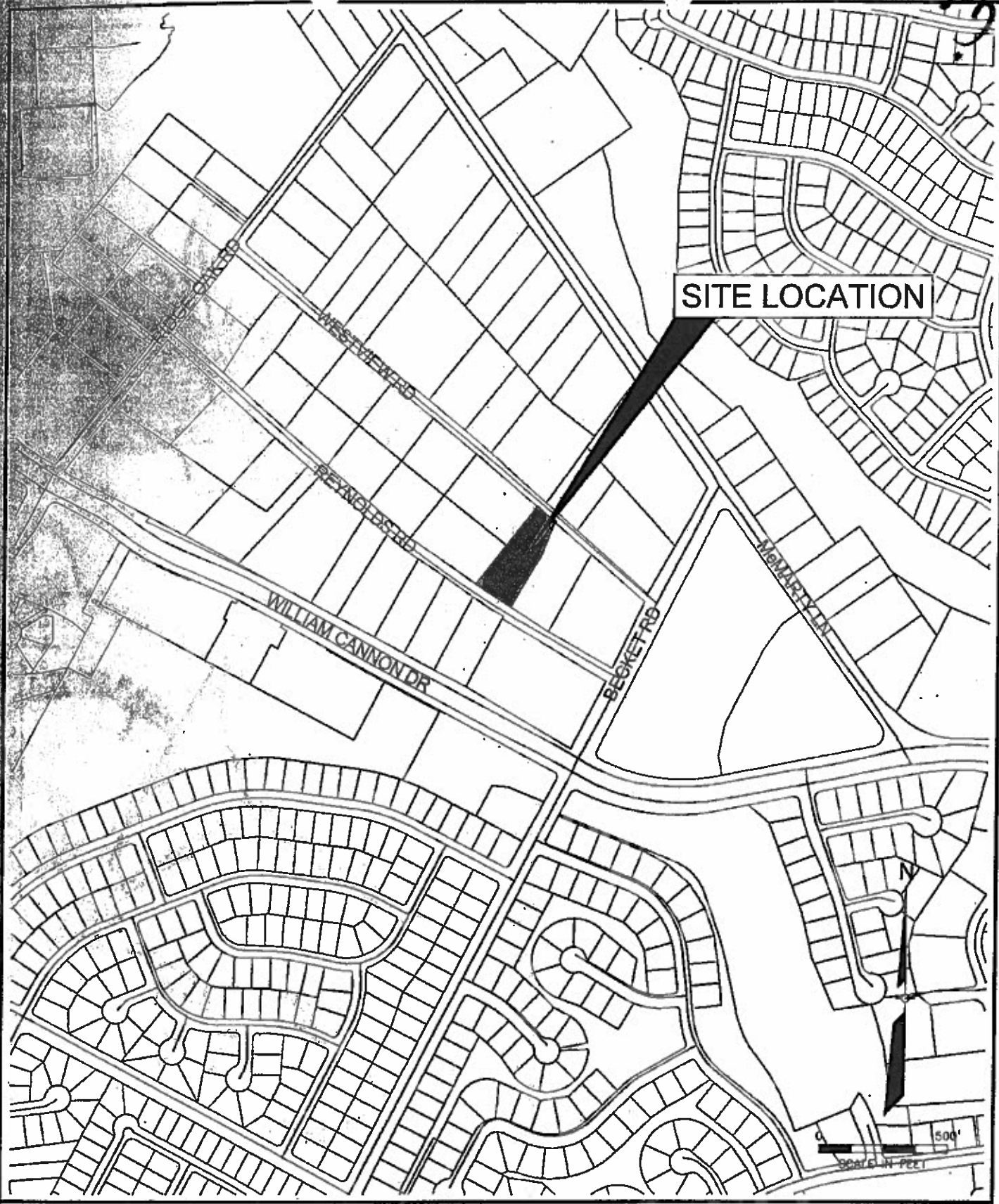
PLANNING COMMISSION ACTION:

