

SUBDIVISION REVIEW SHEET

018/1

CASE NO.: C8-2014-0141.0A

P.C. DATE: December 9, 2014

SUBDIVISION NAME: Mayfair Terrace Resub of Lot 27

AREA: .275 Acres

LOT(S): 2

OWNER/APPLICANT: Empirico Development
(Stewart Kevin Smith)

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 1031 Ellingson Lane

GRIDS: MK25

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-3-CO-NP

MUD: N/A

NEIGHBORHOOD PLAN: Hancock

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided on Clarkson Ave.

DEPARTMENT COMMENTS: The request is for approval of the Mayfair Terrace Resubdivision of Lot 27. The proposed plat is composed of 2 lots on .275 acres. The applicant proposes to resubdivide 1 lot into 2 for residential use. There is an existing residential development on the proposed Lot 27-A which is to remain. All City utilities are available. The applicant will be responsible for all costs associated with any required improvements.

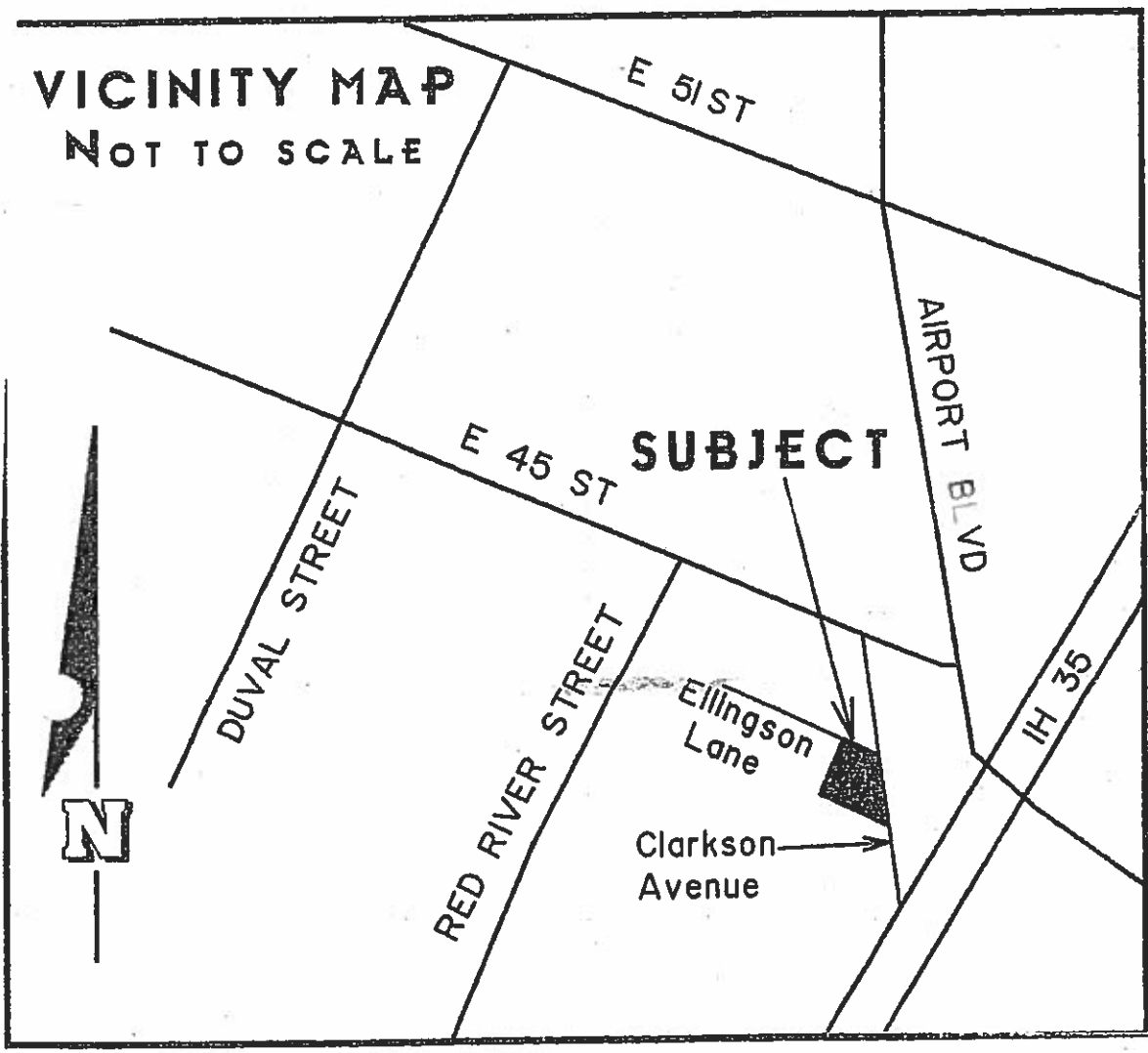
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman
E-MAIL: don.perryman@austintexas.gov

