

SUBDIVISION REVIEW SHEET

C5
1

CASE NO.: C8-2012-0077.0A

Z.A.P. DATE: January 29, 2013

SUBDIVISION NAME: Resubdivision of Lot 3, Wideman Subdivision

AREA: 0.390 acres

LOTS: 2

OWNER/APPLICANT: Grayland LLC.

AGENT: Lisa Gray

ADDRESS OF SUBDIVISION: 4708 Bull Creek Road

GRIDS: H-27

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-2

PROPOSED LAND USE: Single Family

SIDEWALKS: Sidewalks are required on Bull Creek Road prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision, namely Resubdivision of Lot 3, Wideman Subdivision. The proposed final plat is composed of 2 lots on 0.390 acres.

On October 8, 2012 – this property was granted a Board of Adjustment variance to decrease the minimum lot width from 50 feet to 49.51 feet. (See Attached Minutes from that meeting).

STAFF RECOMMENDATION: Staff recommends approval of this final plat. This plat meets all applicable City of Austin Land Development and State Local Government requirements.

ZONING AND PLATTING COMMISSION ACTION:



CASE MANAGER: Sylvia Limon

PHONE: 974-2767

Email address: sylvia.limon@ci.austin.tx.us

C5/9



-  Subject Tract
-  Base Map

CASE#: C8-2012-0077.0A
LOCATION: 4708 Bull Creek Rd



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. No warranty is made by the City of Austin regarding specific accuracy or completeness.

RESUBDIVISION OF LOT 3 WIDEMAN SUBDIVISION

SCALE: 1" = 50'



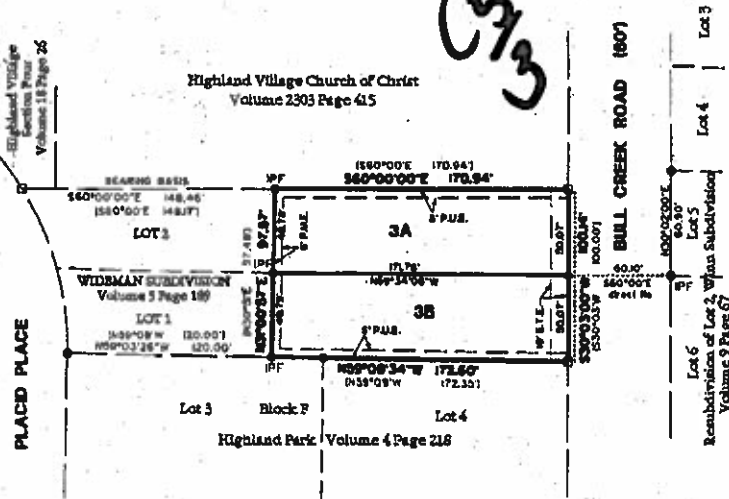
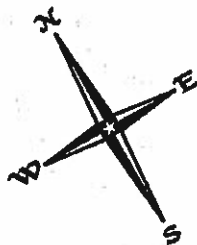
Legend

- Iron Rod Found
- Iron Rod Found
- Iron Rod Set with plastic cap
- Iron Rod Set with "Holt-Corson, Inc."
- Concrete Monument Found
- (Record Bearing and Distance)

----- proposed Concrete Sidewalk
E.T.E. = Electric and Telecommunications Easement

LOT SUMMARY

Total Number of Lots = 2
Lot 3A = 8,487 Square Feet
Lot 3B = 8,492 Square Feet
Total Area = 16,979 Square Feet = 0.380 Acre
Lot 3A Residential Use
Lot 3B Residential Use



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

That grayland, LLC, acting by and through its Managing Member, Lisa Gray, owner of all of Lot 3, Wideman Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 5 Page 189 of the Plat Records of Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document Number 2012057231 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 212.04, of the Local Government Code, do hereby resubdivide said Lot 3 in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

RESUBDIVISION OF LOT 3 WIDEMAN SUBDIVISION

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

WITNESS OUR HANDS this the _____ day of _____, A.D. 20____.

Lisa Gray -- Managing Member
grayland, LLC
1701 Alegría
Austin, Texas 78757

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D. 20____, do personally appear Lisa Gray, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she 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, Planning and Development Review Department, City of Austin, County of Travis, this the _____ day of _____, 20____, A.D.

Greg Guernsey, Director, Planning and Development Review Department

ACCEPTED AND AUTHORIZED for record by the Zoning and Planning Commission of the City of Austin, Texas, this the _____ day of _____, 20____, A.D.

Betty Baker, Chairperson

Cynthia Bank

Secretary

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.

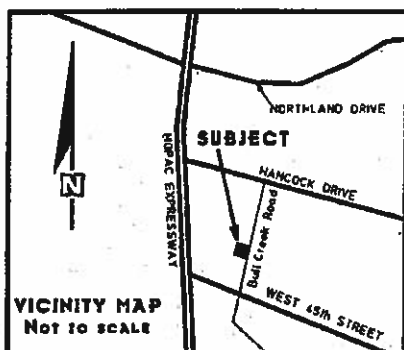
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 20____, A.D.

DANA DEBEAUVOIR, 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.



