

C6
/ 1

SUBDIVISION REVIEW SHEET

CASE NO: C8-2013-0002.0A

PC DATE: July 9, 2013
June 25, 2013

SUBDIVISION NAME: Resubdivision of Lot 1, Bockhorn Subdivision

AREA: .4298 Acres

LOTS: 2

APPLICANT: JNJ Holdings

AGENT: Perales Engineering LLC

ADDRESS OF SUBDIVISION: 703 E. 49th Street

GRIDS: K26

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full Purpose

ZONING: SF-3- NCCD-NP

NEIGHBORHOOD PLAN: Hyde Park

PROPOSED LAND USE: Single-Family

VARIANCES: None

SIDEWALKS: Sidewalks will be provided.

DEPARTMENT COMMENTS:

The request is for approval of the **Resubdivision of Lot 1, Bockhorn Subdivision**. The plat is composed of 2 lots on .4298 acres. The applicant is proposing to resubdivide an existing lot (created in 1993) back into its original configuration of two lots.

STAFF RECOMMENDATION:

The staff recommends approval of the plat. The plat now meets all applicable State and City of Austin LDC requirements. The lots in this plat meet the minimum lot size requirements.

PLANNING COMMISSION ACTION:

June 25, 2013 – Postponed 2 weeks at the request of the applicant.

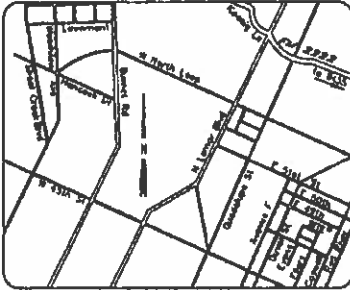
CASE MANAGER: David Wahlgren
Email address: david.wahlgren@ci.austin.tx.us

PHONE: 512-974-6455

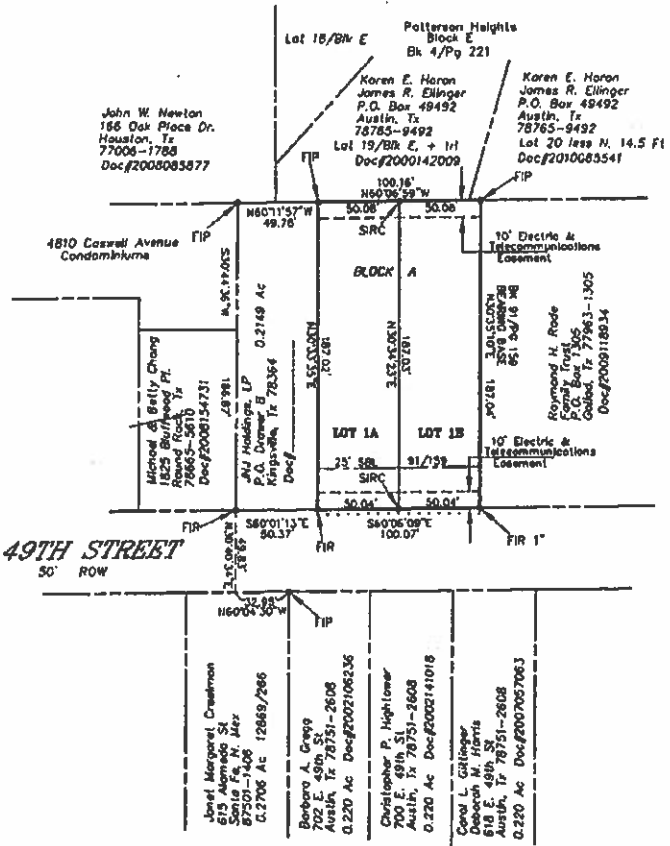
RESUBDIVISION OF LOT 1, BUCKHORN SUBDIVISION

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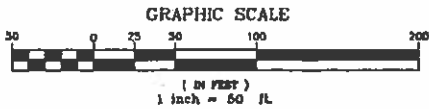
LOCATION MAP not to scale



BLOCK A TOTAL 0.4298 ACRES/18,724 SQUARE FEET
LOT 1A--0.2149 ACRE/9,382 SQUARE FEET
LOT 1B--0.2149 ACRE/9,342 SQUARE FEET



LEGEND
FOUND 1/2" IRON PIPE FIP
FOUND 1/2" IRON ROD FIR
SET 1/2" IRON ROD W/CAP SIRC
CAP LABELED "WATERLOO RPLS 4324"
(RECORD CALL)
BUILDING SETBACK LINE SBL
SIDEWALKS MUST BE BUILT.....



