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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0081.0A

P.C. DATE: September 11, 2012

SUBDIVISION NAME: Resubdivision of Lot 6 and a Portion of Lot 7, Block 1, Crow's
Subdivision of a Portion of Outlot No. 35 Division B

AREA: 0.307 acres

LOTS: 4

APPLICANT: Armer & Smith Capital Group
(Kevin Smith)

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 1918 E. 18th Street

GRIDS: K23

COUNTY: Travis

WATERSHED: Chestnut

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Residential

NEIGHBORHOOD PLAN: Chestnut

ADMINISTRATIVE WAIVERS: None

SIDEWALKS: Sidewalks will be provided on the subdivision side of the boundary street.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 6 and a Portion of Lot 7, Block 1, Crow's Subdivision of a Portion of Outlot No. 35 Division B composed of four lots on 0.307 acres. The applicant proposes to resubdivide the property into a four lot subdivision for cottage use. The resubdivision is within the Chestnut Neighborhood Plan, which allows cottage use, and follows the neighborhood plan requirements. The minimum lot width is 30 feet, and the minimum lot area is 2,500 square feet for cottage use (L.D.C. 25-2-1444).

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the resubdivision, the resubdivision meets all applicable State and City of Austin Land Development Code requirements.

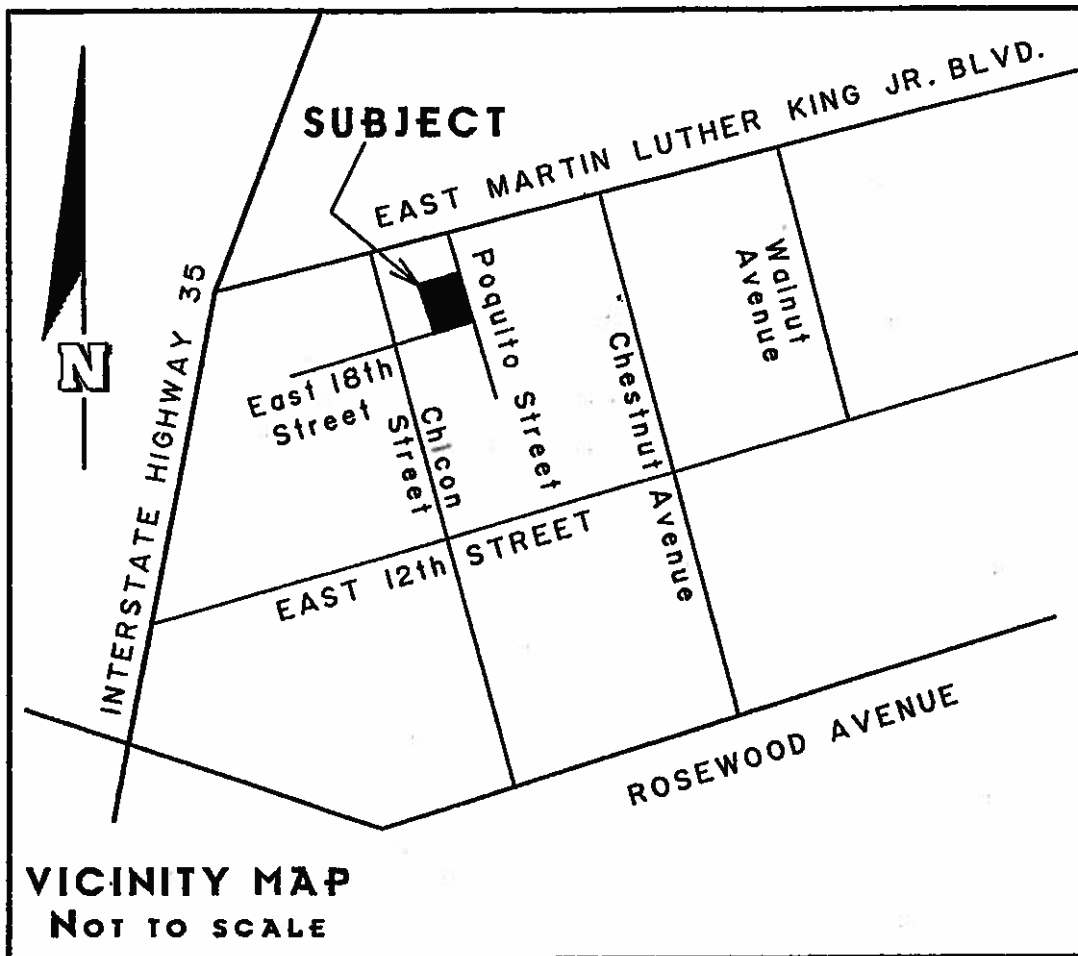
PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

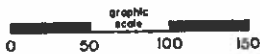
PHONE: 974-3404

E-mail: Cesar.Zavala@austintexas.gov

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SCALE: 1" = 50'



