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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2010-0108.0A

P.C. DATE: January 25, 2011

SUBDIVISION NAME: Resubdivision of Lots 37-39 and a Portion of Lot 40, Enfield D

AREA: 1.218 acres

LOTS: 3

OWNER/APPLICANT: Matthew Butterfield; Dennis Walsh; and F. Ames Smith

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 1501, 1507 Rainbow Road and 2000 Park Way

GRIDS: H-24

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

PROPOSED LAND USE: Single Family

NEIGHBORHOOD PLAN: Downtown Neighborhood Plan Area (Underway)

SIDEWALKS: Sidewalks are required along Rainbow Road and Park Way prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of the re-subdivision, namely, Resubdivision of Lots 37-39 and a Portion of Lot 40, Enfield D. The proposed resubdivision is composed of 3 lots on 1.218 acres.

STAFF RECOMMENDATION: Staff recommends approval of this resubdivision. It meets all City of Austin Land Development and State Local Government requirements.



PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@ci.austin.tx.us

PHONE: 974-2767

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 Subject Tract
 Base Map

Enfield Lots

CASE#: C8-2010-0108.0A
 ADDRESS: 1511 Rainbow Bend
 MANAGER: Sylvia Limon

1" = 400'

OPERATOR: D. SUSTAITA

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.

P.L. 153-11-1-1929

State of Texas, know all men by these presents that Westernfield Development Company a corporation duly organized and existing under and by virtue of laws of the State of Texas, and domiciled in Travis County, Texas acting herein by and through its President W M Graham, thereunto duly authorized does hereby subdivide a part of Outlot Number Nine (9), Division 2 and a part of the Geo W Spear League, City of Austin, Travis County, Texas said subdivision to be known as Enfield D, consisting of lots, streets, alleys and parks all as shown by the map or plat hereinafter attached, and made a part hereof. And the Westernfield Development Company has dedicated, and does hereby dedicate to the public all streets and alleys and the park shown on said map or plat.

In testimony whereof Westernfield Development Company has caused these presents to be signed by its President, W M Graham, and attested by its common corporate seal, on this the 29th day of October, A D 1929

