

C10
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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2011-0156.0A

P.C. DATE: March 27, 2012

SUBDIVISION NAME: Resubdivision of Lot 9 and a Portion of Lot 8, Block 2, A.E. Habicht's Subdivision of Outlot 34, Division B

AREA: 0.269 acres

LOTS: 2

OWNER/APPLICANT: Armer & Smith Cap. Grp., LLC
(Kevin Smith)

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 2003 E 13th Street

GRIDS: K-23

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Single Family Residential

NEIGHBORHOOD PLAN: Chestnut Neighborhood Plan Area

SIDEWALKS: Sidewalks will be provided on E 13th Street prior to lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision namely, Resubdivision of Lot 9 and a Portion of Lot 8, Block 2, A.E. Habicht's Subdivision of Outlot 34, Division B. The proposed resubdivision consists of 2 lots on 0.269 acres. The Chestnut NPA ordinance allows for lots to be developed under the Cottage Lot development standards. These lots are to be developed using those standards.

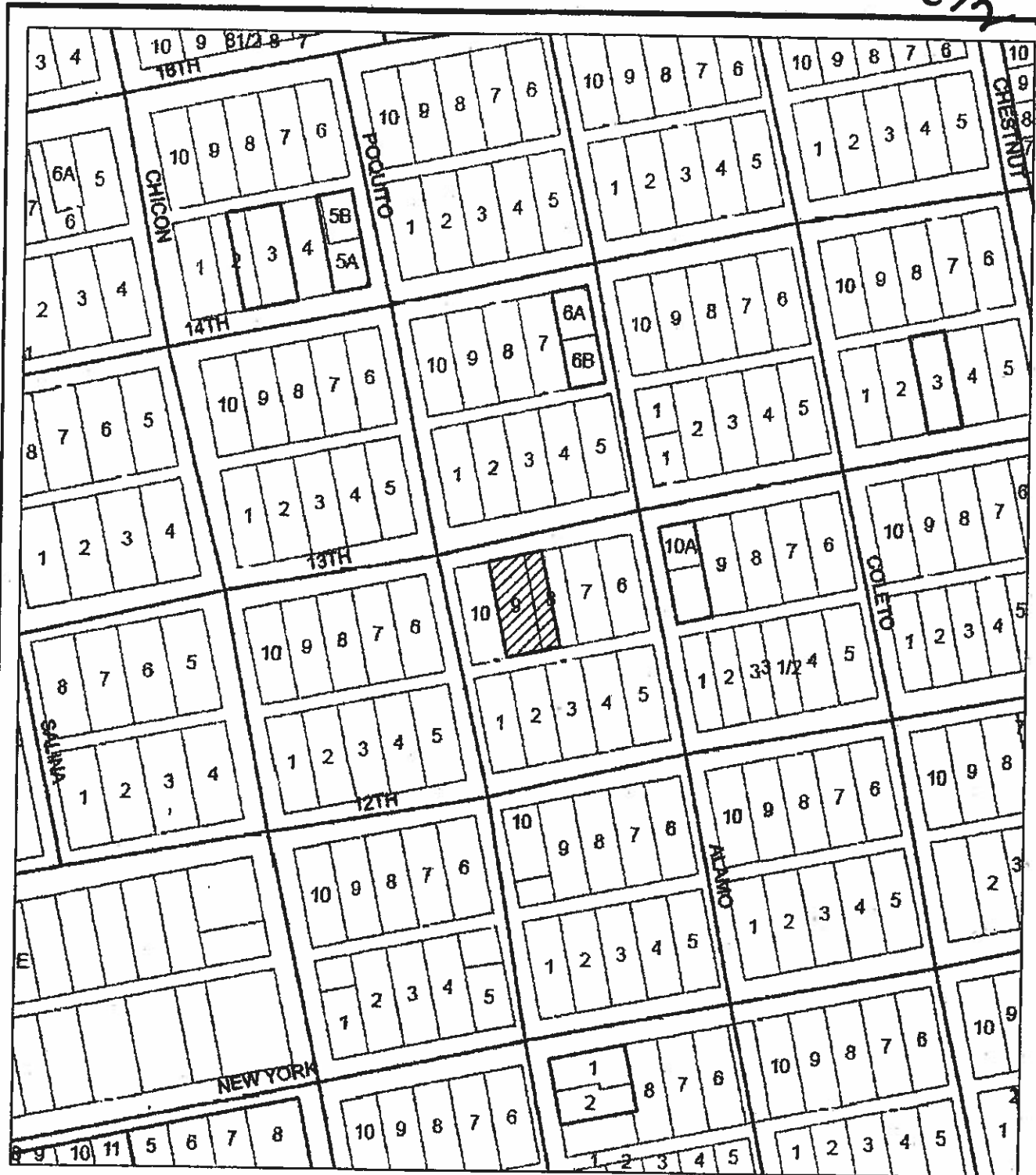
STAFF RECOMMENDATION: The staff recommends approval of the resubdivision plat. This plat meets all City of Austin Land Development and State Local Government Code requirements.

