

SUBDIVISION REVIEW SHEET

C5
1

CASE NO.: C8-2013-0059.0A

Z.A.P. DATE: May 6, 2014
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: 4/15/14: Postponed to 5/6/14.

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

PHONE: 512-974-2767

C5/2



Subject Tract
Base Map

CASE#: C8-2013-0059.0A
LOCATION: 7305 Kapok Lane

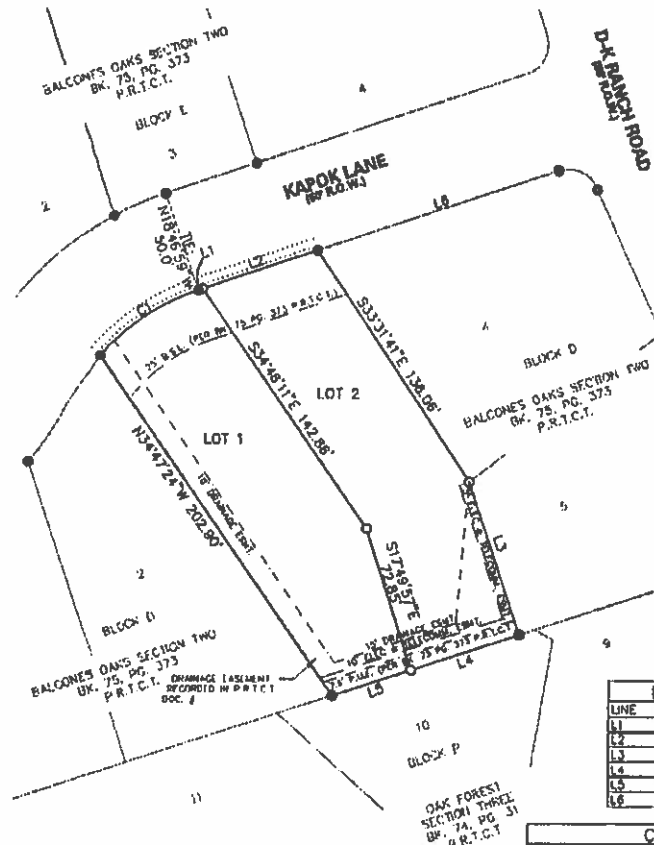


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

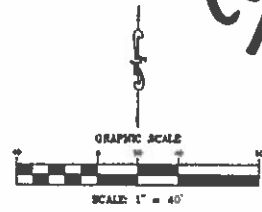
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

RESUBDIVISION OF LOT 3, BLOCK D, OF BALCONES OAKS SECTION 2

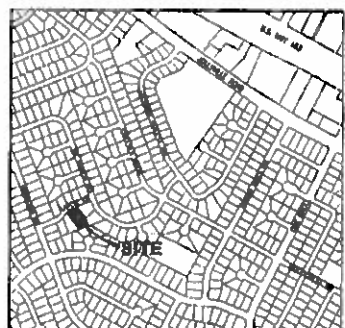
06/13



LOT SUMMARY			
LOTS	AC.	S.F.	USE
1	0.277	12,050	ST
2	0.277	12,050	ST
TOTAL	0.554	24,100	ST



LEGEND	
1	1" (1/4") NON PGE FOUND
2	1" (1/4") NON PGE FOUND
3	1" (1/4") NON PGE FOUND
4	1" (1/4") NON PGE FOUND
5	1" (1/4") NON PGE FOUND
6	1" (1/4") NON PGE FOUND
7	1" (1/4") NON PGE FOUND
8	1" (1/4") NON PGE FOUND
9	1" (1/4") NON PGE FOUND
10	1" (1/4") NON PGE FOUND
11	1" (1/4") NON PGE FOUND
12	1" (1/4") NON PGE FOUND
13	1" (1/4") NON PGE FOUND
14	1" (1/4") NON PGE FOUND
15	1" (1/4") NON PGE FOUND
16	1" (1/4") NON PGE FOUND
17	1" (1/4") NON PGE FOUND
18	1" (1/4") NON PGE FOUND
19	1" (1/4") NON PGE FOUND
20	1" (1/4") NON PGE FOUND



LOCATION MAP

LINE DATA TABLE		
LINE	BEARING	DISTANCE
L1	N71°28'21"E	2.21'
L2	N71°28'21"E	80.00'
L3	S18°18'07"E	78.89'
L4	S71°47'50"W	55.83'
L5	S71°47'50"W	40.81'
L6	N71°36'08"E	124.72'

CURVE DATA TABLE			
CURVE	RADIUS	CHORD DIRECTION	CHORD LENGTH/ARC LENGTH
C1	112.01'	N56°31'43"E	58.11' / 58.78'

STATE OF TEXAS
COUNTY OF TRAVIS
OWNERS ACKNOWLEDGMENT
I, ROY WHITAKER, BEING THE OWNER OF LOT 3 BLOCK D OF BALCONES OAKS SECTION 2, CONVEYED BY DEED IN DOCUMENT NO. 2012-00221 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN BK. 75, PAGE 373, PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARINGS PROVISION OF CHAPTER 212.004, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID LOT 3 BLOCK D OF BALCONES OAKS SECTION 2, IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON TO BE KNOWN AS RESUBDIVISION OF LOT 3 BLOCK D OF BALCONES OAKS SECTION 2, 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__

ROY WHITAKER
7300 KAPOK LN
AUSTIN, TX 78796

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROY WHITAKER, 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__

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL JURISDICTION OF THE CITY OF AUSTIN ON THIS THE ____ DAY OF ____, 20__.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ____ DAY OF ____, 20__ A.D.

DAVID DEBAUGH, DIRECTOR PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE ____ DAY OF ____, 20__.

BETTY BAKER, CHAIRPERSON

CYNTHIA BANKS, SECRETARY

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

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

DANA DEBAUGH, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

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 26 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) 540450240N FOR TRAVIS COUNTY, TEXAS, DATED 02-26-2006.

ANDREW S. EVANS
L.P.E. NO. 80827
ENGINEERING BY:
ATS ENGINEERS, INSPECTORS & SURVEYORS
912 S. CAPITAL OF TEXAS HWY., SUITE 450
AUSTIN, TX 78746
(512) 328-0908



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, 1999 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
R.P.S. NO. 6736

SURVEYED BY:
ATS ENGINEERS, INSPECTORS & SURVEYORS
912 S. CAPITAL OF TEXAS HWY., SUITE 450
AUSTIN, TX 78746
(512) 328-0908



PLAT PREPARATION DATE	PLAT SUBMITTAL DATE
1/3/2013	1/3/2013

ats
Austin, Texas
Engineers
Inspectors
& Surveyors
C8-2013-0059.0A

PROJECT NO.	
PLAT DATE	
RECORD	
1 OF 2	

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A

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 Casap 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 in 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



05/1/14

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Contact: Sylvia Limon, 512-974-2767

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

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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.

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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

William Rogers
Your Name (please print)

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

William Rogers *31 March 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

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Sylvia Limon, 512-974-2767

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.

MAY 29-14

Signature

Date

Daytime Telephone: 512-331-6745

Comments: We live in a very quiet, desirable neighborhood. I would hardly know how other areas where there are duplexes that have not done anything to improve the area. I think it would be opening this door for 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!

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

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

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

(5)

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 by
183 & Spicewood Springs - it would be a
crime to see that happening!

A. Miller

15/8