

C.41
/

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0202.0A

P.C. DATE: October 28, 2014

SUBDIVISION NAME: Southshore Subdivision Section One, Blk B, Lot 1 Resubdivision

AREA: 2.876 acres

LOT(S): 76

OWNER/APPLICANT: Sage South Shore LLC
(Frank M.K. Liu)

AGENT: LJA Engineering Inc
(Danny Miller)

ADDRESS OF SUBDIVISION: 1201 Town Creek Drive

GRIDS: K20

COUNTY: Travis

WATERSHED: Lady Bird Lake

JURISDICTION: Full-Purpose

EXISTING ZONING: PUD-NP

MUD: N/A

NEIGHBORHOOD PLAN: Riverside

PROPOSED LAND USE: Single Family, Open Space, and Public Utility lot

VARIANCES: None

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

DEPARTMENT COMMENTS: The request is for approval of the Southshore Subdivision Section One, Blk B, Lot 1 Resubdivision. The proposed plat is composed of 76 lots (71 townhome, 4 open space/public utility, and 1 public utility lot) on 2.876 acres.

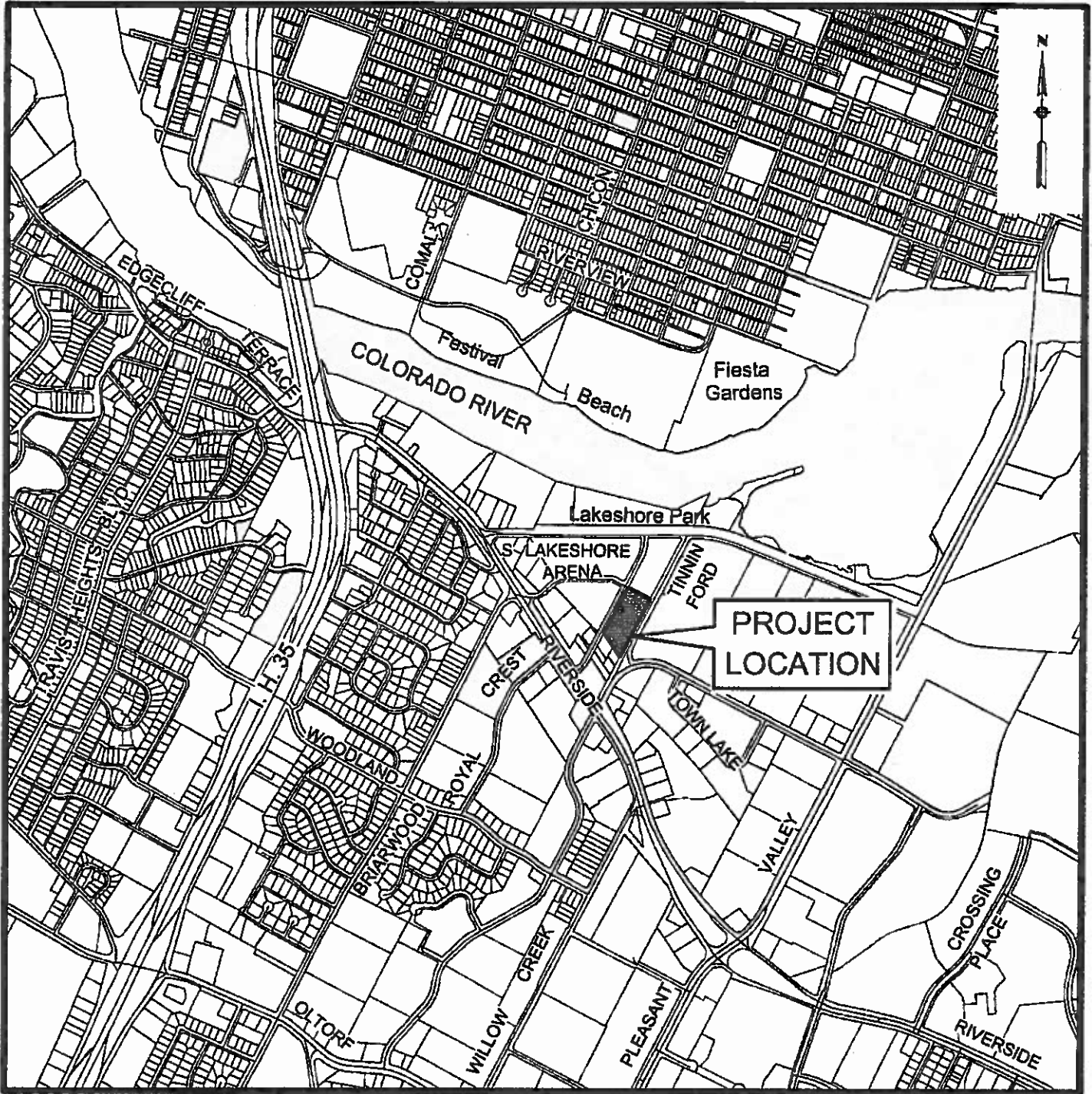
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat now meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@austintexas.gov