SURVEYORS CERTIFICATION
I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLETES WITH THE SURVEY RELATED PORTIONS OF THE AUSTIN CITY CODE OF 1999. AS AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION, ON THE GROUND ON OCTOBER 8, 2012.
I FURTHER CERTIFY THAT NO PORTION OF THE PROPERTY SURVEYED HEREON IS WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL INSURANCE ADMINISTRATION DEPARTMENT OF HUD FLOOD HAZARD BOUNDARY MAP NUMBER 48453C0465H, WITH AN EFFECTIVE DATE OF SEPTEMBER 28, 2008.

THOMAS P. DIXON R.P.L.S. #4324
WATERLOO SURVEYORS, INC.
P.O. BOX 160176
AUSTIN, TEXAS 78716
PH-512-481-9802
FAX-512-330-1821
thomas@waterloosurveyors.com

DATE

PROJECT DATA

OWNER: JHU HOLDINGS, L.P.
P.O. DRAWER B
KINGSVILLE, TEXAS 78365
LEGAL DESCRIPTION:
0.4298 ACRE OF LAND, OUT OF THE JAS. P. WALLACE SURVEY NO. 57, ABSTRACT NO 789, TRAVIS COUNTY, TEXAS, ALSO KNOWN AS LOT 1, BUCKHORN SUBDIVISION, RECORDED IN BOOK 91, PAGE 159, PLAT RECORDS, TRAVIS COUNTY, TEXAS.
2 LOTS/ONE BLOCK FOR SINGLE FAMILY DWELLINGS
PREPARATION DATE: NOVEMBER 8, 2012

CASE # C6-2013-0002.0A

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WATERLOO SURVEYORS INC.
PO BOX 160176
AUSTIN, TEXAS 78716-0716
Phone: 512-481-9802
www.waterloosurveyors.com

J13368P

C6/3



Subject Tract



Base Map

CASE#: C8-2013-0002.0A
LOCATION: 703 E. 49th St

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.



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: C8-2013-0002.0A

Contact: David Wahlgren, 512-974-6455

Elsa Garza, 512-974-2308

Public Hearing: June 25, 2013, Planning Commission

PAOLA BONIFAZ

Your Name (please print)

4900 CASWELL AVE. #A

Your address(es) affected by this application

Paola Bonifaz

Signature

Daytime Telephone: 512-698-3106

Date

06/23/2013

☐ I am in favor
☒ I object

Comments:

Hyde Park is a historic

neighborhood with a distinct

character. Much of this character

is due to the traditional single

family home architecture. ~~It~~

is important to ~~the~~ and to the neighborhood

association to preserve this character.

For these reasons, I am opposed

to any housing development that will

change the shape and size of lots.

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

City of Austin - Planning & Development Review Dept. /4th Fl

David Wahlgren

P. O. Box 1088

Austin, TX 78767-8810

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Public Hearing: June 25, 2013, Planning Commission

Dana Wolansky/Alex Hardax

Your Name (please print)

612 E. 49th St.

Your address(es) affected by this application

Dana Wolansky

Signature

Daytime Telephone: (512) 497-7087

Date

6/15/13

☐ I am in favor
☒ I object

Comments:

We are extremely concerned of this property becoming too high density for the street. The proposed re-subdivide would allow for too many multi-family lots which means high density rental. There is already an issue on our street with large rental properties requiring more parking than is available. Excessive traffic is also a concern.

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Elsa Garza, 512-974-2308

Public Hearing: June 25, 2013, Planning Commission

John Williams, HPNA President

Your Name (please print)

Hyde Park Neighborhood Assoc.

Your address(es) affected by this application

John Williams

Signature

Daytime Telephone: 512-350-1094

Date

6/11/13

Comments:

The HPNA Objects to this
Resubdivision because the applicant has
not met with the HPNA Development
Review Committee. We request a
postponement to this hearing until
after the HPNA Development Review
Committee can meet with the applicant.

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

City of Austin - Planning & Development Review Dept. /4th Fl

David Wahlgren

P.O. Box 1088

Austin, TX 78767-8810

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