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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0035.0A

P.C. DATE: July 9, 2013

SUBDIVISION NAME: Resubdivision of Lot 4, Block Y, Crestview Addition, Section 4

AREA: .283

LOT(S): 2

OWNER/APPLICANT: Grayland LLC
(Lisa Gray)

AGENT: Grayland LLC
(Lisa Gray)

ADDRESS OF SUBDIVISION: 1900 Morrow Street

GRIDS: MK29

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF3-NP

MUD: N/A

NEIGHBORHOOD PLAN: Crest View

PROPOSED LAND USE: SF

ADMINISTRATIVE WAIVERS: The applicant has requested, and received an administrative waiver to Section 25-4-33(B) of the Land Development Code which requires a final plat to include all the land constituting the original tract. A portion of the original lot 4 is now owned by adjacent property owners.

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of Lot 4, Block Y of the Crestview Addition Section 4. The proposed plat is composed of 2 lots on .283 acres. The applicant proposes to resubdivide an existing lot into two lots for single-family residential use. Currently, there is an existing single-family resident on proposed Lot 4A. The City of Austin will provide all utilities. This proposed resubdivision is exempt from parkland dedication requirements. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

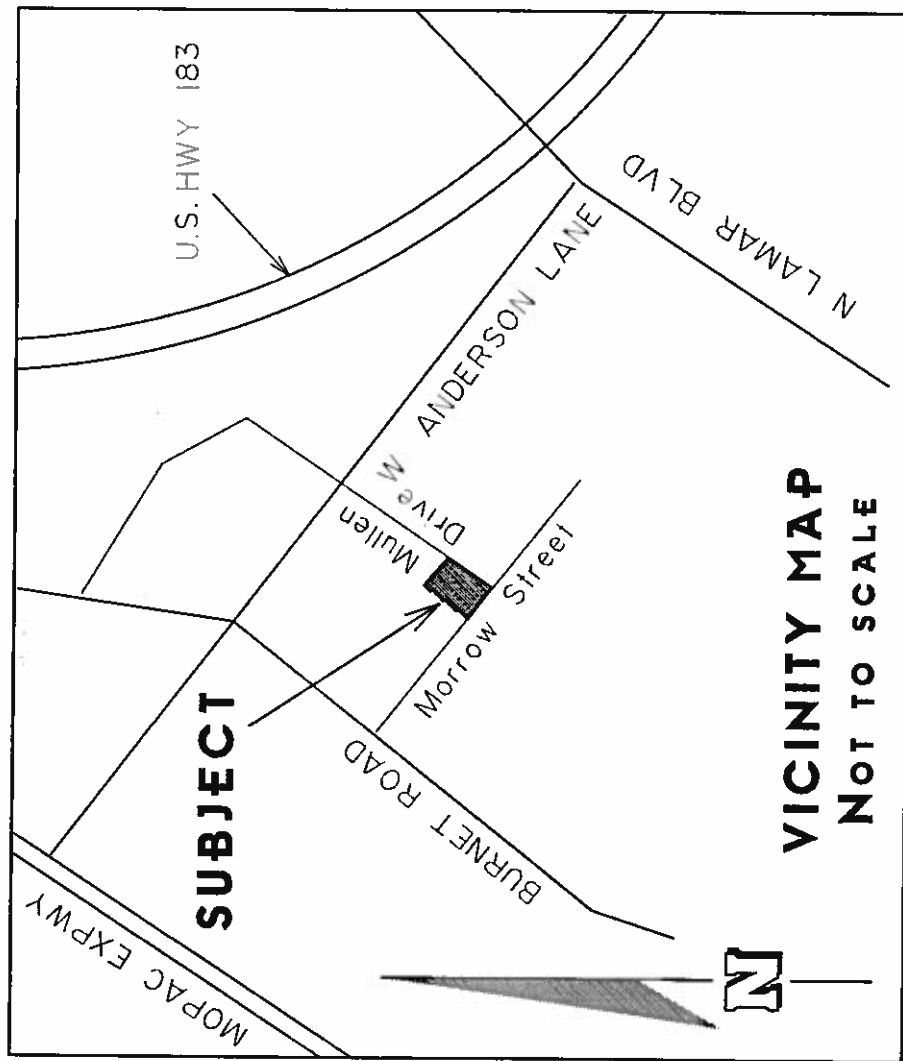
PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 974-2786

