B-05 1 of 6

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2019-0037.0A **PC DATE:** February 11, 2020

SUBDIVISION NAME: Resubdivision of Oakglen Park Sec 1 Lot 6

AREA: 0.42 **LOT(S)**: 2

OWNER/APPLICANT: Mehrdad Vatani

AGENT: N/A

ADDRESS OF SUBDIVISION: 2008 Oakglen Drive **District:** 5

GRIDS: F18 **COUNTY**: Travis

<u>WATERSHED</u>: Williamson Creek <u>JURISDICTION</u>: Full-Purpose

EXISTING ZONING: SF-3-NP **MUD:** N/A

NEIGHBORHOOD PLAN: Westgate, South Austin Combined NPA

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: none

VARIANCES: None

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

DEPARTMENT COMMENTS: The request is for approval of the Oakglen Park Sec, Lot 6 final plat. The proposed plat is composed of 2 lots on 0.42 acres. The applicant proposes to resubdivide an existing lot to create two lots for single-family residential (attached). Both lots will access Oakglen Dr. All City of Austin utilities are available. The applicant is responsible for all costs associated with any required improvements.

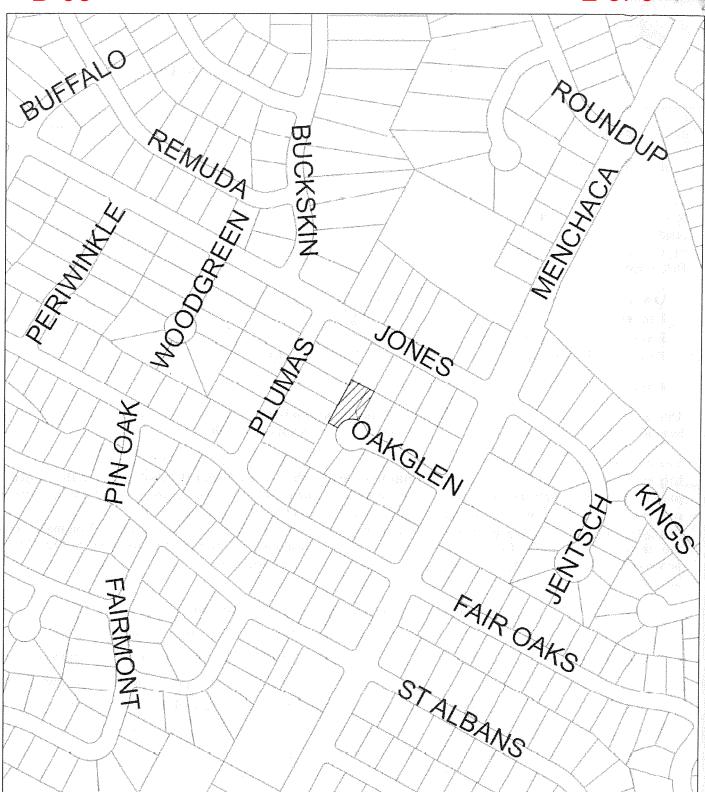
STAFF RECOMMENDATION: Staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

PHONE: 512-974-2786

PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman

E-mail: don.perryman@austintexas.gov



N

Subject Tract
Base Map

CASE#: C8-2019-0037.0A

LOCATION: 2008 OAKGLEN DRIVE

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 Development Services Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

RESUBDIVISION OF LOT 6,

BEING 0.19 ACRE OF LAND OUT OF THE THEODORE BISSELL SURVEY NO. OFTHEAMENDING PLAT18, ABSTRACT NO. 3, SITUATED IN TRAVIS COUNTY, TEXAS. OFLoT9 ANDV 0FOAKGLEN, SECTION

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KE Notary Public, State of Texas
Comm. Expires 16-31-2020
Notary ID 130882348

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GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS STA DAY OF March 20**4.** A.D.

NOTARY PUBLIC IN AND FOR THE STATE OF TEKAS COMMISSION EXPRES

ENGINEER'S CERTIFICATION:

NO PORTINO OF THIS TRACT LIES WITHIN THE 100 TEAR FLOOD FLAN, SO IDENTIFIED BY THE FERENCE LIBERCENCY LAWACEMENT ACENTLY, FEEDEAL INSULANCE ADMINISTRATION, AS SHOWN ON COMMUNITY PANEL NO. 445-EXC DASS & DATE DEPTEMBER 26, 2008 FOR TRANS COUNTY, TEAS, AND INCOMPONITED AREAS.

