

C9

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2014-0132.0A

**ZAP DATE:** April 21, 2015

**SUBDIVISION NAME:** Resubdivision of Lot 1, Block A of State Farm Section Five

**AREA:** 22.57 acres

**LOTS:** 3

**APPLICANT:** Austin Jack, LLC (Doug Hocker)

**AGENT:** Bury, Inc (Jeffery Scott)

**ADDRESS OF SUBDIVISION:** 9205 Amberglen Blvd

**GRIDS:** G39, H39

**COUNTY:** Williamson

**WATERSHED:** Lake Creek

**JURISDICTION:** 2-Mile ETJ

**EXISTING ZONING:** none

**DISTRICT:** none

**LAND USE:** Commercial

**NEIGHBORHOOD PLAN:** none

**ADMINISTRATIVE WAIVERS:** none

**VARIANCES:** none

**SIDEWALKS:** Sidewalks will be constructed along Amberglen Blvd. and Briarwick Drive.

**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 1, Block A of State Farm Section Five. The plat is comprised of 3 lots on 22.57 acres. The applicant proposes to resubdivide an existing lot into three lots for commercial use. The proposed lots comply with 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.

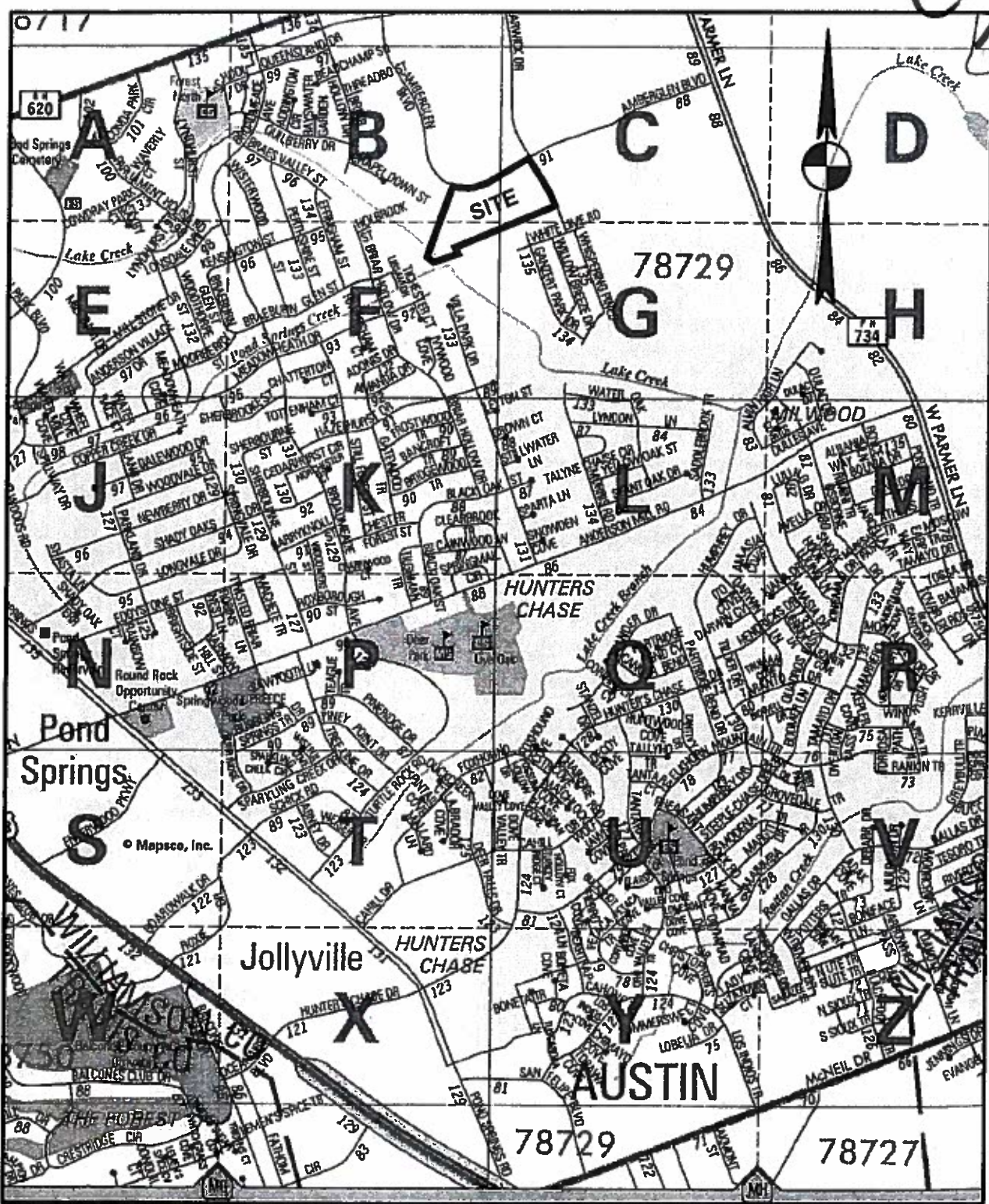
**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Steve Hopkins

**PHONE:** 512-974-3175

**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)

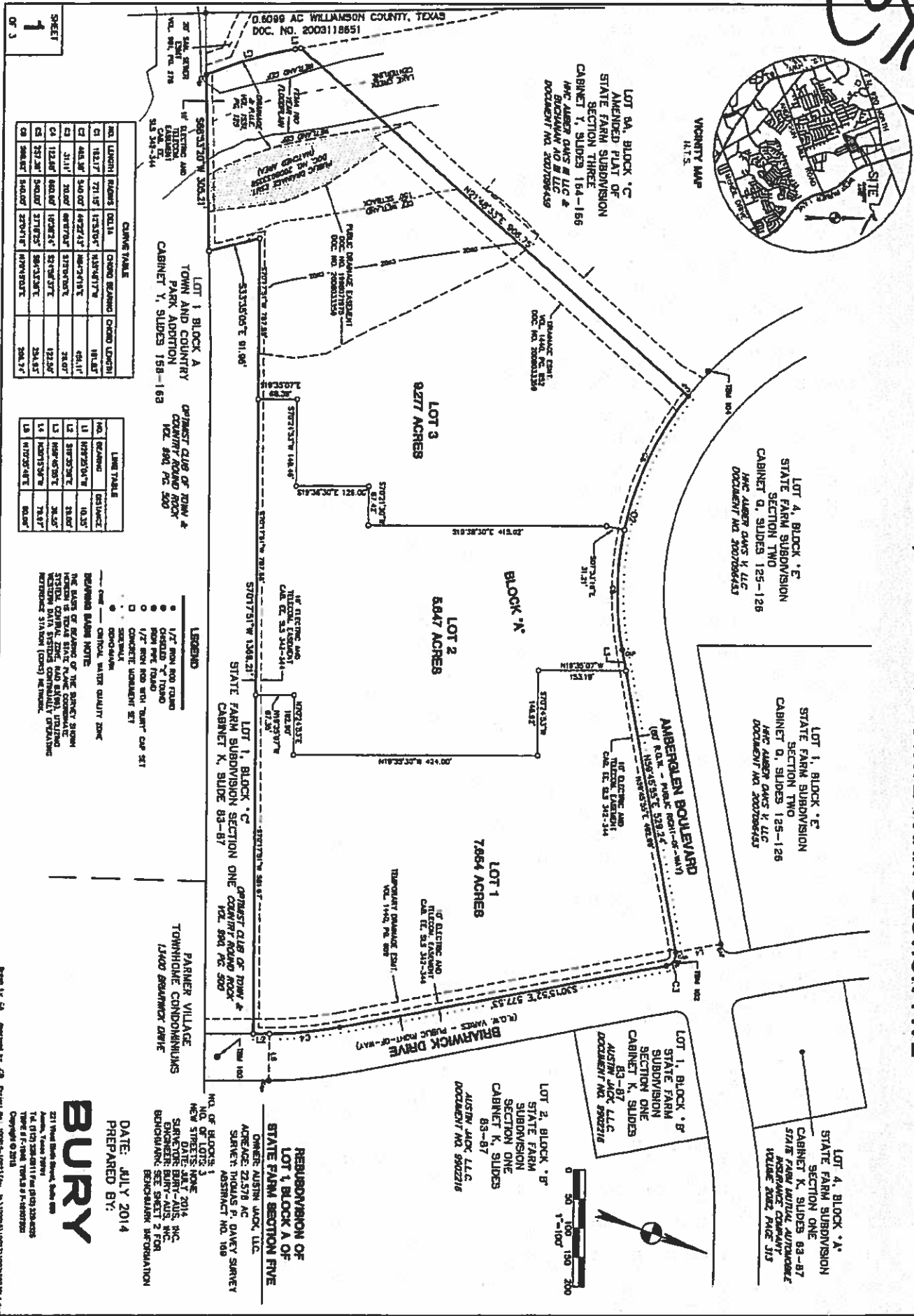
CAZ



<p><b>BURY</b></p> <p>221 West Sixth Street, Suite 600 Austin, Texas 78701 Tel (512) 328-0011 Fax (512) 323-0325 TBPE # F-1048 TBPLS # F-10107500 Copyright © 2014</p>	<p>AMBER OAKS CORPORATE CENTER 9205 AMBERGLEN BLVD</p>	<p><b>SITE LOCATION MAP</b></p>		
	<p>TRANSWESTERN AMBER OAKS</p>			
<p>DATE 03/26/14</p>	<p>SCALE: N.T.S</p>	<p>DRAWN BY KEH</p>	<p>FILE G:\100015\100223\EXHIBITS\100015023 SITE LOC MAP</p>	<p>PROJECT No. 100015-10023</p>

# RESUBDIVISION OF LOT 1, BLOCK A OF STATE FARM SECTION FIVE

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SHEET 1 OF 3

NO.	LENGTH	BEARING	DELTA	CHORD BEARING	CHORD LENGTH
C1	181.17'	T71.15'	123.83'	N49.2717°E	181.83'
C2	481.38'	S40.07'	487.243'	N49.2717°E	481.11'
C3	311.1'	T0.00'	697.873'	S79.9283°E	28.87'
C4	12.848'	S60.80'	127.813'	S79.9283°E	12.248'
C5	293.28'	S00.00'	317.823'	S60.8128°E	294.85'
C6	298.82'	S84.00'	272.918'	N49.2717°E	294.74'

NO.	BEARING	DISTANCE
L1	N09.2530°E	10.23'
