

C20  
/

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2013-0077.0A

**P.C. DATE:** September 24, 2013

**SUBDIVISION NAME:** Resubdivision of Lot 1, Block 12, Crestview Addition Section One

**AREA:** 0.333 acres

**LOTS:** 2

**OWNER/APPLICANT:** Grayland LLC.

**AGENT:** Lisa Gray

**ADDRESS OF SUBDIVISION:** 1500 Justin Ln

**GRIDS:** K-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 Justin Lane and Arroyo Seco prior to the lots being occupied.

**DEPARTMENT COMMENTS:** The request is for approval of a resubdivision, namely Resubdivision of Lot 1, Block 12, Crestview Addition Section One. The proposed final plat is composed of 2 lots on 0.333 acres.

This is not a Flag Lot subdivision – Lot 1A meets the frontage requirements on Arroyo Seco. The thin strip of land shown to Justin Lane is to allow utilities to be accessed from Justin Lane for Lot 1A.

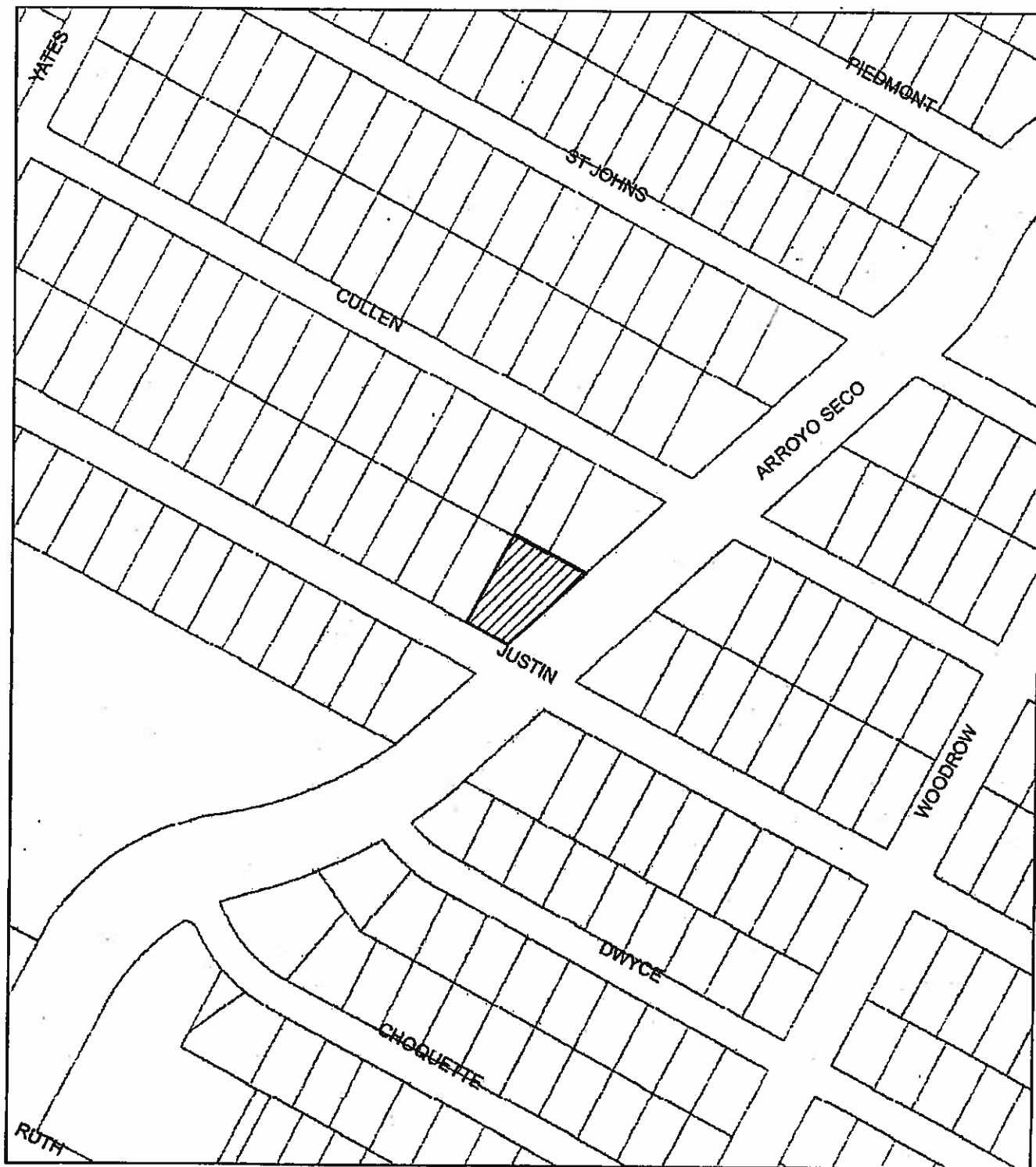
**STAFF RECOMMENDATION:** Staff recommends approval of this resubdivision plat. This plat meets all applicable City of Austin Land Development and State Local Government requirements.



