

CA

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2015-0048.0A

**P.C. DATE:** September 8, 2015

**SUBDIVISION NAME:** Resubdivision of Lot 12, Block D, Lakeshore Village

**AREA:** 0.285 acres

**LOTS:** 2

**APPLICANT:** Daniel Campsey & Mark Waugh

**AGENT:** Hector Avila

**ADDRESS OF SUBDIVISION:** 3600 Meredith Street

**GRIDS:** MG-25

**COUNTY:** Travis

**WATERSHED:** Lake Austin

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-3-NP

**DISTRICT:** 10

**PROPOSED LAND USE:** Single Family

**NEIGHBORHOOD PLAN:** West Austin

**SIDEWALKS:** Sidewalks will be provided along Meredith Street and Raleigh Avenue.

**DEPARTMENT COMMENTS:** The request is for approval of a resubdivision plat namely, Resubdivision of Lot 12, Block D, Lakeshore Village. The resubdivision plat consists of 2 lots on 0.285 acres.

**STAFF RECOMMENDATION:** Staff recommends approval of the resubdivision plat. This plan meets all applicable City of Austin Land Development and State Local Government requirements.

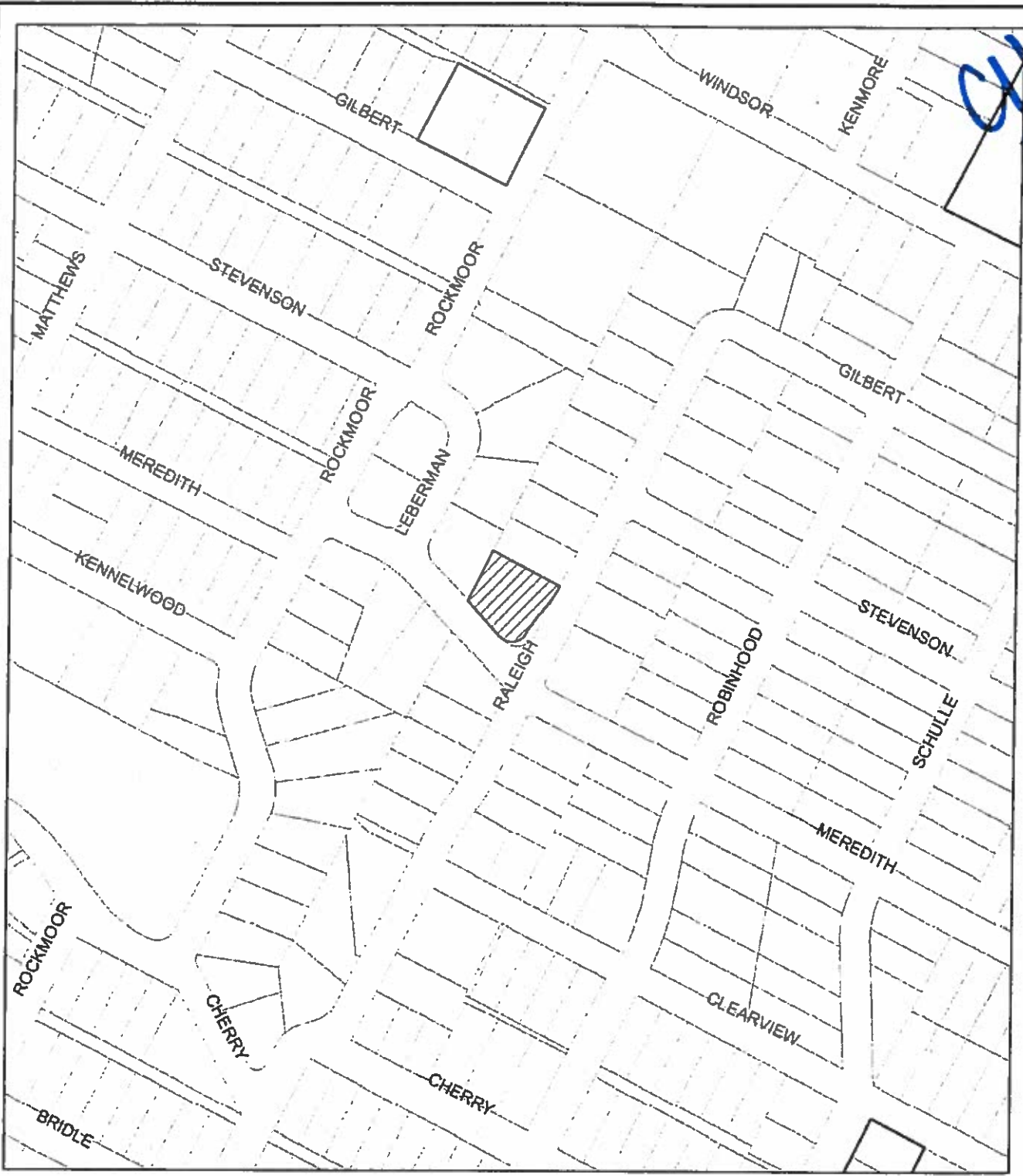
