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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2010-0082.0A

P.C. DATE: February 8, 2011

SUBDIVISION NAME: Resubdivision of Lot 5, Block 9, Outlot 34, Division B

AREA: 0.1798 acres

LOTS: 2

APPLICANT: Austin Newcastle Homes, Ltd.
(Judith Zwarun)

AGENT: Eclipse Environmental
and Engineering (Brad O'Donnell)

ADDRESS OF SUBDIVISION: 1908 E. 14th Street

GRIDS: K-23

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

MUD: N/A

PROPOSED LAND USE: Single Family (Cottage)

NEIGHBORHOOD PLAN: Chestnut Neighborhood Plan Area

SIDEWALKS: Sidewalks will be provided on E. 14th Street and Poquito Street prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision, namely Resubdivision of Lot 5, Block 9, Outlot 34, Division B. This is a resubdivision of one lot into 2, single family (Cottage) lots on 0.1798 acres. These lots will be developed according to Cottage use development standards of LDC 25-2-1442. The 5-foot flag on Lot 5A is only for utility access to City of Austin utilities within the alley. The residence(s) will be taking access from one of the abutting public streets.

STAFF RECOMMENDATION: The staff recommends approval of the resubdivision. This plat meets all City of Austin Land Development and State Local Government Code requirements.

PLANNING COMMISSION ACTION:

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

PHONE: 974-2767



CD 2



Lot 5, Block 9, Outlot 34
Division B

CASE#: C8-2010-0082.0A
ADDRESS: 1908 E. 14th Street
MANAGER: Sylvia Limon



 Subject Tract
 Base Map

1" = 400'

