

SUBDIVISION REVIEW SHEET

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CASE NO.: C8J-2011-0022.0A

Z.A.P. DATE: October 4, 2011

SUBDIVISION NAME: L & I Subdivision, Resubdivision of Part of Lot 16, Ed Seeling's Subdivision

AREA: 11.00 acres

LOT(S): 4

OWNER/APPLICANT: J. Santos and I. Montoya

AGENT: Lenworth Consulting (N. Gonzalez)

ADDRESS OF SUBDIVISION: South F. M. 973

GRIDS: M-11

COUNTY: Travis

WATERSHED: South Dry Creek East

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USES: Single-Family

ADMINISTRATIVE WAIVERS: None

VARIANCES: A variance to Section 30-3-191 which requires all new subdivisions to provide sidewalks for Linden Road.

SIDEWALKS: A variance to not provided sidewalks was submitted to Travis County Commissioner's Court.

DEPARTMENT COMMENTS: The request is for approval of the L & I Subdivision, Resubdivision of Part of Lot 16, Ed Seeling's Subdivision. The proposed subdivision is composed of 4 lots on 11.00 acres. The proposed development is for a single-family residence development. Water will be provided by a private provider, Aqua Water Supply and wastewater will be provided by a private onsite sewer system.

TRANSPORTATION:

There are no proposed transportation improvements planned or needed with this proposed subdivision.

ISSUES:

The staff has not received any calls or inquiries from any adjacent property owners or neighborhood association representatives. Public notice was sent as per LDC requirements.

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County Issues:

This property is located in the 2-Mile ETJ of Austin. There are no land use controls that can be imposed by the city or the county.

STAFF RECOMMENDATION: The staff recommends approval of the proposed resubdivision. This plat meets all applicable State, County, and Title 30, City of Austin LDC requirements.

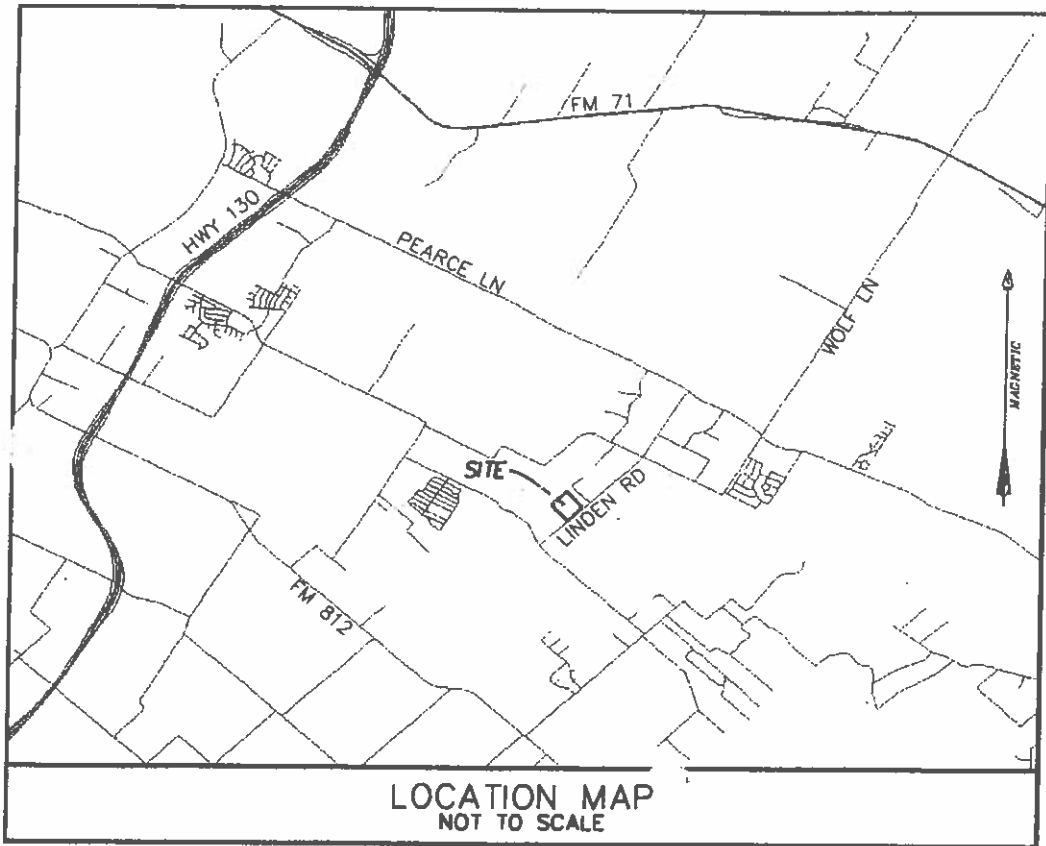
ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Joe Arriaga

Email address: joe.arriaga@co.travis.tx.us

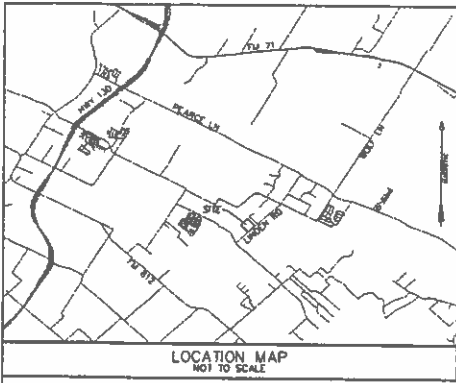
PHONE: 854-7562

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L & I SUBDIVISION
RESUBDIVISION PART OF
LOT 16, ED SEELING'S SUBDIVISION
TRAVIS COUNTY, TEXAS

