

C9  
/1

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2010-0057.0A

**P.C. DATE:** February 8, 2011

**SUBDIVISION NAME:** Resubdivision of the North 175 Feet of Lot 4, Block 5, Westfield B

**AREA:** 0.8395 acres

**LOTS:** 2

**APPLICANT:** Michael J. Dolan

**AGENT:** Land Answers  
(Jim Wittliff)

**ADDRESS OF SUBDIVISION:** 2301 Enfield Road

**GRIDS:** H-24

**COUNTY:** Travis

**WATERSHED:** Johnson Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-3

**PROPOSED LAND USE:** Single Family

**NEIGHBORHOOD PLAN:** West Austin (Under way)

**SIDEWALKS:** Sidewalks will be provided on Kent Lane prior to the lot being occupied. There is existing sidewalk along Enfield Road.

**DEPARTMENT COMMENTS:** The request is for approval of a resubdivision, namely Resubdivision of the North 175 Feet of Lot 4, Block 5, Westfield B. This is a resubdivision of a portion one lot into 2, single family lots on 0.8395 acres.

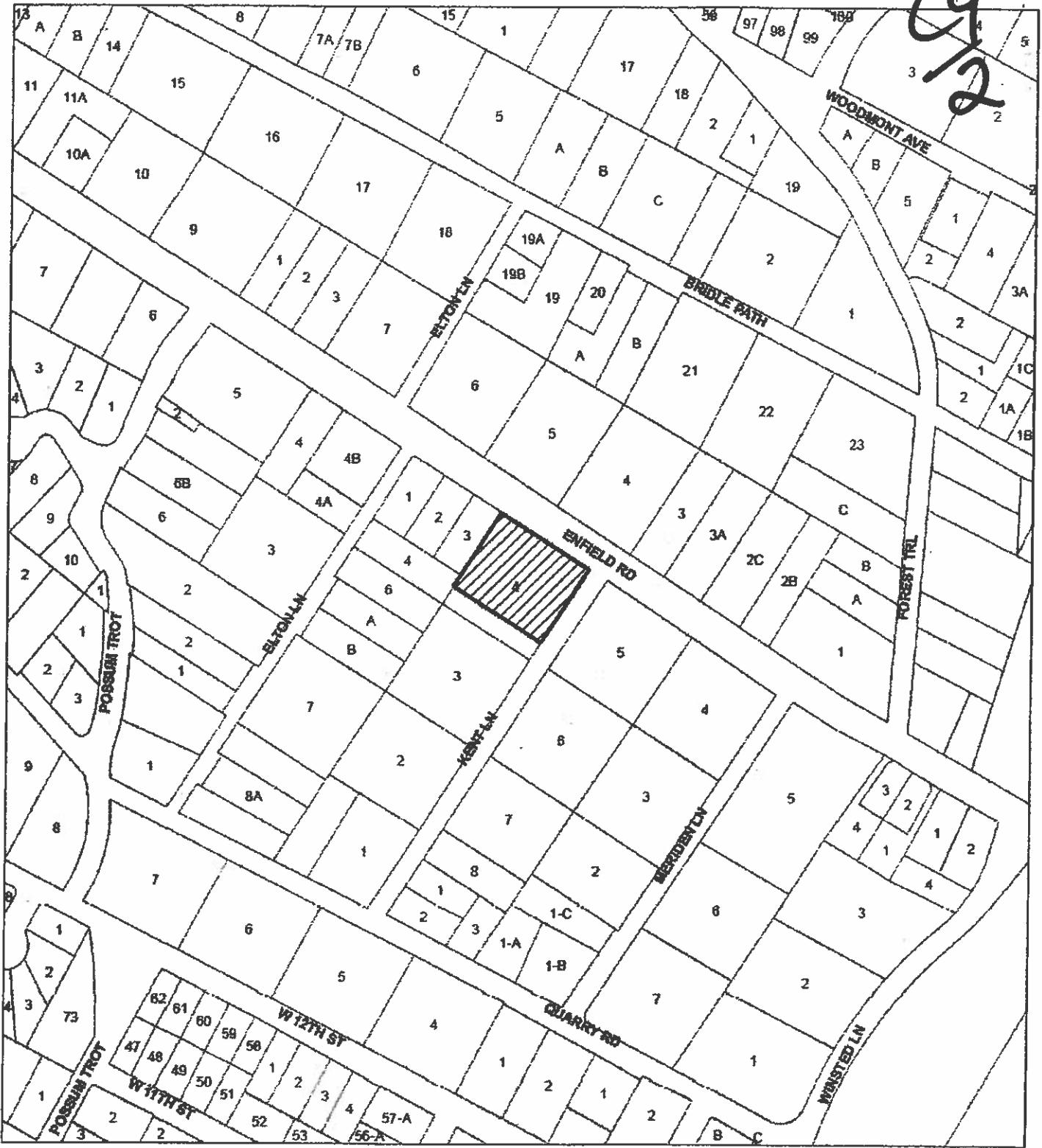
**STAFF RECOMMENDATION:** The staff recommends approval of the resubdivision. This plat meets all City of Austin Land Development and State Local Government Code requirements.



