

C20
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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2011-0129.0A

P.C. DATE: February 14, 2012

SUBDIVISION NAME: Wynn-Lewis Subdivision, A Resubdivision of Lot 1 Aerie Subdivision

AREA: 1.503 acres

LOTS: 2

OWNER/APPLICANT: Anne Elizabeth Wynn; Mary E. Lewis & G. Suzanne Lewis

AGENT: Civiltude, LLC
(Fayez Kazi)

ADDRESS OF SUBDIVISION: 3604 Windsor Road and 2406 Schulle Avenue

GRIDS: G-25

COUNTY: Travis

WATERSHED: Taylor Slough South

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Single Family Residential

NEIGHBORHOOD PLAN: Old West Austin Neighborhood Plan Area

SIDEWALKS: Sidewalks will be provided on Windsor Road and Schulle Avenue prior to lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision namely, Wynn-Lewis Subdivision, A Resubdivision of Lot 1 Aerie Subdivision. The proposed resubdivision consists of 2 lots on 1.503 acres.

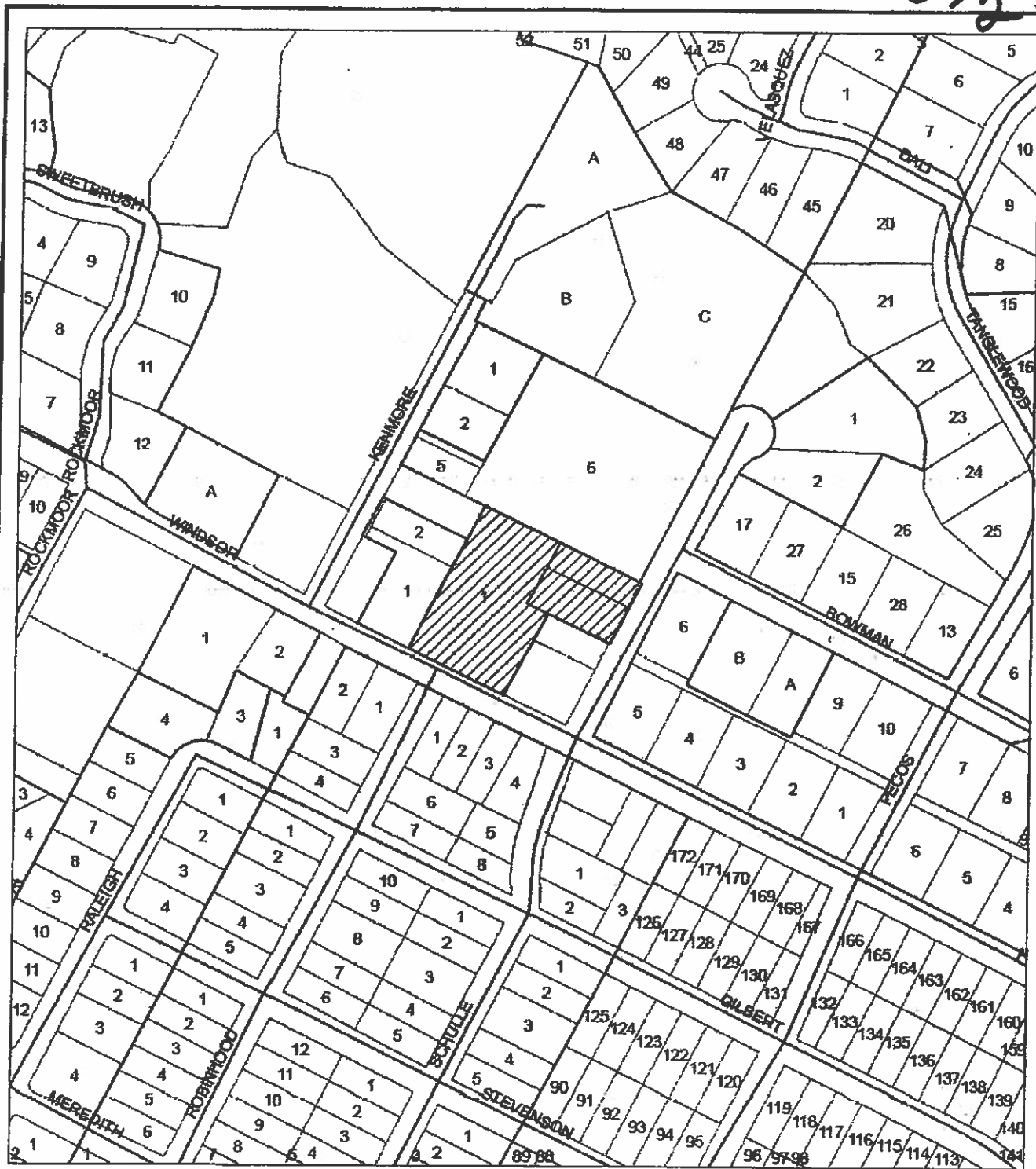
STAFF RECOMMENDATION: The staff recommends approval of the resubdivision plat. This plat meets all City of Austin Land Development and State Local Government Code requirements.



PLANNING COMMISSION ACTION:

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

PHONE: 974-2767

C20/2



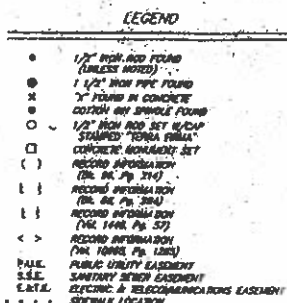
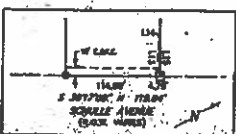
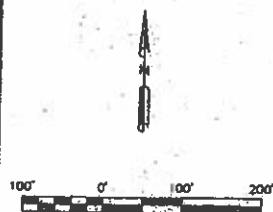
-  Subject Tract
-  Base Map

CASE#: C8-2011-0129.0A
LOCATION: 3604 Windsor Rd & 2406 Schulle Ave



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 45° 30' 00" E	30.15
L2	S 45° 30' 00" E	48.41
L3	S 45° 30' 00" E	30.30
L4	S 22° 30' 15" W	30.30
L5	N 22° 30' 15" E	30.67
L6	N 60° 28' 11" E	19.00
L7	S 40° 30' 00" E	36.10
L8	S 40° 28' 15" E	7.07
L9	S 40° 28' 00" E	10.00
L10	S 22° 30' 15" W	7.97
L11	S 60° 30' 00" W	157.14
L12	S 45° 30' 00" E	10.00
L13	S 45° 30' 00" E	1.33
L14	S 45° 30' 00" E	1.33
L15	S 45° 30' 00" E	48.88

LOT TABLE		
LOT 1	RESIDENTIAL	1.772 ACRES 51,280 SQ. FT.
LOT 2	RESIDENTIAL	0.578 ACRES 14,188 SQ. FT.
TOTAL		2.350 ACRES

Print Notary's Name _____
My Commission Expires: _____

CASE # CA-2011-0129 CA

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are not required 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 call 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, 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 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: C8-2011-0129.0A

Contact: Sylvia Limon, (512) 974-2767

Cindy Casillas, (512) 974-3437

Public Hearing: Planning Commission, Feb 14, 2012

GARY G. BECK

Your Name (please print)

3611 WINDSOR RD

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512 970 1770

Comments: *I fully support these improvements*

☒ I am in favor
☐ I object

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