**PLANNING COMMISSION ACTION:**



**CASE MANAGER:** Sylvia Limon

**PHONE:** 512-974-2767

**E-mail:** [Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov)

CH 2



-  Subject Tract
-  Base Map

CASE#: C8-2015-0048.0A  
 LOCATION: 3600 Meredith St



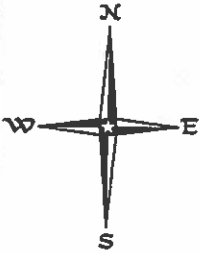
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

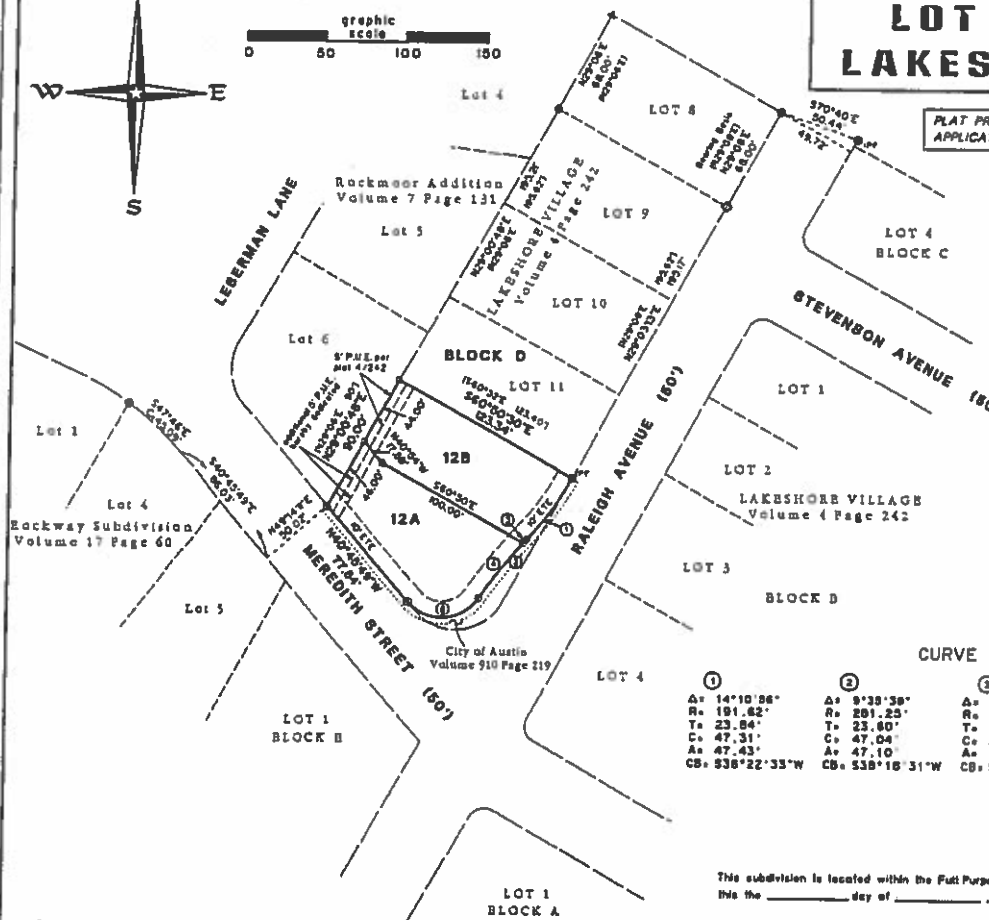
C4/3

# RESUBDIVISION OF LOT 12 BLOCK D LAKESHORE VILLAGE

SCALE: 1" = 50'  
graphic scale  
0 50 100 150



PLAT PREPARATION DATE: February 23, 2018  
APPLICATION SUBMITTAL DATE: April 23, 2018



- Legend**
- Iron Rod Found
  - Iron Pipe Found
  - ⊙ Iron Rod Found with plastic cap imprinted with "Corson and Bush"
  - ⊠ PK Nail Found
  - Iron Rod Set with plastic cap imprinted with "Hall Corson, Inc."
  - (Record Bearing and Distance)
  - Proposed Sidewalk
  - ETC = Electric and Telecommunications Easement

**LOT SUMMARY**

Total Number of Lots = 2  
 Lot 12A = 6,415 Square Feet  
 Lot 12B = 8,002 Square Feet  
 Total Area = 12,417 Square Feet = 0.285 Acre