PLANNING COMMISSION ACTION:

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

PHONE: 974-2767

C102



Subject Tract



Base Map

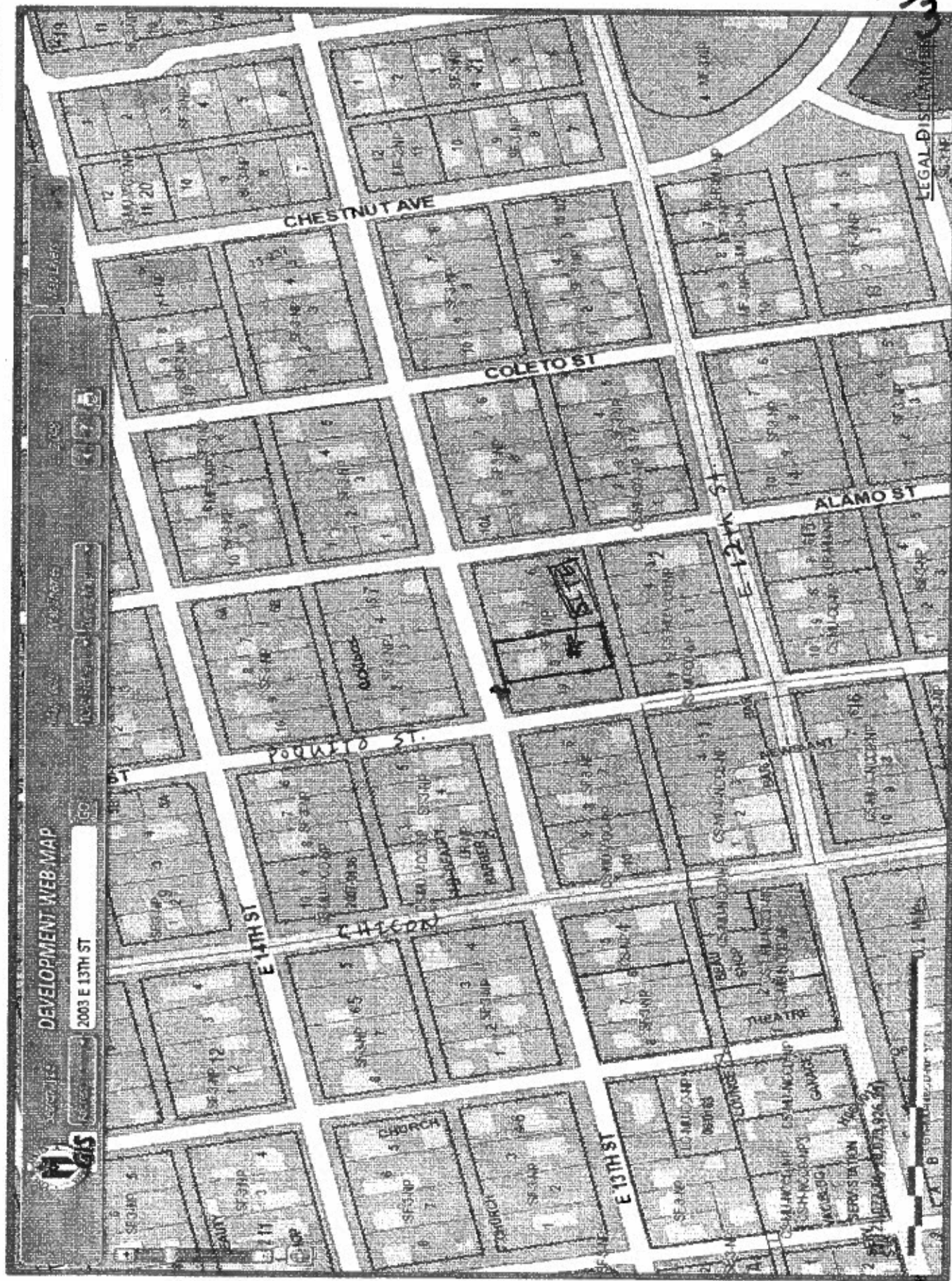
CASE#: C8-2011-0156.0A

LOCATION: 2003 East 13th Street

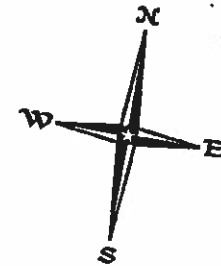
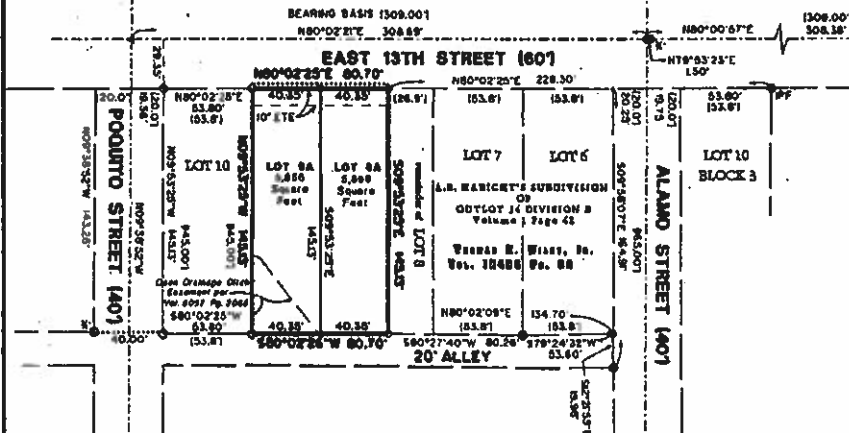
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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.

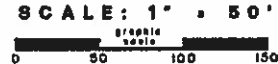




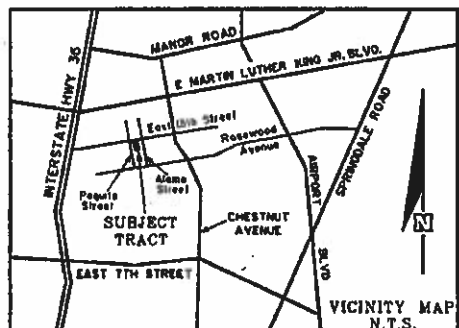
**RESUBDIVISION OF
LOT 9 AND A PORTION OF LOT B
BLOCK 2
A.E. HABICHT'S SUBDIVISION OF
OUTLOT 34 DIVISION B**



C10
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- Legend**
- 1/4" Iron Rod Found
 - 1/4" Iron Pin Found
 - ◇ 1/4" Iron Rod Found with plastic cap inscribed with "Corson and Son"
 - 1/4" Iron Rod Set with plastic cap inscribed with "Voll Corson, Inc."
 - ▲ 600 Nail Found
 - Existing Concrete Sidewalk
 - E.T.E. - Electric and Telecommunications Easement (Record Dimensions)



LOT SUMMARY	
Total Number of Lots	2
Lot 9A	5,855 Square Feet
Lot 9B	5,855 Square Feet
Total Area	11,712 Square Feet = 0.269 Acre
Lot 9A Residential Use	
Lot 9B Residential Use	

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

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

That, Armer + Smith Capital Group, LLC, acting by and through its Managing Member, Kevin Smith, owner of all of Lot 9 and a portion of Lot 8, A.E. Habicht's Subdivision of Outlot 34 Division B, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 1 Page 42 of the Plat Records of Travis County, Texas, as conveyed to it by Special Warranty Deed recorded in Document Number 2011067345 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 212.014, of the Local Government Code, do hereby resubdivide said Lot 9 and a portion of Lot 8 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 9 AND A PORTION OF LOT 8
A.E. HABICHT'S SUBDIVISION OF OUTLOT 34 DIVISION B**

subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the _____ day of _____, A.D. 2011.

Kevin Smith Managing Member for
Armer + Smith Capital Group, LLC

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 the _____ day of _____, 2011, A.D., at _____ o'clock _____ M. and duly recorded on the _____ day of _____, A.D., of _____ block _____ 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 DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY _____
Deputy

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D. 2011, did personally appear Kevin Smith, 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 _____

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

Dave Sullivan, Chairperson Sandra Kirk, 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.

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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: C8-2011-0156.0A

Contact: Sylvia Limon, (512) 974-2767

Cindy Casillas, (512) 974-3437

Public Hearing: March 27, 2012, Planning Commission

Joel Bennett

Your Name (please print)

1203 Colado Austin, TX

Your address(es) affected by this application

Joel Bennett

Signature

Date

Daytime Telephone:

476 8595

Comments:

I object to the Re Subdivision of the lot.

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