**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Sylvia Limon  
Email address: [sylvia.limon@ci.austin.tx.us](mailto:sylvia.limon@ci.austin.tx.us)

**PHONE:** 974-2767

CG  
2



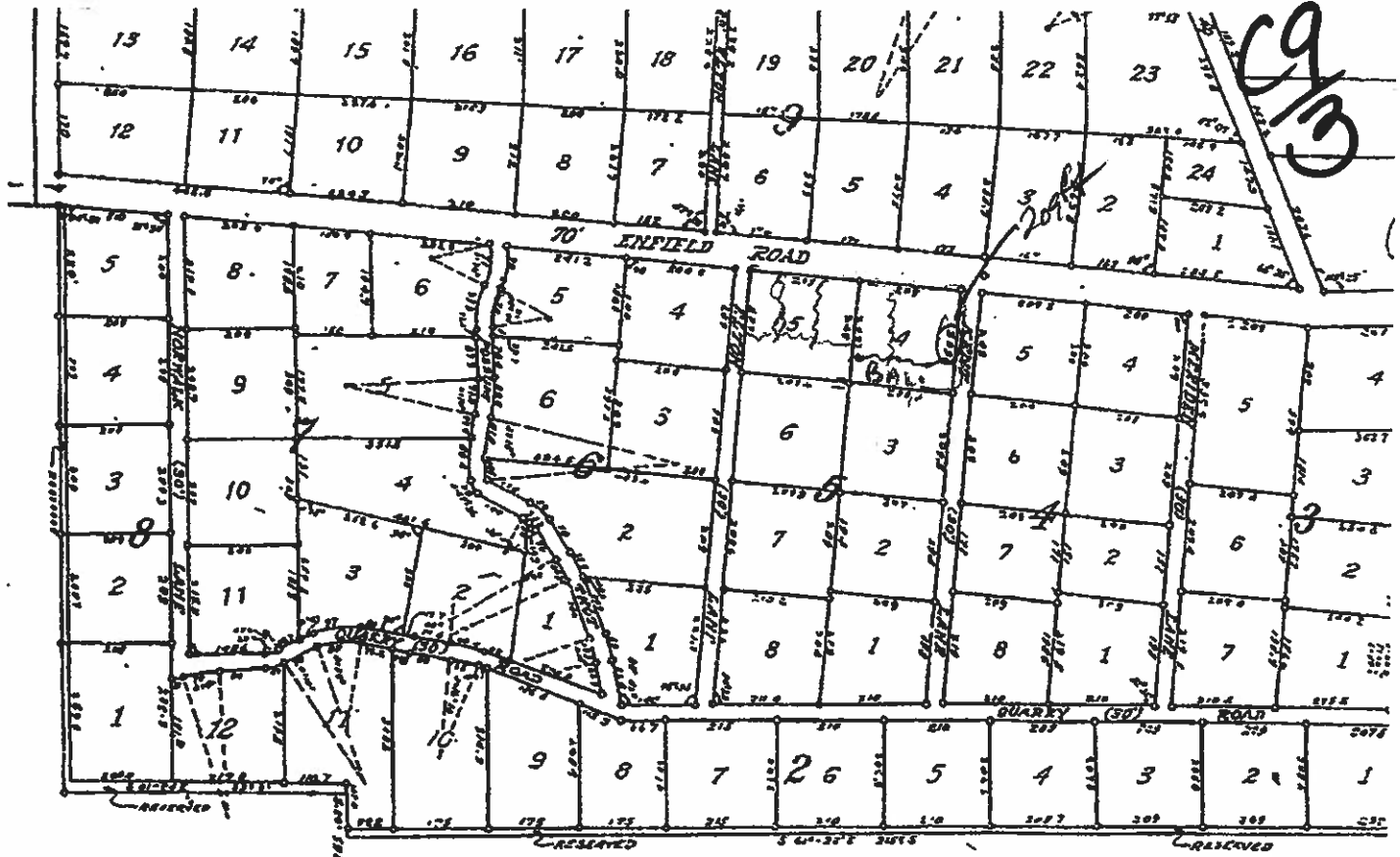
 Subject Tract  
 Base Map

Dolan Resubdivision  
CASE#: C8-2010-0057.0A  
ADDRESS: 2301 Enfield Road  
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.



Restrictions  
 Vol. 668 page 141  
 in Records of same  
 county.

MAP OF  
**WESTFIELD A**

A SUBDIVISION BY R. NILES GRAHAM, ET AL. OF A PART OF SPEAR LEAGUE, TRAVIS COUNTY

ENFIELD REALTY & HOME BUILDING COMPANY, AUSTIN, TEXAS  
 G. B. LANGE, FORT WORTH,  
 July 1925

Know all men by these presents; That we, Margaret Graham Cruseman and husband, Paul Cruseman, of Travis County, Texas, and County of Travis, Texas, as our duly authorized Agent and Attorney in Fact, and R. Niles Graham also of Travis County, Texas, do hereby subdivide a part of a Spear League in Travis County, Texas, being made up of a part of the 118 acres of the Geo. W. Spear League, conveyed by J. B. Shaw to E. M. Pease by Deed dated January 15, 1924, Recorded in Book 354, pages 593-595 of Deed Records of Travis County, Texas, and a part of the 99 1/2 acres conveyed by H. N. Duke to E. M. Pease by deed dated June 13<sup>th</sup>, 1872, and Recorded in Book 11, pages 587-588, of the Deed Records of Travis County, Texas, and a part of the 99 1/2 acres conveyed by Thomas Adams to E. M. Pease on May 15, 1870, by Deed recorded in Book 7, pages 315-316, Deed Records of Travis County, Texas, reference is here made for all particulars.