PHONE: (512) 974-6455

C.41
2



LOCATION MAP
SCALE: 1" = 1500'
GRID NO. K20
MAPSCO PAGE 615Q

SCANNED

C.41
4

SCALE: 1" = 50'
GRAPHIC SCALE

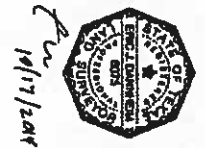
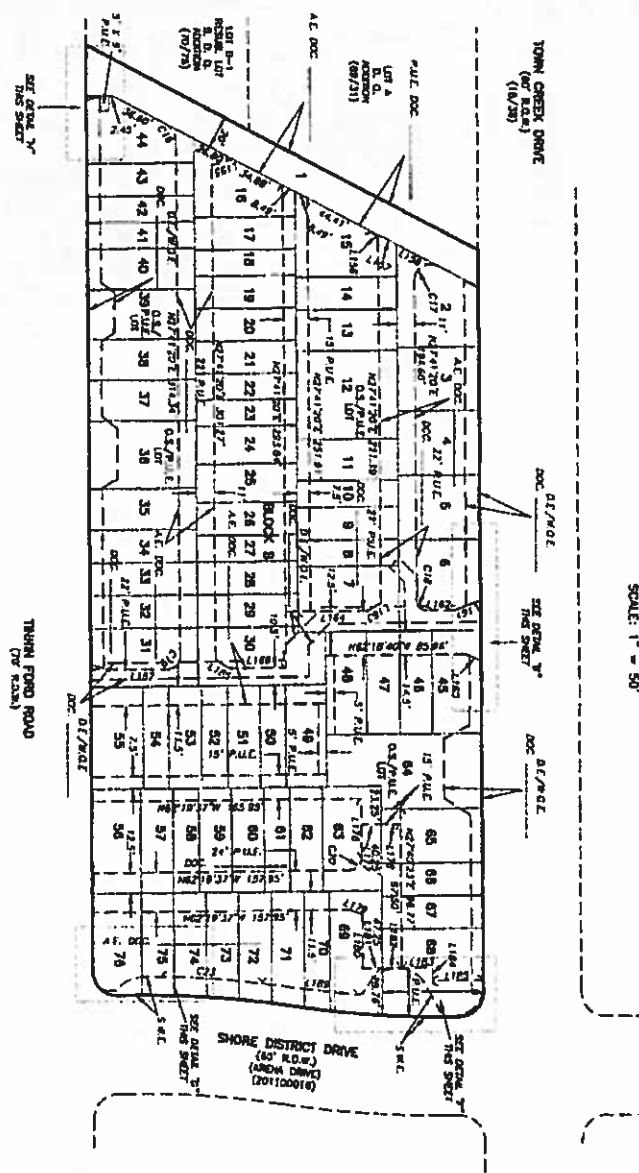
AL	CD	PL	SWL
AL	CD	PL	SWL
PRIVATE ACCESS EASEMENT	CD	PL	SWL
DRIVEWAY AND DRIVEWAY EASEMENT	CD	PL	SWL
PUBLIC UTILITY EASEMENT	CD	PL	SWL
SEWER EASEMENT	CD	PL	SWL

