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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2008-0218.0A

Z.A.P. DATE: March 1, 2011

SUBDIVISION NAME: Resubdivision of Lot F-3, Northwest Hills Ranch, Section One

AREA: 2.96 acres

LOTS: 7

OWNER/APPLICANT: Jae Park

AGENT: Cedillos & Wilson, LLC
(Rey Cedillos)

ADDRESS OF SUBDIVISION: 10711 D K Ranch Rd.

GRIDS: M35

COUNTY: Travis

WATERSHED: Bull Creek

JURISDICTION: Full Purpose

EXISTING ZONING: I-RR

MUD: N/A

PROPOSED LAND USE: Single Family and Drainage (6 single-family lots and 1 drainage lot).

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks are required.

DEPARTMENT COMMENTS:

The request is for approval of the Resubdivision of Lot F-3, Northwest Hills Ranch, Section One. The proposed plat is composed of 7 lots (6 single-family and 1 drainage lot) on 2.96 acres (2.03 dwelling units per acre).

It should be noted that this application had originally gone through the subdivision process in the ETJ under C8J-2007-0101.0A to a point that it was nearly ready for approval. However at the request of the Travis County Commissioner's Court, (based on neighborhood opposition to the subdivision), the applicant voluntarily agreed to reduce the number of residential lots from 7 to 6. The case was then resubmitted as the one now before you. Six months into the process of the new application, the property was annexed into the City of Austin, and Travis County review ended. The case was then reassigned to only City of Austin reviewers which then needed to re-review the entire application for City of Austin requirements.

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It should be noted that because the application was submitted into the City more than 90 days prior to being annexed, that the application is not restricted by the I-RR zoning which requires a minimum of one acre per lot, (per Local Government Code 43.002(a)(2)(B)).

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

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: David Wahlgren



PHONE: 974-6455

EMAIL: david.wahlgren@ci.austin.tx.us

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1" = 400'

-  Subject Tract
-  Base Map

OPERATOR: D. SUSTAITA

Northwest Hills Ranch

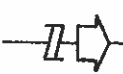
CASE#: C8J-2008-0218.0A
ADDRESS: 10711 D.K. Ranch Road
MANAGER: David Wahlgren

This map has been produced by Notification Services for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

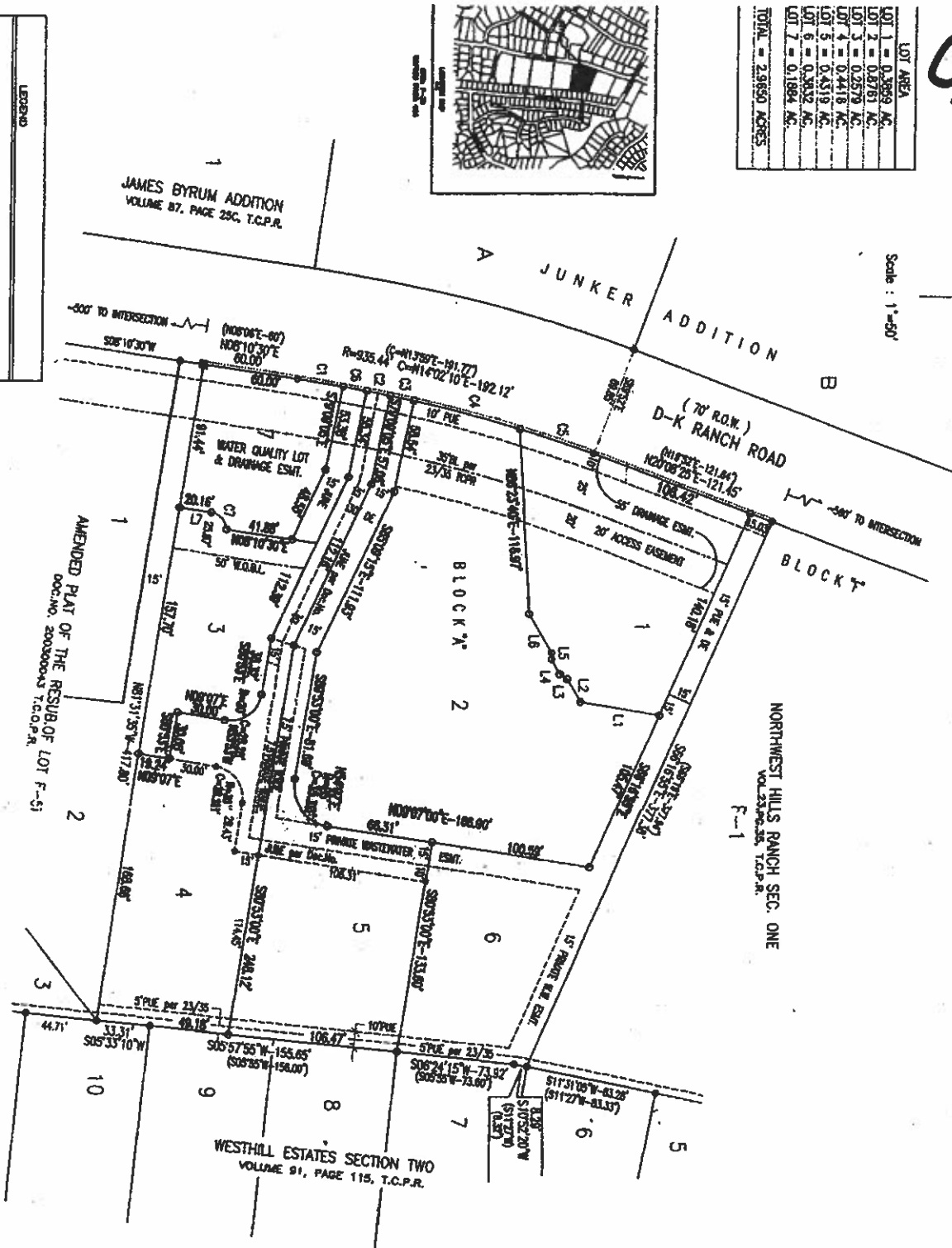
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LOT AREA
LOT 1 = 0.3889 AC.
LOT 2 = 0.8761 AC.
LOT 3 = 0.2579 AC.
LOT 4 = 0.4418 AC.
LOT 5 = 0.4319 AC.
LOT 6 = 0.3832 AC.
LOT 7 = 0.1884 AC.
TOTAL = 2.9690 ACRES

