

C26

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0014.0A

P.C. DATE: January 21, 2014

SUBDIVISION NAME: Chandler and Carleton Subdivision

AREA: 0.195

LOT(S): 2

OWNER/APPLICANT: Calavan Family Partnership
(Brooks Calavan)

AGENT: Perales Engineering LLC
(Jerry Perales, P.E.)

ADDRESS OF SUBDIVISION: 1012 E. 15th Street

GRIDS: MK23

COUNTY: Travis

WATERSHED: Waller Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-3-NP

MUD: N/A

NEIGHBORHOOD PLAN: Central East Austin

PROPOSED LAND USE: single-family (Urban Home)

ADMINISTRATIVE WAIVERS: none

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 Chandler and Carleton Subdivision. The proposed plat is composed of 2 lots on 0.195 acres. The applicant proposes to resubdivide 1 lot into two lots and re-develop the lots using the urban home site development regulations of Section 25-2-1422 of the LDC. The Urban Home site development regulations are permitted in the Central East Austin neighborhood Plan. The proposed Lot 7-A will be 4,874 square feet and the proposed Lot 7-B will be 3,621 square feet. All utilities will be provided by the City of Austin. 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

PHONE: 512-974-2786

e-mail: don.perryman@austintexas.gov



-  Subject Tract
-  Base Map

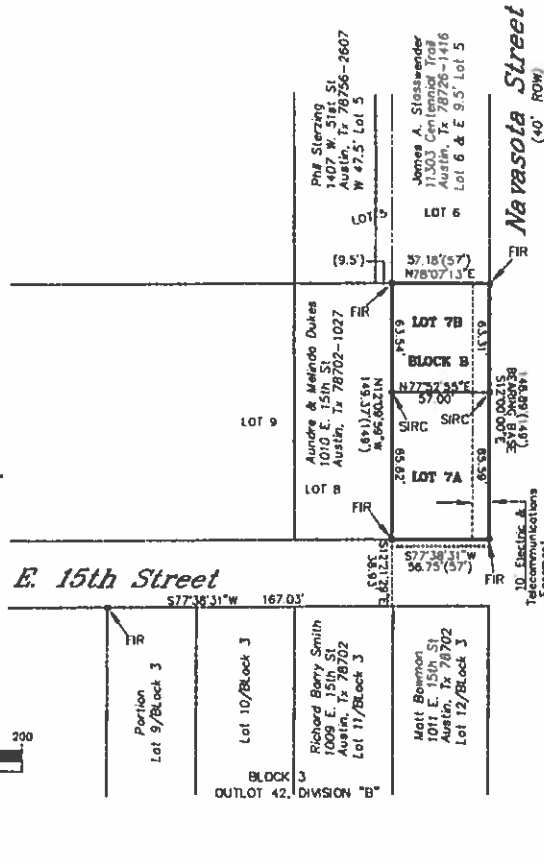
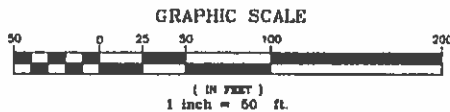
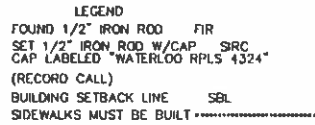
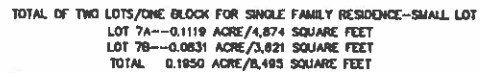
CASE#: C8-2013-0014.0A
LOCATION: 1012 E 15th Street

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.



LOCATION MAP not to scale



OAKWOOD CEMETERY
CITY OF AUSTIN

I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES 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 NOVEMBER 28, 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 26, 2008.

THOMAS P. DIXON R.P.L.S. #4324
WATERLOO SURVEYORS, INC.
P.O. BOX 160176
AUSTIN, TEXAS 78716
PH-512-481-9602
FAX-512-330-1621
thomas@waterloosurveyors.com

DATE _____

OWNER: CALAVAN FAMILY PARTNERSHIP, LTD.
11501 SILVER LAKE COURT
AUSTIN, TEXAS 78732-2229

LEGAL DESCRIPTION:
0.1950 ACRE OF LAND, OUT OF OUTLOT 42, DIVISION "B"
IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, SAME
BEING LOT 7, BLOCK B, CHANDLER AND CARLETON
SUBDIVISION RECORDED IN VOLUME 2, PAGE 618, PLAT
RECORDS, TRAVIS COUNTY, TEXAS.

