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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0046.0A

P.C. DATE: September 11, 2012

SUBDIVISION NAME: Resubdivision of Lots 1 and 2, Mrs. Omer A. Copeland Subdivision

AREA: 1.0 acre

LOTS: 4

APPLICANT: Timothy & Tina Weitz; Eric & Janna Bear (Jeff Bridgewater)

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 2010 Goodrich Ave

GRIDS: G-14

COUNTY: Travis

WATERSHED: West Bouldin Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

PROPOSED LAND USE: Single Family

NEIGHBORHOOD PLAN: Zilker (underway)

SIDEWALKS: Sidewalks will be provided on Goodrich Ave prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision, namely Resubdivision of Lots 1 and 2, Mrs. Omer A. Copeland Subdivision Redeemer Presbyterian Subdivision. This resubdivision consists of 2 lots into 4 lots on 1.0 acre.

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

STAFF RECOMMENDATION: The staff recommends approval of the resubdivision. 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@austintexas.gov

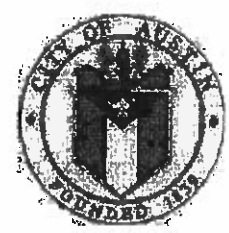
PHONE: 974-2767

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-  Subject Tract
-  Base Map

CASE#: C8-2012-0046.0A
LOCATION: 2010 Goodrich Ave



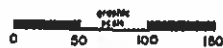
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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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RESUBDIVISION OF LOTS 1 AND 2 MRS. OMER A. COPELAND SUBDIVISION

SCALE: 1" = 50'



Legend
 @ When Red Flag
 @ When Red Flag
 @ When Red Flag with photo and
 @ When Red Flag with photo and
 @ 400 Feet Fence
 (Record Books and Balance)

LOT SUMMARY

Total Number of Lots = 4

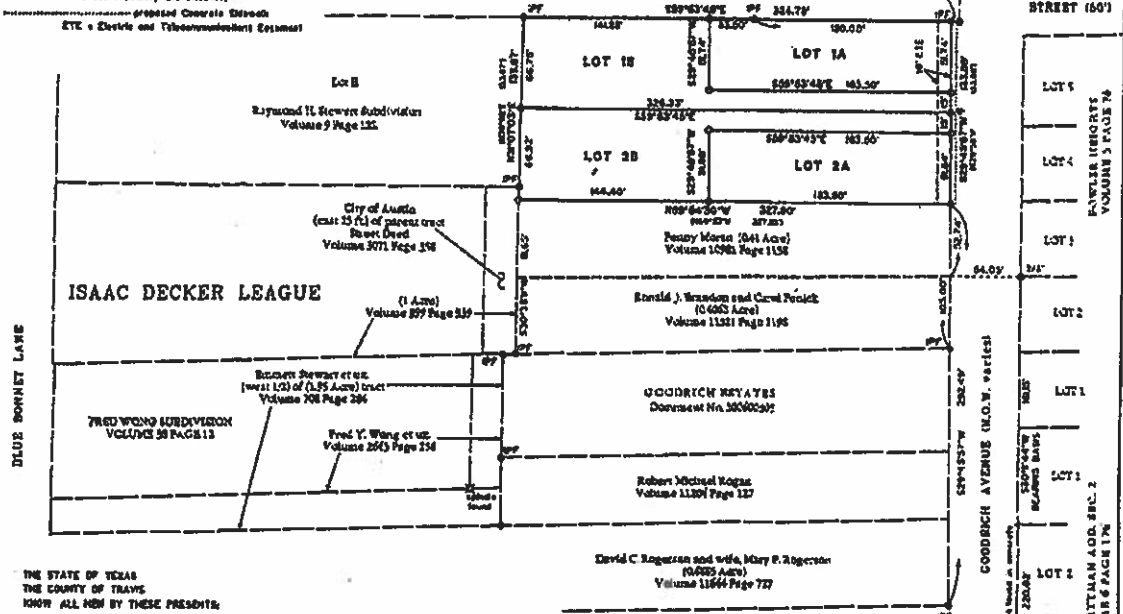
Lot 1A = 9,400 Square Feet
 Lot 1B = 12,032 Square Feet
 Lot 2A = 9,815 Square Feet
 Lot 2B = 15,599 Square Feet

Total Area = 43,606 Square Feet = 1.00 Acre

Lot 1A Residential Use
 Lot 1B Residential Use
 Lot 2A Residential Use
 Lot 2B Residential Use



Joseph E. Brand et ux
 (10,000 Acres)
 Volume 12129 Page 1869



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

That we, Timothy E. Wells and wife, Tina K. Wells, owners of all of Lot 1, Mrs. Omer A. Copeland Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 18 Page 67 of the Plat Records of Travis County, Texas, do hereby convey to us by Warranty Deed recorded in Document Number 200124599 of the Official Public Records of Travis County, Texas, and

That we, Eric Bear and Jenna Bear, owners of all of Lot 2, Mrs. Omer A. Copeland Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 18 Page 67 of the Plat Records of Travis County, Texas, do hereby convey to us by Warranty Deed recorded in Document Number 200124599 of the Official Public Records of Travis County, Texas, and

RESUBDIVISION OF LOTS 1 AND 2
 MRS. OMER A. COPELAND SUBDIVISION

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

WITNESS OUR HANDS this _____ day of _____, A.D. 2012.

Timothy E. Wells
 2008 Goodrich Avenue
 Austin, Texas 78704

Tina K. Wells
 2008 Goodrich Avenue
 Austin, Texas 78704

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS

I, the undersigned authority, on this _____ day of _____, A.D. 2012, do hereby certify that Timothy E. Wells and Tina K. Wells, known to me to be the persons whose names are subscribed to the foregoing instrument of writing, and they acknowledged before me that they executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC
 Printed Name _____
 Commission Expires _____

WITNESS OUR HANDS this _____ day of _____, A.D. 2012.

Eric Bear
 2008 Goodrich Avenue
 Austin, Texas 78704

Jenna Bear
 2008 Goodrich Avenue
 Austin, Texas 78704

THE STATE OF TEXAS
 THE COUNTY OF TRAVIS

I, the undersigned authority, on this _____ day of _____, A.D. 2012, do hereby certify that Eric Bear and Jenna Bear, known to me to be the persons whose names are subscribed to the foregoing instrument of writing, and they acknowledged before me that they executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC
 Printed Name _____
 Commission Expires _____

CASE NUMBER C6-2012-0000.0A

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.austintexas.gov/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: C8-2012-0046.0A

Contact: Sylvia Limon, 512-974-2767

Cindy Casillas, 512-974-3437

Public Hearing: Planning Commission, Sep 11, 2012

Scott Turner

Your Name (please print)

2105 Goodrich 78704

Your address(es) affected by this application

8-24-12

Date

Signature

Daytime Telephone: 512-473-9530

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

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Contact: Sylvia Limon, 512-974-2767

Cindy Casillas, 512-974-3437

Public Hearing: Planning Commission, Sep 11, 2012

Michael Baird
Your Name (please print)

1811 Hetherst

Your address(es) affected by this application

[Signature]
Signature

Date

Daytime Telephone: 512-827-7854

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

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