L2	S79.9283°E	31.88'
L3	N49.4578°E	28.82'
L4	N09.1537°E	78.87'
L5	N79.2541°E	80.88'

APPROVED BY: [Signature]

DATE: JULY 2014

PREPARED BY:

**BURY**

221 Third Street, Suite 100  
Austin, Texas 78701  
Tel: (512) 336-0111 Fax: (512) 336-0055  
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RESUBDIVISION OF LOT 1, BLOCK A OF STATE FARM SECTION FIVE

Handwritten signature or initials in the top right corner.

FIELD NOTE DESCRIPTIONS

1) A 22.50 ACRE TRACT OF LAND OUT OF THE THOMAS DAVIS SURVEY... 2) A 22.50 ACRE TRACT OF LAND OUT OF THE THOMAS DAVIS SURVEY... 3) A 22.50 ACRE TRACT OF LAND OUT OF THE THOMAS DAVIS SURVEY...

GENERAL NOTES

- 1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE NORTH ARDEN ROAD... 2. THE LOTS AND WATERLAIN UTILITY SYSTEMS SHALL BE... 3. THE CITY OF ASTORIA SHALL BE RESPONSIBLE FOR THE INSTALLATION...

GENERAL NOTES CONTINUED

- 23. NO STRUCTURE ON LAND OF THIS PLAN SHALL BE LOCATED OR ALTERED WITHOUT FIRST OBTAINING A PERMIT... 24. THE DEVELOPER, MAINTENANCE, REPAIR OR REPAIR SHALL BE RESPONSIBLE FOR THE INSTALLATION...