VICINITY MAP
Not to Scale



**BOARD OF ADJUSTMENT/SIGN REVIEW BOARD
JOINT MEETING
MINUTES
(October 8, 2012)**

The Board of Adjustment convened in a regular meeting on October 8, 2012, City Council Chambers, 301 West 2nd Street, Austin, Texas.

Chair Jeff Jack called the Board Meeting to order at 5:30 p.m.

Board Members in Attendance: Jeff Jack (Chair), Sallie Burchett, Melissa Hawthorne, Bryan King, Fred McGhee, Michael Von Ohlen, Nora Salinas

Board Members Absent: none

Staff in Attendance: Susan Walker, Diana Ramirez, John McDonald

A. ACTION ITEM

A-1 Election of Officers

Board member Bryan King motion to re-appoint Jeff Jack as Chairman and appoint Melissa Hawthorne as Vice-Chair, Board Member Michael Von Ohlen second on 6-0 vote (Fred McGhee not present).

B. APPROVAL OF MINUTES September 17, 2012

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with correction for Item C-3, Board Member Melissa Hawthorne second on a 6-1 vote (Board member Sallie Burchett abstained); GRANTED WITH CORRECTION FOR ITEM C-3.

C. BOARD OF ADJUSTMENT PUBLIC HEARING POSTPONEMENTS

**C-1 C15-2012-0069 Ann Kitchen for Primrose Kitchen
1800 A Jentsch Court**

The applicant has requested a variance to decrease the minimum rear yard setback requirement of Section 25-2-492 (D) from 10 feet to 6.6 feet in order to maintain a sunroom addition to a duplex residential use in an "SF-3", Family Residence zoning district.

The applicant has requested a variance to increase the maximum floor to area ratio requirement of Subchapter F; Article 2; Subsection 2.1 from 0.4 to 1.0 to 0.415 to 1.0 in order to maintain a sunroom addition to a duplex residential use in an "SF-3", Family Residence zoning district.

CS 1/5
The applicant has requested a variance to increase the maximum impervious coverage requirement of Section 25-2-492 (D) from 45% to 51% in order to maintain a sunroom addition to a duplex residential use in an "SF-3", Family Residence zoning district.

POSTPONE REQUEST TO NOVEMBER 13, 2012 PER STAFF

**C-2 C15-2012-0092 John and Teddy Kinney
3305 Lafayette Avenue**

The applicant has requested a variance from Section 25-2-1604 (C) (1) and (2) in order to maintain a parking structure with an entrance that faces the front yard to be closer to the front lot line than the building façade of the principal structure and to exceed 50 percent of the width of the principal structure in an "SF-3-NP", Family Residence – Neighborhood Plan zoning district. (Upper Boggy Creek Neighborhood Plan) The Land Development Code states that a parking structure with an entrance that faces the front yard may not be closer to the front lot line than the building façade of the principal structure; and if the parking structure is less than 20 feet behind the building façade, the width of the parking structure may not exceed 50 percent of the width of the principal structure, measured parallel to the front lot line.

**The public hearing was closed on Board Member Michael Von Ohlen motion to Postpone to November 13, 2012, Board Member Melissa Hawthorne second on a 7-0 vote;
POSTPONED TO NOVEMBER 13, 2012.**

**C-3 C15-2012-0100 Lisa Gray
4708 Bull Creek**

The applicant has requested a variance to decrease the minimum lot width requirement of Section 25-2-492 (D) from 50 feet to 49.51 feet in order to subdivide one lot into two lots and erect a single-family residence on each lot in an "SF-2", Single-Family Residence zoning district.

**The public hearing was closed on Board Member Michael Von Ohlen motion to Grant, Board Member Nora Salinas second on a 6-1 vote (Board member Jeff Jack nay);
GRANTED.**

**C-4 C15-2012-0104 Jeffrey Bullard for Larry Broder
512 Bouldin Avenue**

The applicant has requested a variance to decrease the minimum lot area requirement of Section 25-2-773 (B) (1) from 7,000 square feet to 6,975 square feet in order to remodel a single-family residence to create a duplex residential use in an "MF-3-NP", Multi-Family Residence Medium Density – Neighborhood Plan zoning district. (Bouldin Creek Neighborhood Plan)

The public hearing was closed on Board Member Michael Von Ohlen motion to Grant with condition to remain in the same envelope and footprint, no more than 1500 square feet,

5/9

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: www.ci.austin.tx.us/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: C8-2012-0077.0A

Contact: Sylvia Limon, 512-974-2767

Cindy Casillas, 512-974-3437

Public Hearing: Jan 29, 2013, Zoning and Platting Commission

BECKY BEAVER

Your Name (please print)

☒ I am in favor
☐ I object

4401 Bull Creek Road, Austin, TX

Your address(es) affected by this application



Signature

Date

Daytime Telephone: 512/477-5751

Comments:

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

City of Austin - Planning & Development Review Dept. /4th Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2012-0077.0A

Contact: Sylvia Limon, 512-974-2767

Cindy Castillas, 512-974-3437

Public Hearing: Jan 29, 2013, Zoning and Platting Commission

MX3 Investments, 361 Martinez

Your Name (please print)

4717 Bull Creek

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512-653-4181

Comments:

☒ I am in favor
☐ I object

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

City of Austin - Planning & Development Review Dept. /4th Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810