

C8/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0059.0A

Z.A.P. DATE: April 15, 2014

SUBDIVISION NAME: Resubdivision of Lot 3, Block D, Balcones Oaks Section 2

AREA: 0.554 acres

LOTS: 2

APPLICANT: Roy Whitaker

AGENT: ATS Engineers, Inspectors,
Surveyors (Andrew Evans)

ADDRESS OF SUBDIVISION: 7305 Kapok Lane

GRIDS: H-35

COUNTY: Travis

WATERSHED: Bull Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-2

PROPOSED LAND USE: Single Family Residence

SIDEWALKS: Sidewalks will be provided along Kapok Lane.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision namely, Resubdivision of Lot 3, Block D, Balcones Oaks Section 2. The proposed resubdivision consists of 2 lots on 0.554 acres.

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

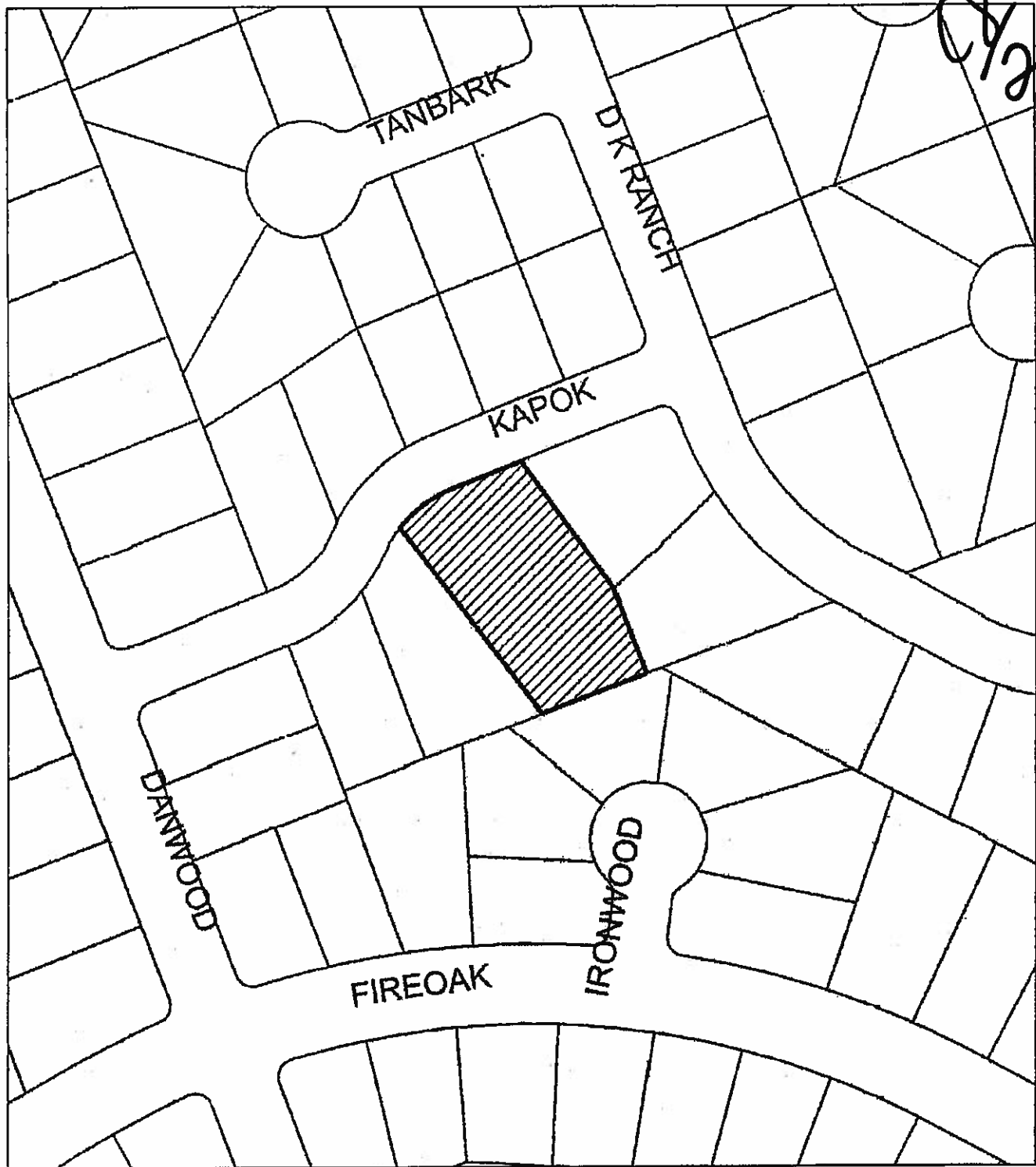
ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon