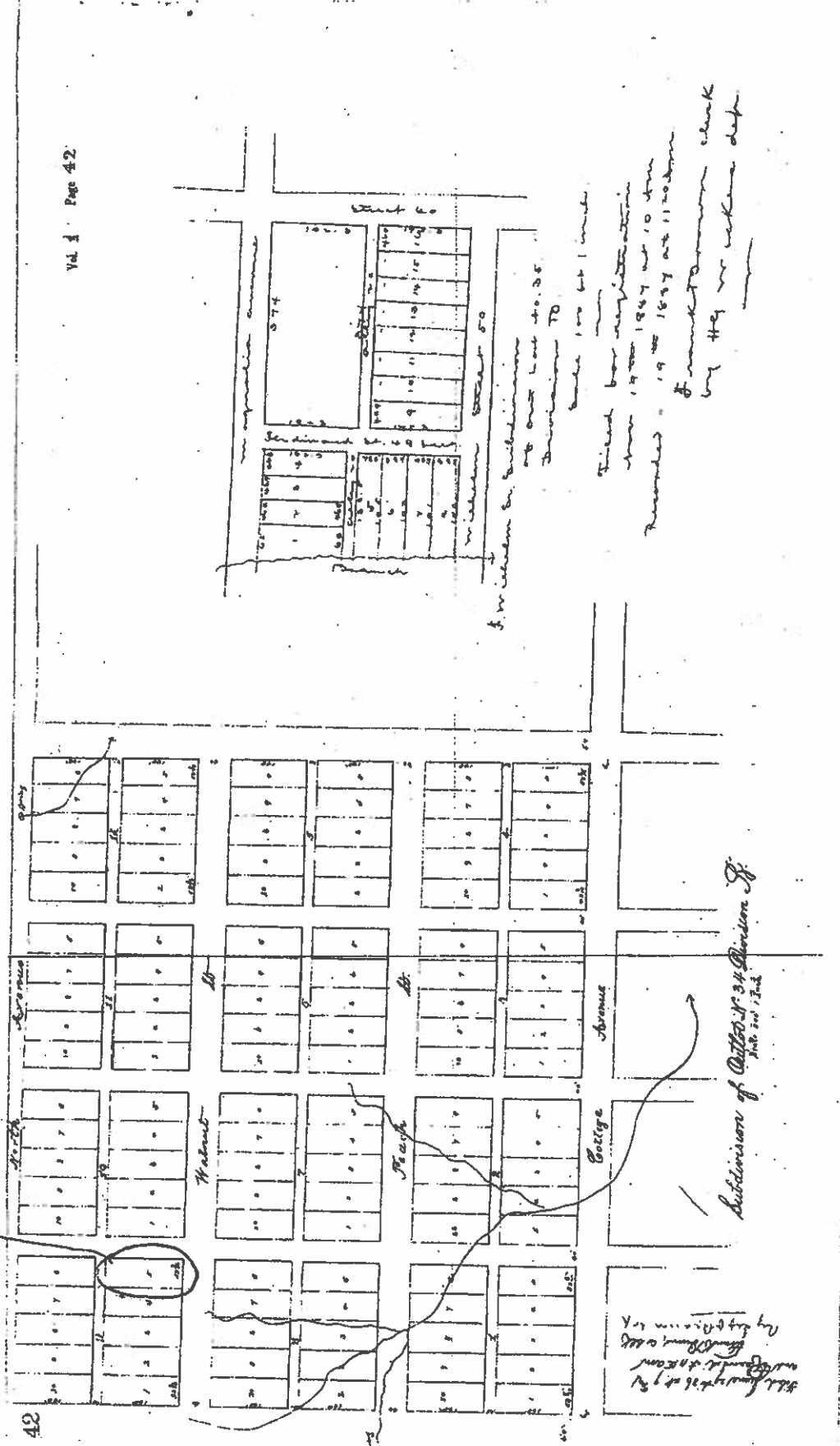
OPERATOR: D. SUSTAITA

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.

Previous
Recorded
Plat

C/LD
3/10

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Filed for registration
Nov. 19, 1957 at 10:10 AM
Recorded - 19, 1957 at 11:00 AM
From the same clerk
by the within date

Subdivision of 34 Divisions of
1/2 Acre Each

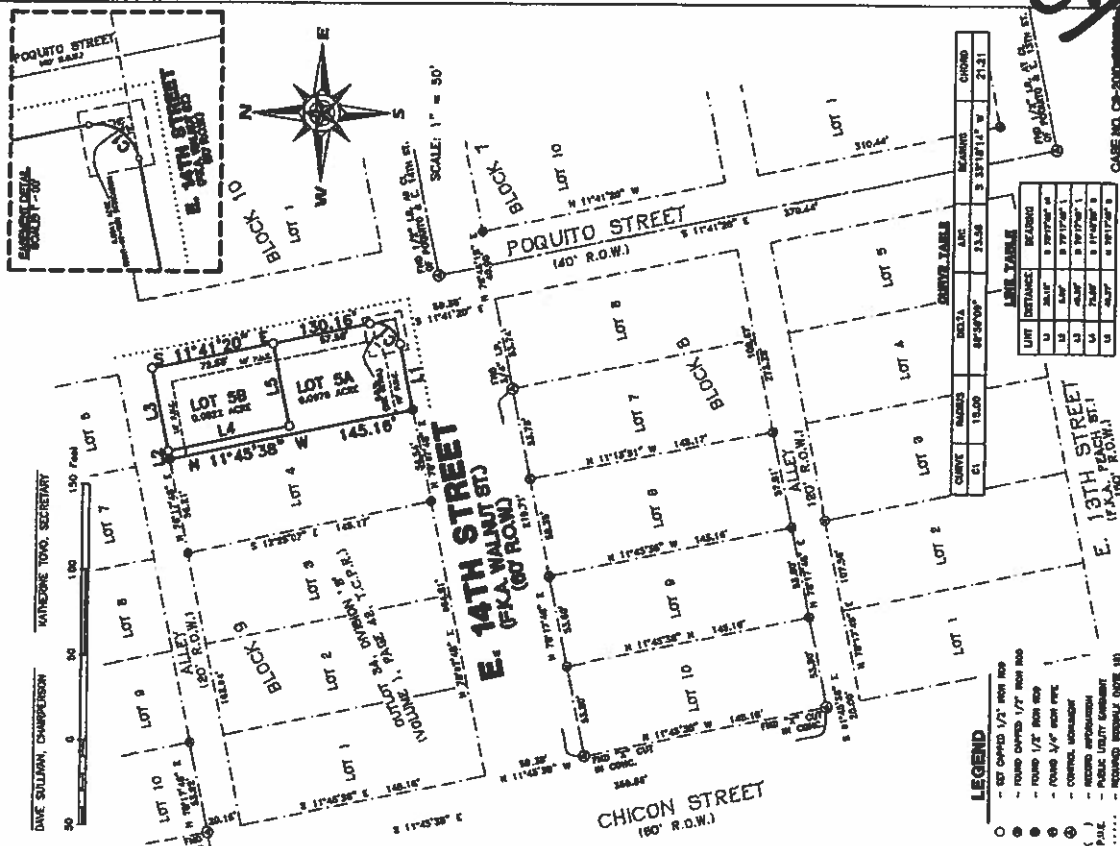
Will be registered by the within date

SITE

RESUBDIVISION OF LOT 5, BLOCK 9 OUTLOT 34, DIVISION 'B'