Westernfield Development Company

By W M Graham
 His President

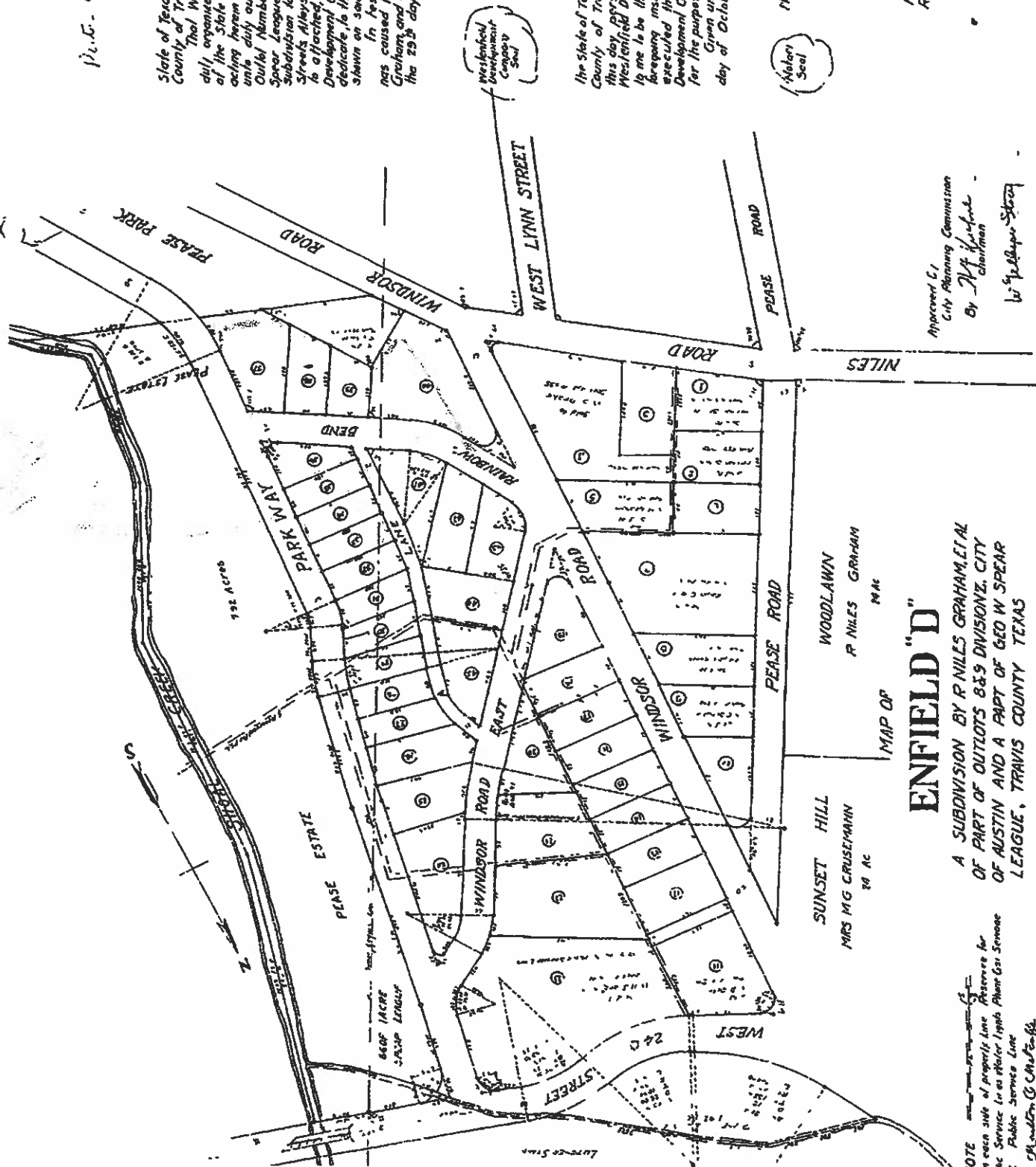
I, W M Graham, Before me the undersigned authority on this day personally appeared W M Graham, President of Westernfield Development Company, a corporation, known to me to be the person whose name is subscribed to the foregoing instrument, and he acknowledged to me that he executed the same as the act and deed of Westernfield Development Company, and as the president thereof and for the purposes and consideration therein expressed.

Given under my hand and seal of office this 29th day of October, A D 1929

W M Graham
 Notary Public in and for Travis County, Texas

FILED 11 15 A M NOV 1, 1929
 RECORDED 4 PM NOV 9 1929

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MAP OF
ENFIELD "D"
 A SUBDIVISION BY R NILES GRAHAM, ET AL
 OF PART OF OUTLOTS 8 & 9 DIVISION 2, CITY
 OF AUSTIN AND A PART OF GEO W SPEAR
 LEAGUE, TRAVIS COUNTY TEXAS

