

SUBDIVISION REVIEW SHEET

C-36
1

CASE NO.: C8-2013-0036.0A

P.C. DATE: August 13, 2013

SUBDIVISION NAME: Resubdivision of Lot 24, Block C, Bellaire

AREA: 0.294 acres

LOTS: 2

OWNER/APPLICANT: Grayland LLC.

AGENT: Lisa Gray

ADDRESS OF SUBDIVISION: 1901 Payne Ave

GRIDS: J-28

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Single Family

NEIGHBORHOOD PLAN: Crestview

SIDEWALKS: Sidewalks are required on Payne Ave and Hall Street prior to the lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision, namely Resubdivision of Lot 24, Block C, Bellaire. The proposed final plat is composed of 2 lots on 0.294 acres.

This is not a Flag Lot subdivision – Lot 24B meets the frontage requirements on Hall Street. The thin strip of land shown to Payne Ave is to allow utilities to be accessed from Payne Ave for Lot 24B.

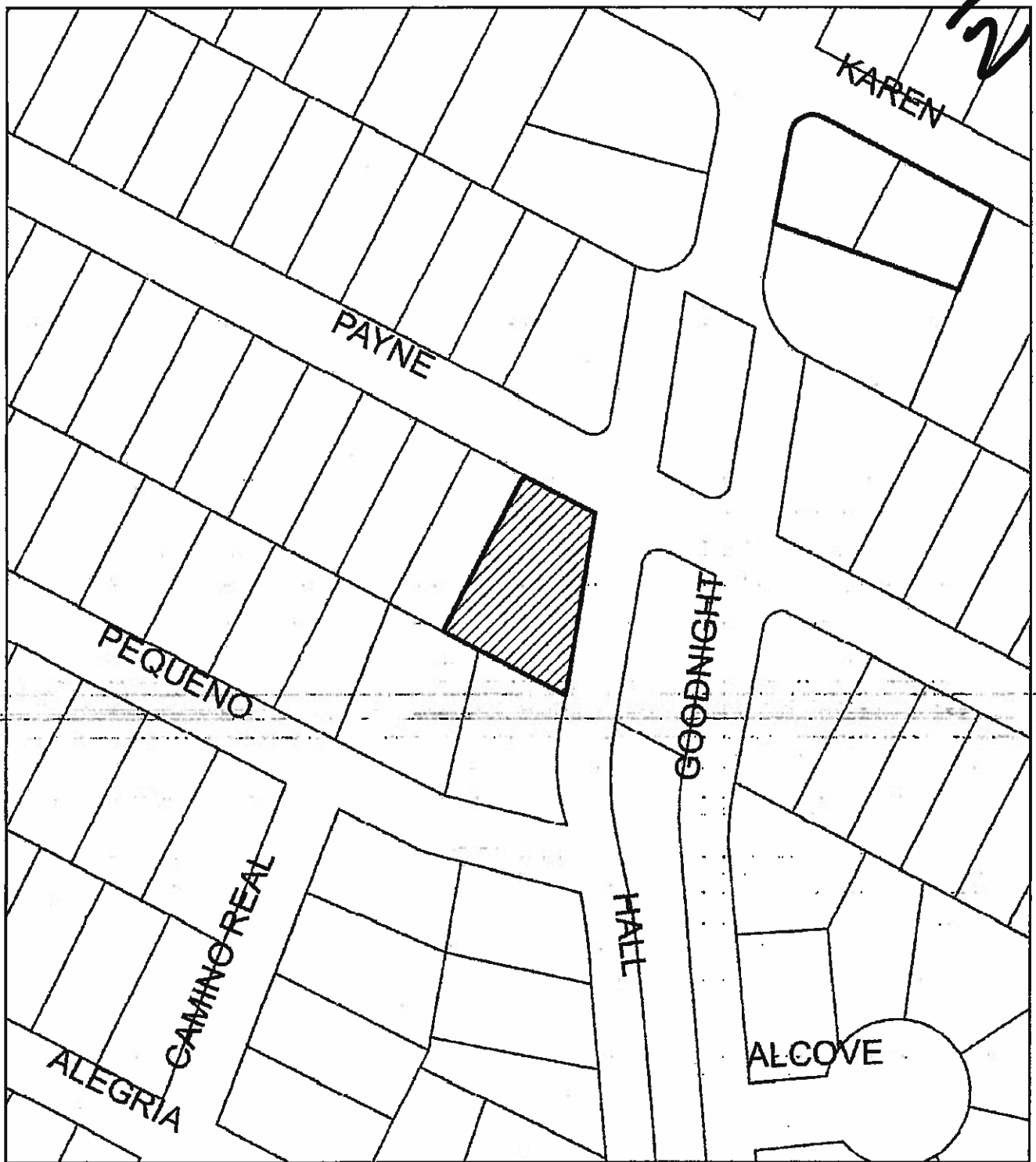
STAFF RECOMMENDATION: Staff recommends approval of this final plat. This plat meets all applicable City of Austin Land Development and State Local Government requirements.



PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@ci.austin.tx.us

PHONE: 512-974-2767

C316
2



-  Subject Tract
-  Base Map

CASE#: C8-2013-0036.0A
LOCATION: 1901 Payne Ave

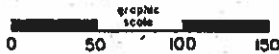


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

RESUBDIVISION OF LOT 24 BLOCK C BELLAIRE

SCALE: 1" = 50'



Legend

- X-Iron Rod Found
- IPF X-Iron Pipe Found
- X-Iron Rod Set with plastic cap imprinted with "Holl Carson, Inc."
- ▲ 600 Mail Found
- (Record Bearing and Distance)
- proposed Concrete Sidewalk
- ETC = Electric and Telecommunications Easement

LOT SUMMARY

Total Number of Lots = 2
 Lot 24A = 7,023 Square Feet
 Lot 24B = 5,770 Square Feet
 Total Area = 12,793 Square Feet = 0.294 Acre
 Lot 24A Residential Use
 Lot 24B Residential Use

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 Lot 24, Block C, Bellaire, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4 Page 260 of the Plat Records of Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document Number 2013019844 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 212.014, of the Local Government Code, do hereby resubdivide said Lot 24 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 LOT 24 BLOCK C BELLAIRE

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
 1701 Alegria
 Austin, Texas 78757

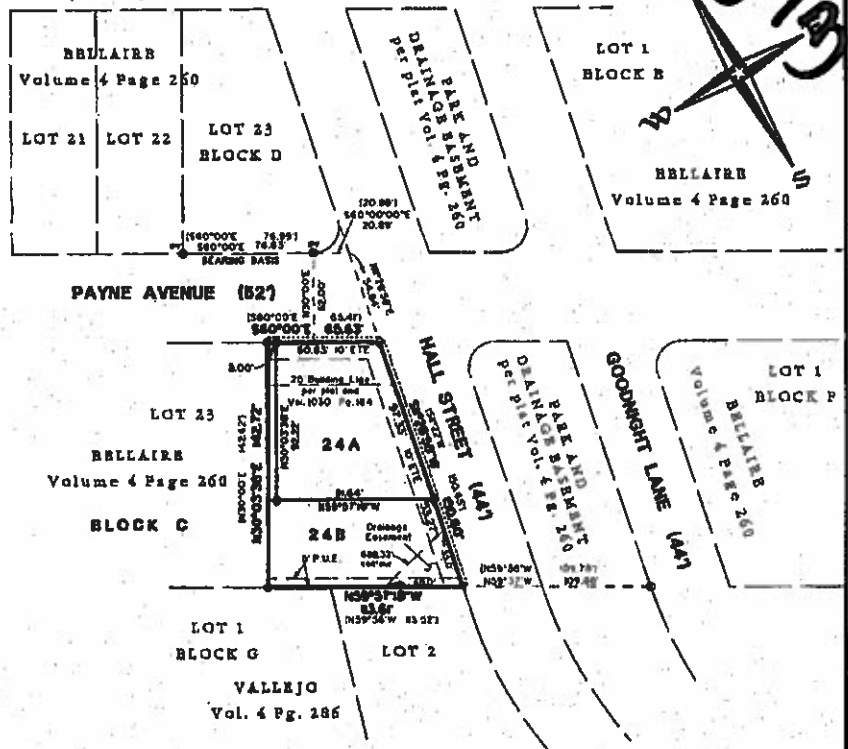
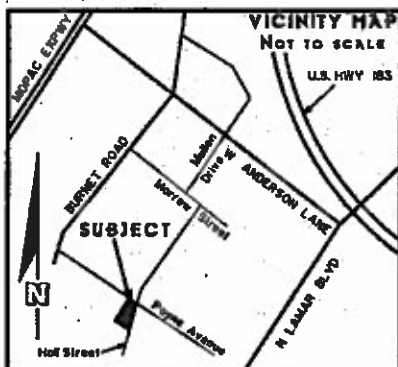
THE STATE OF TEXAS
 THE COUNTY OF TRAVIS

