

SUBDIVISION REVIEW SHEET

C7
1

CASE NO.: C8-2014-0074.0A

P.C. DATE: September 9, 2014

SUBDIVISION NAME: Juliet Estates; Resubdivision of the remaining west portion of Lot 9, Block A, Barton Heights Subdivision

AREA: 0.3452 acres

LOTS: 2

APPLICANT: Moazami Investments
(Amir Moazami)

AGENT: Land Answers, Inc.
(Jim Wittliff)

ADDRESS OF SUBDIVISION: 1606 Juliet St.

GRIDS: H21

COUNTY: Travis

WATERSHED: Lady Bird Lake

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

LAND USE: Single Family

NEIGHBORHOOD PLAN: Zilker (Suspended)

SIDEWALKS: Sidewalks will be provided on the subdivision side of the boundary street.

DEPARTMENT COMMENTS: The request is for the approval of the Juliet Estates Resubdivision composed of 2 lots on 0.3452 acres. The applicant proposes to resubdivide the remaining west portion of Lot 9, Block A, Barton Heights Subdivision for single family use. The proposed lots follow zoning requirements for use, lot width and lot size.

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

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 974-3404

E-mail: cesar.zavala@austintexas.gov



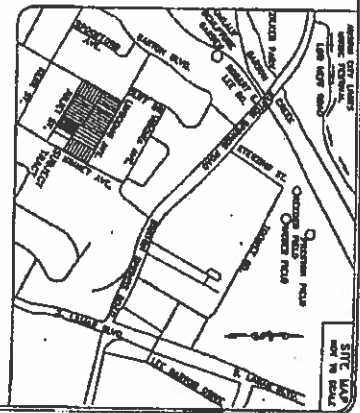
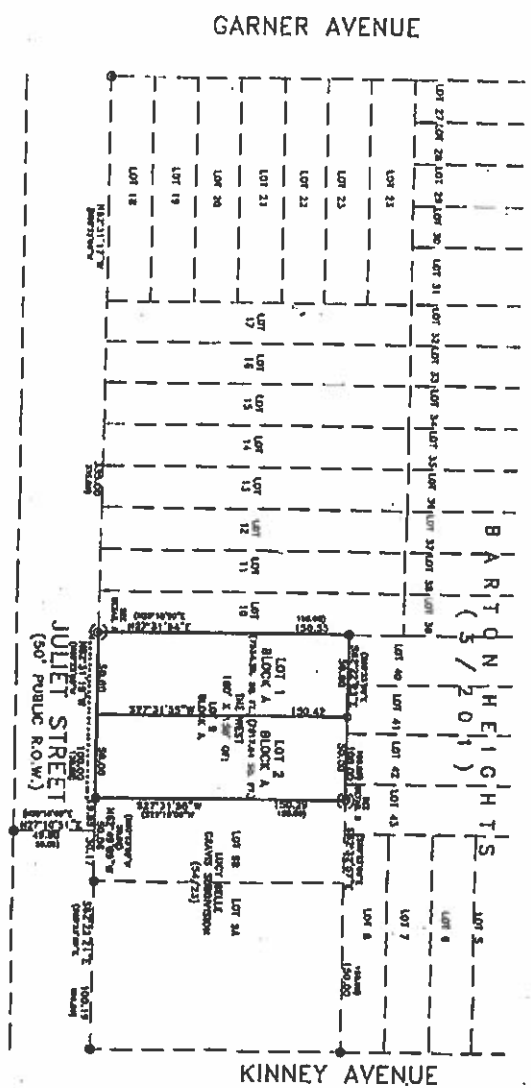
CASE#: C8-2014-0074.0A
 ADDRESS: JULIET ESTATES
 PROJECT: 1606 JULIET ST.
 GRID: H21
 CASE MANAGER: CESAR ZAVALA



This map has been produced by site plan review for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

12/3

JULIET ESTATES
 THE RESUBDIVISION PLAT OF: THE WEST 100' X 150' OF:
 LOT 9 BLOCK A BARTON HEIGHTS SUBDIVISION
 GRAPHIC SCALE



LOT TABLE

LOT #	TOTAL PLAT BLOCK AREA	CONTAINING
LOT 1	0.1725 ACRES	0.1725 ACRES
LOT 2	0.1725 ACRES	0.1725 ACRES

THIS SUBDIVISION PLAT WAS APPROVED AND RECORDED BEFORE THE CONSTRUCTION AND ACCEPTANCE OF STREETS AND OTHER SUBDIVISION IMPROVEMENTS PURSUANT TO THE PROVISIONS OF THE SUBDIVISION CONSTRUCTION AGREEMENT BETWEEN THE SUBDIVIDER AND THE CITY OF AUSTIN, DATED 07/27/2014. THE SUBDIVISION CONSTRUCTION AGREEMENT IS FILED WITH THE OFFICE OF THE CLERK OF COURTS AND FACILITIES NEEDED TO SERVE THE LOTS WITHIN THE ADDITION. THIS RESPONSIBILITY MAY BE ASSIGNED TO THE SUBDIVISION. THE TERMS OF THAT AGREEMENT FOR THE CONSTRUCTION OF THE LOTS ARE SET FORTH IN THE SUBDIVISION. SEE THE SEPARATE INSTRUMENT RECORDED IN RECORDS OF TRAVIS COUNTY, TEXAS.

DETAIL A	DETAIL B
NOT TO SCALE LOT 10 "X" SET IN- ROCK WALL 3/4" IRON PIPE FND. 1110.07' W 0.0170' W BLOCK A (7501.84 SQ. FT.)	NOT TO SCALE LOT 43 562'22".23"E 0.44' LOT 43 LOT 9B LUCY BELLE GRAVIS SUBDIVISION (54/23)

JULIET ESTATES
 THE RESUBDIVISION PLAT OF:
 THE WEST 100' X 150' OF:
 LOT 9 BLOCK A BARTON HEIGHTS SUBDIVISION

REV: JULY 29TH, 2014 DWG. NO: 14_119
 DATE: MAR. 10TH, 2014 JOB NO: 14_119
 CASE NO.: CO-2014-00740A SCALE: 1" = 50'
 SUBMITTAL DATE: APRIL 25, 2014