STATE OF TEXAS
COUNTY OF TRAVIS
THIS SUBDIVISION IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS, OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, A.D.
ACCEPTED AND AUTHORIZED FOR RECORD BY GREG GARDNER, DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS, THIS THE _____ DAY OF _____, A.D.

GREG GARDNER, DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT
COUNTY OF TRAVIS
ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, A.D.
DAVE SULLIVAN, CHAIRPERSON



STATE OF TEXAS
COUNTY OF TRAVIS
DANA DEBEAUFORT, CLERK OF TRAVIS COUNTY, TEXAS DO HEREBY CERTIFY THAT I HAVE RECEIVED FROM THE APPLICANT THE ORIGINAL INSTRUMENT OF RESUBDIVISION AND ITS CERTIFICATE OF AUTHORIZATION AND HAVE REVIEWED THE SAME IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE CHARTERS AND ORDINANCES OF TRAVIS COUNTY, TEXAS, AND I DO HEREBY CERTIFY THAT THE SAID INSTRUMENT OF RESUBDIVISION IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE CHARTERS AND ORDINANCES OF TRAVIS COUNTY, TEXAS.

DANA DEBEAUFORT, COUNTY CLERK, TRAVIS COUNTY, TEXAS
DEPUTY

- PLAT NOTES:**
- NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEMS.
 - ALL WATER AND WASTEWATER IMPROVEMENTS MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT'S DESIGN STANDARDS AND SPECIFICATIONS. ALL PLANS MUST BE PRESENTED TO THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT FOR REVIEW AND APPROVAL. ALL CONSTRUCTIONS MUST BE INSPECTED BY THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT.
 - THIS SUBDIVISION IS NOT LOCATED WITHIN THE UTILITY SERVICE BOUNDARY ZONE. BOUNDARY ZONE LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
 - NO UTILITIES, FEES, LARGES, OR OTHER OBLIGATIONS ARE PERMITTED TO BE INCURRED BY THE APPLICANT OR PROPERTY OWNER OF THE ASSHES.
 - ALL DRAINAGE CALCULATIONS ON PRIVATE PROPERTY SHALL BE APPROVED BY THE PROPERTY OWNER OF THE ASSHES.
 - ALL UTILITIES SHALL BE PROVIDED ACCESS TO DRAINAGE FACILITIES AS MAY BE REQUIRED BY THE CITY OF AUSTIN WATER AND WASTEWATER DEPARTMENT. THE APPLICANT ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF DRAINAGE FACILITIES.
 - THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN. THE APPLICANT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF AUSTIN.
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STATE OF TEXAS
COUNTY OF TRAVIS
I, _____, OWNER OF LOT 5, BLOCK 9, OUTLOT 34, DIVISION 'B', RESUBDIVISION OF LOT 5, BLOCK 9, OUTLOT 34, DIVISION 'B', TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT I HAVE RECEIVED FROM THE APPLICANT THE ORIGINAL INSTRUMENT OF RESUBDIVISION AND ITS CERTIFICATE OF AUTHORIZATION AND HAVE REVIEWED THE SAME IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE CHARTERS AND ORDINANCES OF TRAVIS COUNTY, TEXAS, AND I DO HEREBY CERTIFY THAT THE SAID INSTRUMENT OF RESUBDIVISION IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE CHARTERS AND ORDINANCES OF TRAVIS COUNTY, TEXAS.

