

C22
/

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2014-0028.0A

P.C. DATE: October 14, 2014

SUBDIVISION NAME: Resubdivision of Lot 1, Block K, Forest Oaks

AREA: 0.430 acres

LOTS: 3

APPLICANT: Gerald R. Wagner

AGENT: Texas Engineering Solutions
(James Hagen)

ADDRESS OF SUBDIVISION: 4611 Jinx Ave.

GRIDS: G18

COUNTY: Travis

WATERSHED: Williamson Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

LAND USE: Single Family

NEIGHBORHOOD PLAN: South Manchaca (plan underway)

SIDEWALKS: Sidewalks will be provided on the subdivision side of the boundary street.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 1, Block K, Forest Oaks composed of 3 lots on 0.430 acres. The applicant proposes to resubdivide an existing lot into a three lot subdivision for single family use. The proposed lots follow zoning requirements for use, lot width and lot size.

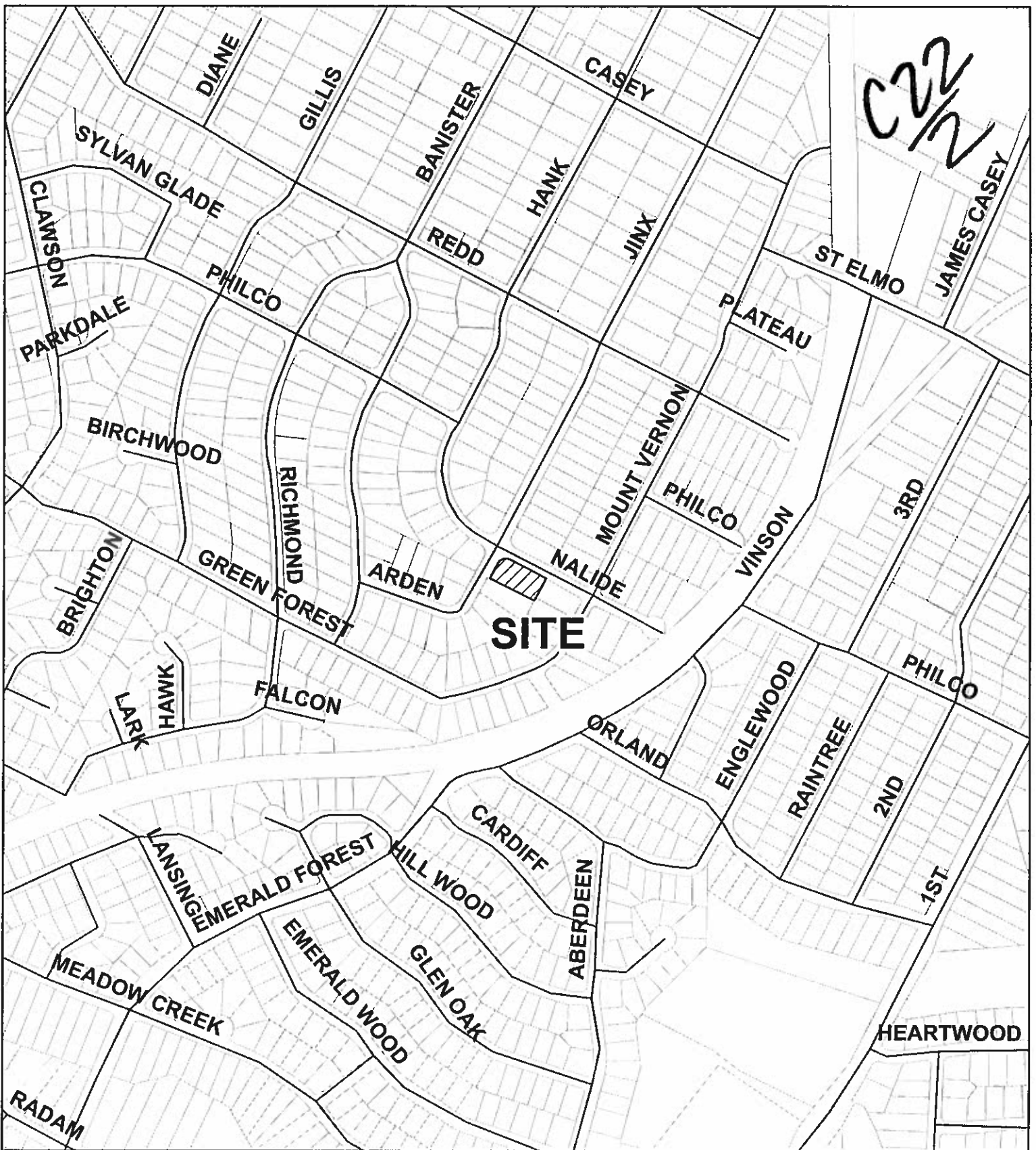
STAFF RECOMMENDATION: The staff recommends approval of the plat, the resubdivision meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov



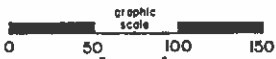
CASE#: C8-2014-0028.0A
ADDRESS: 4611 JINX AVE.
PROJECT: FOREST OAKS
GRID: G18
CASE MANAGER: CESAR ZAVALA



RESUBDIVISION OF LOT 1 BLOCK K FOREST OAKS

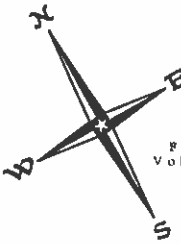
Preparation Date: January 7, 2014
Application Submittal Date: February 4, 2014

SCALE: 1" = 50'



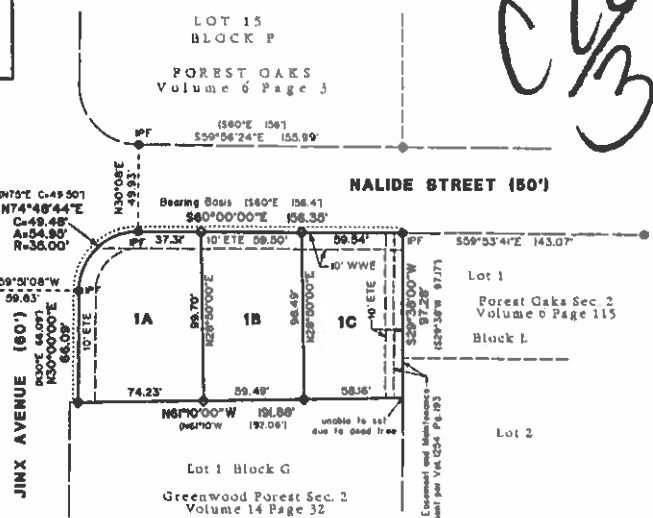
Legend

- Iron Rod Found
- IPF Iron Pipe Found
- Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ⬅ 600 Hole Found (Record Dimension)
- proposed Concrete Sidewalk
- WWE = Wastewater Easement
- ETE = Electric and Telecommunications Easement



FORREST OAKS
Volume 6 Page 3

LOT 17
BLOCK J



Handwritten initials: CH/B

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

That I, Gerald R. Wagner II, owner of all of Lot 1, Block K, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 6 Page 3 of the Plat Records of Travis County, Texas, as conveyed to me by General Warranty Deed recorded in Document Number 2013206370 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014, of the Local Government Code, do hereby resubdivide said Lot 1 in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

RESUBDIVISION OF LOT 1 BLOCK K FOREST OAKS

subject to any easements and/or restrictions heretofore granted, and not released

WITNESS MY HAND this the ____ day of _____, A.D. 2014.

Gerald R. Wagner II
P.O. Box 9742
Austin, Texas 78786

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D., 2014, did personally appear Gerald R. Wagner II, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____
Printed Name _____
Commission Expires _____

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin and the the ____ day of _____, 2014.

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, County of Travis, this the ____ day of _____, 2014, A.D.

Greg Querthey, Director, Planning and Development Review Department

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the ____ day of _____, 2014, A.D.

