

**SUBDIVISION REVIEW SHEET**

U3/1

**CASE NO.:** C8-2014-0013.0A

**P.C. DATE:** January 13, 2014

**SUBDIVISION NAME:** Kuykendall Heights, Resubdivision of Lot 7A, Block C, Cannizzo Subdivision Section 2

**AREA:** 0.685 acres

**LOTS:** 2

**APPLICANT:** Maggie Group, LLC  
(Lynn Currie)

**AGENT:** McClendon & Associates  
(Carl McClendon)

**ADDRESS OF SUBDIVISION:** 1912 Paramount Ave

**GRIDS:** G21

**COUNTY:** Travis

**WATERSHED:** Lady Bird Lake

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-3

**LAND USE:** Residential

**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 Kuykendall Heights, Resubdivision of Lot 7A, Block C, Cannizzo Subdivision Section 2 composed of 2 lots on 0.685 acres. The applicant proposes to resubdivide an existing lot into a two lot subdivision for residential use. The proposed lots follow zoning requirements for use, lot width and lot size.

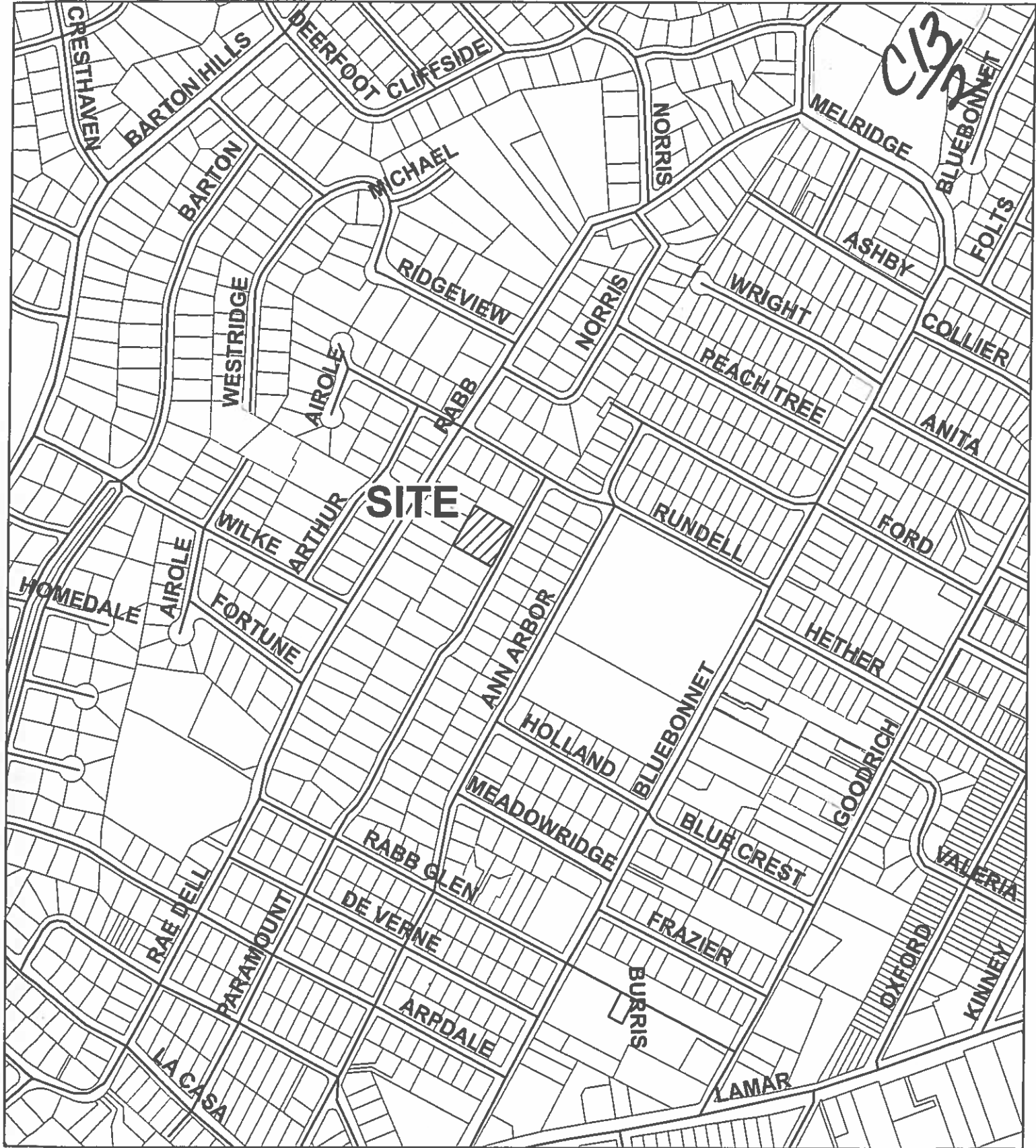
**STAFF RECOMMENDATION:** The staff recommends approval of the resubdivision, the resubdivision meets all applicable State and City of Austin Land Development Code requirements.