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 _____



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.

Greg Guernsey, Director, Planning and Development Review Department

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

Dave Anderson, Chairperson

Jean Stevens

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. _____

Official Public Records of Travis County, Texas.
 WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 20____, A.D.

DANA DEBEAUVOIR, 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.

Limon, Sylvia

C36
4

From: Erin_Greene [REDACTED]
Sent: Monday, July 15, 2013 2:27 PM
To: Limon, Sylvia
Subject: Case Number C8-2013-0036.0A

Follow Up Flag: Follow up
Flag Status: Completed

Hi Sylvia,

I understand you are the case manager for the proposal to resubdivision request at 1901 Payne Ave Austin, TX 78757. I want to write you in to support this effort, and the work Lisa Gray (applicant) is doing in the neighborhood. I reside at 1406 Payne Avenue.

Please let me know if you have any questions.

Thanks,
Erin

Limon, Sylvia

From: Maggie Galbreath
Sent: Tuesday, July 16, 2013 3:57 PM
To: Limon, Sylvia
Subject: 1901 Payne

C36
1/5

Sylvia -

I am a neighbor in Brentwood and wanted to let you know that I am in support of Case Number C8-2013-0036.0A for the resubdivision at 1901 Payne Avenue.

Lisa Gray and her partner have done fantastic work around the community. I've admired the house they did on Grover ever since they moved it onto the lot. They are the rare development team that we need to be more supportive in our city -- helping grow our community while maintaining the character of the neighborhood.

Thanks,
Maggie Pearson
1702 Palo Duro

Limon, Sylvia

From: Amanda Keith Cribbs
Sent: Friday, July 19, 2013 11:14 PM
To: Limon, Sylvia
Subject: Case Number C8-2013-0036.0A

C36
6

Hi Sylvia,

I live on Brentwood St in the Crestview/Brentwood subdivision and wanted to email to let you know that I am in support of the resubdivision at 1901 Payne. I feel that these resubdivisions help affordability by increasing inventory in the area, and I also fully support more density in Central Austin.

Thank you,
Amanda Cribbs

Limon, Sylvia

From: Maureen OConnor [REDACTED]
Sent: Friday, July 19, 2013 11:22 AM
To: Limon, Sylvia
Subject: Lisa Gray project in Crestview/Brentwood

C36
7

Ms. Limon,

I'd like to make a few comments about the project Ms. Gray is proposing in the Crestview/Brentwood area. I honestly trust Lisa in any project she is involved with. Her taste is impeccable and her commitment to the environment is unwavering. I know this first hand because she did a project next door to me. Naturally, all the neighbors were nervous but the new house is beautiful and fits right in. I wanted to send you this note because I know the neighborhood is very nervous about her new project. Based on the comments on our neighborhood listserve I imagine you have received a lot of negative comments. Suddenly, everyone has become experts on zoning and construction planning!! Thanks for reading.

Maureen OConnor

Limon, Sylvia

From: Ramona ~~1704 Alcove Ct.~~
Sent: Friday, July 19, 2013 9:24 PM
To: Limon, Sylvia
Subject: re-subdivision of 1901 Payne Ave

C36/8

I was given your email, I've been out of town for 5 weeks and did not get the notification regarding the sub-division of 1901 Payne. My son trashed it while I was gone.

I am opposed to turning a single family lot into a duplex or a duplex and and single family. Equally, I oppose it being turned into two lots for two single family homes. It should remain one lot for one home.