2 LOTS/ONE BLOCK FOR SINGLE FAMILY DWELLINGS--SMALL LOT
PREPARATION DATE: NOVEMBER 29, 2012

CASE # CB-2012-XXXX.OA

PAGE 2 OF 2



WATERLOO SURVEYORS INC.
PO BOX 160176
AUSTIN, TEXAS 78716-0716
Phone: 512-481-9602
www.waterloosurveyors.com

13411P

PUBLIC HEARING INFORMATION

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and:

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Case Number: C8-2013-0014.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308

Public Hearing: Zoning and Platting Commission, Dec 17, 2013

Casey Monahan

Your Name (please print)

904 E 14th

Your address(es) affected by this application

Casey Monahan

Signature

Date

Daytime Telephone: 04772802

Comments:

I am against the proposed change.

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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Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308

Public Hearing: Zoning and Platting Commission, Dec 17, 2013

CASEY MONTAGNA

Your Name (please print)

905 E 15th, 903 E 15th

Your address(es) affected by this application

CASEY MONTAGNA

Signature

Date

Daytime Telephone:

Comments:

I Am against the proposed change.

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Case Number: C8-2013-0014.0A 4455

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308

Public Hearing: Zoning and Platting Commission, Dec 17, 2013

Pavel E. Clift

Your Name (please print)

1007 E. 15th Street, Austin, 78702

Your address(es) affected by this application

12/7/2013

Date

Signature

Daytime Telephone: 512-773-8779

Comments:

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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Case Number: C8-2013-0014.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308

Public Hearing: Zoning and Platting Commission, Dec 17, 2013

PHILIP STERZING

Your Name (please print)

1009 E. 16TH ST.

Your address(es) affected by this application



Signature

Date

12-6-13

Daytime Telephone: 512-934-7911

Comments: I AM IN FAVOR OF THIS
CHANGE.

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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Case Number: C8-2013-0014.0A

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Jan 14, 2014, Planning Commission

PHILIP L. STERZING

Your Name (please print)

1009 E. 16th ST.

Your address(es) affected by this application

[Signature]

(Signature)

Daytime Telephone: 512-934-7911

Date

12-22-13

Comments:

I HAVE ALWAYS BELIEVED
IN A HIGHER DENSITY CITY -
TO KEEP CLOSE IN NEIGHBORHOODS
AS SINGLE FAMILY IS POOR
CITY PLANNING IN MY OPINION
AND IT CAUSES RENTERS TO
BE HIGHER FOR RENTERS -
I HAVE WORKED AS A CITY PLANNER
FOR 10 YRS. IN THE AUSTIN CITY
PLANNING DEPT.

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

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

very second name person comment.

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Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Jan 14, 2014, Planning Commission

Casey Monahan

Your Name (please print)

904 E. 14th St, 905 E. 15th St, 903 E. 15th

Your address(es) affected by this application

Casey Monahan 1-3-2012

Signature

Date

Daytime Telephone: 512-477-7802

Comments: I oppose this

change.

Casey Monahan
904 East 14th
Austin, TX 78702

If you use this form to comment, it may be returned to:
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Don Perryman
P. O. Box 1088
Austin, TX 78767-8810

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Cindy Casillas, 512-974-3437

Public Hearing: Jan 14, 2014, Planning Commission

Casey Monahan

Your Name (please print)

904 East 14th, 905 E. 15th, 903

Your address(es) affected by this application East 15th

Casey Monahan 1-2-2014

Signature

Date

Daytime Telephone: 512-477-3802

Comments:

I oppose this re-subdivide application

Casey Monahan
904 East 14th
Austin, TX 78702

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Don Perryman
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Austin, TX 78767-8810