## SUBDIVISION REVIEW SHEET

C13

<u>CASE NO.</u>: C8-2012-0067.0A <u>P.C. DATE</u>: March 12, 2013

**SUBDIVISION NAME:** Georgian Acres, Lot 2, Block D; Resubdivision

**AREA**: 0.765 acres **LOTS**: 4

**APPLICANT:** Luis Calderon Jaimes & **AGENT:** Hector Avila

Maria Felix Jaimes

ADDRESS OF SUBDIVISION: 8833 Georgian Drive

**GRIDS:** L29 **COUNTY:** Travis

**WATERSHED:** Little Walnut Creek

JURISDICTION: Full Purpose

**EXISTING ZONING: SF-3-NP** 

**PROPOSED LAND USE:** Duplex

**NEIGHBORHOOD PLAN:** Georgian Acres

**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 Georgian Acres, Lot 2, Block D; Resubdivision composed of four lots on 0.765 acres. The applicant proposes to resubdivision an existing lot into a four lot subdivision for residential uses.

The proposed resubdivision consists of flag lots that do not require a Land Use Commission variance because the application was filed prior to the Flag Lot code amendment. The subdivision application was file on May 10, 2012, and the amendment to the Land Development Code Flag Lots Section (L.D.C. 25-4-175) which states that the Land Use Commission shall grant a variance to allow flag lots took effect on June 4, 2012.

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

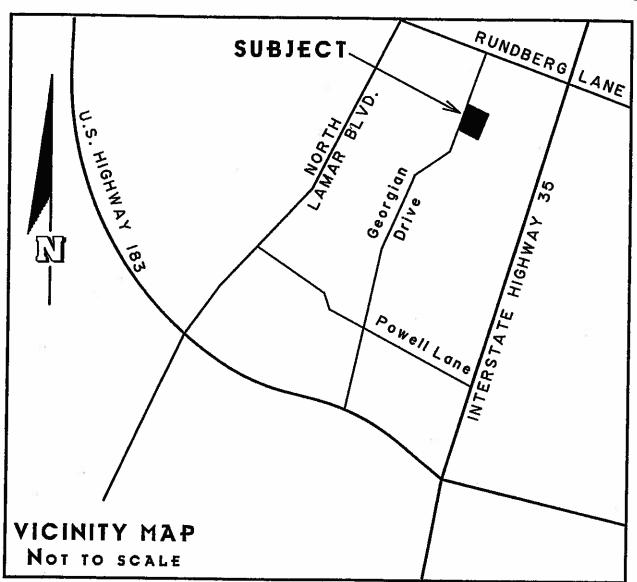
**STAFF RECOMMENDATION:** The staff recommends approval of the resubdivision, the resubdivision meets all applicable State and City of Austin Land Development Code requirements.

## **PLANNING COMMISSION ACTION:**

CASE MANAGER: Cesar Zavala PHONE: 974-3404

E-mail: cesar.zavala@austintexas.gov





LOT 2 BLOCK D E HOME PL. GEORGIAN ACRES 860\*000°E 286.34\* (\$60\*00°E 22L35\*) Plat Preparation Date: May 7, 2012 Plat Submittal Date: May 10, 2012 Resubdivision of Lot Block D Georgian Acre Volume 11 Page 33 X 24.00 24.00 SCALE: 1" = 50' GEORGIAN ACRES Volume 4 Page 341 4 LOT 4 Lot LOT 3 100 150 50 BLOCK A · Legend - Ni tron Rod Found
IPF® Mircon Pope Found
 Ni tron Rod Set with pleatic copimprinted with "Helf Cerson, inc."
 4 600 Noll Found
 (Record Dimension) 1\$60\*00°E 22L35°I SECTOROGIE 215,36 14.50 101.04 ···· existing Concrete Sidewall Lot 5 Acres 25 ETE - Electric and Telecommunication:
J.U.A.E. - Joint Use Access Ecsement ns Easemeni 2A 200 2B Lot 5A Resubdivision of Le Slock D Georgian As Volume 14 Page 2 (0,4) LOT 3 77 IO' ETE SECTOPOOTE LOT SUMMARY \$29\*60\*35\*W \$30\*00\*W 84.50° Total Number of Lats = 4 Let 2A = 7,099 Square Feet Let 2B = 9,560 Square Feet Let 2C = 9,561 Square Feet Let 2D = 7,099 Square Feet Lot 5B JUAN 2C 2 B 귳띰 KH.88 Talai Area = 33,32i Sauara Feet = 0,765 Acra MEG\*OFOO\*W 295.38 Lot 2A Residential Use Lot 28 Residential Use Lot 2C Residential Use Lot 2D Residential Use 221.35/1 M.OO.OSM 9 BLOCK D 5 LOT 1 GEORGIAN DRIVE LOT 6 276.63; 278.72 GEORGIAN ACRES Volume 4 Page 341 Joseph M. Calders (0.1946 Acre) Doc. 2002199048 PARKLAND DEDICATION NOTE: A fee-in-lieu of parkiand dedication has been paid for 8 dwelling units. FLORENCE DRIVE This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the .. day of \_\_\_\_ , 2013. THE STATE OF TEXAS THE COUNTY OF TRAVIS KNOW ALL HEN BY THESE PRESENTS: That we, Lula Colderen Jalmes and Maria Felix Jalmes, owners of all of Lot 2, Black D,
Georgian Acres, a subdivision in Travis County, Texas, according to the map or plat thereof
recorded in Yelume 4 Page 34t of the Plat Records of Travis County, Texas, less that portion
conveyed to the City of Austin by Street Deed recorded in Yelume 5757 Page 1715 of the
Deed Records of Travis County, Texas, as conveyed to us by Special Warranty Deed recorded
in Decument No. 2008101782 of the Official Public Records of Travis County, Texas, THE STATE OF TEXAS THE COUNTY OF TRAVIS I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing ent of Writing and its Certificate of Authonitication was filed for record in my office on the day of \_\_\_\_\_\_\_, 2013, A.D., at \_\_\_\_\_\_o'clock \_\_\_\_\_M and duly recorded \_day of\_ on the day of \_, A.D., at \_\_\_o'clock \_\_\_H. in the Official Public Records of said County and State in Document No. said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.015, of the Local Government Code, WITNESS NY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY INs the \_\_\_\_\_\_ day of \_\_\_\_\_\_\_ 2012, A.D. 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 DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS RESUBDIVISION OF LOT 2 BLOCK D GEORGIAN ACRES BY:\_\_\_ Deputy subject to any eggements and/or restrictions heretofore granted, and not released, WITNESS OUR HANDS this the 5 day of FEBRUARY AD. 2013. ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, Alex Felix Anna 2013, A.D. Luis Collemon Thimes Luis Calderon Jaimes 706 E. Crest Marie Felix Jalmes Jean Stevens, Secretary 706 E. Crest Dave Anderson, Chairperson ustin, Texas 78752 Austin, Texas 76752 ACCEPTED AND AUTHORIZED for record by the Director, Planning and Develope Review Department, City of Austin, County of Travis, this the \_\_\_\_\_\_\_day of 2013, A.D. THE STATE OF TEXAS THE COUNTY OF TRAVIS Oreg Guernsey, 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 Printed Name DERBTE VALERO APPURTENANCES, NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERHITTED IN WATER AND/OR

RESUBDIVISION OF

PAGE 1 of 2

mission Expires \_ 2 - 9 - 16

CASE NUMBER C8-2012-0067.0A

WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN