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SUBDIVISION REVIEW SHEET

CASE NO: C8-2011-0013.0A

PC DATE: June 14, 2011

SUBDIVISION NAME: RESUBDIVISION OF LOTS 14 & 15, SECTION ONE BLOCK B, VIOLET CROWN HEIGHTS

AREA: .286 Acres

LOTS: (2)

APPLICANT: Lisa Gray

AGENT: Michael McHone

ADDRESS OF SUBDIVISION: 1109 Ruth Ave.

GRIDS: MK28

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: The applicant has requested and received an administrative waiver from Section 25-4- of the Land Development Code from including all the original tract, (balance of lot 14). The owner of the balance of Lot 14 did not want to participate in the resubdivision.

VARIANCES: None

SIDEWALKS

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

NEIGHBORHOOD PLAN:

Brentwood

DEPARTMENT COMMENTS:

The request is for approval of the above referenced resubdivision plat. This proposed resubdivision entails the creation of (2) legal lots from 1 existing lot and a portion of another lot for proposed residential use. The subdivision is composed of (2) lots on .286 acres. There is an existing home on proposed Lot 15-A that will remain and a new home will be placed on proposed Lot 15-B. City of Austin will provide water and wastewater service as well as electric service. The developer will be responsible for all costs associated with any required improvements to the site. Parkland dedication is not required for this resubdivision.

STAFF RECOMMENDATION:

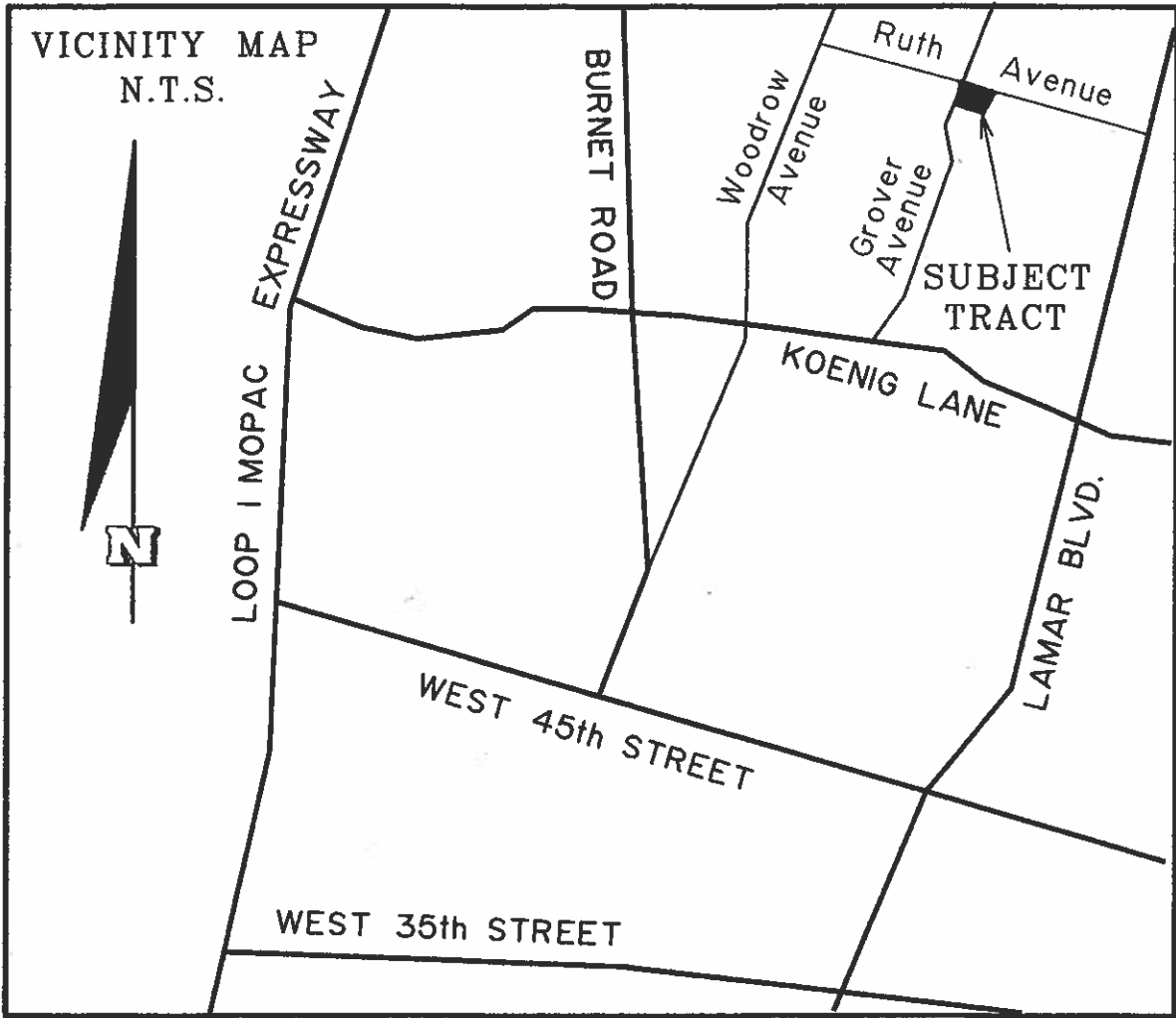
The staff recommends approval of the resubdivision plat. The plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

