

C2/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2011-0090.0A

P.C. DATE: May 22, 2012
May 8, 2012

SUBDIVISION NAME: Resubdivision of Lots 1 and 2, Cowan Addition

AREA: 0.893 acres

LOTS: 3

OWNER/APPLICANT: David & Laura Hausman

AGENT: Malone/Wheeler, Inc.
(Pete Malone)

ADDRESS OF SUBDIVISION: 707 Kinney Avenue

GRIDS: H-21

COUNTY: Travis

WATERSHED: West Bouldin Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

PROPOSED LAND USE: Residential

NEIGHBORHOOD PLAN: South Lamar Combined Neighborhood Plan Area (Underway)

SIDEWALKS: Sidewalks will be provided on Kinney Avenue prior to lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision namely, Resubdivision of Lots 1 and 2, Cowan Addition. The proposed resubdivision consists of 3 lots on 0.893 acres.

The original plat, Cowan Addition, was recorded in 1981 (V. 80, P. 194); the land was previously unplatted before that time. This resubdivision includes all the land in the previous recorded plat.

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: 5/8/12: Postponed to 5/22/12 (8-1, Hatfield - No)

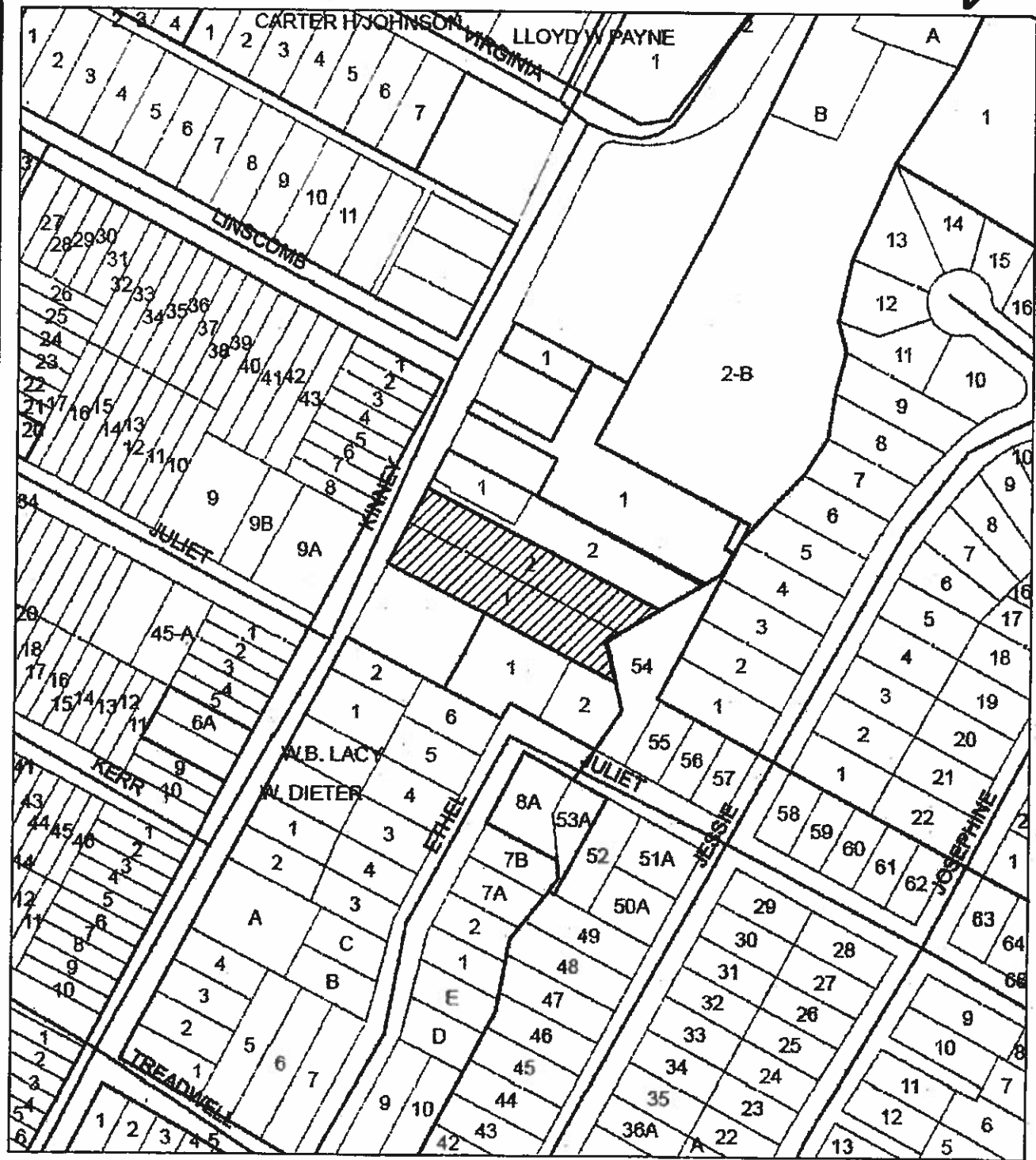
CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@austintexas.gov