JULY ZWARR, PRESIDENT
P.O. BOX 1100
CEDAR PARK, TEXAS 78751

NOTARY PUBLIC: I, _____, NOTARY PUBLIC FOR THE STATE OF TEXAS, ON THIS _____ DAY OF _____, A.D., IN THE CITY OF AUSTIN, TEXAS, HAVE BEEN DULY SWORN IN AND AM QUALIFIED TO ACT AS A NOTARY PUBLIC FOR THE STATE OF TEXAS. I DO HEREBY CERTIFY THAT I HAVE REVIEWED THE SAID INSTRUMENT OF RESUBDIVISION AND ITS CERTIFICATE OF AUTHORIZATION AND HAVE REVIEWED THE SAME IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE CHARTERS AND ORDINANCES OF TRAVIS COUNTY, TEXAS, AND I DO HEREBY CERTIFY THAT THE SAID INSTRUMENT OF RESUBDIVISION IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE CHARTERS AND ORDINANCES OF TRAVIS COUNTY, TEXAS.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS

NOTARY PUBLIC PRINTED NAME _____
MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION:
I, _____, REGISTERED PROFESSIONAL LAND SURVEYOR, STATE OF TEXAS NO. 5440, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE SAID INSTRUMENT OF RESUBDIVISION AND ITS CERTIFICATE OF AUTHORIZATION AND HAVE REVIEWED THE SAME IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE CHARTERS AND ORDINANCES OF TRAVIS COUNTY, TEXAS, AND I DO HEREBY CERTIFY THAT THE SAID INSTRUMENT OF RESUBDIVISION IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE CHARTERS AND ORDINANCES OF TRAVIS COUNTY, TEXAS.

ENGINEER'S CERTIFICATION:
I, _____, REGISTERED PROFESSIONAL ENGINEER, STATE OF TEXAS NO. 5440, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE SAID INSTRUMENT OF RESUBDIVISION AND ITS CERTIFICATE OF AUTHORIZATION AND HAVE REVIEWED THE SAME IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE CHARTERS AND ORDINANCES OF TRAVIS COUNTY, TEXAS, AND I DO HEREBY CERTIFY THAT THE SAID INSTRUMENT OF RESUBDIVISION IS IN ACCORDANCE WITH THE LAWS OF THE STATE OF TEXAS AND THE CHARTERS AND ORDINANCES OF TRAVIS COUNTY, TEXAS.



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CASE NO. C9-2004-0011
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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: C8-2010-0082.0A
 Contact: Sylvia Limon, 512-974-2767 or
 Cindy Casillas, 512-974-3437
 Public Hearing: Feb. 8, 2011, Planning Commission

SUSAN WHITE
 Your Name (please print)
 2012 E 16TH ST
 Your address(es) affected by this application
 I am in favor
 I object.

Signature: *[Handwritten Signature]* Date: 1-24-11
 Daytime Telephone: 512 477 2740

Comments: NEWCASTLE HOMES COUNTERS TO SUBDIVIDE SE3 LOTS AND BUILD HIGH DENSITY HOUSY CONSUMERS "CONDOS" TO GET AS SPACE OCCUPIERS UNTIL LAND VALUES INCREASE TO THE POINT THAT OWNERS CAN GET OUT. THESE ARE TYPICALLY HIGH VOLUME RENTAL UNITS FOR A TRANSIENT POPULATION. PLEASE STOP RUBBER STAMPING THE CITY OF AUSTIN - Planning & Development Review Dept./4th Fl Sylvia Limon P. O. Box 1088 Austin, TX 78767-8810

SUBDIVISION REQUESTS!

THANK YOU
[Handwritten Signature]

PUBLIC HEARING INFORMATION

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- 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.

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 Contact: Sylvia Limon, 512-974-2767 or
 Cindy Castillas, 512-974-3437
 Public Hearing: Feb. 8, 2011, Planning Commission

KATHRYN A. TAYLOR
 Your Name (please print)

I am in favor

2012 E. 16TH STREET 78702
 Your address(es) affected by this application

Kathryn A Taylor
 Signature 1/23/2011
 Date

Daytime Telephone: 512 586 5289

Comments: THIS IS A SINGLE FAMILY LOT, WITH 2 SIDED STREETS AND A NOT-SO-WELL MAINTAINED BACK ALLEY. THIS LOT IS NOT BIG ENOUGH TO SUPPORT SUB-DIVISION INTO 2 LOTS, AND NO OTHER NEARBY LOTS ARE SO DIVIDED. THIS WOULD BE OUT OF CHARACTER WITH THE IMMEDIATE NEIGHBORS LOTS.

If you use this form to comment, it may be returned to:
 City of Austin - Planning & Development Review Dept., 14th Fl
 Sylvia Limon
 P. O. Box 1088
 Austin, TX 78767-8810