

C17
1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0034.0A

P.C. DATE: August 28, 2012

SUBDIVISION NAME: Resubdivision of Lot 2, Block 2 Henry Ulit's Subdivision of Outlots 29 and 30 Division B

AREA: 0.298 acres

LOTS: 4

OWNER/APPLICANT: Armer & Smith Capital Group
(Kevin Smith)

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 2702 Unit B East 12th Street

GRIDS: K-23

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Single Family

NEIGHBORHOOD PLAN: Chestnut Neighborhood Plan Area

SIDEWALKS: Sidewalks are required along East 12th Street prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of the resubdivision namely, Resubdivision of Lot 2, Block 2 Henry Ulit's Subdivision of Outlots 29 and 30 Division B. The proposed resubdivision is composed of 4 lots on 0.298 acres.

These lots are to be developed as Cottage Use which is allowed under Chestnut Neighborhood Plan Ordinance (001207-47). The lots will utilize a joint use access easement as shown on the face of the plat.

This resubdivision is subject to Land Development Code prior to Ordinance 20120524-139 (Flag Lot) and therefore, grandfathered.

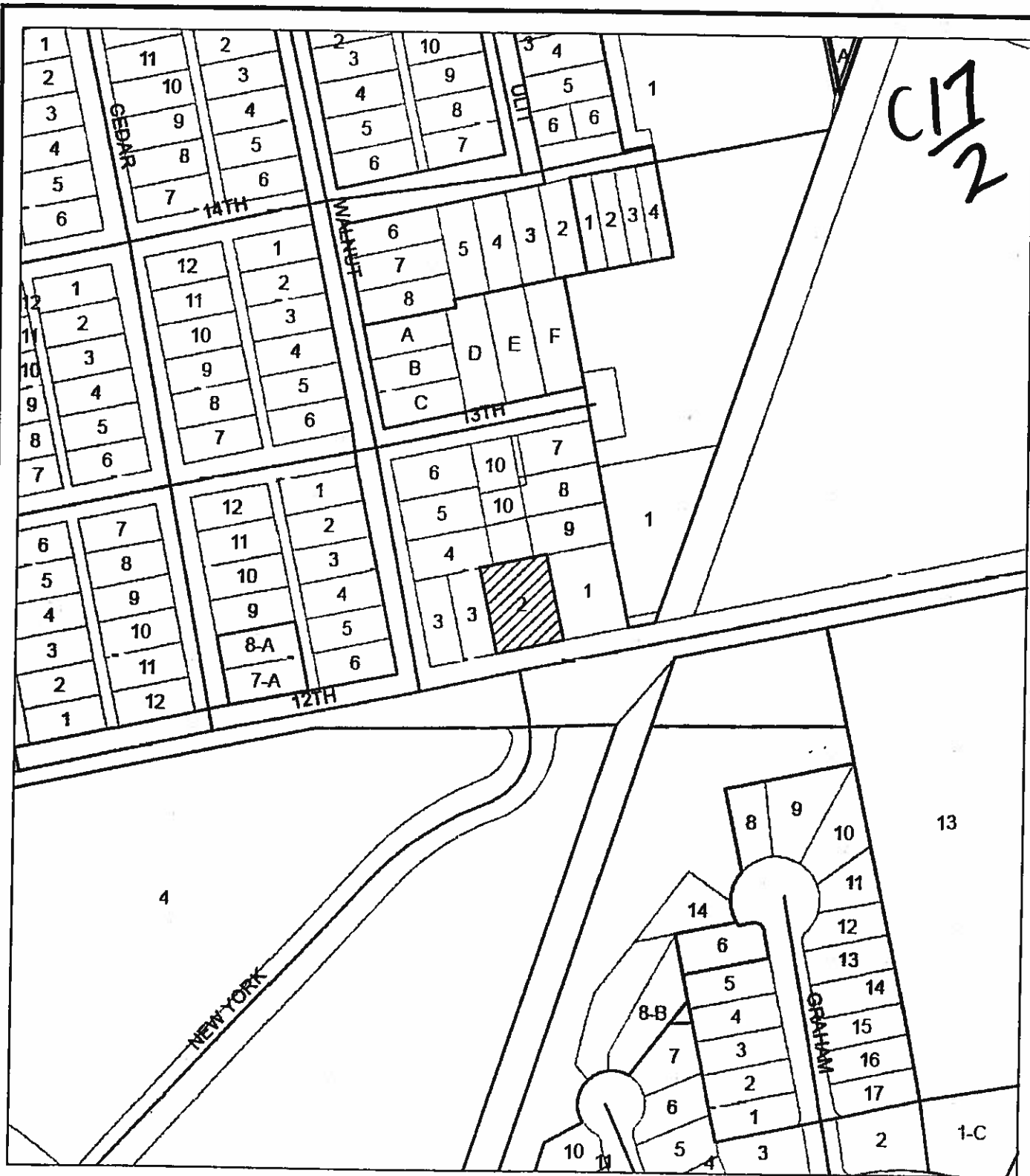
It may be noted that the address has been verified by City of Austin addressing staff and the notices were sent with the correct address for this site.

STAFF RECOMMENDATION: Staff recommends approval of this resubdivision. It meets all City of Austin Land Development and State Local Government requirements.