C12
1/2

CITY STAFF: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 512-974-2786

02/13



SITE LOCATION

P:\Active\13002.00 - Reynolds Road\CD\EXH1\13002.00 Site Location

RPS Espey
 A MEMBER OF THE RPS GROUP PLC
 TBPE No. F-293

EXHIBIT 1
SITE MAP
 6500 REYNOLDS
SCANNED
 SUBDIVISION APPLICATION

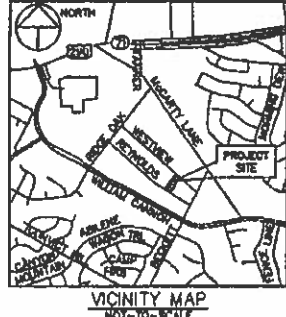
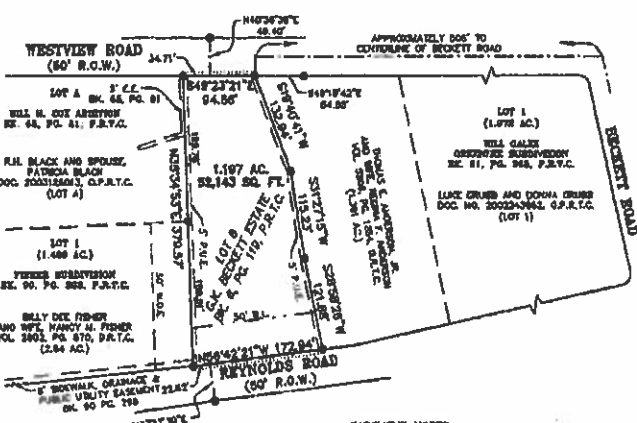
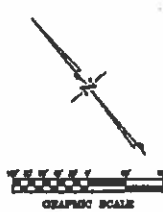
FEBRUARY 2013

13002.00

C12/4

BAKER BUYER SUBDIVISION

BEING A PORTION OF LOT 8 OF THE G.K. BECKETT ESTATE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN BOOK 6, PAGE 119, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.



- LEGEND**
- 1/4" = 100' BORN BORN FOUND
 - BOUNDARY
 - BL. BUILDING LINE
 - P.U. PUBLIC UTILITY EASEMENT
 - CL. CREEPING EASEMENT
 - W.Q. WATER QUALITY EASEMENT
 - D.R. DEED RECORD OF TRAVIS COUNTY
 - O.P. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY
 - P.R. PLAT RECORDS OF TRAVIS COUNTY
 - () RECORD INFORMATION

STATE OF TEXAS
COUNTY OF TRAVIS

WITNESSETH THAT I, NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED T.E. ANDROS, JR. AND WIFE, ROSA F. ANDROS, OWNERS OF 1.197 AC. BEING A PORTION OF LOT 8 OF THE G.K. BECKETT ESTATE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN BOOK 6, PAGE 119, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, CONVEYED TO THEM BY DEED OF VOLUME 4378, PAGE 1243, DEED RECORDS OF TRAVIS COUNTY, TEXAS, THE UNDEVELOPED CHURCH MEMBERS SUBDIVISION BEING PART OF LAND IN ACCORDANCE WITH CHAPTER 212 OF THE TEXAS LOCAL GOVERNMENT CODE, IN ACCORDANCE WITH THIS PLAT, AS SHOWN AS BAKER BUYER SUBDIVISION, SUBJECT TO ANY EASEMENTS AND RESTRICTIONS HERETOFORE GRANTED AND NOT VACATED OR RELEASED, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS AS SHOWN ON NOTED HEREON.

WITNESSETH OUR HANDS THIS _____ DAY OF _____ 2013.

T.E. ANDROS, JR.
8415 WESTVIEW ROAD
AUSTIN, TX 78744

ROSALY ANDROS
8415 WESTVIEW ROAD
AUSTIN, TX 78744

STATE OF TEXAS
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED T.E. ANDROS, JR. AND ROSALY ANDROS, WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____ 2013.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

PRINTED NAME
BY COMMISSION EXPIRES ON _____
STATE OF TEXAS
COUNTY OF TRAVIS

I, CHRIS OSBORN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, HEREBY CERTIFY THAT THIS PLAT IS SUBSTANTIALLY TRUE AND CORRECT AND NOT FORGOTTEN FROM THE PUBLIC BENEFIT OF THE PROPERTY PLACED UNDER MY PROFESSIONAL SUPERVISION, AND THAT ALL EASEMENTS SHOWN ON THIS PLAT ARE GRANTED TO BE BY RECORDS REFERRED TO BY INSTRUMENT TITLE COMPANY OF AUSTIN, TEXAS, AND I FURTHER CERTIFY THAT THIS SURVEY COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED.