**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Cesar Zavala

**PHONE:** 512-974-3404

**E-mail:** cesar.zavala@austintexas.gov



CASE#: C8-2014-0013  
 ADDRESS: 1912 PARAMOUNT AVE  
 PROJECT: KUYKENDALL HEIGHTS, RESUBDIVISIC  
 GRID: G21  
 CASE MANAGER: CESAR ZAVALA

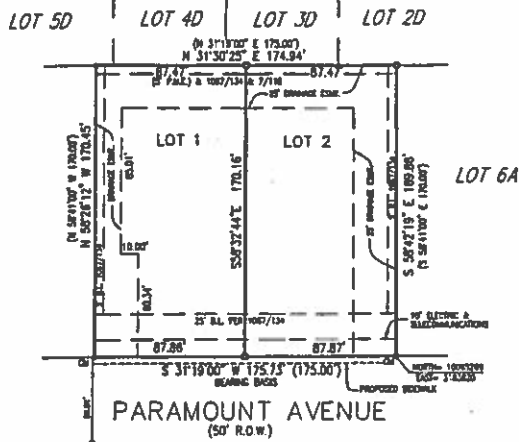


This map has been produced by site plan review for the sole purpose of geographic reference.  
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

GRAPHIC SCALE 1" = 50'

CANNIZZO SUBDIVISION, SECTION 3, BOOK 19, PAGE 64

LOT 18, RESUBDIVISION OF PORTIONS OF BLOCKS B & C, CANNIZZO SUBDIVISION, SECTION 2, BOOK 8, PAGE 58



LEGEND table with symbols for utility lines, easements, and proposed features.



AREA TABULATION

LOT 1 0.343 AC. 14,929.12 SQ. FT
LOT 2 0.342 AC. 14,908.24 SQ. FT

ORIGINAL LOT 7A 0.685 AC.

GENERAL NOTES:

- 1. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION...
2. NO CURB OR ELECTRIC FACILITIES WITHIN OR ON PLAT VACATION...
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION...
4. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS...
5. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS...
6. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER...
7. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY...
8. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN...
9. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND UNDERGROUND ELECTRIC FACILITIES WITHIN OR ALONG THE PERIMETER OF THIS SUBDIVISION/LOT...
10. AUSTIN ENERGY HAS THE RIGHT TO CUT AND TRIM TREES AND SHRUBBERY AND REMOVE OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR OF OBSTRUCTIONS...
11. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT MAY PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES WITHIN OR ALONG THE PERIMETER OF THIS SUBDIVISION/LOT...
12. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION, IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT...
13. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION...
14. THE LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS...
15. NO PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100-YEAR FLOODPLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD ADMINISTRATION FIRM PANEL 48453C03854 DATED SEPTEMBER 26, 2008...
16. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION...
17. LOTS 1-3 OF KUYKENDALL SUBDIVISION SHALL HAVE SEPARATE SEWER TAPS, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND WASTEWATER SERVICE LINES SHALL BE PROVIDED OR LOCATED IN A MANNER THAT WILL NOT CROSS ANY LOT LINES...
18. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT...
19. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT...
20. PRIOR TO ANY DEVELOPMENT ON ANY LOTS, A DRAINAGE PLAN MUST BE SUBMITTED TO THE CITY OF AUSTIN FOR APPROVAL...
21. A FEE-IN-LIEU OF PARKLAND DEDICATION HAS BEEN PAID FOR 4 DWELLING UNITS DUE TO SF-3 ZONING.

STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

That I, Lynn Currie, Maggie Group, LLC, owner of Lot 7A Block C, Resubdivision of Lots 6 & 7 Block C, Cannizzo Subdivision, Section 2, A Subdivision of record in Volume 10, Page 6, of the Plat Records of Travis County, Texas, having been conveyed to Maggie Group, LLC by deed of record in Document No. 2013138150 of the Official Public Records of Travis County, Texas said property having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.014 of the Texas Local Government Code, do hereby resubdivide said lots in accordance with the Plat shown hereon, to be known as KUYKENDALL HEIGHTS,

A RESUBDIVISION OF LOT 7A, BLOCK C, OF CANNIZZO SUBDIVISION, SEC. 2

and do hereby dedicate to the public use of the streets and easements as shown thereon. Subject to any easements and restrictions heretofore granted and not released, Pursuant to Chapter 212 of the Texas Local Government Code and title 25 of the Austin City Code.