PHONE: 512-974-2786

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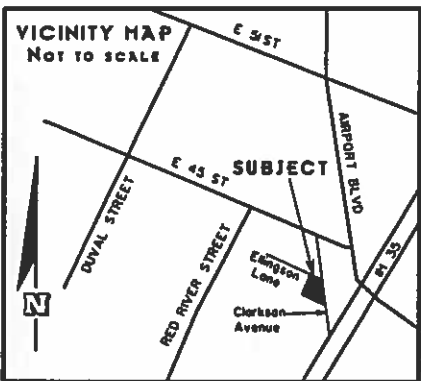
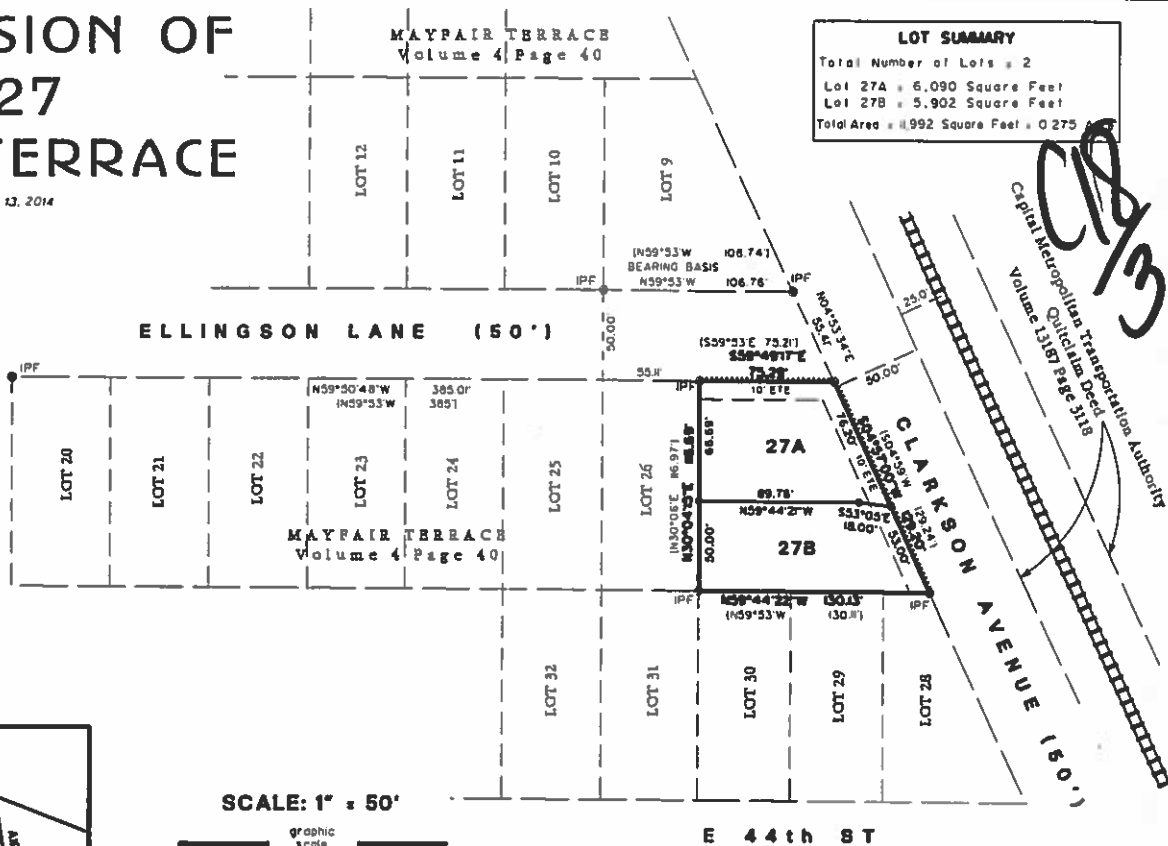
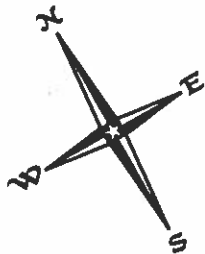


RESUBDIVISION OF LOT 27 MAYFAIR TERRACE

Preparation Date May 13, 2014

MAYFAIR TERRACE
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LOT SUMMARY	
Total Number of Lots	= 2
Lot 27A	= 6,090 Square Feet
Lot 27B	= 5,902 Square Feet
Total Area	= 11,992 Square Feet = 0.275



SCALE: 1" = 50'



Legend

- Iron Rod Found
- Iron Pipe Found
- Iron Rod Set with plastic cap imprinted with "Melt Carson, Inc." (Record Bearing and Distance)
- proposed Concrete Sidewalk
- EYE = Electric and Telecommunications Easement

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

That, Empirca Development, Inc., acting by and through its President, Kevin Smith, owner of all of Lot 27, Mayfair Terrace, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 8 Page 149 of the Plat Records of Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document Number 2014098915 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 212.014, of the Local Government Code, do hereby resubdivide said Lot 27 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 27 MAYFAIR TERRACE

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

WITNESS OUR HANDS this the ____ day of _____, A.D. 20__.

Kevin Smith President
Empirca Development, Inc.
3501-A Balcones No. 178
Austin, Texas 78731

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D. 20__, did personally appear Kevin Smith, 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 _____

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this 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.

Dave Anderson Chairperson 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 _____, 20__ A.D., at ____ o'clock ____ M. and duly recorded on the ____ day of _____, 20__ A.D., at ____ o'clock ____ M. Plat Records of said County and State in Document No. _____ Official Public Records of Travis County, Texas.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the ____ day of _____, 20__ A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy



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: <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: C8-2014-0141.0A
 Contact: Don Perryman, 512-974-2786
 Natalia Rodriguez, 512-974-3099
 Public Hearing: Dec 9, 2014, Planning Commission

GEORGE E. BRADSHAW
 Your Name (please print) I am in favor
 Not object

1032 E 43RD STREET AUSTIN, TX 78751-4417
 Your address(es) affected by this application

George E. Bradshaw
 Signature
 11-23-14
 Date

Daytime Telephone: 512-453-8711

Comments: _____

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