DATE: 2/27/13
CHRIS OSBORN, R.P.L.S. NO. 2123

THIS SUBDIVISION IS LOCATED IN FULL PURPOSE CITY LIMITS OF THE CITY OF AUSTIN ON THE _____ DAY OF _____ 2013.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE ORDINAL PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS THIS THE _____ DAY OF _____ 2013.

PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____ 2013.

DAVE ANDROS, CHAIRPERSON
JAM STEVENS, SECRETARY

STATE OF TEXAS
COUNTY OF TRAVIS

I, DAVID OSBORN, CLERK OF THE COUNTY CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF TRAVIS AND ITS COPIES OF AUTHORIZATION WAS FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____ 2013, A.D. AT _____ O'CLOCK _____ A.M., OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESSETH MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY, THIS _____ DAY OF _____ 2013, A.D.

DAVID OSBORN, COUNTY CLERK, TRAVIS COUNTY, TEXAS

RECORD

EASEMENT NOTES

- THE 7' WIDE PUBLIC UTILITY EASEMENTS (P.U.E.) AND THE 50' WIDE BUILDING LINE (B.L.) SHOWN HEREON ARE RECORDED IN VOLUME 1545, PAGE 106, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
- THIS LOT IS SUBJECT TO A 70' WIDE BUILDING LINE FROM THE FRONT PROPERTY LINE AND A 15' WIDE BUILDING LINE FROM THE SIDE PROPERTY LINES FOR ALL DETACHED BUILDINGS, GARAGES, ETC. RECORDED IN VOLUME 1847, PAGE 448, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS.
- THIS LOT MAY BE SUBJECT TO AN ELECTRIC AND TELEPHONE LINE EASEMENT TO TEXAS POWER AND LIGHT COMPANY RECORDED IN VOLUME 1844, PAGE 472, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. THIS EASEMENT CANNOT BE LOCATED WITH THE INFORMATION PROVIDED IN SAID INSTRUMENT.
- THIS LOT IS SUBJECT TO THE RESTRICTIONS RECORDED IN VOLUME 1544, PAGE 105, AND VOLUME 1847, PAGE 448, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS. SAID DOCUMENTS MAY CONTAIN ADDITIONAL COMPLAINTS, CONDITIONS OR RESTRICTIONS FOR THE SUBJECT PROPERTY.

GENERAL NOTES

- NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
- ALL WATER AND WASTEWATER IMPROVEMENTS MUST BE IN ACCORDANCE WITH CITY OF AUSTIN WATER AND WASTEWATER DESIGN CRITERIA AND SPECIFICATIONS. ALL PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY DEPARTMENT FOR REVIEW AND APPROVAL. ALL CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN.
- BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN JOHNS ONDRANGE ORDINANCES.
- NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER CONSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
- ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER ON HIS OWNERS.
- PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PREVENT ACCESS BY GOVERNMENTAL AUTHORITIES.
- FROM TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY OR ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT FEE MUST BE OBTAINED FROM THE CITY OF AUSTIN.
- ALL STREETS, DRIVEWAYS, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
- AUSTIN ENERGY HAS THE RIGHT TO CUT AND TRIM TREES AND BRANCHES AND REMOVE CONTRIBUTIONS TO THE EXTENT NECESSARY TO KEEP THE CUSTOMER'S CLEAR OF OBSTRUCTIONS. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT MAY PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND Ongoing MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES WITHIN OR ALONG THE PORTION OF THIS SUBDIVISION/LOT, SAID EASEMENTS/ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDINGS AND WILL NOT BE LOCATED AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
- THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING OF TEMPORARY EROSION CONTROL, RETENTION AND DISE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY FINAL FINISHING AND THE REMOVAL OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED IMPROVEMENTS TO CITY STANDARDS MAY BE CAUSE FOR THE CITY OF AUSTIN WITHDRAWING FROM CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS. SEE PLAT APPROVALS FOR MORE DETAILS OF COMPLIANCE.
- PAVED DRIVEWAYS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A NOTED LINE ON THE FACE OF THE PLAT: REYNOLDS ROAD. THESE DRIVEWAYS SHALL BE IN PLACE FROM THE LOT BORN TO THE LOT BORN. FAILURE TO CONSTRUCT THE REQUIRED DRIVEWAYS MAY RESULT IN THE WITHDRAWAL OF COORDINATE, BUILDING PERMITS, OR CITY CONNECTIONS BY THE ENGINEERING BODY OR UTILITY COMPANY.
- NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOOD PLAIN OF ANY INVENTORY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD ADMINISTRATION FROM PANEL 464330000A, DATED SEPTEMBER 26, 2008.
- EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL (2008).
- ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS SUBDIVISION, LOT 8, G.K. BECKETT ESTATE SUBDIVISION ACCORDING TO THE MAPS OR PLATS OF RECORD OF THE TRAVIS COUNTY PLAT RECORDS, SHALL APPLY TO THIS SUBDIVISION PLAT.

