

C/S

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0237.0A.SH

P.C. DATE: April 22, 2014

SUBDIVISION NAME: Resubdivision of Lot 1, Oak Creek Village

AREA: 8.83 acres

LOTS: 2

APPLICANT: 2007 Travis Heights L.P.
(Rene O. Campos)

AGENT: DAVCAR Engineering
(Thomas Duvall)

ADDRESS OF SUBDIVISION: 2324 Wilson Street

GRIDS: H-20

COUNTY: Travis

WATERSHED: East Bouldin Creek

JURISDICTION: Full Purpose

EXISTING ZONING: MF-6-CO-NP

PROPOSED LAND USE: Multifamily

NEIGHBORHOOD PLAN: Bouldin

SIDEWALKS: Sidewalks will be provided on Wilson Street.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision namely, Resubdivision of Lot 1, Oak Creek Village. The proposed resubdivision is for one lot into 2 lots 8.83 acres.

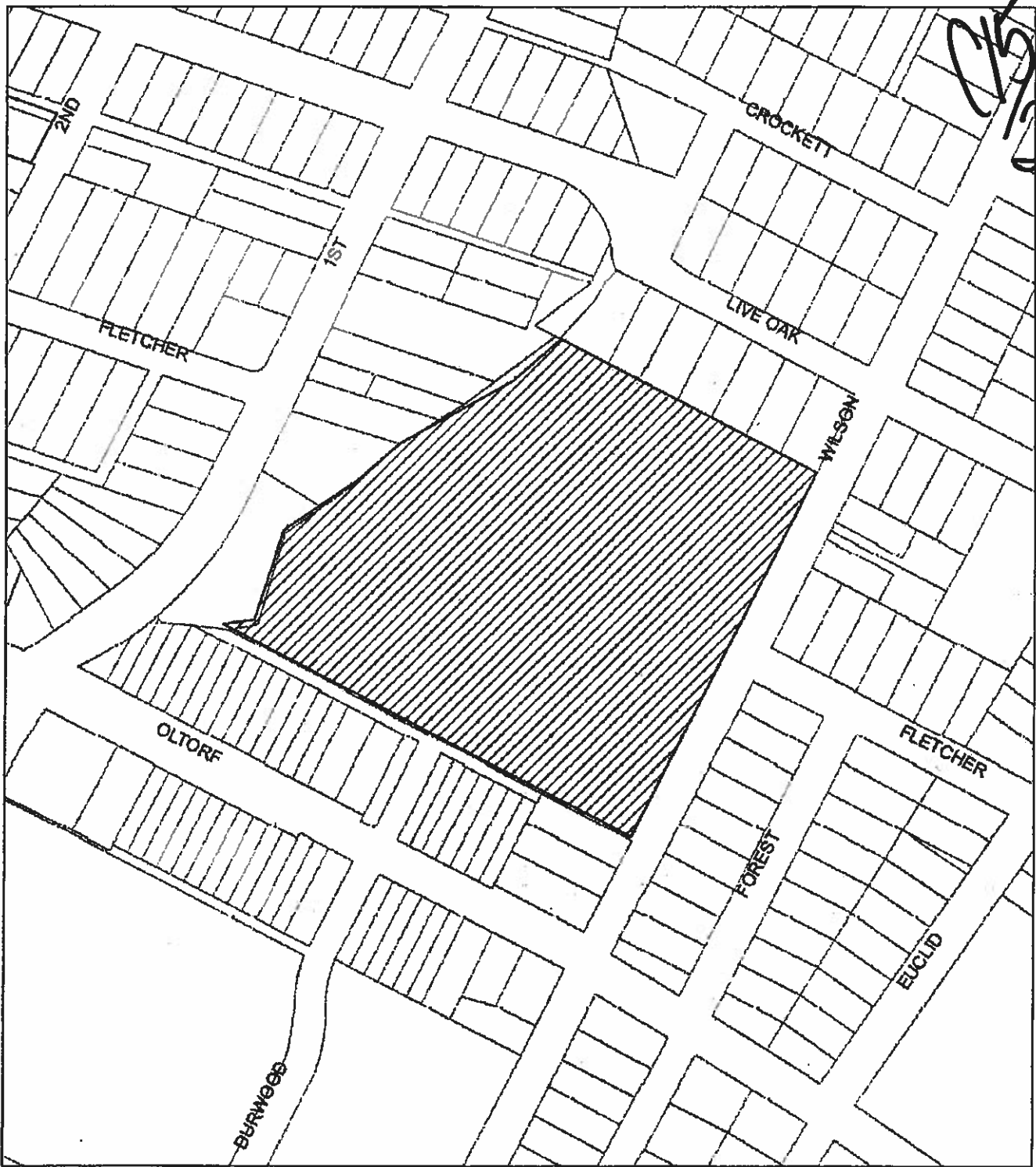
STAFF RECOMMENDATION: Staff recommends approval of the resubdivision. This plat meets all applicable City of Austin Land Development and State Local Government requirements.



PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov

PHONE: 512-974-2767

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-  Subject Tract
-  Base Map

CASE#: C8-2013-0237.0A.SH
LOCATION: 2324 Wilson Street

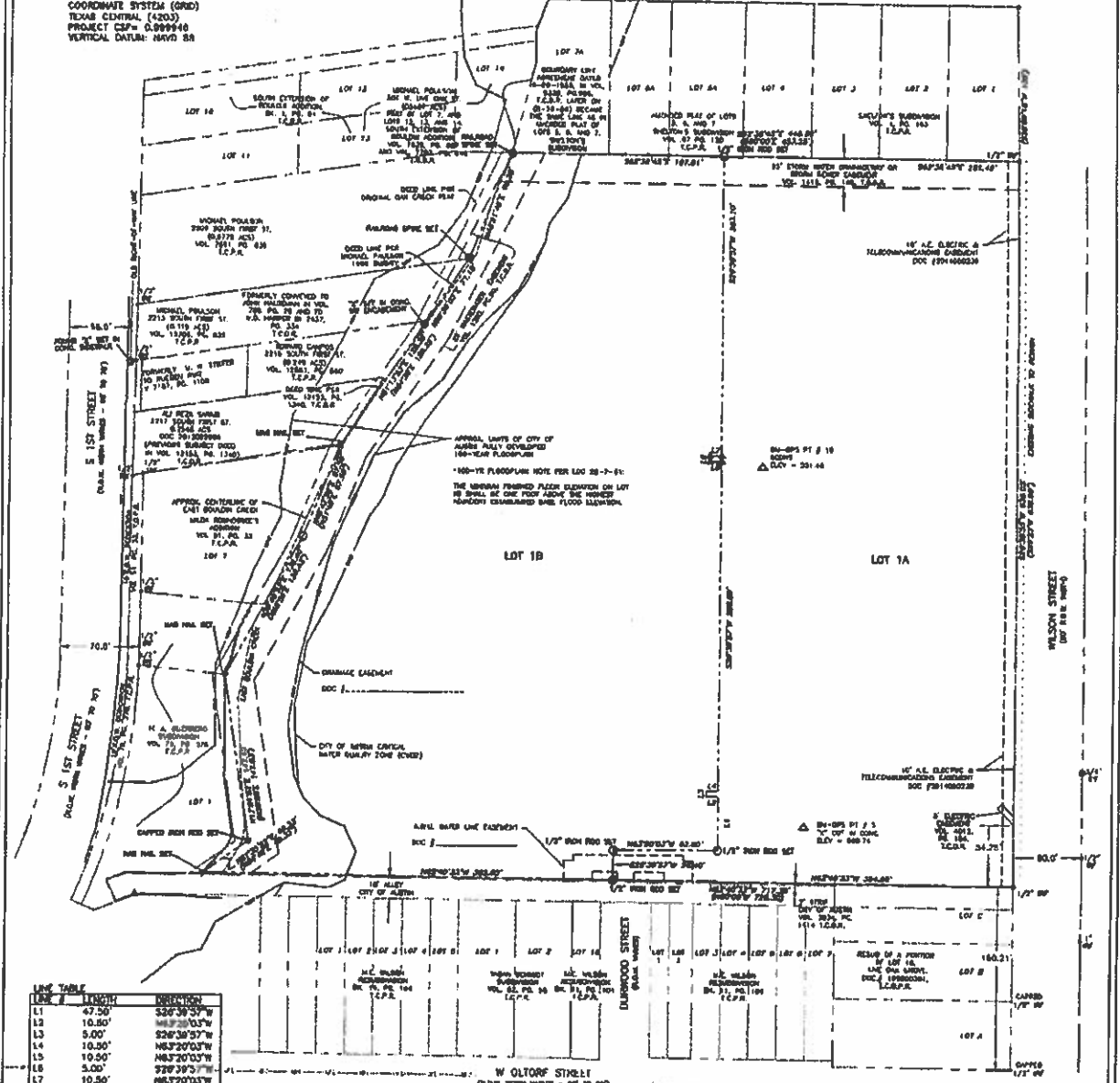


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

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BENCHMARK AND G.P.S. NOTES:
 NAD 83 TEXAS STATE PLANE
 COORDINATE SYSTEM (GRD)
 TEXAS CENTRAL (4203)
 PROJECT CIP# 0.999948
 VERTICAL DATUM: NAVD 88



LINE #	LENGTH	BEARING
L1	47.50'	S35°39'03"W
L2	10.50'	N63°20'03"W
L3	5.00'	S28°38'57"W
L4	10.50'	N63°20'03"W
L5	10.50'	N63°20'03"W
L6	5.00'	S28°38'57"W
L7	10.50'	N63°20'03"W

LEGEND

- IRON ROD FOUND (SIZE NOTED) ●
- IRON PIPE FOUND (SIZE NOTED) ⊙
- 1/2" IRON ROD SET WITH CAP ○
- SURVEY CONTROL POINT /BM ▲
- MAG NAIL SET ⊕
- "X" SET ⊗
- RAILROAD SPIKE SET ⊕
- TRANS COUNTY PLAT RECORDS T.C.P.R.
- TRANS COUNTY DEED RECORDS T.E.D.R.
- TRANS COUNTY OFFICIAL PUBLIC RECORDS T.C.O.P.R.