RECORDING INFORMATION

RECORDING INFORMATION: THIS PLAN IS SUBJECT TO THE RECORDING ACT... THE CITY OF ASTORIA HAS BEEN ACCEPTED FOR THE REVISION...

REVISIONS OF LOT 1, BLOCK A OF STATE FARM SECTION FIVE... DATE: JULY 2014 PREPARED BY: BURY

RESUBDIVISION OF LOT 1, BLOCK A OF STATE FARM SECTION FIVE

Handwritten initials/signature at the top right of the page.

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS THAT I, JOHN A. BURRY, JR., U.S. Attorney at Law, County of Williamson, State of Texas, do hereby certify that the following is a true and correct copy of the original records of the County of Williamson, State of Texas, as the same appear in the office of the County Clerk of said County, to-wit:

BY: [Signature] Date: 4-6-15

BY: [Signature] Date: 4/2/15

CITY CERTIFICATIONS: APPROVED AND AUTHORIZED FOR RECORD BY THE DIRECTOR OF THE PLANNING AND DEVELOPMENT CENTER DEPARTMENT, CITY OF AUSTIN, TEXAS.

COUNTY OF WILLIAMSON: THIS INSTRUMENT WAS ADMITTED TO RECORD BY ME ON THE 14th DAY OF APRIL, 2015, AT 10:30 A.M. IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, TEXAS, AND IS HEREBY CERTIFIED TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL RECORDS OF SAID COUNTY, TEXAS, AS THE SAME APPEAR IN THE OFFICE OF THE COUNTY CLERK OF SAID COUNTY, TEXAS.

CHAMBERLAIN'S CERTIFICATION: I, JOHN A. BURRY, JR., U.S. Attorney at Law, County of Williamson, State of Texas, do hereby certify that the following is a true and correct copy of the original records of the County of Williamson, State of Texas, as the same appear in the office of the County Clerk of said County, to-wit:

BY: [Signature] Date: 4/2/15

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CHAMBERLAIN'S CERTIFICATION: I, JOHN A. BURRY, JR., U.S. Attorney at Law, County of Williamson, State of Texas, do hereby certify that the following is a true and correct copy of the original records of the County of Williamson, State of Texas, as the same appear in the office of the County Clerk of said County, to-wit:

STATE OF TEXAS: I, JAMES E. BURRY, JR., County Clerk of Williamson County, Texas, do hereby certify that the following is a true and correct copy of the original records of the County of Williamson, State of Texas, as the same appear in the office of the County Clerk of said County, to-wit:

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DATE: JULY 2014
PREPARED BY: BURRY
A J LOT SUBDIVISION
CONSISTING OF 22.578 ACRES

3

**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: C8J-2014-0132.0A  
Contact: Steve Hopkins, 512-974-3175 or Elsa Garza, 512-974-2308  
Public Hearing: April 21, 2015, Zoning and Platting Commission

Jody Copeland  
Your Name (please print)

I am in favor  
 I object

13304 Richerton Court  
Your address(es) affected by this application

Jody Copeland  
Signature  
4/10/2015  
Date

Daytime Telephone: 572 - 258-5337

Comments: No, because we do not want anymore traffic! We have created problems when it does rain with run off as it is - make the water better it would be a different flow pattern.

If you use this form to comment, it may be returned to:  
City of Austin - Development Services Department / 4th Fl  
Steve Hopkins  
P. O. Box 1088  
Austin, TX 78767-8810

*Handwritten initials/signature*

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- 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.

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Contact: Steve Hopkins, 512-974-3175 or Elsa Garza, 512-974-2308  
Public Hearing: April 21, 2015, Zoning and Planning Commission

*Mary E. Shepherd*  
Your Name (please print)

I am in favor  
 Object

*1340 Brenner Drive #602 Austin TX 78729*  
Your address(es) affected by this application

*Mary E. Shepherd* *4/8/2015*  
Signature Date

Daytime Telephone: *(512) 952-8707*

Comments: *The area is already too densely populated. The additional housing development will add unnecessary burden to the traffic and reduce the "green space" (trees and bushes). The traffic congestion is already too great.*

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Austin, TX 78767-8810