

C8
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SUBDIVISION REVIEW SHEET (VARIANCE ONLY)

CASE NO: C8-2014-0134.0A

Z.A.P. DATE: 09-01-2015

SUBDIVISION NAME: Caswell Estates Subdivision

AREA: 3.06 acres

LOT(S): 1

OWNER/APPLICANT: Kenneth Caswell
(512-587-1060)

AGENT: Scott Wuest
(512-394-1900)

ADDRESS OF SUBDIVISION: 3336 Mt. Bonnell Rd.

GRIDS: G26

COUNTY: Travis

WATERSHED: Huck Slough/Lake Austin

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

DISTRICT: 10

PROPOSED LAND USE: Single family

ADMINISTRATIVE WAIVERS: None

VARIANCES: On July 7, 2015, the Zoning and Platting Commission granted a variance from LDC Section 25-8-281(B) to allow a CEF within a residential lot, and a variance from LDC Section 25-8-281(C)(1)(a) to reduce a CEF setback to 50 feet.

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the above referenced resubdivision of portions of tracts and a portion of a lot into 1 lot for residential use. The purpose of the application is to consolidate the multiple tracts that comprise this single family residence into 1 legal lot. The lot is currently developed and received water from the City of Austin and uses on-site septic. There are no other changes proposed with this plat at this time. If the site is redeveloped in the future, the developer will be responsible for all associated costs.

STAFF RECOMMENDATION: The staff recommends approval of the above referenced resubdivision. The plat meets all City and State requirements for resubdivision.

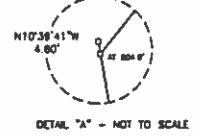
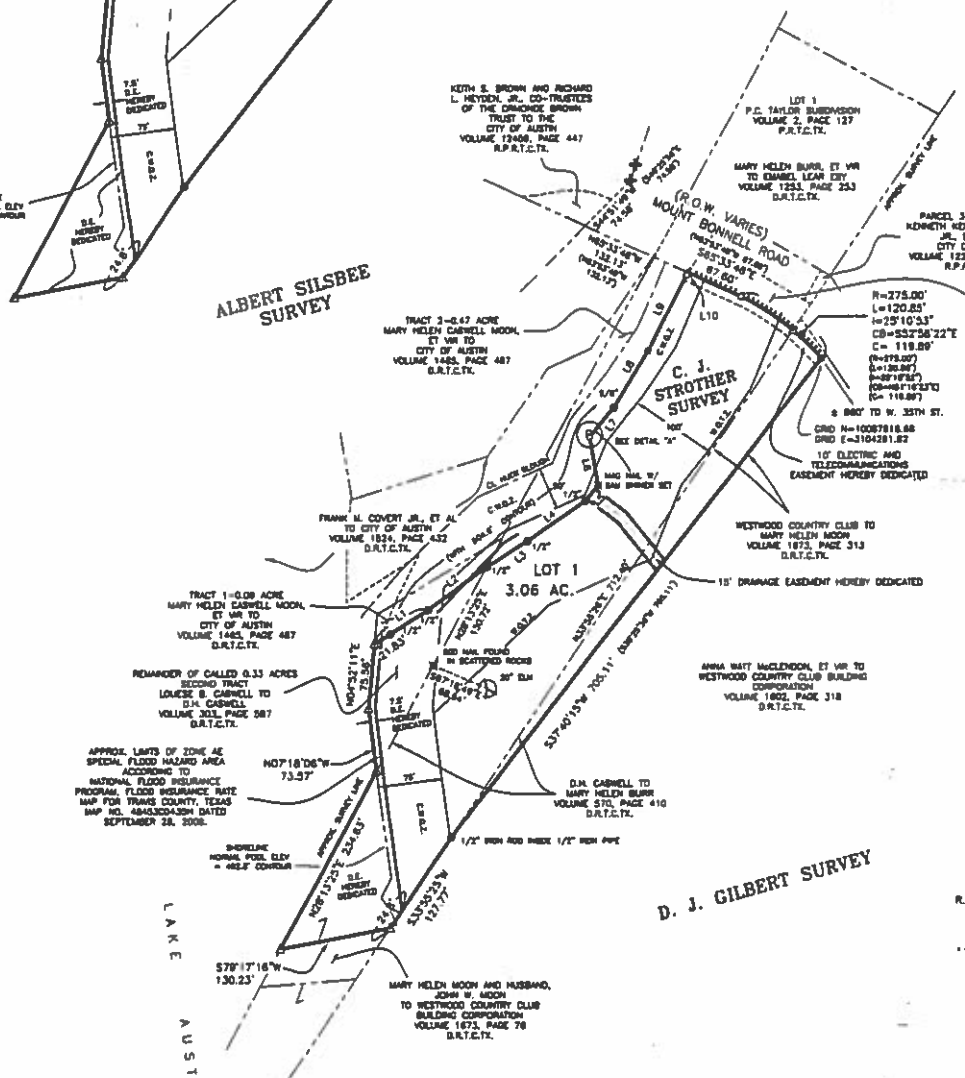
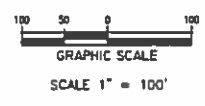
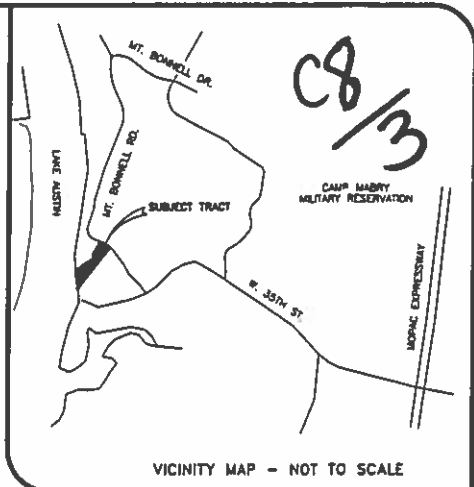
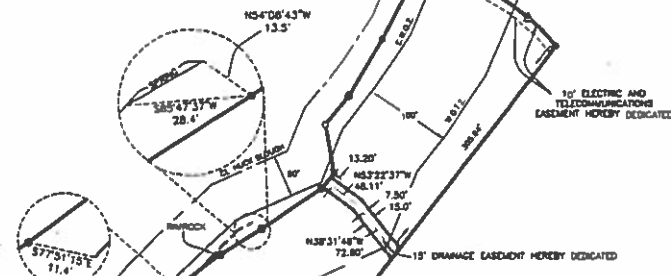
ZONING AND PLATTING COMMISSION ACTION:

CITY STAFF: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 512-974-2786

C8/3

EASEMENT AND SETBACK DETAIL



- LEGEND
- 1/2" IRON ROD FOUND
 - 5/8" IRON ROD WITH SAM PLASTIC CAP SET
 - ⊗ IRON PIPE FOUND-SIZE AS NOTED
 - ⊕ NAIL FOUND/SET AS NOTED
 - ⊗ CHISELED "X" IN CONCRETE FOUND
 - △ CALCULATED POINT
 - D.R.T.C.T.X. DEED RECORDS
 - TRAVIS COUNTY, TEXAS
 - R.P.R.T.C.T.X. REAL PROPERTY RECORDS
 - TRAVIS COUNTY, TEXAS
 - P.R.T.C.T.X. PLAT RECORDS
 - TRAVIS COUNTY, TEXAS
 - SIDEWALK LOCATION
 - C.W.Q.Z. CRITICAL WATER QUALITY ZONE
 - W.Q.T.Z. WATER QUALITY TRANSITION ZONE
 - D.E. DRAINAGE EASEMENT HEREBY DEDICATED
 - () RECORD CALL

LINE TABLE

L1	NS7°41'57"E 74.50'	(88937W 81.25)
L2	NS3°28'15"E 84.88'	(88917W 84.88)
L3	NS7°42'07"E 56.81'	(88941E 84.88)
L4	NS5°38'40"E 82.34'	(88728E 82.34)
L5	N40°19'18"E 23.44'	(84230E 23.44)
L6	N10°38'41"W 57.74'	(88928W 62.48)
L7	N39°25'56"E 43.83'	(84230E 43.83)
L8	N3°23'51"E 78.71'	(82147E 78.44)
L9	N2°44'02"E 98.38'	(82828E 98.38)
L10	N3°27'42"E 3.42'	(83471W 3.42)

BEARING BASIS IS GRID NORTH, TEXAS COORDINATE SYSTEM MAD 83 (2011) 2010.00 EPOCH FROM WESTERN DATA SYSTEMS COOPERATIVE NETWORK. DERIVED GRID BEARING ALONG THE SOUTHEAST LINE OF THIS TRACT IS 537°40'15"W. COMBINED SCALE FACTOR 0.9999311891.

THE WEST LINE OF THIS TRACT ESTABLISHED IN 1954 IS CALLED TO FOLLOW THE 504.8' CONTOUR ESTABLISHED FROM "CITY OF AUSTIN ENGINEERING DEPARTMENT BENCH MARKS" AND WAS MONUMENTED WITH "IRON STAKES".

BENCHMARK: MOUNT BONNELL ROAD, WEST SIDE, 800' SOUTH OF MOUNT BONNELL DRIVE. A TRIANGLE FOUND CUT ON LOWER ROCK STEP AT ENTRANCE TO MT. BONNELL PARK. ELEVATION: 719.30 SOURCE: CITY OF AUSTIN REF C-27



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BUILDING 2, SUITE 400
AUSTIN TEXAS, 78735
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EMAIL: SAM@SAM.BIZ
TX. FIRM NO. 10064350

CASWELL ESTATES

SHEET 1
OF 2

DWG. NO. 34331-01

CASE NO. CB-2014-0134.OA

07/30/2015