Dave Anderson, Chairperson Jean Stevens, Secretary

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of Writing and its Certificate of Authentication was filed for record in my office on the ____ day of _____, 2014, A.D., at ____ o'clock ____ M. and duly recorded on the ____ day of _____, A.D., at ____ o'clock ____ M. in the Official Public Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the ____ day of _____, 2014, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

By _____
Deputy

NOTE:
THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

LOT SUMMARY	
Total Number of Lots	= 3
Lot 1A	= 7,089 Square Feet
Lot 1B	= 5,894 Square Feet
Lot 1C	= 5,760 Square Feet
Total Area	= 18,743 Square Feet = 0.430 Acre

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Holt Carson, 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 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Holt Carson
Holt Carson
Registered Professional Land Surveyor No. 5188
HOLT CARSON, INC.
1904 Fortview Road Austin, Texas 78704
(512)-442-0990



5-14-2014
Date

THE STATE OF TEXAS =
THE COUNTY OF TRAVIS =

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act. I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act.

No portion of this subdivision is within the boundaries of the 100-year flood plain of any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C 0585 H, dated September 28, 2008.

James T. Maden
James T. Maden, P.E. No. 82859
TEXAS ENGINEERING SOLUTIONS, LLC
5000 Bee Caves Road
Suite 206
Austin, Texas 78748

8-27-2014
Date

928112.dgn

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 will 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: <http://www.austintexas.gov/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: C8-2014-0028.0A
 Contact: Cesar Zavala, 512-974-3404
 Cindy Casillas, 512-974-3437
 Public Hearing: October 14, 2014 Planning Commission

Andrea McAlister
 Your Name (please print)

I am in favor
 I object

1202 Green Forest Dr.
 Your address(es) affected by this application

Andrea McAlister 9/29/14
 Signature Date

Daytime Telephone: 512-925-1207

Comments: Parking is already an issues in our neighborhood. Adding 3 lots to the existing lot will only add more problems for our neighborhood.

Thank you!
 Andrea McAlister

If you use this form to comment, it may be returned to:
 City of Austin - Planning & Development Review Department / 4th Floor
 Cesar Zavala
 P. O. Box 1088
 Austin, TX 78767-8810

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Cindy Casillas, 512-974-3437
Public Hearing: October 14, 2014 Planning Commission

Larry E. + Pat Ross
Your Name (please print)

I am in favor
 Not in favor

4516 Jimmy Ave
Your address(es) affected by this application

Larry E. Ross
Signature
Date: 10-28-14

Daytime Telephone: 512-444-2207

Comments: *We do not want the neighborhood changing in that direction - no more apartments or duplexes in our neighborhood. In our deed there are no duplexes or apartments allowed.*

If you use this form to comment, it may be returned to:
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Cesar Zavala
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Austin, TX 78767-8810

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 Cindy Casillas, 512-974-3437
 Public Hearing: October 14, 2014 Planning Commission

Sean McGuire
 Your Name (please print) I am in favor
 I object

1210 Green Forest Dr
 Your address(es) affected by this application

Sean McGuire
 Signature *10/11/14*
 Date

Daytime Telephone: *512 535 8708*

Comments: *I strongly oppose this type of development, turning single family lots into multi family, dense developments. It will destroy the charm of the neighborhood. It is being driven by greed of absentee corporate owners. It will negatively impact the families that live here long term. Please deny this application. Thank you.*

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 City of Austin - Planning & Development Review Department / 4th Floor
 Cesar Zavala
 P. O. Box 1088
 Austin, TX 78767-8810

CC
/ 2

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Contact: Cesar Zavala, 512-974-3404
Cindy Casillas, 512-974-3437
Public Hearing: October 14, 2014 Planning Commission

Sara Dunn

Your Name (please print) 2) 4610 Hank Ave.
3) 1301 Green Forest Dr
1) 4612 Hank Ave.

I am in favor
 I object

Your address(es) affected by this application

2 2

Oct. 2, 2014

Signature

Date

Daytime Telephone: (512) 443-7187

Comments: Too dense for the neighborhood.
Not enough pervious cover left on
the lot with all the buildings and
parking space required for 3 separate
lots.
Strongly object!!

I'm a resident and owner of 3 properties
in the neighborhood. Appalled at the
greed of this request. Shame!

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Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810

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