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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0213.0A

P.C. DATE: June 10, 2014

SUBDIVISION NAME: Resubdivision of Lot A, L.E. Foster Addition

AREA: 0.24 acres

LOT(S): 2

OWNER/APPLICANT: Newcastle Homes
(Alex G. Zwarun)

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 1610 Salina Street

GRIDS: MK23

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-3-NP

NEIGHBORHOOD PLAN: Central East Austin

PROPOSED LAND USE: Single Family

SIDEWALKS: Sidewalks will be provided along E. 17th Street and on Salina Street.

DEPARTMENT COMMENTS: The request is for approval of the final plat, resubdivision namely, Resubdivision of Lot A, L.E. Foster Addition. The proposed plat is composed of 2 lots on 0.24 acres. One of the lots is to be an Urban Lot which is allowed under the Central East Austin NPA ordinance.

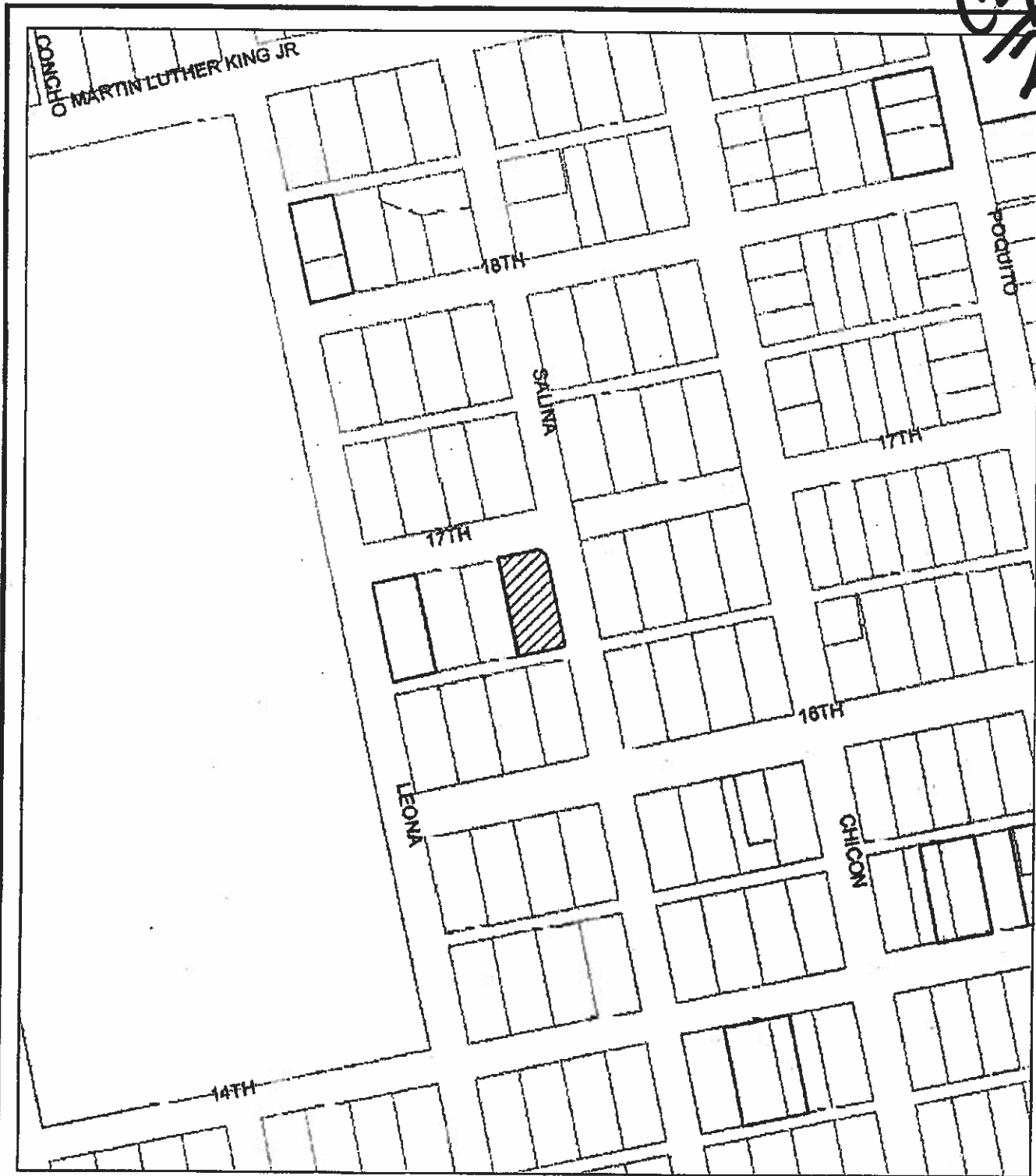
STAFF RECOMMENDATION: The staff recommends approval of the resubdivision plat. This plat meets all applicable State and City of Austin Land Development Code requirements.



PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
E-mail: Sylvia.limon@austintexas.gov

PHONE: 512-974-2767

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2



-  Subject Tract
-  Base Map

CASE#: C8-2013-0213.0A
LOCATION: 1610 Salina St



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 A L.E. FOSTER ADDITION

Handwritten initials: CH/B

U2 - 100' x 100' found at the Southwest intersection of ...

U3 - 100' x 100' found with the Southwest corner of Lot A ...

U4 - 100' x 100' found at the Southwest intersection of ...

**B.R. JONES SUBDIVISION
VOLUME 1 PAGE 3**

ALLEY 1201

BLOCK B

LEONA STREET
(53' 1/3' R.O.W.)

E 17th ST (50' R.O.W.)

BLOCK C

A-1

A-2

BLOCK D

ALLEY 1201

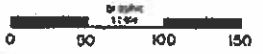
SALINA STREET (53' 1/3' R.O.W.)

**B.R. JONES SUBDIVISION
VOLUME 1 PAGE 3**

E 16th ST (50' R.O.W.)

LOT SUMMARY	
Total Number of Lots	2
Lot A-1	6,908 Square Feet
Lot A-2	3,501 Square Feet
Total Area	10,409 Square Feet 0.240 Acre

SCALE: 1" = 50'



CURVE DATA

- 1. Δ: 82°54'00"
- 2. R: 10'00"
- 3. L: 14.99'
- 4. C: 21'21"
- 5. A: 23'55"
- 6. C: 554'57"25"E

U5 - 100' x 100' found at the Southwest intersection of ...

U6 - 100' x 100' found with the Southwest corner of ...

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

That Austin Newcastle Homes, Ltd., acting by and through its Vice-President, Alex G. Zwartun, owner of all of Lot A, L.E. Foster Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 76 Page 32 of the Plat Records of Travis County, Texas, as conveyed to it by General Warranty Deed recorded in Document Number 2013187972 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 312.014, of the Local Government Code, do hereby resubdivide said Lot A in accordance with the attached map or plat shown hereon pursuant to Chapter 312 of the Texas Local Government Code, to be known as

RESUBDIVISION OF LOT A L.E. FOSTER ADDITION

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

WITNESS MY HAND this the ____ day of _____, A.D. 2014.

Alex G. Zwartun Vice-President of
Austin Newcastle Homes, Ltd.
5108 Avenue G
Austin, Texas 78751

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, the undersigned authority, on this the ____ day of _____, A.D. 2014, did personally appear Alex G. Zwartun, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he 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 _____, 2014.

ACCEPTED AND AUTHORIZED for record by the Design, Planning and Development Review Department, City of Austin, County of Travis, this the ____ day of _____, 2014, A.D.

Org. 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 _____, 2014, A.D.

Dave Anderson Chairman 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 _____, 2014, A.D., at ____ o'clock ____ M. and duly recorded on the ____ day of _____, A.D., at ____ o'clock ____ M. in the Official Public 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 _____, 2014, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BT, _____
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 IMPROVEMENTS. 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.austintexas.gov/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: C8-2013-0213.0A
Contact: Sylvia Limon, 512-974-2767 or Elsa Garza, 512-974-2308
Public Hearing: Planning Commission, June 10, 2014

Your Name (please print)

TRINITY WHITE

I am in favor
 I object

Your address(es) affected by this application

2304 ELLIOTT ST.

[Handwritten Signature]

Signature

5/28/14

Date

Daytime Telephone:

Comments: I'm concerned that subdividing the lot will create two very small lots that are not similar in size to the surrounding lots. If the lots will become eligible for the small lot amnesty then I am all a mouthy against the subdivision

[Handwritten Signature]

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

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 Contact: Sylvia Limon, 512-974-2767 or Elsa Garza, 512-974-2308
 Public Hearing: Planning Commission, June 10, 2014

Tewell Jackson
 Your Name (please print) I am in favor I object

1704 East 18th St. Austin, TX 78708
 Your address(es) affected by this application

Quell Jackson *5-29-14*
 Signature Date

Daytime Telephone: *512/414-2582 or 512/4762063*

Comments: _____

Subject

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