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RESUBDIVISION OF A PORTION OF LOT 4 BLOCK Y RESUBDIVISION OF A PORTION OF CRESTVIEW ADDITION SECTION 4

SCALE: 1" = 50'



Legend

- Iron Rod Found
- PF Iron Pipe Found
- Iron Rod Set with plastic cap imprinted with "Hall Carson, Inc."
- 4 PK Mail Found

(Record Bearing and Distance)

--- existing or proposed Concrete Sidewalk
ETE = Electric and Telecommunications Easement

LOT SUMMARY

Total Number of Lots : 2
Lot 4A = 6,558 Square Feet
Lot 4B = 5,761 Square Feet
Total Area = 12,319 Square Feet = 0.283 Acres
Lot 4A Residential Use
Lot 4B Residential Use

CURVE DATA

①	②
Δ: 45°48'02"	Δ: 46°12'24"
R: 23.15'	R: 23.15'
T: 9.78'	T: 10.36'
C: 18.02'	C: 18.91'
A: 18.51'	A: 19.48'
CB: S53°15'40"W	CB: N79°44'07"W

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

That grayland, LLC, acting by and through its Managing Member, Lisa Gray, owner of a portion of Lot 4, Block Y, Resubdivision of a Portion of Crestview Addition Section 4, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 7 Page 180 of the Plat Records of Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document Number 2013019524 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.04, of the Local Government Code, do hereby resubdivide said portion of Lot 4 in accordance with the attached map or plat shown herein pursuant to Chapter 212 of the Texas Local Government Code, to be known as

RESUBDIVISION OF A PORTION OF LOT 4 BLOCK Y RESUBDIVISION OF A PORTION OF CRESTVIEW ADDITION SECTION 4

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

WITNESS OUR HANDS this the ____ day of _____, A.D. 20____.

Lisa Gray -- Managing Member
grayland, LLC
1704 Atopra
Austin, Texas 78757

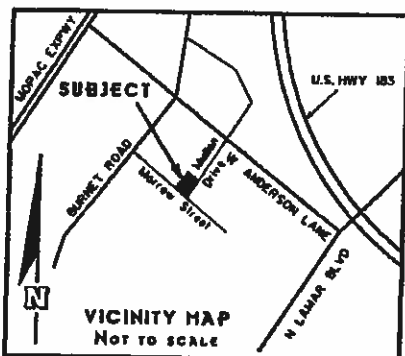
THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D., 20____, did personally appear Lisa Gray, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and she acknowledged before me that she executed the same for the purposes and considerations therein expressed.

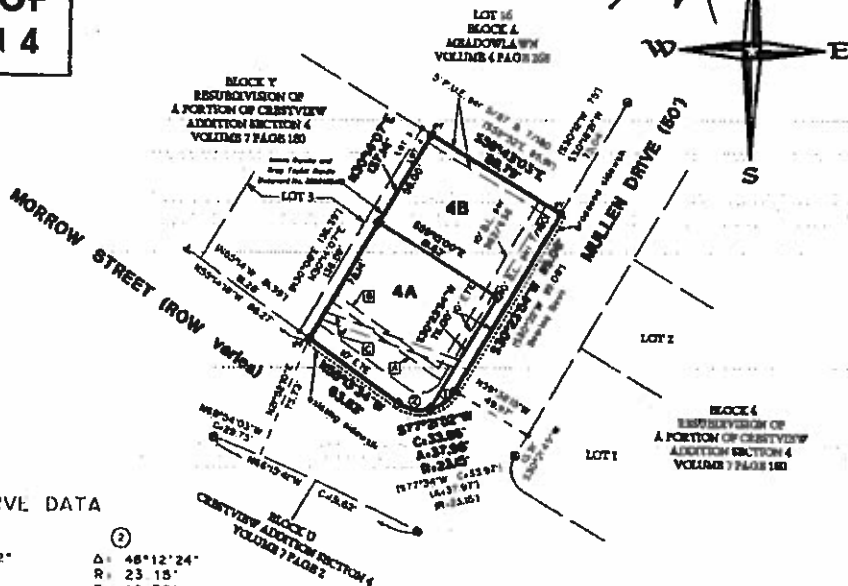
NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____



