

SUBDIVISION REVIEW SHEET

C24
/

CASE NO.: C8-2014-0095.0A

P.C. DATE: 10-14-14

SUBDIVISION NAME: Highland Park Lot 18 Blk C; Resubdivision

AREA: 0.327

LOT(S): 2

OWNER/APPLICANT: Celeste Hill

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 4502 PLACID PL

GRIDS: MH27

COUNTY:

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-2

NEIGHBORHOOD PLAN: Rosedale

PROPOSED LAND USE: Single-family

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on Placid Place.

DEPARTMENT COMMENTS: The request is for approval of the Highland Park Lot 18 Blk C; Resubdivision. The proposed plat is composed of 2 lots on 0.327 acres. The applicant proposes to resubdivide 1 lot into 2 lots for residential use. Both lots will take access to Placid Place. City utilities are available. The developer will be responsible for all costs associated with any required improvements.

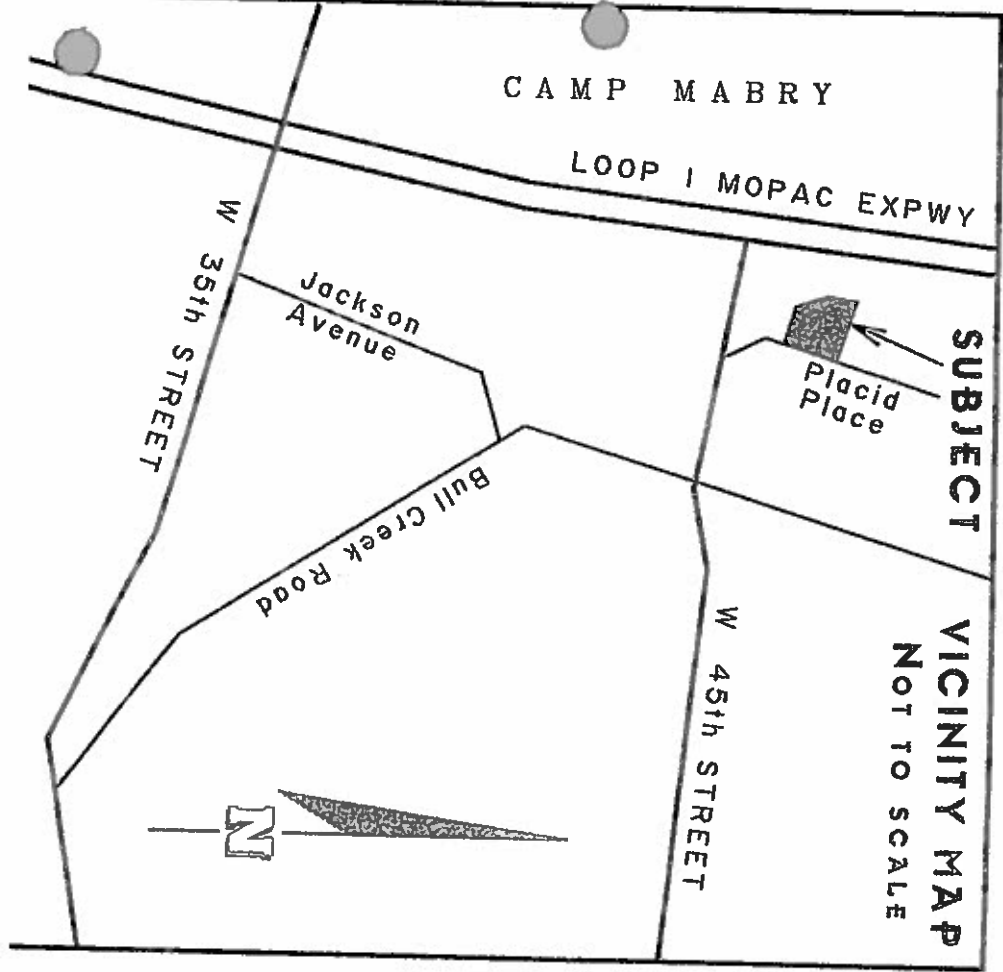
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