ING 2501 S. BACDAD RD. Barry

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STATE OF TEXAS)(
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DANA DEBEAUYOR, COUNTY CLERK TRAYIS COUNTY, TEXAS

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CITY OF AUSTIN ON THIS THE

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PHONE NUMBER: (512) 630-6184 LICENSE NUMBER: 81420 FIRM REGISTRATION NUMBER: F-7819 EANDER TX 78641

SECRETARY

I. NO LOT IN THIS SUBDIMISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

CONSTRUCTION.

2. THE WATER WIN WASTEWATER WITH THE UNITAL STEPHAL THE

NO BUILDING, FENCES, LANDSCAPING OR OTHER SUCH STRUCTURES ARE FAMITED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY CITY OF ICTURE

PROPERTY ONNERS SIMIL PROVIDE FOR ACCESS TO DRAINAGE SEMENT AS MAY BE MECESSARY AND SIMIL NOT PROYHBIT ACCESS BY MERNMENTAL AUTHORIY.

5. ALL DRAWAGE EASEMENTS ON PRIMATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.

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B. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHAUBBERY AND OTHER OBSTRUCTIONS TO THE EXCELLATE CLEAR, AUSTIN DETEROY MIL TREFORM ALL. TREE WORK IN COMPLIANCE WITH THE GITY OF AUSTIN LAND DEVELOPMENT

9. THE OMNET/ORAGINETS OF THIS SUBDINSOM/ADT SALL PROMIE AUSTIN ENROY WITH AM FERSHBAT HAD/OR ACCESS REQUIRED. AND THE SUBDINSOM TO THOSE MODIFICATION FOR THE INSTALLATION AND ORAGINA MANIENANCE OF ORSERHADA AND VINENERGOUNDE INSTITUTE OF THE SUBDINSOM AND WILL HOT BE LOCATED SO AS TO CAUSE SERVICE TO THE BURGHAG, AND WILL HOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLANCE WITH THE CITY OF AUSTIN LAND SPECIAL PROMISERY AND AUSTIN LAND

10. PROP TO CONSTRUCTION, EXCEPT DEMONED AND ATTACHED SINGLE FAMIX, ON ANY LOT IN THIS SUBJONASION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.

112. PROPERTY OWNERS SHALL PAY TAP AND IMPACT FEES ONCE APPLICATION FOR A CITY OF AUSTIN WATER AND WASTEWATER UTILITY TAP PERMIT IS MADE. 11. ERCSION/SEDMENTATION COMPROES ARE REQUIRED FOR ALL CONSTRUCTION OWE EACH OUT, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL

13. ALL RESTRICTIONS AND NOTES FROM THE PREMOUS EXISTING SUBMISSION, LOAGULEN PARK, SECTION ONE, AND THE RESUBMISSION UT 6-7, OWNGLEN PARK SECTION ONE, AND THE MEDICED PLAT OF 8 AND 7, OWNGLEN PARK, SECTION ONE SHALL APPLY TO THE RESUBDINISON PLAT.

14. BUILDAKS SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONANG ORDINANCE REQUIREMENTS.

IS, BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSULES NO DBILLANDAN TO CANSTRUCT MY INVESTIGATIONE IN CONNECTION WITH THIS SUBMANSON. ANY SUBMANSON INVESTIGATIONS IN CONNECTION OF THE DREADERS ANY SUBMANSON IN THE RESEARCH AND THE DREADERS AND THE CONNECTION IN THIS SUBMANSON IN THE RESEARCH AND THE CONNECTION IN THIS SUBMANSON IN THE RESEARCH AND FOR CONNECTION OF THE STANDARD SUBMANSON IN THE SUBMANSON IN THE PLAN FOR CHIMAN INCLUMES THE CHIMAN PROPROMALS, AND/OR CERTIFICATES OF OCCUPANCY.