PHONE: 974-2767

Environmental Reviewer: Mike McDougal
Email address: Mike.Mcdougal@austintexas.gov

PHONE: 974-6380

C272



 Subject Tract
 Base Map

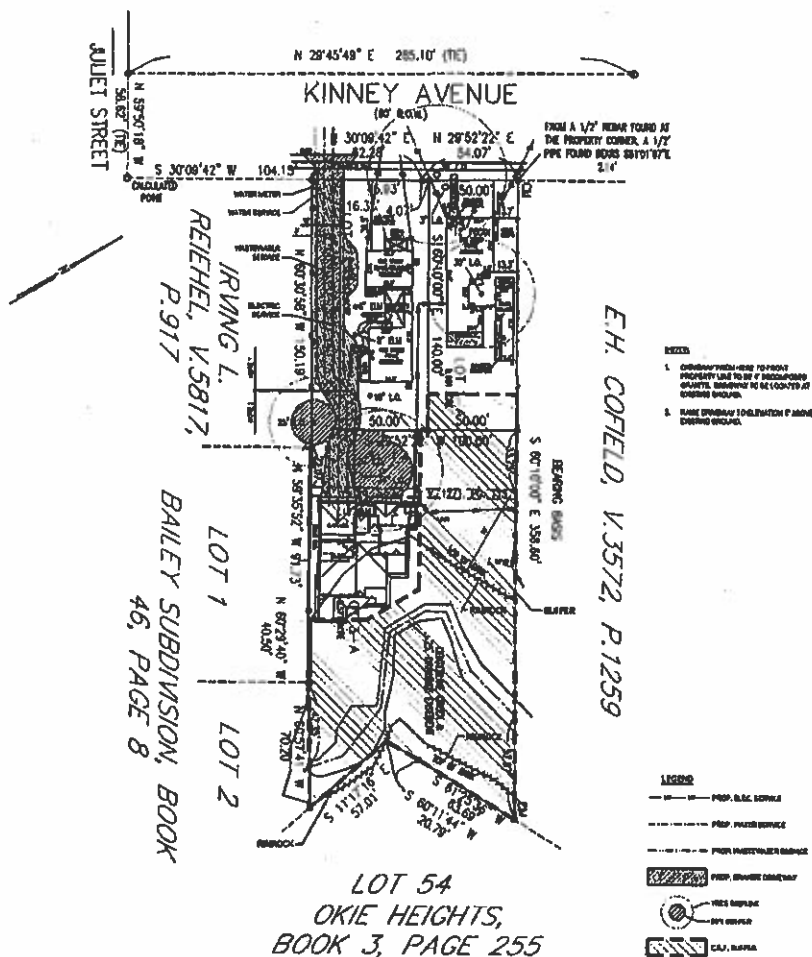
CASE#: C8-2011-0090.0A
 LOCATION: 707 Kinney Avenue



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.

HERITAGE TREE ANALYSIS



IMPORTANT NOTICE


This was prepared without the benefit of a title commitment. There may be additional setback lines, easements and interests which are relevant to this property and unknown to the Seller.

COMMON ADDITION

SUBSECTION _____ LOT _____ BLOCK _____ VILLAGE _____ PLOT 194 PLAT RECORDS _____

DATE 1 & 2 TRAILS STATE OF TEXAS SURREY ADDRESS 707 & 709 KIMMEY AVENUE

CITY AUSTIN REFERENCE NAME DAVID A. HAUSMAN & LAURA L. HAUSMAN



B&G Surveying, Inc.
Dewey H. Burnis & Associates
 Surveyed by: Dewey H. Burnis & Associates