PHONE: 512-974-2767

E-mail: Sylvia.limon@austintexas.gov

C8/2



Subject Tract



Base Map

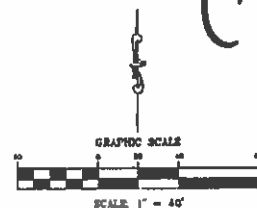
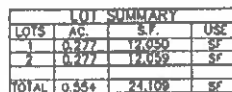
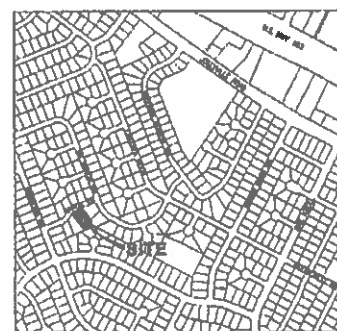
CASE#: C8-2013-0058.0A
LOCATION: 7305 Kapok Lane



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.

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[illegible]

LOCATION MAP

SCALE, KTS

LINE	BEARING	DISTANCE
L1	N71°28'21"E	2.21'
L2	N71°28'21"E	60.00'
L3	S18°18'07"E	78.89'
L4	S71°47'50"W	55.83'
L5	S71°47'50"W	40.61'
L6	N71°36'08"E	124.74'

CURVE DATA TABLE				
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH	ARC LENGTH
C1	112.01'	N56°31'43"E	58.11'	58.70'

SURVEYED BY:
ATE ENGINEERS, INSPECTORS & SURVEYORS
912 S. CAPITAL OF TEXAS HWY., SUITE 450
AUSTIN, TX 78746
(512) 328-8986



PLAY PREPARATION DATE	PLAY SUBMITTAL DATE
1/3/2013	1/3/2013


edge monte
ATS
 ALABAMA TOWNSHIP
 Engineers
 Inspectors
 & Surveyors
 C8-2013-0059.0A

PROJECT NO.
 PLANT DATE
 SHEET:
 1 OF 2

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: C8-2013-0059.0A

Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Zoning and Platting Commission, April 15, 2014

Susanna Busico

Your Name (please print)

☒ I am in favor
☐ I object

7001 Casup Cove, Austin, 78759

Your address(es) affected by this application

Susanna Busico

3/30/2014

Signature

Date

Daytime Telephone: (512) 293-0866

Comments:

It's a very large lot so
it makes sense the put
two houses on it. I'm
okay with the proposal.

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



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Elsa Garza, 512-974-2308

Public Hearing: Zoning and Platting Commission, April 15, 2014

Susan Snow

Your Name (please print)

☐ I am in favor
☒ I object

7204 Danwood

Your address(es) affected by this application

Susan Snow

Signature

3/3/14

Date

Daytime Telephone: 512/699-4832

Comments:

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

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.

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Contact: Sylvia Limon, 512-974-2767

Elsa Garza, 512-974-2308

Public Hearing: Zoning and Platting Commission, April 15, 2014

William Rogers
Your Name (please print)

7115 Danwood Dr.
Your address(es) affected by this application

William Rogers
Signature

31 March 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

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

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Elsa Garza, 512-974-2308

Public Hearing: Zoning and Platting Commission, April 15, 2014

Sally R. Miller

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

7302 DANDOOD DR.

Signature

Date

Daytime Telephone:

512-331-6745

Comments: We live in a very quiet, desirable neighborhood of single family homes. We often find where there are duplicate

there have not done anything to improve the area. I think it would be a good idea to have some other properties to follow suit.

As a property owner I feel that a change would decrease property value for the neighborhood. Don't let it happen!

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Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810

All of my neighbors take great pride in
their homes and yards. Duplexes will do
nothing to prevent our area from becoming
like the areas with duplexes up my
183rd Spicewood Springs - it would be a
crime to see that happening!

A. M. Jones

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