VICINITY MAP
NOT TO SCALE



- 28' Building Setback per Volume 7 Page 180, Travis County Plat Records.
- 30' Building Setback per Volume 682 Page 638, Travis County Deed Records.
- 6' portion of a 20' wide Utility Easement dedicated per plat Volume 7 Page 180, Travis County Plat Records, remaining after Partial Release described in Volume 1859 Page 408 Travis County Deed Records.

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the ____ day of _____, 20____.

ACCEPTED AND AUTHORIZED for record by the Director, Planning and Development Review Department, City of Austin, County of Travis, this the ____ day of _____, 20____, A.D.

Oreg Guernsey, Director, Planning and Development Review Department

ACCEPTED AND AUTHORIZED for record by the Zoning and Platting Commission of the City of Austin, Texas, this the ____ day of _____, 20____, A.D.

Betty Baker, Chairperson Cynthia Bank, Secretary

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of Writing and its Certificate of Authentication was filed for record in my office on the ____ day of _____, 20____, A.D., at ____ o'clock ____ M. and duly recorded on the ____ day of _____, 20____, A.D., at ____ o'clock ____ M. Plat Records of said County and State in Document No. _____

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the ____ day of _____, 20____, A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

By: _____
Deputy

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 APPURTENANCES, NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

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: C8-2013-0035.0A

Contact: Don Perryman, 512-974-2786

Elsa Garza, 512-974-2308

Public Hearing: Jul 9, 2013, Planning Commission

LEE BAEH1
Your Name (please print)

☐ I am in favor
☒ I object

7104 Hubbard Dr.
Your address(es) affected by this application

Lee Baed 6-24-13
Signature Date

Daytime Telephone: (512) 453-1640

Comments: too crowded and too
much traffic here already.
no need for more people.

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

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

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

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Elsa Garza, 512-974-2308

Public Hearing: Jul 9, 2013, Planning Commission

Vickie Reat

Your Name (please print)

1901 Morrow St

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512-689-4991 (cc)

Comments: I own and reside at the property immediately SE of the site. I very much enjoy the character of the 1950's era single family homes in Crestview. I object to the subdivision proposed because of the higher density, more in previous cover, and potentially more traffic. I am also fearful that a new ultra modern home will be constructed here that would not be consistent with the Crestview look. All I have to do is look out my front window & see one of these looming over my neighbor's house directly across the street & fronting on Morrow, not a appealing sight. If you use this form to comment, it may be returned to:

City of Austin - Planning & Development Review Dept. 4th Fl
Don Perryman
P. O. Box 1088
Austin, TX 78767-8810

☐ I am in favor
☒ Object

6/26/13

[Signature]

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Contact: Don Perryman, 512-974-2786

Elsa Garza, 512-974-2308

Public Hearing: Jul 9, 2013, Planning Commission

Kathy & Joel Correa

Your Name (please print)

7809 Gault Street 78157

Your address(es) affected by this application

KH Correa

Signature

Date

Daytime Telephone: 512-225-4732

Comments: The lot at 1900 Morrow (78157) is

surrounded by uniform and equally
sized single family home lots. Crestview
and her homeowners continuously suffer
encroachment and higher density
on the borders / busy streets of Lamar
Anderson, Burnet and Koenig. We need
to keep the interior of our neighborhood
from being sliced and diced into smaller

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

City of Austin - Planning & Development Review Dept. 14th Fl

Don Perryman

P.O. Box 1088

Austin, TX 78767-8810

lots w/ higher density.

Thank you -
Kath Correa

Crestview Neighborhood
Assoc. Leader.

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