**CURVE DATA**

①	②	③	④	⑤
Δ= 14°10'36"	Δ= 9°38'38"	Δ= 0°38'42"	Δ= 8°58'57"	Δ= 100°43'30"
R= 191.62'	R= 201.25'	R= 201.25'	R= 201.25'	R= 27.13'
T= 23.84'	T= 23.80'	T= 1.88'	T= 22.01'	T= 35.82'
C= 47.31'	C= 47.04'	C= 3.17'	C= 43.88'	C= 43.28'
A= 47.43'	A= 47.10'	A= 3.17'	A= 43.93'	A= 50.08'
CB= 836°22'33"W	CB= 538°18'31"W	CB= 542°48'59"W	CB= 537°58'10"W	CB= 586°22'26"W

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

That we, Daniel Campsey and Mark Waugh, owners of all of Lot 12, Block D, Lakeshore Village, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4 Page 242 of the Plat Records of Travis County, Texas, less that portion as conveyed to the City of Austin by deed recorded in Volume 510 Page 219 of the Deed Records of Travis County, Texas, as conveyed to us by General Warranty Deed recorded in Document No. 2015028128 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 12 in accordance with the attached map or plat shown hereon to be known as

## RESUBDIVISION OF LOT 12 BLOCK D LAKESHORE VILLAGE

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

WITNESS OUR HANDS this the \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_

Daniel Campsey  
P.O. Box 5240  
Austin, Texas 78763

Mark Waugh  
P.O. Box 5240  
Austin, Texas 78763

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_, did personally appear Daniel Campsey and Mark Waugh, known to me to be the persons whose name is subscribed to the foregoing instrument of writing, and they acknowledged before me that they 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 on this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

J. Rodney Gonzales, Director, Development Services Department

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

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 \_\_\_\_\_, 20\_\_ A.D., at \_\_\_\_ o'clock \_\_\_\_ M. and duly recorded on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D., at \_\_\_\_ o'clock \_\_\_\_ M. Plat Records of said County and State in Document No. \_\_\_\_\_ Official Public Records of Travis County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the \_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

DANA DEBEAUVOR, 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.

953048.000

**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: <https://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: C8-2015-0048.0A  
 Contact: Sylvia Limon, 512-974-2767 or Cindy Casillus, 512-974-3437  
 Public Hearing: September 8, 2015, Planning Commission

Robert Grinn

I am in favor  
 I object

2005 Raleigh Ave

Your address(es) affected by this application

Robert Grinn

Signature

8-26-15

Date

Daytime Telephone: 512-289-8057

Comments: We just don't want a duplex - the venters please

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

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 Public Hearing: September 8, 2015, Planning Commission

Jacque Devick

Your Name (please print)

I am in favor  
 I object

2005 Raleigh Ave

Your address(es) affected by this application

Jacque Devick

Signature

8-26-15

Date

Daytime Telephone: 512-289-8057

Comments:

We prefer no duplex with  
 units

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 Sylvia Limon  
 P. O. Box 1088  
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Case Number: **CS-2015-0048,0A**  
Contact: **Sylvia Limon, 512-974-2767 or Cindy Casillas, 512-974-3437**  
Public Hearing: **September 8, 2015, Planning Commission**

**Kate Dover**  
Your Name (please print)

I am in favor  
 Not object

**2006 Leberman Lane**  
Your address(es) affected by this application

*[Handwritten Signature]*  
Signature

**8/24/15**  
Date

Daytime Telephone: **(512) 658-4241**

Comments: **The rules are the rules!**

If you use this form to comment, it may be returned to:  
City of Austin – Development Service Department / 4<sup>th</sup> Fl  
Sylvia Limon  
P. O. Box 1088  
Austin, TX 78767-8810

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Public Hearing: September 8, 2015, Planning Commission

Your Name (please print)

Brat Waters

I am in favor  
 I object

Your address(es) affected by this application

3505 Clearview Drive

Signature  
Brat Waters

Date  
Aug. 28, 2015

Daytime Telephone: 550-269-9282

Comments:

Concern about neighborhood benefits

over crowded.

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

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 Contact: **Sylvia Limon, 512-974-2767 or Cindy Casillas, 512-974-3437**  
 Public Hearing: **September 8, 2015, Planning Commission**

Your Name (please print) Barbara Myers

I am in favor  
 I object

Your address(es) affected by this application 2103 Robin Hood Trail

Signature Barbara Myers Date 8/27/15

Daytime Telephone: (512) 476 9025

Comments: I hate to see yet another large lot being cut into four small ones to accommodate two houses close together. There is happening all too often in my neighborhood. The resulting two acreage leaves very little for yards on which children can play, particularly when they ride their bikes in it. The street without looking for cars approaching.

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