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

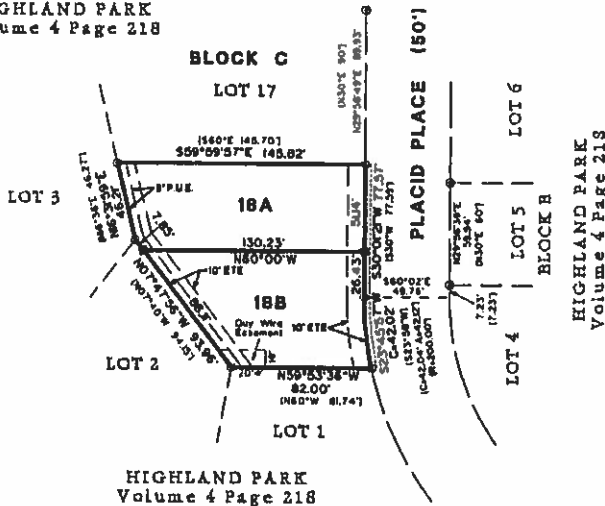
PHONE: 512-974-2786

copy 1/2



SCANNED

HIGHLAND PARK
Volume 4 Page 218



RESUBDIVISION OF LOT 18 BLOCK C HIGHLAND PARK

Plat Preparation Date: April 21, 2014
Plat Submittal Date: July 1, 2014

SCALE: 1" = 50'



Legend

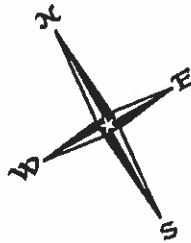
- N-Iron Rod Found
- IPF N-Iron Pipe Found (unless noted)
- N-Iron Rod Set with plastic cap imprinted with "Hall Carson, Inc."
- 4 800 Noll Found (Record Dimension)

----- proposed Concrete Sidewalk
ETE = Electric and Telecommunications Easement

LOT SUMMARY

Total Number of Lots = 2
Lot 18A = 7,133 Square Feet
Lot 18B = 7,134 Square Feet
Total Area = 14,267 Square Feet = 0.327 Acre

Handwritten initials: CPH/3



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

That, CPH Properties, LLC, acting by and through its Managing Members, Celeste Hill and Patrick Hill, owner of all of Lot 18, Block C, Highland Park, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 4 Page 218 of the Plat Records of Travis County, Texas, as conveyed to it by Special Warranty Deed recorded in Document No. 2014061288 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 212.015, of the Local Government Code, do hereby resubdivide said Lot 18 in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

RESUBDIVISION OF LOT 18 BLOCK C HIGHLAND PARK

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

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

Celeste Hill Managing Member
CPH Properties, LLC
4502 Placid Place
Austin, Texas 78731

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

Patrick Hill Managing Member
CPH Properties, LLC
4502 Placid Place
Austin, Texas 78731

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the ____ day of _____, 2014.

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 this 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

BY: _____
Deputy

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the ____ day of _____, 2014, A.D.

Chairperson Secretary

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

Greg Quernsey, Director, Planning and Development Review Department

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.

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D. 2014, did personally appear Celeste Hill, 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 _____

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D. 2014, did personally appear Patrick Hill, 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 _____

92807CA 8901

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;
- 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: <http://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: C8-2014-0095.0A
 Contact: Don Perryman, 512-974-2786
 Natalia Rodriguez, 512-974-3099
 Public Hearing: Oct 14, 2014, Planning Commission

NONA DAVIS GOLD
 Your Name (please print)

I am in favor
 I object

4507 BULL CREEK
 Your address(es) affected by this application

X Nona Davis Gold 9-28-14
 Signature Date

Daytime Telephone: 512-343-1930

Comments: I WOULD LIKE TO BE ON RECORD AS IN FAVOR!

If you use this form to comment, it may be returned to:

City of Austin – Planning & Development Review Department / 4th Fl
 Don Perryman
 P. O. Box 1088
 Austin, TX 78767-8810

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 Natalia Rodriguez, 512-974-3099
 Public Hearing: Oct 14, 2014, Planning Commission

Vicki J. Parker
 Your Name (please print)

I am in favor
 I object

4506 Placid Place
 Your address(es) affected by this application

Vicinity Parker
 Signature
 9-29-14
 Date

Daytime Telephone: 512-750-0791

Comments: The project mentioned above has not proceeded with proper supervision from the beginning. I don't expect it to in the future. However, this neighborhood has been for single family residence and I emphasize family, not permance. I don't feel the lot provides enough space for two families.

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Contact: Don Perryman, 512-974-2786

Natalia Rodriguez, 512-974-3099

Public Hearing: Oct 14, 2014, Planning Commission

CANDLYN M COOK

Your Name (please print)

I am in favor
 I object

4504 Pleiad Place Austin 78731

Your address(es) affected by this application

Gisby M Cook

Signature

28 Sept 2014

Date

Daytime Telephone: 512 454 2829

Comments: Bad idea to split one lot in a

totally one house per lot neighborhood

Last week 2 workers w/ heart of TX demolition in front

dug into my property and broke my sewer line at the

connection. The city was great and it was fixed quickly.

But... none of the 3 people involved owners, builder, or

demon guy knew anything about it OR made any effort

to do something about it. I am not sure they can get

one house built without problems - permits, etc, MUCH

LESS TWO !!

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

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810