2404 West North Loop Blvd., Apt. 20, Tampa 33608
Office 312-438-8849 ~ Fax 312-438-4445

JOB # 0000191_14

RECEIVED 07/13/11

DATE 03/09/

THE NEW YORK PUBLIC LIBRARY / ASTOR LENOX TILDEN FOUNDATION OF THE FORDHAM UNIVERSITY

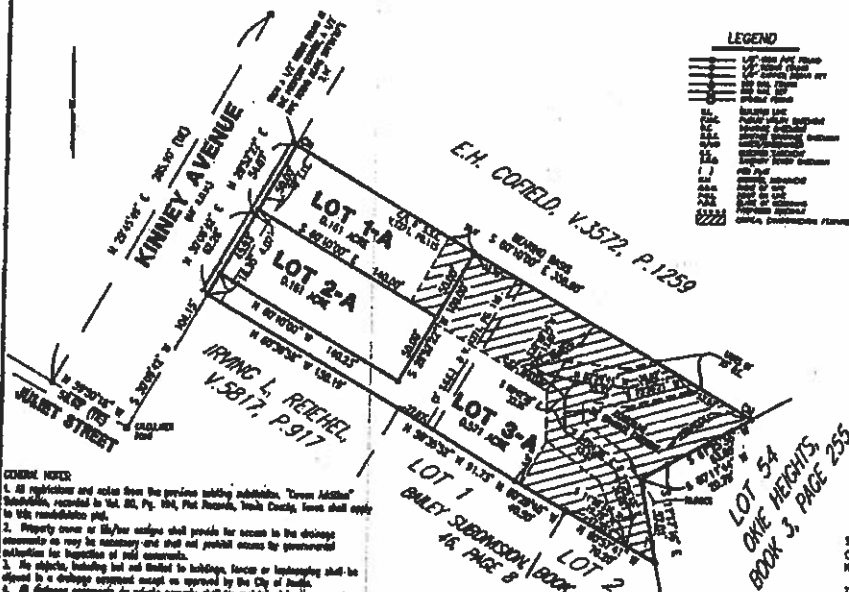
THIS AREA IS NOT COVERED AS BEING IN A SPECIFIC
PLANNED HAZARD AREA NOR YOUR FLOOD INSURANCE
MAPS MAP 448 IN DATED 08/20/83. IT IS
NEARLY 100% CERTAIN AS IN THE "F" CATEGORY IN
FLOOD ZONING MAPS AND OUTLINES OF FLOOD PLAIN
BARRIERS HAVE BEEN POSTED AND INFORMATION
IS BEING READILY UPON THE MAP. THE DIVISION
CANNOT NOT ASSUME RESPONSIBILITY AS TO ANY
INFORMATION PROVIDED BY SAID MAP AND DOES
NOT HAVE THE PROPERTY OWNER'S
EFFECTIVE FLOOD INSURANCE POLICY
ON HAND. FOR FURTHER INFORMATION CONTACT YOUR
FLOOD PLAN ADMINISTRATOR.

FILE WORK	2349	03/08/71
CLERKING	40	03/08/71
OFFICE	133	03/08/71
OF DUTY	104	04/13/71



LEGEND

—●—	1st day July 1960
—●—	2nd day July 1960
—●—	3rd day July 1960
—●—	4th day July 1960
—●—	5th day July 1960
—●—	6th day July 1960
—●—	7th day July 1960
—●—	8th day July 1960
—●—	9th day July 1960
—●—	10th day July 1960
—●—	11th day July 1960
—●—	12th day July 1960
—●—	13th day July 1960
—●—	14th day July 1960
—●—	15th day July 1960
—●—	16th day July 1960
—●—	17th day July 1960
—●—	18th day July 1960
—●—	19th day July 1960
—●—	20th day July 1960
—●—	21st day July 1960
—●—	22nd day July 1960
—●—	23rd day July 1960
—●—	24th day July 1960
—●—	25th day July 1960
—●—	26th day July 1960
—●—	27th day July 1960
—●—	28th day July 1960
—●—	29th day July 1960
—●—	30th day July 1960
—●—	31st day July 1960



GENERAL NOTES

- [illegible]

I, Victor H. GORTZ, am Registered in the State of Texas to practice the profession of land surveying, and do hereby certify that this plat complies with the rules and regulations of Tarrant County, Texas, and Chapter 25 of the Land Development Code of the City of Austin, as amended, and that said plat was prepared from a physical survey of the property under my direct supervision.

Victor M. Cerro
Registered Professional Land Surveyor No. 4740,
State of Texas
1404 West North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-8989
Fax (512) 458-8043

THIS SUBMISSION PLAT IS LOCATED WITHIN THE _____ OF THE CITY OF AUSTIN ON
THIS THE _____ DAY OF _____ 20____
ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR,
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF
AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF
_____, 20____

GREG GUERNSEY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING
COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS THE
____ DAY OF _____, 20____

DAVE SULLIVAN CHAIRPERSON

SALVADORA ARIZ. SECRETARY

STATE OF TEXAS 3
COUNTY OF TRAVIS 4

I, DANA DEBEAUFORT, 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 _____ A.D. AT _____ O'CLOCK _____ M. PLAT RECORDS OF _____ SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY
CLERK, THIS _____ DAY OF _____, 20____ A.D.
DANA DEBEAUVOUR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY DEPUTY