C9/4



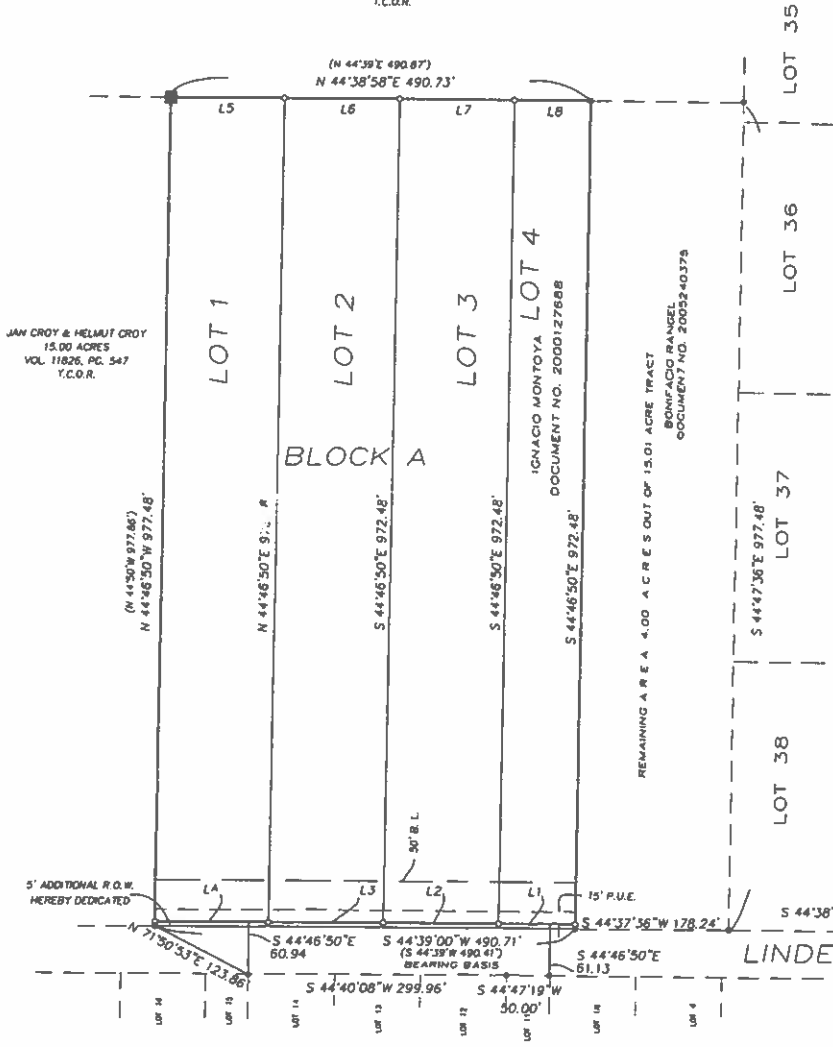
LOT	ACRES
LOT 1	2.979
LOT 2	2.990
LOT 3	2.990
LOT 4	1.996

LINE	BEARING	LENGTH
L1	S 44°39'00" W	292.41'
L2	S 44°39'00" W	133.94'
L3	S 44°39'00" W	133.93'
L4	S 44°39'00" W	133.43'
L5	N 44°38'58" E	133.43'
L6	N 44°38'58" E	133.94'
L7	N 44°38'58" E	133.94'
L8	N 44°38'58" E	89.42'

JAN CROY
18.00 ACRES
VOL. 12023, PG. 12
T.C.O.R.



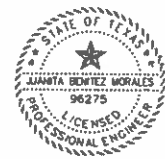
- LEGEND
- 1/2" IRON PIN FOUND
 - 1/2" IRON PIN 8/CAP STAMPED TRI-TECH SURVEYING SET
 - 1/2" IRON PIPE FOUND
 - CONCRETE MONUMENT SET
 - BL. BUILDING LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - () RECORD INFORMATION



FLOOD PLAIN NOTE:
NO PORTION OF THIS TRACT IS WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY AS SHOWN ON THE FEDERAL FLOOD INSURANCE RATE MAP No. 48453C 0640 H. TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2008.

I, JUANITA BEHTEZ MORALES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH TITLE 30 OF THE AUSTIN LAND DEVELOPMENT CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

JUANITA BEHTEZ MORALES
REGISTERED PROFESSIONAL ENGINEER No. 96275
BECA CONSULTING ENGINEERING, LLC
P.O. BOX 1336
DEL YALLE, TEXAS 78817
PH. 512-378-3773
FAX 512-623-1335



SURVEYOR'S CERTIFICATION
I, DAVID L. BELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 30 OF THE CITY CODE AS AMENDED, IS TRUE AND CORRECT TO THE BEST OF MY ABILITY, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

DAVID L. BELL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 3994
TRI-TECH SURVEYING COMPANY L.P.
3802 MANHACIA ROAD
AUSTIN, TEXAS 78704



CASE NUMBER : C8J-2011-0022.0A

Job Number	
Scale	AS SHOWN
Drawn by	
Checked by	
Reviewed by	
Approved by	
Printed by	
Plotting by	

J 3 3 S
CONSULTING ENGINEERING, LLC
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