

**SUBDIVISION REVIEW SHEET**

C5/1

**CASE NO.:** C8-2013-0114.0A

**P.C. DATE:** February 18, 2014

**SUBDIVISION NAME:** Resubdivision of Lot 14, Block D, Meadows at Double Creek

**AREA:** 3.072 acres

**LOT(S):** 2

**OWNER/APPLICANT:** KAF II Development  
(Ford Smith)

**AGENT:** Cartex Engineering Serv.  
(Gary Jones)

**ADDRESS OF SUBDIVISION:** South 1<sup>st</sup> St. at F.M. 1626

**GRIDS:**F-11, F-12

**COUNTY:** Travis

**WATERSHED:** Onion Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** GR-CO

**MUD:** N/A

**PROPOSED LAND USE:** commercial retail

**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 Resubdivision of Lot 14, Block D, Meadows at Double Creek Subdivision. The applicant proposes to resubdivide one lot into two lots for commercial/retail use. The lots will take access to South 1<sup>st</sup> St. and F.M. 1626. The City of Austin will provide all utilities. The owner will be responsible for all costs associated with any required improvements.

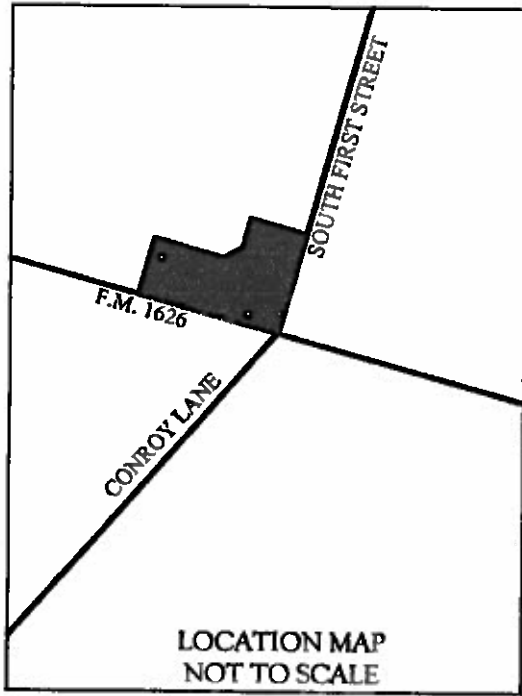
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

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

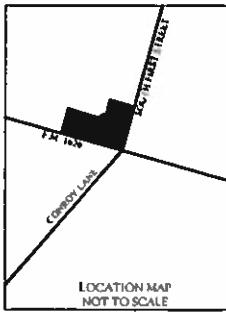
**PHONE:** 512-974-2786

CS/2

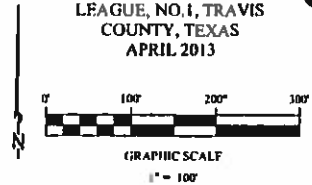


SCANNED

6/5/13

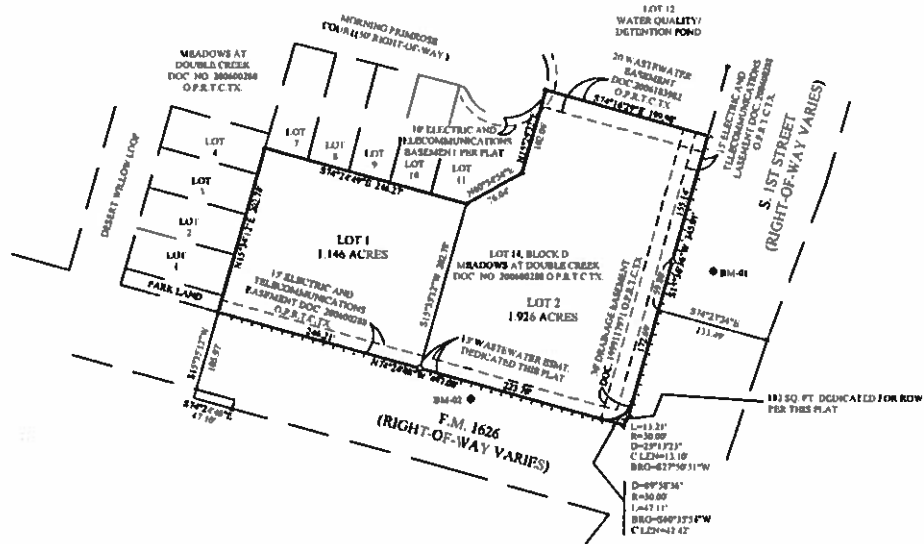


STEVEN F. SLAUGHTER  
LEAGUE, NO. 1, TRAVIS  
COUNTY, TEXAS  
APRIL 2013



**LEGEND:**

- 1/2 INCH IRON ROD WITH CAP FOUND
- 1/2 INCH IRON ROD FOUND
- 1/2" IRON ROD WITH "DELTA SURVEY" CAPSET
- SIDEWALK
- F.P.T.C.T.X. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- D.B.T.C.T.X. DEED RECORDS, TRAVIS COUNTY, TEXAS
- HEARING BASIS: STATE PLANE COORDINATE SYSTEM (TEXAS SOUTH)  
(CONTR. 720904AD01)
- BENCHMARK LIST: 4N A V D 88 DATUM)
- BM-81: SQUARE CUT IN CONCRETE CURB ON MIDDLE OF SOUTH FIRST STREET 227' NORTH OF THE SOUTH END OF THE MEDIAN AT F.M. 1626. ELEV = 441.92
- BM-82: COTTON SPINDLE IN POWER POLE ON NORTH SIDE OF F.M. 1626, 230' WEST OF SOUTH FIRST STREET CENTERLINE. ELEV = 442.39'



## 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: C8-2013-0114.0A

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Feb 18, 2014, Zoning and Platting Commission

Chad + Janine Kudelka  
Your Name (please print)

I am in favor  
 I object

105 Morning Primrose Court

Your address(es) affected by this application

Janine Kudelka 2-10-14  
Signature Date

Daytime Telephone: 512-779-8578

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  
Don Perryman  
P. O. Box 1088  
Austin, TX 78767-8810

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