LOT 1A = 3.870 ACRES
LOT 1B = 4.881 ACRES
TOTAL = 8.553 ACRES (284,837.50 SF)

THE FOLLOWING WERE USED AS THE CONTROLLING MONUMENTS FOR THIS SURVEY:

BM 1B - 600 NAIL SET IN ASPHALT IN INTERIOR OF OAK CREEK APARTMENT COMPLEX AT CORNER OF PARKING, 36' WEST OF NW CORNER OF MAILBOXES, 35' SOUTHWEST OF BUILDING #2314, AND 11' NW OF A FIRE HYDRANT. GRID COORDINATES N, 10081370.050, E, 3110008.333. ELEVATION: 561.48. POINT NO. 19, FB 1, PC 45, FLUCEL LAND SURVEYING. COORDINATES AND ELEVATIONS BASED ON USGS OPUS SOLUTION OBSERVATION ON 9-10-12.

BM 5 - "X" CUT IN CONCRETE PARKING ISLAND ON NORTH SIDE OF PARKING AREA / DRIVEWAY, APPROXIMATELY 200' WEST OF SOUTH ENTRANCE TO OAK CREEK APARTMENTS, 40' SW OF SW CORNER OF BLDG # 2312. GRID COORDINATES N, 10081071.102, E, 3110008.333. ELEVATION: 561.74. POINT NO. 5, FB 1, PC 45, FLUCEL LAND SURVEYING. COORDINATES AND ELEVATIONS BASED ON USGS OPUS SOLUTION OBSERVATION ON 9-10-12.

SPECIAL PLAT NOTES

1. THE DEVELOPMENT OF THE PROPERTY IN THIS SUBDIVISION PLAT IS SUBJECT TO THE CONDITIONS ESTABLISHED IN ORDINANCE NO. 20130827-083. SPECIFICALLY, THE DEVELOPMENT OF THE PROPERTY MAY NOT EXCEED A CUMULATIVE TOTAL OF 488 RESIDENTIAL UNITS, AND MAY NOT EXCEED AN AVERAGE OF 5.0 RESIDENTIAL UNITS PER ACRE. THE PER ACRE AVERAGE IS DETERMINED, AS PER ORDINANCE NO. 20130827-083, AS AN AVERAGE BASED UPON THE ACREAGE CONTAINED WITHIN THE CUMULATIVE PROPERTY DESCRIBED AS LOT 1A AND LOT 1B IN THIS SUBDIVISION PLAT.
2. PER CITY OF AUSTIN ORDINANCE NO. 20130827-095, THE BUILDING COVERAGE ON THE OVERALL PROPERTY MAY NOT EXCEED 80 PERCENT THEREFORE, WITH THE ACCEPTANCE OF THIS SUBDIVISION THE AVERAGE BUILDING COVERAGE OF LOT 1A AND LOT 1B COMBINED SHALL NOT EXCEED 80 PERCENT.
3. PER CITY OF AUSTIN ORDINANCE NO. 20130827-093, THE IMPERVIOUS COVER ON THE OVERALL PROPERTY MAY NOT EXCEED 70 PERCENT THEREFORE, WITH THE ACCEPTANCE OF THIS SUBDIVISION THE AVERAGE IMPERVIOUS COVER OF LOT 1A AND LOT 1B COMBINED SHALL NOT EXCEED 70 PERCENT.

DAYCAR ENGINEERING
 1010 Lund Creek Cove, Ste 200
 Austin, Texas 78744
 ph (512) 826-4428
 fx (512) 326-8390

RESUBDIVISION OF LOT 1 OAK CREEK VILLAGE

SCALE

CASE NO. C8-2013-0237.0A.SH

SHEET 1 OF 2

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: C8-2013-0237.0A.SH
Contact: Sylvia Limon, 512-974-2767 or Elsa Garza, 512-974-2308
Public Hearing: Planning Commission, April 22, 2014

DAGUAR GRIEDER
Your Name (please print)

I am in favor
 I object

502 W. LIVE OAK ST.
Your address(es) affected by this application

Darwin Good 4/14/14
Signature Date

Daytime Telephone: 512-916-8661

Comments: I object to every aspect of this project strictly.

- THE RATIONE OF BELLECTR'S GOOD AFFORDABLE HOUSING
 - THE DESIITY OF THE DEADWOODPHAN
 - THE VARIANCES THAT WERE GRANTED
 - THE USE OF TAXPAYER MONEY IN THE
 - PROH. OF GREAT TAX TREATMENT,
 - BOND MONEY ETC. TO ENRICH THE
 - DEVELOPER
- 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