LOT 5

CURVE RADIUS C1 50.00' C2 50.00'

ARC LENGTH 21.72' 52.48'

21.55' LENGTH | 21.55'

CHORD BEARING DELTA ANGLE
N 79'37'37" W 24'53'02"
S 57'51'44" W 60'08'16"

THIS PLAT WAS APPROVED AS A SINGLE-FAMILY ATTACHED SUBDINISION ACCORDANCE TO LDG \$25-4-233. THE ATTACHED LOTS ARE SUBJECT THE COVENIANTS AND RESTRICTIONS IN DOCUMENT NO.

18. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR TWO RESIDENCES.

SOUTHERN OAKS SECTION 4 (VOL. 12, PC. 60) BLOCK B LOT 4 LOT 3 LOT 2 REAR PROP. LINE FOR LOT 11 4025 SQ. FT. 0.09 ACRES REAR PROP. LINE FOR LOT 6 4465 SQ. FT 0.10 ACRES LOT 5 LOT 11 LOT 6 Let Tark H: 184) LOT 15 59.31' S 30'00'00" W 79.88 18.93 1 Inch = 20 Feet GRAPHIC SCALE 20' tor to be self the self LOT 14 These stendard symbols be found in the druwing LEGEND BOUNDARY LINE EASEMENT LINE SET BROW PROD OAKGLEN PARK, SECTION ONE (VOL. 14, PG. 53) LOT 8 LOT 13

CITY CERTIFICATION: LNÉ BEARNO 05TANCE
L1 S 112727 E 28.20
L2 N 615400 W 34.26
L3 S 607000 E 34.69
L4 S 150000 E 8.90
L5 S 3070000 W 25.06
L6 S 11272727 E 25.22 THE MASS OF BEJAND OF THE SURVEY SHOWN HEREON IS TEXAS STATE PUME COMMANDED STREEM, CENTRAL ZONE, MAD SAYSO, UTILIZING WESTERN QUIA SYSTEMS CONTINUALLY OPERATING REFERENCE STATION (CORS) NETWORK. BEARING BASIS NOTE: ≨3±

AREA TABULATION

FOUND SHOW ROO

2008 OAKGLEN DRIVE - 0.103 AC. APPROX. 4465 SQ. 2010 OAKGLEN DRIVE - 0.092 AC. APPROX. 4025 SQ.

TOTAL AREA 0.195 OF AN ACRE, APPROX. 8490 SF

DATE : JANUARY PREPARED BY : 2019

CASE # C8-2019-0037.0A

MERISURVEYORS....

J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

VICINITY MAP

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;
 nd:
- 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.

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

City of Austin – Development Services Department / 4th Fl

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

For additional information on the City of Austin's land development process, visit our web site: http://www.austintexas.gov/development.

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Elizabeth McIntyre Your Name (please print) 2010 FAIR DAIS DRIVE Your address(es) affected by this application Elizabeth Method Signature Signature Comments: Comments:	☐ I am in favor 図 I object /- 27-20 Date
Case Number: C8-2019-0037.0A Contact: Don Perryman, 512-974-2786 or Ramon Rezvanipour, 512-974-3124 Public Hearing: February 11, 2020, Planning Comm	nicion
Case Number: C8-2019-0037.0A	
Contact: Don Perryman, 512-974-2786 or	
Ramon Rezvaninour 517_074_3174	
Ramon Kezvanipour, 512-974-3124	
Public Hearing: February 11, 2020, Planning Commission	nission
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Your Name (please print)	⋈ I object
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Your address(es) affected by this annlication	
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If you use this form to comment, it may be returned to:
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comments: dividing one lot into two
Daytime Telephone: 632.667.0138
Tour address (es) affected by this application O1. 28. 202
1904 Jantson CT # A 7
me (please print)
THO NAVYEN
Ramon Rezvanipour, 512-974-3124 Public Hearing: February 11, 2020, Planning Commission
Case Number: C8-2019-0037.0A Contact: Don Perryman, 512-974-2786 or

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	H mall of
	Daytime Telephone: 5/2-444 2014 Comments:
Date Date	Marga Malone Signature
	Your address(es) affected by this application
☐ I am in favor I object	Your Name (please print)
nmission	Contact: Don Perryman, 512-974-2786 or Ramon Rezvanipour, 512-974-3124 Public Hearing: February 11, 2020, Planning Commission
	Case Number: C8-2019-0037.0A