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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0182.0A

PC DATE: May 14, 2013

SUBDIVISION NAME: Resubdivision of a Portion of Lot 4, Graham's Subdivision of Outlot 77

AREA: 0.525 acre

LOT(S): 3

OWNER/APPLICANT: DC & CJ Holdings, LP
(Cater Joseph)

AGENT: Jim Bennett Consulting
(Hector Avila)

ADDRESS OF SUBDIVISION: 2814 San Pedro Street

GRIDS: J-23

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full

EXISTING ZONING: SF-3-CO-NP

NEIGHBORHOOD PLAN: West University Neighborhood Plan Area

PROPOSED LAND USE: Single-Family

VARIANCES: A variance to section 25-4-175 to allow a residential flag lot(s) has been requested. The applicant is proposing two residential flag lots with this application. The applicant has obtained approval from the Fire Department to verify accessibility for emergency responders, approval from the Austin Water Utility, Austin Energy, and the City Arborist to verify there is adequate room for the required utilities and enhanced tree protection on the site. It is the Staff's opinion that the proposed subdivision is compatible with the surrounding development. 2 of these lots will be accessed by a Joint Use Access Drive. The 3rd lot will have it's own drive. It should also be noted that there are no known deed restrictions on the site, and a note has been added that requires all addresses for residential lots utilizing a flag lot design must be displayed at their closest point of access to a public street for emergency responders. Because the application meets the flag lot criteria as required by the Land Development Code, the Staff recommends approval of the variance. **RECOMMENDED.**

SIDEWALKS: Sidewalks are required along San Pedro Street prior to the lots being occupied.

DEPARTMENT COMMENTS: The applicant is proposing to resubdivide part of one lot into three lots all located on the 0.299 acre site. Two of the proposed lots are flag lots which require a variance (See Variance Section above).

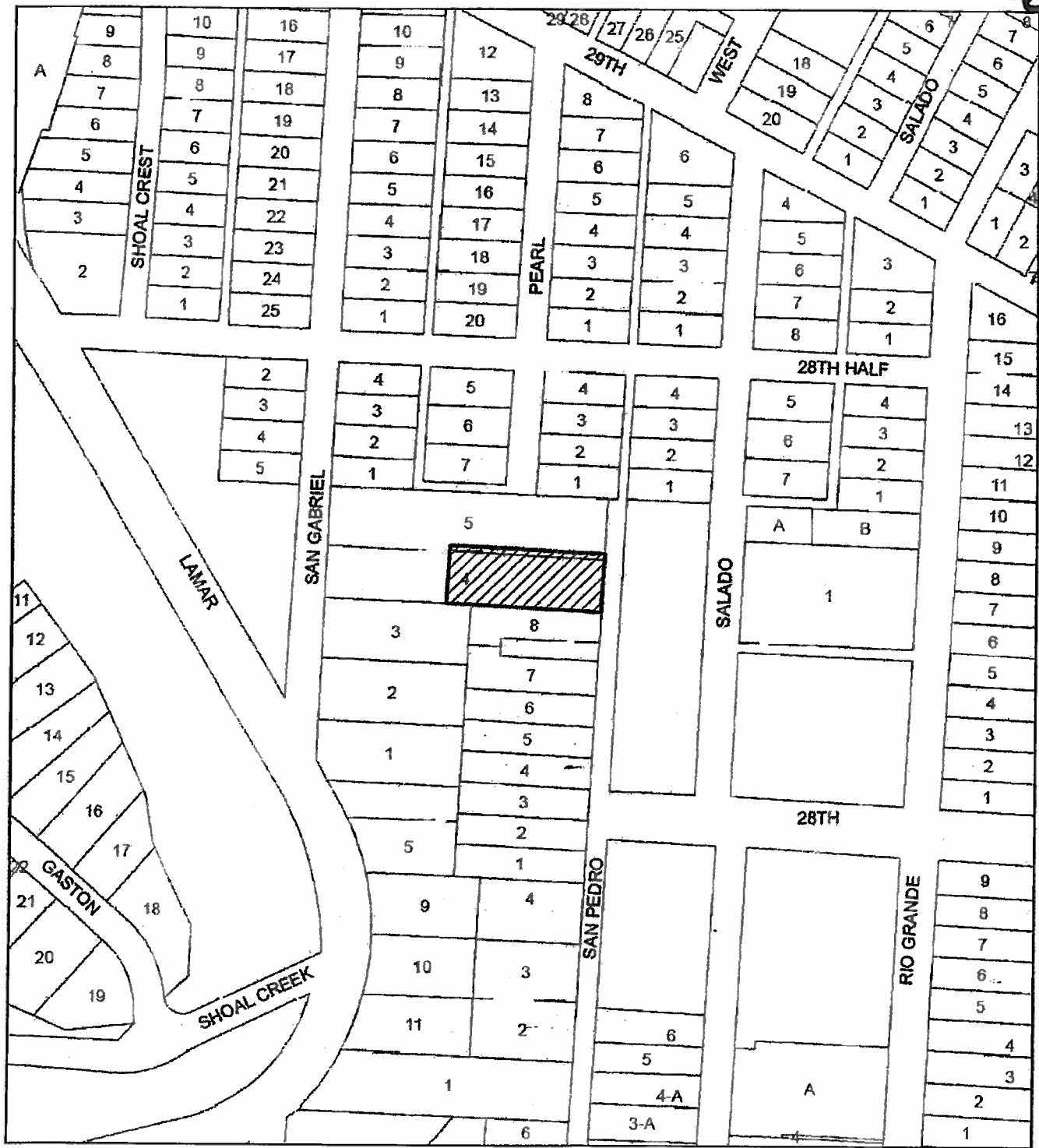
STAFF RECOMMENDATION: If the variance is approved, the staff recommends approval of the plat. With variance approval, this plat will meet all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: Sylvia.limon@austintexas.gov