STATE OF TEXAS *1*
COUNTY OF TARRANT *1*
KNOW ALL MEN BY THESE PRESENTS:

That David A. Heston and Loree L. Heston, owners of Lots 1 and 2, Corner Section 4, Subdivision of Record in Volume 80, Page 194, of the Plat Records of Tazewell County, Texas, conveyed to us in instrument of record in Deed Record Number 781108531, Official Public Records of Tazewell County, Texas, said Subdivision Rights being approved for registration pursuant to the public notification and hearing provision of Chapter 212.014 of the Local Government Code, do hereby reconstitute Lots 1 and 2 in accordance with the Plat shown hereto, to be known as:

RESUBMISSION OF LOIS 1 AND 2, CONDUCTED BY THE COMMISSION

and do hereby dedicate to the public use of the streets and improvements as shown
thereon. Subject to any assessments and restrictions hereinafter granted and not
repealed, Pursuant to Chapter 212 of the Texas Local Government Code and Title
23 of the Austin City Code.

Witness my hand this ____ day of _____, 20__

DAVID A. HUSMAN
3442 SAN JOSE STREET
CORPUS CHRISTI, TX 78411

This instrument was acknowledged before me on _____, 20__.

History _____

My Communication Experience

LURA L. KAUSMAN
3442 SAN ANTONIO STREET
CORPUS CHRISTI, TX 78411

This instrument was acknowledged before me on _____, 20__.

History _____ History _____

My Certification Expires:

ENGINEER'S CERTIFICATION:

This Subdivision is not within the 100 year flood plain of any watercourse, per Federal Flood Insurance Administration FIRM Panel Number 48453CD045M, dated September 26, 2006 for the City of Austin, Travis County, Texas.

I certify that I have personally conducted a topographic review and field investigation of the existing and proposed flow patterns for stormwater runoff from the subject subdivision to the main plan of Wolf Shaders Crsh. All data and conditions ascertainable by zoning, restrictive covenant, or plat note, the stormwater flows from the subject subdivision will not cause any increase in flooding conditions in the vicinity of existing building structures, including basement areas, for storm of magnitude up through the 100-year event.

DOUGLAS H. MALONE, P.E.
REGISTERED PROFESSIONAL ENGINEER NO. 41843
MALONE/WHITELR, INC.
500 MALITO BOULEVARD
BUILDING ONE, SUITE 200
AUSTIN, TEXAS 78735
(512) 898-0804, FAX: (512) 898-0855

CASE # CB-2011-0090.04

RESUBDIVISION OF LOTS 1 AND 2 COWEN ADDITION

CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

B&G	B&G Surveying, Inc.
	Dewey H. Burris & Associates
Surveyed by <u>Dewey H. Burris & Associates</u>	
1404 West North Line, North, June 1972	
Lottery Subdiv. - Pct. 27-28-29-30	
INVESTED CAPITAL, PAYROLL, EARNING, PAYROLL AMOUNT	
BGC: 07/04/11	POLY JONES
400 N. HENRIETTA LANE	CHICAGO, ILL 60612
SCALE 1"=40'	DATE 7/1/72

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: C8-2011-0090.0A

Contact: Sylvia Limon, (512) 974-2767

Cindy Casillas, (512) 974-3437

Public Hearing: Planning Commission, May 8, 2012

Your Name (please print) Haseem Haider

Your address(es) affected by this application 714 Jesse St Austin, TX 78704

Signature [Signature]

Date 4/28/12

Daytime Telephone: 512-637-4956

Comments: In fill projects and redevelopment keep this city always growing. Form an urban planning perspective, these kinds of projects are essential to Austin's growth as a healthy city.

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

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: C8-2011-0090,04

Contact: Sylvia Limon, (512) 974-2767

Cindy Castles, (512) 974-3457

Public Hearing: Planning Commission, May 8, 2012

Cheryl + Jon Brandt

Your Name (please print)

803 Ki Mney Avenue Austin, TX 78704

Your address(es) affected by this application

Jon Brandt

Signature

Date

Daytime Telephone:

512-517-5561

Comments: It is unclear that Lot 3-A is buildable, according to the Foundation and Footprint so we don't understand why the subdivision is proceeding. We also don't understand how a duplex qualifies as single-family housing (or is there an exception if the lot size exceeds 7,000 sq ft?). If the subdivision goes through, the result will be that the existing lots will go from 2 houses (essentially 2 families) to 2 duplexes and 1 house (potentially 5 families). We don't want to see the area near us getting even more crowded.

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 78767-0888