

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2015-0284.0A**P.C DATE:** August 9, 2016**SUBDIVISION NAME:** Bouldin Stand Two**AREA:** 0.462 acres**LOTS:** 2**APPLICANT:** 811-901 Bouldin, LLC &  
Legacy DCS, LLC (Cass Brewer)**AGENT:** Land Dev Consulting  
(Darren Webber)**ADDRESS OF SUBDIVISION:** 809 & 901 Bouldin Ave.**GRIDS:** H21**COUNTY:** Travis**WATERSHED:** West Bouldin /  
East Bouldin Creek**JURISDICTION:** Full Purpose**NEIGHBORHOOD PLAN:** Bouldin Creek**EXISTING ZONING:** SF-3-NP**PROPOSED LAND USE:** Residential

**DEPARTMENT COMMENTS:** The request is for the approval of the Bouldin Stand Two subdivision consisting of 2 lots on 0.462 acres. The applicant proposes to resubdivide an existing lot and subdivide unplatted property into a 2 lot subdivision for residential use.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

**STAFF RECOMMENDATION:** Staff recommends approval of the plat, the subdivision meets applicable State and City of Austin Land Development Code requirements.

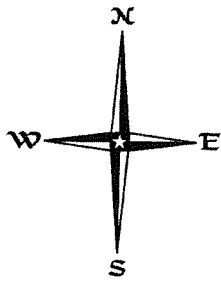
**PLANNING COMMISSION ACTION:****CASE MANAGER:** Cesar Zavala  
**E-mail:** cesar.zavala@austintexas.gov**PHONE:** 512-974-3404



CASE#: C8-2015-0284.0A  
ADDRESS: 809 & 901 BOULDIN AVE.  
PROJECT: BOULDIN STAND TWO  
CASE MANAGER: CESAR ZAVALA

## BOULDIN STAND TWO

PLAT PREPARATION DATE: September 23, 2015  
APPLICATION SUBMITTAL DATE: December 29, 2015



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

## Legend

- ⊙ 1/2" Iron Pipe Found
- ⊙ 1/2" Iron Rod Found
- ⊙ Metal Bolt Found
- ⊙ 60D Nail Found
- ⊙ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ⊙ 1/2" Iron Rod Found with plastic cap imprinted with "Holt Carson, Inc."
- ⊙ Sidewalk

E.T.E. = Electric and Telecommunications Easement  
CWQZ = Critical Water Quality Zone  
CE = Conservation Easement  
DE = Drainage Easement  
JUA = Joint Use Access Easement  
(Record Bearing and Distance)

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

That, 811-901 Bouldin, LLC, owner of all of Lot 1, Bouldin Stand, a subdivision in Travis County, Texas, according to the map or plat thereof in Document No. 200700290 of the Official Public Records of Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document No. 2014034548 of the Official Public Records of Travis County, Texas, and  
That, Legacy DCS, LLC, owner of that certain tract of land out of Lot 5, Block 8, James E. Bouldin Estate, according to the map or plat thereof recorded in Volume U Page 78 Travis County District Court Records, as conveyed to it by Warranty Deed recorded in Document No. 2015150668 of the Official Public Records of Travis County, Texas, and subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of Chapter 212.014 of the Local Government Code, do hereby resubdivide said tracts of land in accordance with the map or plat shown hereon to be known as

## BOULDIN STAND TWO

and do hereby dedicate to the Public the use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the 21 day of July, A.D. 2016

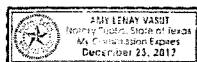
Cass Brewer  
Cass Brewer Authorized Agent for  
811-901 Bouldin, LLC  
and  
Legacy DCS, LLC  
205 Wild Basin Road South  
Building 1  
Austin, Texas 78746

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the 21st day of July, A.D. 2016, did personally appear Cass Brewer, 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 Ann Lenay Vasot  
Commission Expires December 23, 2017



## 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 5  
JAMES E. BOULDIN ESTATE  
VOLUME U PAGE 78  
TRAVIS COUNTY DISTRICT COURT RECORDS

Billie L. Passmore  
Volume 5749 Page 1499  
south line of (2 Acre) tract conveyed to O.M. Crockett  
by deed recorded in Volume 454 Page 125, record bearing (S60E)

Lot 2  
Bouldin Stand  
Doc. 200700290

\*\*\* DETAIL  
on Page 2

20' JUA and  
Private Utility Easement  
per Doc. 2007180103

Eugene Arvid Johnson  
Tract Four  
Document No. 2001172116

centerline  
Bouldin Creek

centerline  
Bouldin Creek

centerline  
Bouldin Creek

centerline  
Bouldin Creek

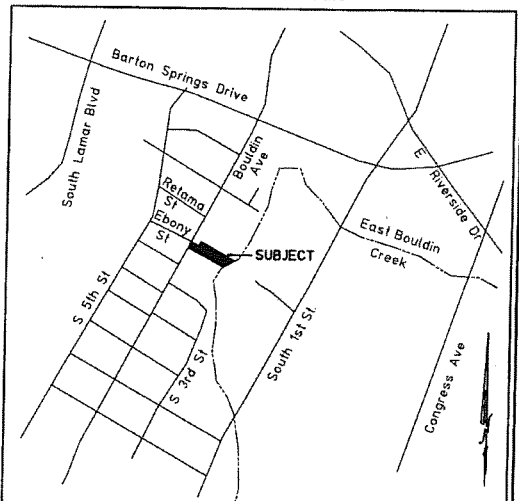
centerline  
Bouldin Creek

centerline  
Bouldin Creek

centerline  
Bouldin Creek

LOT SUMMARY  
NUMBER OF LOTS = 2  
LOT 1A = 10,369 SQUARE FEET  
LOT 1B = 9,780 SQUARE FEET  
Total Area = 20,149 Square Feet  
or 0.462 Acre

## VICINITY MAP: not to scale



## 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.

for 701 Boldin

Case Number: C8-2015-0284.0A

Contact: Cesar Zavala, 512-974-3404 or

Thomas Sievers, 512-974-1237

Public Hearing: August 9, 2016, Planning Commission

Your Name (please print)

Kim Sears

☐ I am in favor  
☒ I object

Your address(es) affected by this application

1109 8111 W. Annie  
Kim Sears

7-29-16  
Date

Daytime Telephone:

Comments: These projects never provide enough parking. Located Elizabeth St Cafe w/ 3 parking spots. So now people park in the neighborhood. This will cause a lot more traffic through Boldin neighborhood have resources to monitor traffic.

Direct flow parking will also be in Boldin neighborhood. More noise, traffic jams & pollution. Long time residents are moving out to get to quieter calmer places

If you use this form to comment may be returned to:

City of Austin - Development Services Department / 4<sup>th</sup> Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810