SUNSET HILL
 MRS M G CRUSEMANN
 20 AC

WOODLAWN
 R NILES GRAHAM
 20 AC

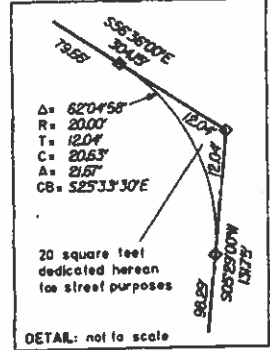
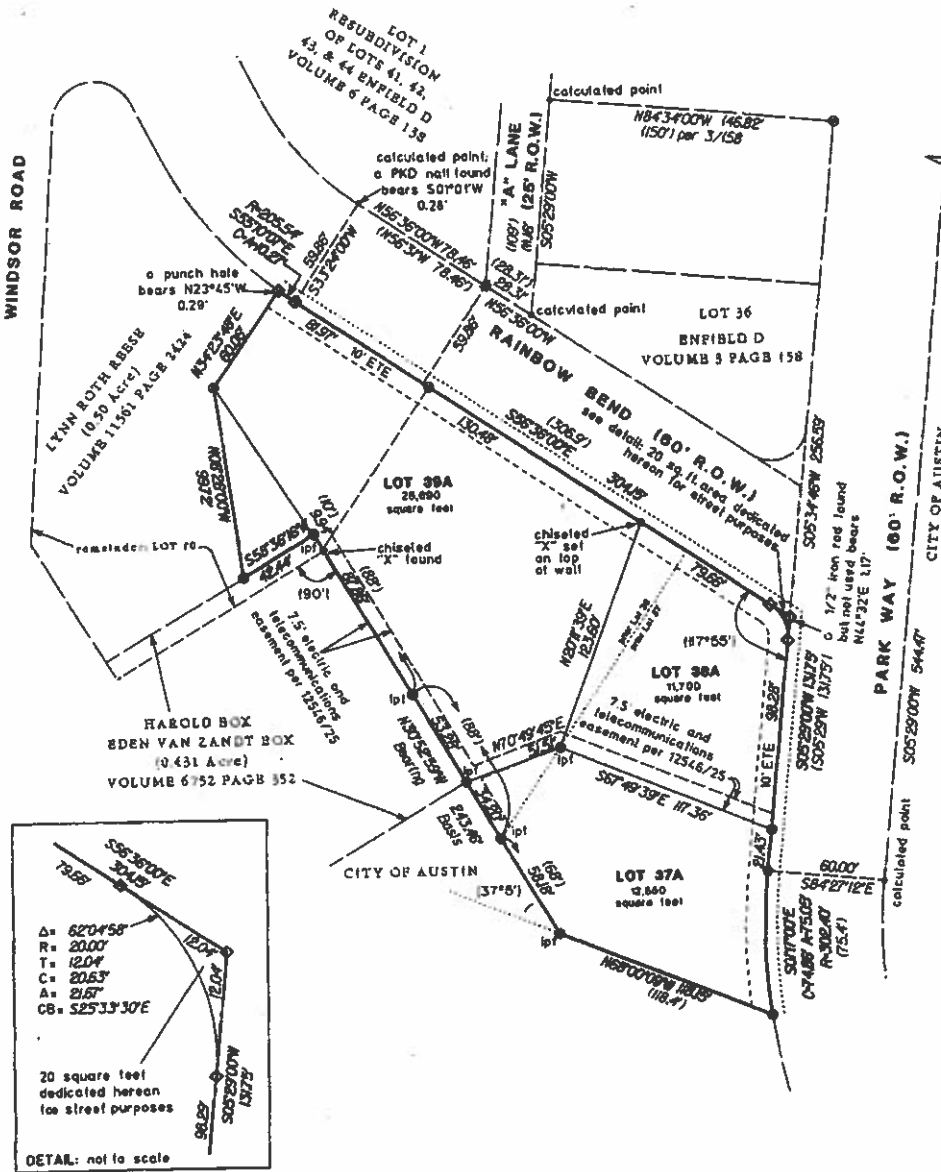
ENFIELD REALTY AND HOME BUILDING CO
 Scale 1" = 100'
 July 1929

Approved C. I.
 City Planning Commission
 By W M Graham
 Chairman
 W M Graham Street

NOTE: A copy of this plat is on file in the office of the County Clerk, Travis County, Texas, and a copy is on file in the office of the City Engineer, City of Austin, Texas. Public Service Line
 C. M. METCALLE
 1110 SUMMIT