I live half a block away on the opposit side of the creek. It would add more "renters" to an area that has been historically single family homes. We enjoy a lower demigraphic of people and lower crime rate as a result of being primarily home owners. It will increase traffic and congested street parking.

We have had issues with to many drops per electric transformer along this street. It causes motors to run hot, draw more power (increasing useage and bills) burns up motors on dishwashers & washing machines and power to dim and blink. Not much has been improved in the past 40 years.

I am experiencing lower water pressure to my home than ever before. Either there is greater useage from higher density or some reason the city has changed the pressure to this area.

I would be in favor of them builing a new larger home on the property but not re-subdiving and increasing the density of apartments/duplexes or worse another 4-plex to the neighborhood.

Four plexes do not have to comply with ADA, and one of the reasons they are so often built. As also town homes that are 2 stories. Let it stay a single family home and help preserve the integrity of the neighborhood and the quality of life of those around it.

Ramona Dever
1704 Alcove Ct.
Austin, Tx 78757

23/3

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: C8-2013-0036.0A

Contact: Sylvia Limon, 512-974-2767

Cindy Castillas, 512-974-3437

Public Hearing: Jul 23, 2013, Planning Commission

Your Name (please print)

José Del Valle
1912 Alegría Rd

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512 431 8897

Comments:

☐ I am in favor
☒ I object

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 1088

Austin, TX 78767-8810

30
10

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.

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.

Contact: Sylvia Limon, 512-974-2767

Cindy Casillas, 512-974-3437

Public Hearing: Jul 23, 2013, Planning Commission

Catherine Kyle

Your Name (please print)

☐ I am in favor
☒ I object

1904 Payne

Your address(es) affected by this application

Autari 18

Signature _____

12 June 13
Date

Daytime Telephone: 512.450.0919

Comments:

ments: A re-subdivision of this lot is not warranted - it would increase traffic on an otherwise quiet ~~the~~ neighborhood street ~~and~~ add unnecessary density. The owner cannot demonstrate any hardship that would justify the re-subdivision requested.

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

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

Sylvia Limón

P.O. Box 1088

Austin, TX 78767-8810

36

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: CB-2013-0036.0A
Contact: Sylvia Limon, 512-974-2767
Cindy Casillas, 512-974-3437
Public Hearing: Jul 23, 2013, Planning Commission

Richard Mann
Your Name (please print)
☐ I am in favor
☒ I object

1700 Alene St.
Your address(es) affected by this application
Richard Mann
Signature

7/11/13
Date

Daytime Telephone: 512/567-5772

Comments: These duplexes are ruining the character of the neighborhood.

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 1088
Austin, TX 78767-8810

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: C8-2013-0036.0A

Contact: Sylvia Limon, 512-974-2767

Cindy Casillas, 512-974-3437

Public Hearing: Aug 13, 2013, Planning Commission

Gauge Worley
Your Name (please print)

1703 Karen Ave

Your address(es) affected by this application

Gauge Worley

Signature

Date

Daytime Telephone: 512 214 3614

Comments:

*W/O knowing the plans
I object.*

☒ I am in favor
☐ I object

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 1088

Austin, TX 78767-8810

96/3

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: C8-2013-0036.0A

Contact: Sylvia Limon, 512-974-2767

Cindy Casillas, 512-974-3437

Public Hearing: Jul 23, 2013, Planning Commission

Patricia Limon
Your Name (please print)

1905 Poggendorf St Unit B
Your address(es) affected by this application

[Signature]
Signature

7/15/13
Date

Daytime Telephone: *257 777 6422*

Comments:

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

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 1088

Austin, TX 78767-8810

36/2

PUBLIC HEARING INFORMATION

Although applicants and/or their agen(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: C8-2013-0036.0A
Contact: Sylvia Limon, 512-974-2767
Cindy Casillas, 512-974-3437
Public Hearing: Aug 13, 2013, Planning Commission

Richard Mear
Your Name (please print)
☐ I am in favor
☒ I am object

1700 Alceve Ct. 78757
Your address(es) affected by this application

Richard Mear
Signature
5/2/13
Date
512/567-5872
Daytime Telephone:

Comments: Duplexes are ruining the
village nature & character of the
neighborhood. They are also
causing further overcrowding.

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 1088
Austin, TX 78767-8810