PLANNING COMMISSION ACTION:

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

PHONE: 974-2767



Subject Tract



Base Map

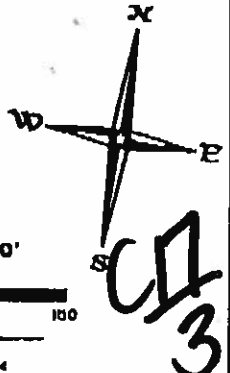
CASE#: C8-2012-0034.0A
LOCATION: 2706 E 12th Street

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 2 BLOCK 2 HENRY ULIT'S SUBDIVISION OF OUTLOTS 29 AND 30 DIVISION B



SCALE: 1" = 50'

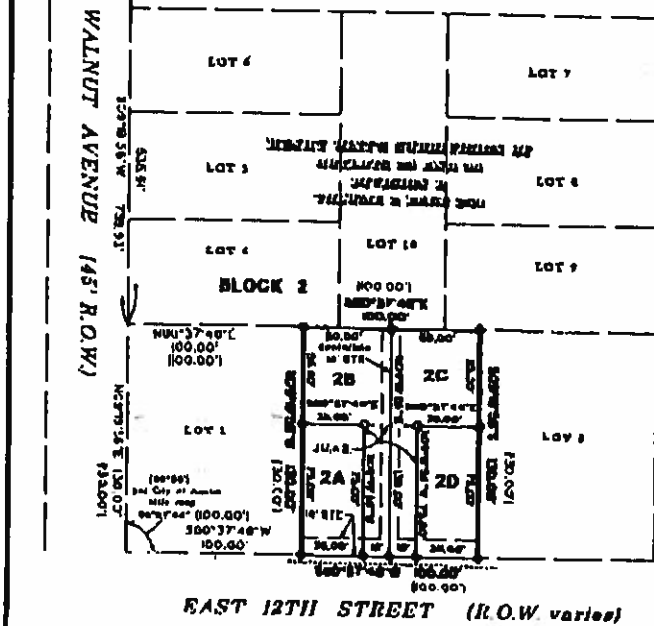


Legend

- Iron Rod Found
- Iron Rod Found
- Iron Rod Set with plastic cap operated with "Mail Carbon, Inc."
- 600 Mail Found
- 600 Mail Found

adding Concrete Block
J.L.A.E. = John Lee Access Easement
E.T.E. = Electric and Telecommunications Easement

LOT SUMMARY	
Total Number of Lots: 4	
Lot 2A	2,826 Square Feet
Lot 2B	2,876 Square Feet
Lot 2C	2,876 Square Feet
Lot 2D	2,826 Square Feet
Total Area = 11,404 Square Feet = 0.260 Acre	
Lot 2A	Residential Use
Lot 2B	Residential Use
Lot 2C	Residential Use
Lot 2D	Residential Use



This subdivision is located in the Full Purpose Jurisdiction of the City of Austin, Texas, the _____ day of _____, 2012.

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, County of Travis, Texas, this _____ day of _____, 2012, A.D.

Breg Gurneay, Director, Planning and Development Review Department

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this _____ day of _____, 2012, A.D.

Dave Ladman, Chairman

Laundra Hilt, Secretary

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dana DeBruin, 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 _____, 2012, A.D., at _____ o'clock _____ and duly recorded on the _____ day of _____, A.D., at _____ o'clock _____ 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 _____, 2012, A.D.

DANA DEBRUIN, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy

NOTE

THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THE PLAT ARE FOR THE PURPOSES 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.

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

That Arner - Smith Capital Group, LLC, acting by and through its Managing Member, Kevin Smith, owner of all of Lot 2, Block 2, Henry Ulit's Subdivision of Outlots 29 and 30, Division B, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 2 Page 236 of the Plat Records of Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document Number 2010020022 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 312.016, of the Local Government Code, do hereby resubdivide said Lot 2 in accordance with the attached map or plat shown herein pursuant to Chapter 312 of the Texas Local Government Code, to be known as:

RESUBDIVISION OF LOT 2 BLOCK 2
HENRY ULIT'S SUBDIVISION OF OUTLOTS 29 AND 30 DIVISION B

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

WITNESS MY HAND this the _____ day of _____, A.D. 2012.

Kevin Smith Managing Member for
Arner - Smith Capital Group, LLC

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D., 2012, 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

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: C8-2012-0034.0A

Contact: Sylvia Limon, 512-974-2767

Cindy Casillas, 512-974-3437

Public Hearing: Planning Commission, Aug 14, 2012

RAY J. McQUARY

Your Name (please print)

2700 + 2702 E. 12th St.

Your address(es) affected by this application

Ray J. McQuary 8-7-12

Signature

Date

Daytime Telephone: 281-358-5977

Comments:

I own both of the above lots and these addresses have been used for ray records etc. The lot 2 Block B should be numbered 2704 or 2706 and not 2702 which is my 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

☐ I am in favor
☒ I obj

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: C8-2012-0034.0A

Contact: Sylvia Limon, 512-974-2767

Cindy Casillas, 512-974-3437

Public Hearing: Planning Commission, Aug 14, 2012

Your Name (please print)

T Rupp Haggerty

☐ I am in favor
☒ I object

Your address(es) affected by this application

1204 Walnut Austin TX 78702

7.25.12

Signature

Date

Daytime Telephone:

Comments:

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