Legend

- Iron Rod Found
- PF Iron Pipe Found (unless noted)
- Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ▲ 500 Hole Found (Record Dimension)

----- proposed Concrete Sidewalk
 ETE = Electric and Telecommunications Easement
 J.U.A.E. = Joint Use Access Easement



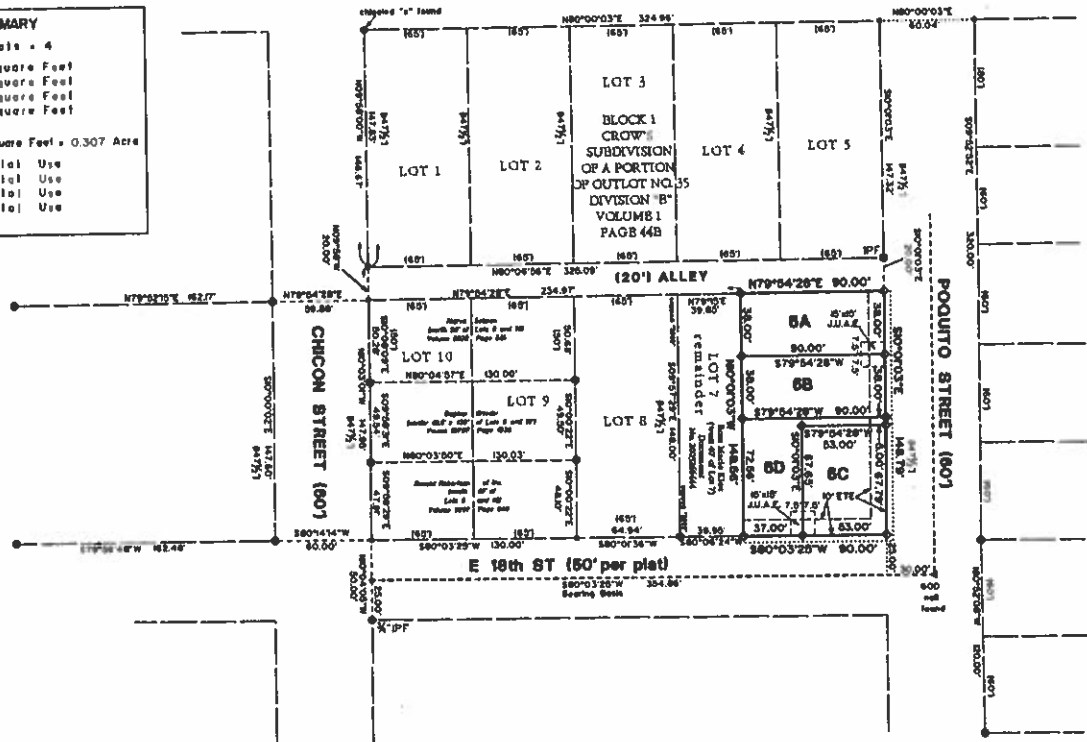
RESUBDIVISION OF LOT 6 AND A PORTION OF LOT 7 BLOCK 1 CROW'S SUBDIVISION OF A PORTION OF OUTLOT No. 35 DIVISION B

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PLAT PREPARATION DATE: May 9, 2012
 PLAT SUBMITTAL DATE: May 23, 2012

E MARTIN LUTHER KING JR BOULEVARD

| LOT SUMMARY | |
|----------------------------------------------|--|
| Total Number of Lots = 4 | |
| Lot 6A = 3,420 Square Feet | |
| Lot 6B = 3,420 Square Feet | |
| Lot 6C = 3,589 Square Feet | |
| Lot 6D = 2,991 Square Feet | |
| Total Area = 13,380 Square Feet = 0.307 Acre | |
| Lot 6A Residential Use | |
| Lot 6B Residential Use | |
| Lot 6C Residential Use | |
| Lot 6D Residential Use | |



This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the _____ day of _____, 2012.

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 6 and a portion of Lot 7, Block 1, Crow's Subdivision of Outlot No. 35, Division B, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 1 Page 448 of the Plat Records of Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document Number 2012060069 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 212.015, of the Local Government Code, do hereby resubdivide said Lot 2 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 6 AND A PORTION OF LOT 7 BLOCK 1 CROW'S SUBDIVISION OF A PORTION OF OUTLOT No. 35 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
 Armer + 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 _____

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 _____, 2012, A.D., at _____ o'clock _____ M. and duly recorded on the _____ day of _____, A.D., at _____ o'clock _____ M. 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 DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
 Deputy

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

Dave Sullivan, Chairperson Sandra Kirk, Secretary

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

Greg Duernsey, Director, Planning and Development Review Department

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.

JOINT USE ACCESS EASEMENT NOTE:
 Joint Access will be provided to Poquito Street from Lots 6A and 6B as indicated hereon. Joint Access will be provided to E 18th St. from Lots 6C and 6D as indicated hereon. The maintenance of the Joint Use Access driveways shall be the responsibility of the owners of the lots which are served by the associated Joint Use Access driveway.