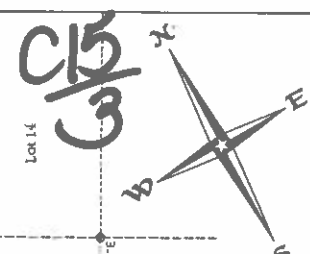
CASE MANAGER: Don Perryman
e-mail: don.perryman@ci.austin.tx.us

PHONE: 974-2786

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**RESUBDIVISION OF LOT 15
AND A PORTION OF LOT 14
BLOCK B
VIOLET CROWN HEIGHTS
SECTION ONE**



Legend

- Iron Pin Found
- Iron Rod Found
- Chisled "X" Mark in Concrete Found
- Iron Rod Set with plastic cap imprinted with "Holl Carron, Inc."
- PK Not Found
- Prepared Concrete Sidewalk
- E.V.E. - Electric and Telecommunications Easement (Record Dimension)

SCALE: 1" = 50'



LOT SUMMARY	
Total Number of Lots:	2
Lot 15A:	6,205 Square Feet
Lot 15B:	6,235 Square Feet
Total Area:	12,440 Square Feet = 0.284 Acre
Lot 15A Use:	Residential Use
Lot 15B Use:	Residential Use

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

That we, Kimbrough Gray and wife, Lisa Gray, owners of all of Lot 15 and a portion of Lot 14 Block B Violet Crown Heights Section One, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4 Page 256 of the Plat Records of Travis County, Texas, as conveyed to us by General Warranty Deed recorded in Document No 2010137454 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 212.016, of the Local Government Code, do hereby resubdivide said Lot 15 and portion of Lot 14 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 15 AND A PORTION OF LOT 14 BLOCK B VIOLET CROWN HEIGHTS SECTION ONE

and do hereby dedicate to the Public the use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted, and not released.

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

Kimbrough Gray
1701 Algeria Road
Austin, Texas 78757

Lisa Gray
1701 Algeria Road
Austin, Texas 78757

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D. 20____, did personally appear Kimbrough Gray, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D. 20____, did 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 _____

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 this _____ day of _____, 2011, A.D. at _____ o'clock _____ M. and duly recorded on the _____ day of _____, A.D. at _____ o'clock _____ N. 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 _____, 2011, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

By _____
Deputy

This subdivision is located in the Full Purpose Jurisdiction of the City of Austin this the _____ day of _____, 2011.

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, County of Travis, this the _____ day of _____, 2011, A.D.

Greg Guernsey, Director, Planning and Development Review Department

ACCEPTED and AUTHORIZED by the Planning Commission of the City of Austin, Texas, this the _____ day of _____, 2011.

Dave Sullivan, Chairperson

Jay Reddy, Secretary

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

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: C8-2011-0013.0A

Contact: Don Perryman, 512-974-2786 or
Yolanda Parada, 512-974-2784

Public Hearing: June 14, 2011, Planning Commission

Nora Drueggel ? Nolan Lujan
Your Name (please print)

I am in favor
 I object

1212 Ruth Ave Austin, TX 78757
Your address(es) affected by this application

Drueggel N Lujan 6/2/2011
Signature Date

Daytime Telephone: 512-458-3073

Comments:

If you use this form to comment, it may be returned to:
City of Austin – Planning & Development Review Dept., 4th Fl
Don Perryman
P. O. Box 1088
Austin, TX 78767-8810

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