Said subdivision is known and designated as Westfield A, and consists of eighteen (18) blocks, numbered one (1) to eighteen (18), inclusive according to the map or plat of said subdivision hereto attached, and certain streets and roads, all as shown by the map or plat of said subdivision hereof. And we have dedicated, and do hereby dedicate to the public, all streets or roads shown on said map or plat, excepting those parcels now

Witness our hands, this 10th day of January, A. D. 1925

Margaret Graham Cruseman  
 17

Previous Plat



5/19

**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](http://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: C8-2010-0057.0A  
 Contact: Sylvia Limon, 512-974-2767 or  
 Cindy Casillas, 512-974-3437  
 Public Hearing: Feb. 8, 2011, Planning Commission

Mrs TYRUS COX  
 Your Name (please print)

I am in favor  
 I object

1403 MERIDEN LN  
 Your address(es) affected by this application

Signature \_\_\_\_\_ Date \_\_\_\_\_

Daytime Telephone: 512-476-9321

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

If you use this form to comment, it may be returned to:  
 City of Austin - Planning & Development Review Dept./4<sup>th</sup> Fl  
 Sylvia Limon  
 P. O. Box 1088  
 Austin, TX 78767-8810

6519

**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](http://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: C8-2010-0057.0A  
 Contact: Sylvia Limon, 512-974-2767 or  
 Cindy Castlas, 512-974-3437  
 Public Hearing: Feb. 8, 2011, Planning Commission

Marguerite K. Luedene  
 Your Name (please print)  I am in favor  
 I object

2306 Quarry Rd Austin 78703  
 Your address(es) affected by this application

Margaret K. Luedene 1/29/11  
 Signature Date

Daytime Telephone: 476-9789

Comments: We appreciate the fact that they are planning for their parents' future.

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