LINE	BEARING	DISTANCE
L124	N67°19'19"W	17.73'
L125	N76°17'57"W	13.71'
L126	N15°31'28"W	8.46'
L127	N47°21'49"W	17.26'
L128	N47°21'49"W	29.05'
L129	N47°21'49"W	19.02'
L130	N47°21'49"W	19.02'
L131	N47°21'49"W	19.02'
L132	N47°21'49"W	19.02'
L133	N47°21'49"W	19.02'
L134	N47°21'49"W	19.02'
L135	N47°21'49"W	19.02'
L136	N47°21'49"W	19.02'
L137	N47°21'49"W	19.02'
L138	N47°21'49"W	19.02'
L139	N47°21'49"W	19.02'
L140	N47°21'49"W	19.02'
L141	N47°21'49"W	19.02'
L142	N47°21'49"W	19.02'
L143	N47°21'49"W	19.02'
L144	N47°21'49"W	19.02'
L145	N47°21'49"W	19.02'
L146	N47°21'49"W	19.02'
L147	N47°21'49"W	19.02'
L148	N47°21'49"W	19.02'
L149	N47°21'49"W	19.02'
L150	N47°21'49"W	19.02'
L151	N47°21'49"W	19.02'
L152	N47°21'49"W	19.02'
L153	N47°21'49"W	19.02'
L154	N47°21'49"W	19.02'
L155	N47°21'49"W	19.02'
L156	N47°21'49"W	19.02'
L157	N47°21'49"W	19.02'
L158	N47°21'49"W	19.02'
L159	N47°21'49"W	19.02'
L160	N47°21'49"W	19.02'
L161	N47°21'49"W	19.02'
L162	N47°21'49"W	19.02'
L163	N47°21'49"W	19.02'
L164	N47°21'49"W	19.02'
L165	N47°21'49"W	19.02'
L166	N47°21'49"W	19.02'
L167	N47°21'49"W	19.02'
L168	N47°21'49"W	19.02'
L169	N47°21'49"W	19.02'
L170	N47°21'49"W	19.02'
L171	N47°21'49"W	19.02'
L172	N47°21'49"W	19.02'
L173	N47°21'49"W	19.02'
L174	N47°21'49"W	19.02'
L175	N47°21'49"W	19.02'
L176	N47°21'49"W	19.02'
L177	N47°21'49"W	19.02'
L178	N47°21'49"W	19.02'
L179	N47°21'49"W	19.02'
L180	N47°21'49"W	19.02'
L181	N47°21'49"W	19.02'
L182	N47°21'49"W	19.02'
L183	N47°21'49"W	19.02'
L184	N47°21'49"W	19.02'
L185	N47°21'49"W	19.02'
L186	N47°21'49"W	19.02'
L187	N47°21'49"W	19.02'
L188	N47°21'49"W	19.02'
L189	N47°21'49"W	19.02'
L190	N47°21'49"W	19.02'
L191	N47°21'49"W	19.02'
L192	N47°21'49"W	19.02'

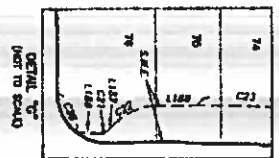
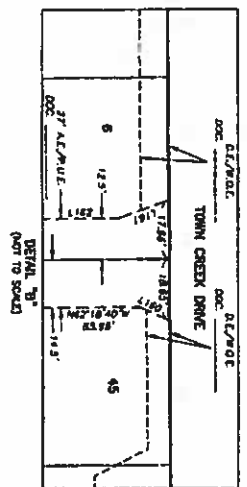
LINE	BEARING	DISTANCE
C16	12.00'	62°02'09"
C17	12.00'	11°29'51"
C18	6.00'	89°28'00"
C19	7.00'	82°00'00"
C20	1.00'	59°56'34"
C21	18.07'	43°55'38"
C22	451.69'	61°47'
C23	5.00'	60°44'31"
C24	5.00'	61°47'
C25	19.99'	11°29'49"
C26	6.00'	87°18'19"
C27	13.00'	49°35'36"

SOUTH SHORE POINTE, A RESUBDIVISION OF LOT 1,
BLOCK B, SOUTHSORE SUBDIVISION SECTION ONE

EASEMENT LAYOUT



10/17/2014



Chappard
Professional Land Surveying, Inc.
Surveying and Mapping
3500 Inshore Lane
Aurora, Texas 77014
Tel: 281-291-1111
TSP's Perm. No. 10124500
CG-2013-0202.0A

PROJECT NO. 876-002
DRAWING NO. 876-002-01
DATE: 10/17/2014
SCALE: AS SHOWN
DRAWN BY: CMM
SHEET: 02 OF 04

C-41/5

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: <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: C8-2013-0202.0A
Contact: David Wahlgren, 512-974-6455
Elsa Garza, 512-974-2308
Public Hearing: Oct 28, 2014, Planning Commission

Your Name (please print)

Natalia Dell

I am in favor
 I object

Your address(es) affected by this application
2223 Webster City Lane #210, Austin TX 78701

[Handwritten Signature]

Signature

Date

Daytime Telephone: *(512) 615-5771*

Comments:

If you use this form to comment, it may be returned to:
City of Austin - Planning & Development Review Department / 4th Fl

David Wahlgren
P. O. Box 1088
Austin, TX 78767-8810

C-41/6

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: <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: C8-2013-0202.0A
 Contact: David Wahlgren, 512-974-6455
 Elsa Garza, 512-974-2308
 Public Hearing: Oct 28, 2014, Planning Commission

Your Name (please print) Cody McLain

Your address(es) affected by this application 1333 Shore District Dr. #1344 Austin TX 78741

Signature [Signature] Date 10/15/14

Daytime Telephone: 510-692-1925

Comments: There must be sufficient area for dogs to walk and on property parking. Also any attempt to build should be done in consideration of noise. The windows at South Shore District are not doublepaned and many residents including myself walk from home and thus sleep in. Caterpillars and jackhammers should be reserved for afternoon.

I am in favor
 I object

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