FLOOD PLAIN INFO

NO PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN, AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, FEDERAL FLOOD INSURANCE ADMINISTRATION FROM PANEL 464330000A, DATED SEPTEMBER 26, 2008 FOR TRAVIS COUNTY, TEXAS AND UNIMPROVED AREAS.

OWNER'S CERTIFICATION

STATE OF TEXAS
COUNTY OF TRAVIS

I, DAVID OSBORN, AS AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING, AND HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND COMPLES WITH THE PROVISIONS HELD BY PORTIONS OF TITLE 30 OF THE AUSTIN CODE OF 2002, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

DAVID OSBORN, P.E.
LAND SURVEYOR NO. 82123

DALE W. GRAY
82123

5-28-15

SURVEYED BY
McGRAY & McGRAY
LAND SURVEYORS, INC.
2301 HANCOCK DRIVE #9
AUSTIN, TEXAS 78704
(512) 481-8891

BAKER BUYER SUBDIVISION
BEING A PORTION OF LOT 8 OF THE G.K. BECKETT ESTATE, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN BOOK 6, PAGE 119, OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS.

OWNERS
T.E. ANDROS, JR. AND WIFE, ROSA F. ANDROS
8415 WESTVIEW ROAD
AUSTIN, TX 78744

SCALE 1"=100'
DWS DATE: MARCH 2013

PREPARED FROM SURVEY FIELD WORK PERFORMED IN JANUARY 2013

SCANNED

C12
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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: C8-2013-0034.0A
 Contact: Don Perryman, 512-974-2786
 Elsa Garza, 512-974-2308
 Public Hearing: Planning Commission, April 8, 2014

DAVI Moss
 Your Name (please print)
 5512 Mustang Rd
 Your address(es) affected by this application

[Signature]
 Signature
 8.9.2014
 Date

Daytime Telephone: _____
 Comments: _____

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
 Don Perryman
 P. O. Box 1088
 Austin, TX 78767-8810

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Contact: Don Perryman, 512-974-2786
Elsa Garza, 512-974-2308
Public Hearing: Planning Commission, April 8, 2014

GARY MOSS
Your Name (please print) I am in favor
 I object

5512 Westview Rd
Your address(es) affected by this application

Don Perryman *8.9.2014*
Signature Date

Daytime Telephone: _____

Comments: _____

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

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Case Number: **CG-2013-0034.0A**
 Contact: **Don Perryman, 512-974-2786**
Elsa Garza, 512-974-2308
 Public Hearing: **Planning Commission, April 8, 2014**

Ralph + Margaret Mack
 Your Name (please print) I am in favor
 I object

4406 Beckett Rd Austin TX 78749
 Your address(es) affected by this application

Ralph Mack **3-10-2014**
 Signature Date

Daytime Telephone: **512-350-0261** **3-10-2014**

Comments:

Beckett Estates, established in the 1950s, has preserved and maintained the original purpose of country-style living in the city. We welcome new neighbors with open arms. Residents maintain the outstanding example of pride of ownership of the acres that we all own. Margaret and I have lived here since 1959. We have happily, through many years, observed as new neighbors improved the stewardship of the land and the community. We heartily recommend approval.

Margaret Mack + Ralph Mack
3/10/2014 *3-10-2014*

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 10888
 Austin, TX 78767-8810