

SUBDIVISION REVIEW SHEET

C17/1

CASE NO.: C8-2013-0238.0A

Z.A.P. DATE: August 12, 2014

SUBDIVISION NAME: Theresa Avenue Estates

AREA: .51

LOT(S): 2

OWNER/APPLICANT: Igar Bastidas
(Russel & Kenya Tubbs)

AGENT: Shaw Hamilton

ADDRESS OF SUBDIVISION: 613 THERESA AVE

GRIDS: MH23

COUNTY: Travis

WATERSHED: Johnson Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

NEIGHBORHOOD PLAN: Old West Austin

PROPOSED LAND USE: Single-family residential

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on both sides on Theresa Ave.

DEPARTMENT COMMENTS: The request is for approval of the Theresa Avenue Estates. The proposed plat is composed of 2 lots on .51 acres. The applicant proposes to resubdivide an existing lot, and a part of another lot into two lots for residential use. The site is currently developed and both structures will be removed. Both lots front and will take access to Theresa Avenue. Utilities are available from the City of Austin. The developer will be responsible for all costs associated with any required costs for improvements or utility extensions.

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

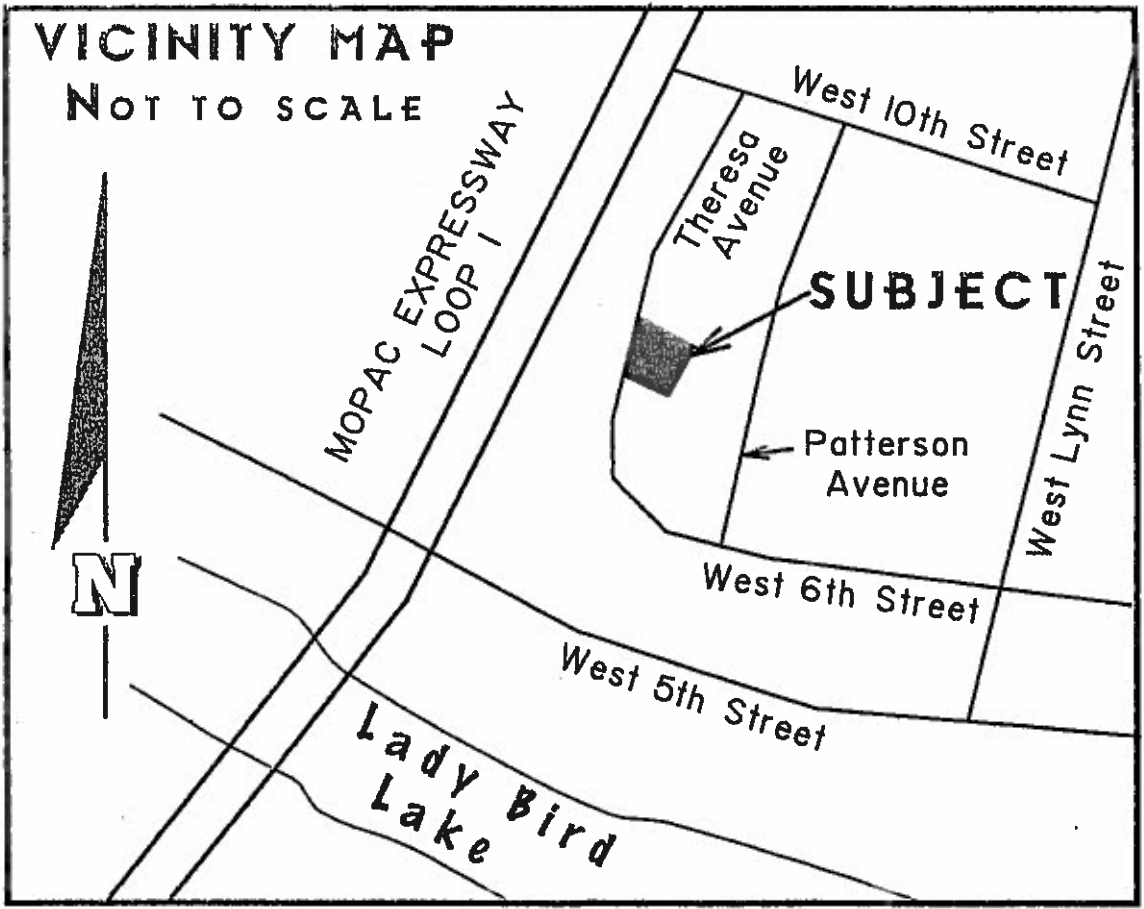
PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman

PHONE: 512-974-2786

E-MAIL: don.perryman@austintexas.gov

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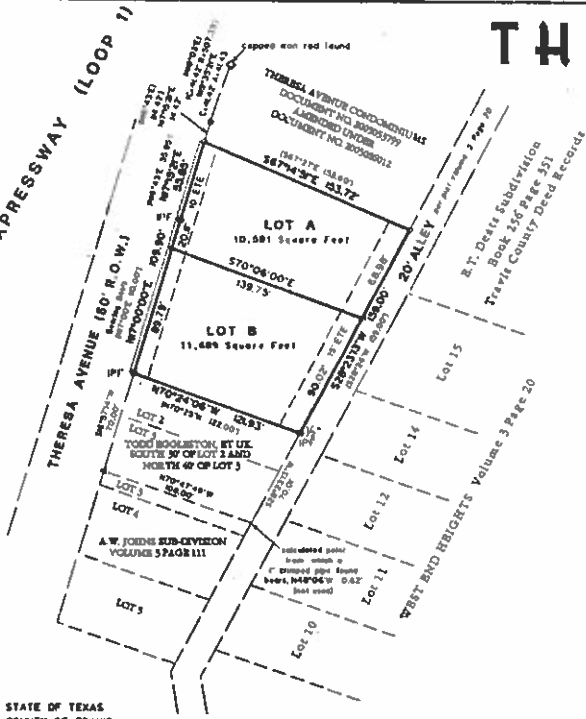


SCANNED

17/3

THERESA AVENUE ESTATES

MOPAC EXPRESSWAY (LOOP 1)



SCALE: 1" = 50'



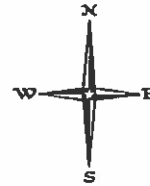
Legend

- Iron Rod Found
- IPY ● Iron Pipe Found (unless noted)
- Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- Chiseled X Found

(Record Bearing and Distance)

proposed Concrete Sidewalk

ETE = Electric and Telecommunications Easement



LOT SUMMARY

Total Number of Lots = 2
Lot A = 10,581 Square Feet
Lot B = 11,689 Square Feet
Total Area = 22,270 Square Feet
0.38 Acres

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

That me, Kenya Tubbs and Igor Bastidas, owners of all of these certain few tracts of land out of the George W. Spear League in Travis County, Texas, as conveyed to us by Special Warranty Deeds recorded in Document No. 2002210898 and Document No. 2002210899, respectively, of the Official Public Records of Travis County, Texas, said tracts being partly comprised of all of Lot 1 and a portion of Lot 2, of the A.W. Johns Sub-Division, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 3 Page 111 of the Plat Records of Travis County, Texas, together with all of Lot 5, Theresa Wynn Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Book 623 Pages 476-475 of the Deed Records of Travis County, Texas,

said subdivisions having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.01K of the Local Government Code,

do hereby subdivide said tracts of land in accordance with the attached map or plat to be known as

THERESA AVENUE ESTATES

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

WITNESS MY HAND this _____ day of _____, A.D. 20____

Kenya Tubbs
10206 Laredo Drive
Austin, Texas 78748

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this _____ day of _____, A.D. 20____, did personally appear Kenya Tubbs, 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 _____

WITNESS MY HAND this _____ day of _____, A.D. 20____

Igor Bastidas
162 Jim Miller Drive
Kyle, Texas 78840

THE STATE OF TEXAS
THE COUNTY OF _____

I, the undersigned authority, on this _____ day of _____, A.D. 20____, did personally appear Igor Bastidas, 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 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.

Chairperson

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 _____ A.M. and duly recorded on the _____ day of _____, 20____, A.D., at _____ o'clock _____ A.M., Plat 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 _____, 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.

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: C8-2013-0238.0A

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Planning Commission, Aug 12, 2014

LEBO (PATTER/ VARIOUS PROPS.)

Your Name (please print)

1800 W. 6TH

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512-476-8580

Date

7/29/14

Comments:

GLAD TO HEAR OF THE
SENSITIVE APPROACH
BUDGET DEVELOPER IS TAKING

(1800, 1802, 1804 W 6TH
& 604 PATTERSON

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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Cindy Casillas, 512-974-3437

Public Hearing: Planning Commission, Aug 12, 2014

Don Perryman
JAMES P. PERRYMAN
 Your Name (please print)

☒ I am in favor
☐ I object

1802 & 1804 W. CH

Your address(es) affected by this application

[Signature]
 Signature

7/29/14
 Date

Daytime Telephone: _____

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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