Scale: 1"=50'



RESUBDIVISION OF LOT F-3, NORTHWEST HILLS RANCH, SECTION ONE



CURVE TABLE			
NO.	POINTS	CHORD BEARING	CHORD DISTANCE
1	336.44'	N89°02'10"E	28.18'
2	336.44'	N11°18'27"E	15.00'
3	336.44'	N12°13'38"E	15.00'
4	336.44'	N14°48'38"E	15.00'
5	336.44'	N18°28'37"E	15.00'
6	336.44'	N11°18'27"E	15.00'
7	336.44'	N89°02'10"E	28.18'

LINE TABLE			
NO.	BEARING	DISTANCE	AREA
1	S08°21'16"W	50.43'	1.00
2	S89°09'50"W	18.84'	1.00
3	S31°11'06"W	8.33'	1.00
4	S81°40'10"W	10.00'	1.00
5	S89°22'40"W	4.00'	1.00
6	S89°07'18"W	4.00'	1.00

STATE OF MISSISSIPPI
COUNTY OF TARRANT
KNOW ALL MEN BY THESE PRESENTS

THAT, I, J. W. PARK, and ROGER PARK, being the owners of Lot F-3, NE HILLS RANCH, SECTION ONE, a subdivision in Tarrant County, Texas, do hereby certify that the map or plat thereof recorded in Volume 23, Page 35, Tarrant County Records, as conveyed to me by David recorded in Document No. 20059 Tarrant County Official Public Records; DO HEREBY RESUBDIVIDE and sub partition the said Public Recordation and Survey Division of Chapter 21 Texas Local Government Code, and is evidenced with the plat shown to be known as RESUBDIVISION OF LOT F-3, NORTHWEST HILLS RANCH, SE ONE, subject to any easements and/or restrictions heretofore granted recorded or reserved.

WITNESS MY HAND AND SEAL THE 25 day of JANUARY 2011, A.D.
J. W. PARK
ROGER PARK
By: _____
Notary Public
10711 D-K Ranch Road
Aubrey, Texas 76029

STATE OF TEXAS
COUNTY OF TARRANT
BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing plat, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

My Commission Expires: 5/31/14
Notary Public
10711 D-K Ranch Road
Aubrey, Texas 76029

ENGINEER'S CERTIFICATE
I, RICHARD C. GIBSON, P.E., an authorized under the laws of the State of Texas, do hereby certify that the plat is a true and correct copy of the original plat as filed in my office, and that the same complies with the provisions of the laws of the State of Texas relating to the subdivision of land.



FLUOR PLANT UNIT
No portion of this plat is within the limits of a designated Special Flood Hazard Area as shown on the Federal Emergency Management Agency (FEMA) Insurance Map No. 17011 (FEMA 04030004-04), Tarrant County, Texas, dated 2008 (Zone V1 for Community No. 461028).

SUBSCRIBER CERTIFICATE
I, ROBERT L. STEPHENSON, an authorized under the laws of the State of Texas, do hereby certify that the plat is a true and correct copy of the original plat as filed in my office, and that the same complies with the provisions of the laws of the State of Texas relating to the subdivision of land.