**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Sylvia Limon  
Email address: [sylvia.limon@ci.austin.tx.us](mailto:sylvia.limon@ci.austin.tx.us)

**PHONE:** 512-974-2767

C20/2



-  Subject Tract
-  Base Map

CASE#: C8-2013-0077.0A  
LOCATION: 1500 Justin Lane



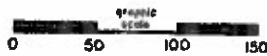
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

C2013

# RESUBDIVISION OF LOT 1 BLOCK 12 CRESTVIEW ADDITION SECTION ONE

SCALE: 1" = 50'



## Legend

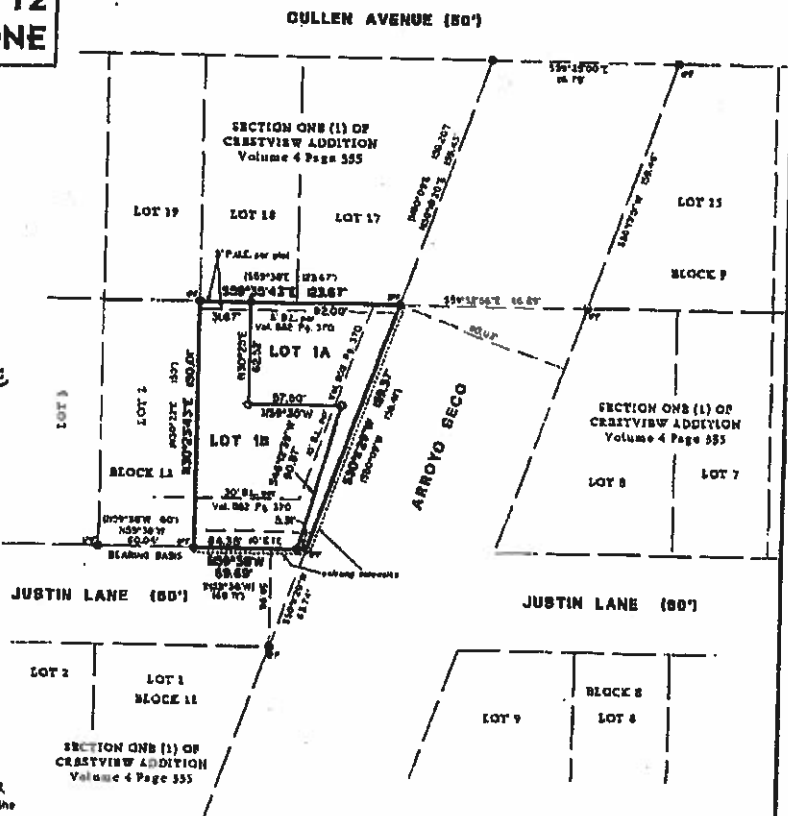
- Iron Rod Found
- Iron Pipe Found
- Iron Rod Set with plastic cap
- Iron Rod Set with "Hill Corson, Inc."
- ▼ PK Nail Found

(Record Bearing and Distance)

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

## LOT SUMMARY

Total Number of Lots = 2  
Lot 1A = 5,807 Square Feet  
Lot 1B = 8,893 Square Feet  
Total Area = 14,500 Square Feet = 0.333 Acre  
Lot 1A Residential Use  
Lot 1B 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 all of Lot 1, Block 12, Crestview Addition Section One, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 4 Page 335 of the Plat Records of Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document Number 2020062820 of the Official Public Records of Travis County, Texas, sold 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 1 in accordance with the attached map as plat shown herein pursuant to Chapter 212 of the Texas Local Government Code, to be known as

## RESUBDIVISION OF LOT 1 BLOCK 12 CRESTVIEW ADDITION SECTION ONE

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

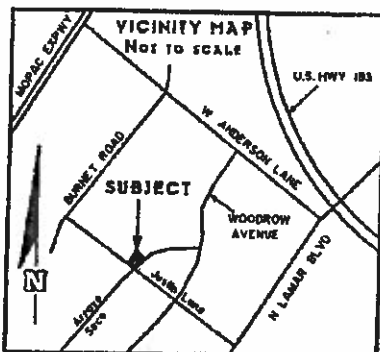
WITNESS OUR HANDS this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

Lisa Gray -- Managing Member  
grayland, LLC  
701 Alamo  
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.

Doug 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      Joan 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 DEBEAUVOUR, 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.

2024

**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](http://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: C8-2013-0077.0A  
Contact: Sylvia Limon, 512-974-2767  
Cindy Castillas, 512-974-3437  
Public Hearing: Sept 24, 2013, Planning Commission

JOHN RIFEDE  
Your Name (please print)

☒ I am in favor  
☐ I object

1705 CULLEN  
Your address(es) affected by this application

*John Rife*  
Signature  
Date 9-2-13

Daytime Telephone: (512) 837-6697

Comments:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

If you use this form to comment, it may be returned to:  
City of Austin - Planning & Development Review Dept., 4<sup>th</sup> 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 ~~decision~~ <sup>postponement or continuation</sup> 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](http://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: C8-2013-0077.0A  
 Contact: Sylvia Limon, 512-974-2767  
 Cindy Casillas, 512-974-3437  
 Public Hearing: Sept 24, 2013, Planning Commission

Agail Lindsey  
 Your Name (please print)

1504 West Saint Johns Ave  
 Your address(es) affected by this application

April Rudy  
 Signature

9/13/13  
 Date

Daytime Telephone: \_\_\_\_\_

Comments: I object, is the said lot big enough to subdivide? Will owners live in one of the residences or will both be a rental property?  
What about the environmental impact?  
Do we as a state and city have enough water to keep building?

☐ 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./4<sup>th</sup> Fl  
 Sylvia Limon  
 P. O. Box 1088  
 Austin, TX 78767-8810