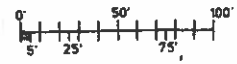
A PORTION OF LOT 40, ENFIELD D

prepared August 13, 2010



Legend

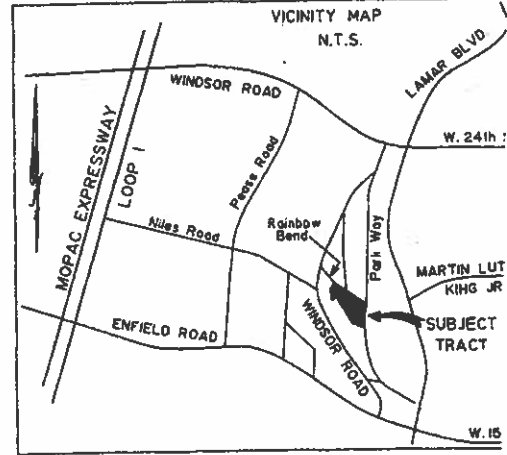
- ⊙ 1/2" Iron Pipe Found
- ⊙ 1/2" Iron Rod Found
- ◇ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ⊙ Cotton Gun Spindle Found
- ⊙ Round Head Bolt Found
- Proposed Concrete Sidewalk
- | Record Distance or Angle
- ETE = Electric and Telecommunications Easement



SCALE: 1" = 50'

LOT SUMMARY

Total Area = 83,080 square feet = 1.218 Acre
 Total Number of Lots = 3
 Lot 37A = 12,850 square feet; Residential Use
 Lot 38A = 11,700 square feet; Residential Use
 Lot 38B = 28,690 square feet; Residential Use
 20 square feet dedicated hereon for street purposes



Handwritten: 12/4

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS

I, Anne Thayer, do hereby certify that this plat complies with Title 25 of the Austin City Code, and is true and correct and was prepared from an actual survey of the property made by me or under my supervision on the ground.

Signature: Anne Thayer 11-9-10

Anne Thayer
 Registered Professional Land Surveyor No. 5580
 HOLT CARSON, INC.
 1904 Fortview Road Austin, Texas 78706 (512) 442-0990



THE STATE OF TEXAS
 THE COUNTY OF TRAVIS

I do hereby certify that the engineering work being submitted herein complies with all provisions of the Texas Engineering Practice Act, including Section 13L152(e). I hereby acknowledge that any misrepresentation regarding this certification constitutes a violation of the Act, and may result in criminal, civil and/or administrative penalties against me as authorized by the Act.

No portion of this subdivision is within the boundaries of the 100-year flood plain at any waterway that is within the limits of study of the Federal Flood Administration FIRM panel 48453C D445 H, dated September 26, 2008.

Signature: Kurt Prossner



11/9/10
 Date

Kurt Prossner P.E. No. 58181
 PROSSNER AND ASSOCIATES
 1337T Pond Springs Road Austin, Texas 78746

This subdivision is located in the Full Purpose Jurisdiction of the City of Austin this the _____ day of _____, 2010.

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, County of Travis, this the _____ day of _____, 2010, A.D.

Greg Guernsey, Director, Planning and Development Review Department

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the instrument of Writing and its Certificate of Authentication was filed for record in my office on the _____ day of _____, 2010, A.D., at _____ o'clock _____ M., and duly recorded on the _____ day of _____, A.D., at _____ o'clock _____ M. in the Official Public Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 2010, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BT: _____
 Deputy

ACCEPTED AND AUTHORIZED by the Planning Commission of the City of Austin, Texas, this the _____ day of _____, 2010.

Dave Sullivan, Chairperson

Kathryne Tava, Secretary

2/5/11

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: C8-2010-0108.0A
 Contact: Sylvia Limon, 512-974-2767 or
 Michelle Casillas, 512-974-2024
 Public Hearing: Jan. 25, 2011, Planning Commission

LIMONARD SHIVERS
Your Name (please print)

I am in favor
 I object

2206 H LANE Austin, TX 78703
Your address(es) affected by this application

Limondard Shivers
Signature
1/8/2011
Date

Daytime Telephone: 512-4771131

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