PHONE: 974-2767

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 Subject Tract
 Base Map

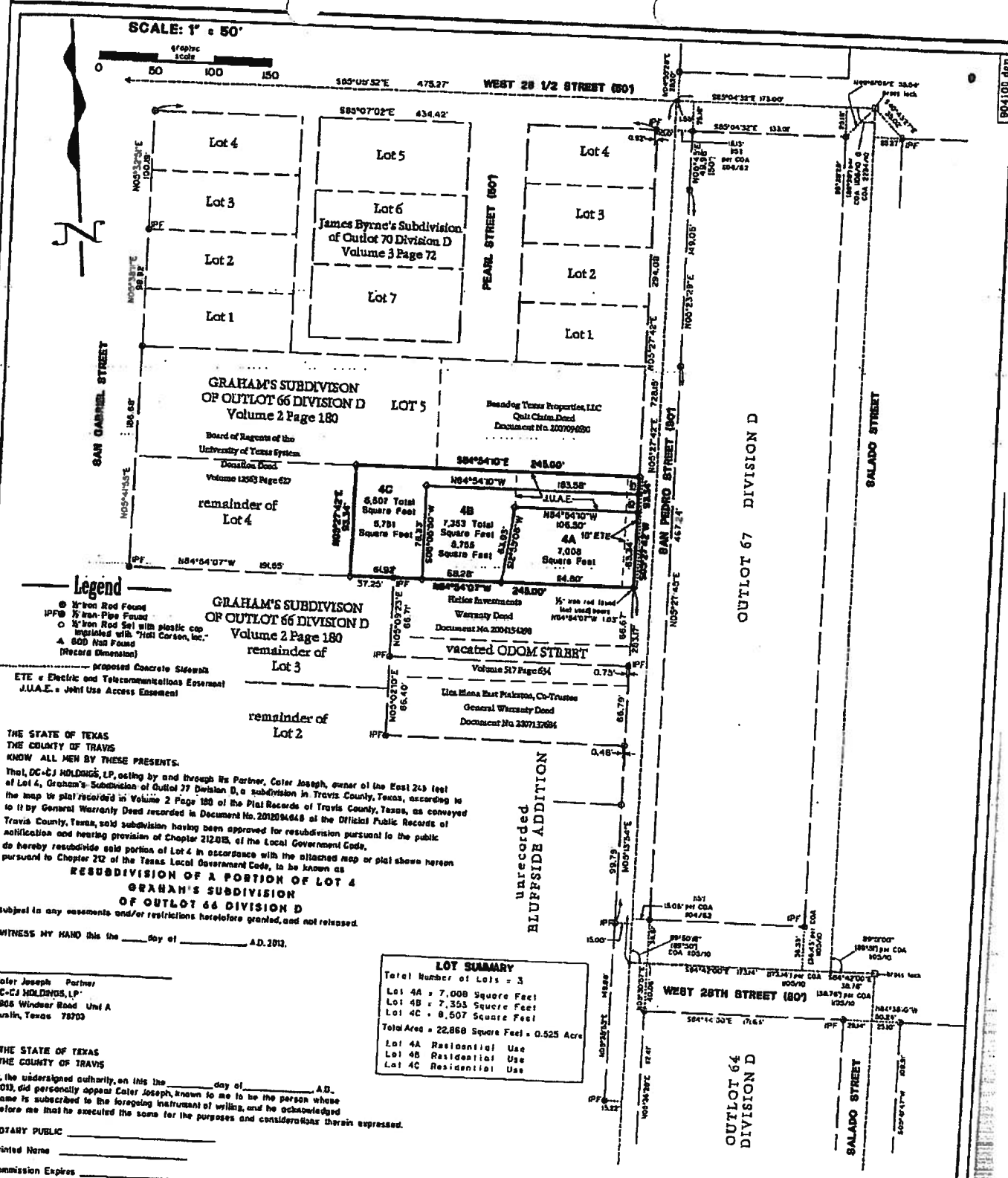
Case#: C8-2012-0182.0A
 Location: 2814 San Pedro Street



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.

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RESUBDIVISION OF A PORTION OF LOT 4 GRAHAM'S SUBDIVISION OF OUTLOT 66 DIVISION D

CANNED

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: C8-2012-0182.0A

Contact: Sylvia Limon, 512-974-2767 or

Cindy Casillas, 512-974-3437

Public Hearing: Planning Commission, May 14, 2013

CHAPARRAL FUNDS, LLC BY Sylvia Limon
Your Name (please print)

☐ I am in favor
☒ I object

2706 SACADO # 204

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 248-763-8350

Comments: UPON REVIEW OF THE MAP, SUBDIVIDING INTO THREE LOTS APPEARS TO BE A POTENTIAL SAFETY ISSUE REGARDING PROPERTY ESSEES. UNLESS A SINGLE DRIVE FEEDS THREE DISTIN. CULVER (UNDERGROUND?) PARKING. THIS LOOKS TO BE A PROBLEM. APPLICANT AND/OR PLANNING SHOULD SHOW PLAN ON MAP. MAP SHOULD ONLY SHOW 500' RADIUS OF PLAN.

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 10388

Austin, TX 78767-8810

out 4/27/13

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Public Hearing: Planning Commission, May 14, 2013

Stephen Celindor, Trustee Kew Trust
Your Name (please print)

☐ I am in favor
☒ I object

807 W. 28¹/₂ St.

Your address(es) affected by this application

S. Celindor Signature

5-3-13 Date

Daytime Telephone: (512) 231-1007

Comments:

Population density in the West Campus neighborhood is already high enough. Increased density will over burden available infrastructure - traffic, water, etc.

If you use this form to comment, it may be returned to:

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Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

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