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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0138.0A.SH

P.C. DATE: February 12, 2013

SUBDIVISION NAME: Resubdivision of Lots 1, 2, 4 & 5, Block A, Juniper at Olive Subdivision, and the North ½ of Lot 2, Outlot 55, Division B

AREA: 0.288 acres

LOTS: 4

OWNER/APPLICANT: Marcellus Sapenter/A.H.F.C.
(Javier Delgado)

AGENT: J33S Consulting Engineering
(Juanita Benitez)

ADDRESS OF SUBDIVISION: 900 & 902 Juniper Street; 903, 905 & 907 Olive Street

GRIDS: J-22

COUNTY: Travis

WATERSHED: Waller Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP & SF-3-H-NP

PROPOSED LAND USE: Single Family

NEIGHBORHOOD PLAN: Central East Austin

SIDEWALKS: Sidewalks are required along Juniper Street, Olive Street and Branch Street prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of the resubdivision namely, Resubdivision of Lots 1, 2, 4 & 5, Block A, Juniper at Olive Subdivision, and the North ½ of Lot 2, Outlot 55, Division B. The proposed resubdivision is composed of 4 lots on 0.288 acres.

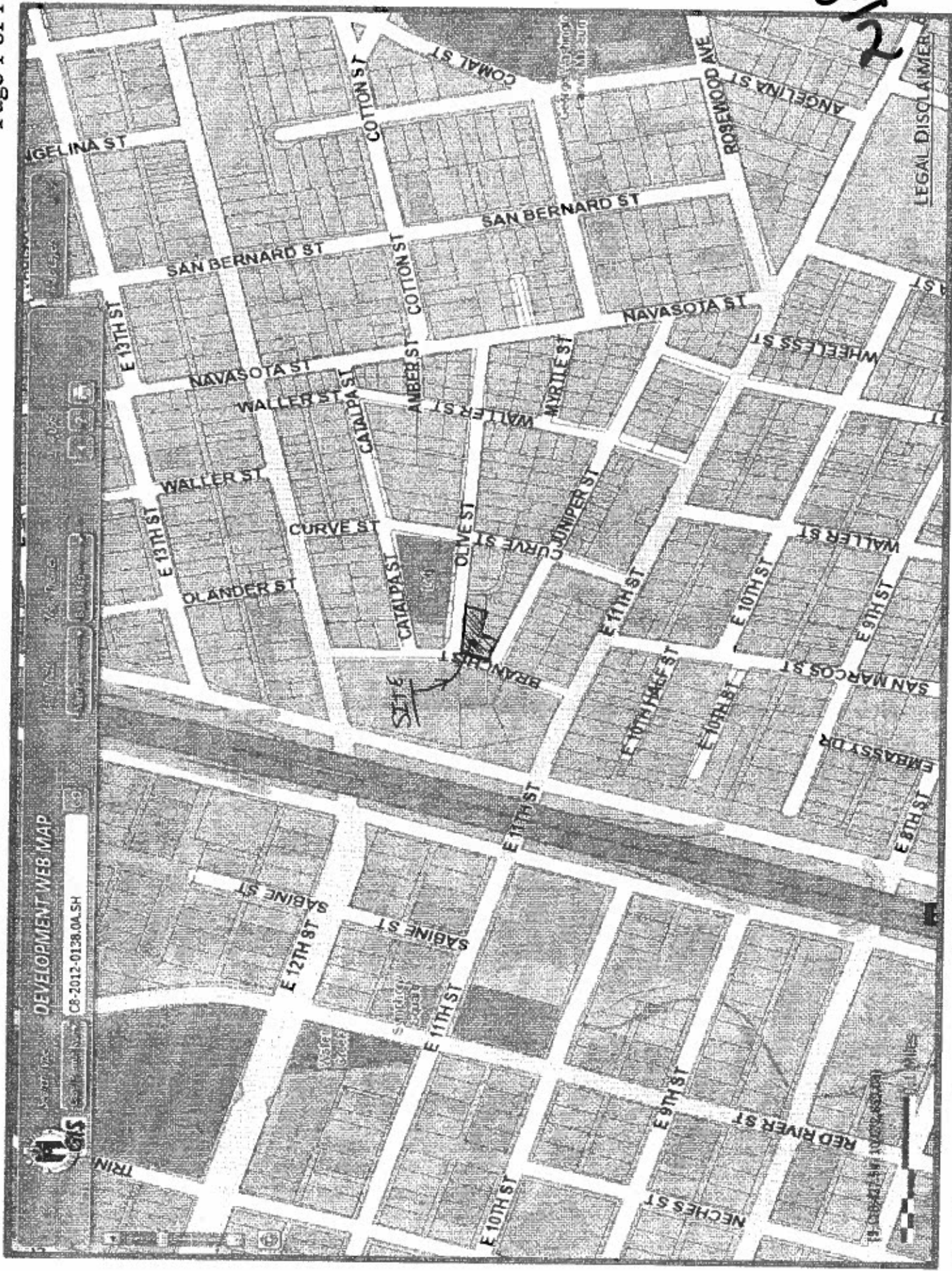
This resubdivision is reducing the number of lots in this area. The lots have variances approved by the Board of Adjustment (B.O.A.) as to lot size and reduced setbacks. With these approved B.O.A. variances – this resubdivision meets the Land Development regulations.

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



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Limon, Sylvia

From: Darrell W. Pierce
Sent: Tuesday, January 15, 2013 10:59 AM
To: Limon, Sylvia; Casillas, Cindy
Subject: c8-2012-0138.0a.sh

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Cindy,

I am the owner of 901 east 12th street and I support approval of the subject case number. Please confirm receipt of this communication.

Darrell W. Pierce, CEO
SNAP Management Group, Inc.
WWW.SNAPMGT.com
O. (512) 477-8788, F. (512) 474-8788