Witness my hand this 11th day of December, 2014

LYNN CURRIE
MAGGIE GROUP, LLC
1107 S. 8TH STREET
AUSTIN, TEXAS 78747

NOTARY'S CERTIFICATE

Before me, the undersigned authority, on this day personally appeared Robert G. May, known to be the person or agent whose name is subscribed to the foregoing instrument and acknowledge to me that he executed the same for the purposes and consideration therein expressed and in the capacity stated.

Notary: Ray Summerville

My Commission Expires: April 28, 2018



SURVEYOR'S CERTIFICATE

I, VICTOR M. GARZA am Registered in the State of Texas to practice the profession of land surveying, and do hereby certify that this plat complies with the rules and regulations of Travis County, Texas, and Chapter 25 of the Land Development Code of the City of Austin, as amended, and that said plat was prepared from a physical survey of the property under my direct supervision.

VICTOR M. GARZA
Registered Professional Land Surveyor No. 4740
1404 West North Loop Blvd.
Austin, Texas 78756
Phone (512) 458-8989
Fax (512) 458-9845



STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS:

I, DANA DEBEALVOIR, 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 11th DAY OF DECEMBER, A.D. AT 10:00 O'CLOCK A.M., PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 2014-0013-0A OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK THIS 11th DAY OF DECEMBER, 2014. DANA DEBEALVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

By: [Signature] DEPUTY

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE 11th DAY OF DECEMBER, 2014.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND REVIEW, DEPARTMENT OF CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE 11th DAY OF DECEMBER, 2014, 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 11th DAY OF DECEMBER, 2014.

DAVE ANDERSON, CHAIRPERSON

JEAN STEVENS, SECRETARY

ENGINEER'S CERTIFICATE

I, James C. Alvin, P.E. am authorized under the laws of the State of Texas to practice the profession of engineering, and hereby certify that this plat is feasible from an engineering standpoint and complies with the engineering related portions of the Subdivision Ordinance 263A and is true and correct to the best of my knowledge. The tract is not within the 100-year flood plain limits per FEMA Flood Insurance Rate Map 48452C0445L, dated September 26, 2008.

James C. Alvin, P.E.
10701 Scoto Court
Austin, Texas 78747
Texas PE Firm No. F-11284
Date: 12/17/2014

CASE # CB-2014-0013.0A

REVISED: 12/14/14 BC SUBMITAL SHEET DATE: 01/21/2014

KUYKENDALL HEIGHTS, A RESUBDIVISION OF LOT 7A, BLOCK C, CANNIZZO SUBDIVISION, SECTION 2 CITY OF AUSTIN, TRAVIS COUNTY, TEXAS

B & S SURVEYING, LLC logo and contact information. Includes date 01/21/15, job #1204313A\_PLAT, scale 1" = 50', and sheet 1 of 1.

**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: C8-2014-0013.0A  
 Contact: Cesar Zavala, 512-974-3404 or  
 Cindy Casillas 512-974-3437  
 Public Hearing: January 13, 2015, Planning Commission

Ray Smith  
 Your Name (please print)

I am in favor  
 I object

2304 Rundell Pl.  
 Your address(es) affected by this application

*Ray Smith*  
 Signature  
 12-23-14  
 Date

Daytime Telephone: 512-584-8588

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

If you use this form to comment, it may be returned to:  
 City of Austin – Planning & Development Review Department / 4<sup>th</sup> Fl  
 Cesar Zavala  
 P. O. Box 1088  
 Austin, TX 78767-8810

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 Cindy Casillas 512-974-3437  
 Public Hearing: January 13, 2015, Planning Commission

WILLIAM KOCH

Your Name (please print)

 I am in favor  
 I object

2105 PABBS ROAD

Your address(es) affected by this application

William R. Koch

Signature

12-20-14

Date

Daytime Telephone: (682) 300-6565

Comments: The lot is large enough to be divided into two lots. Most properties in this area already have duplexes on them. I don't see any problems, nor does my wife, Juvenia.

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

City of Austin - Planning & Development Review Department / 4<sup>th</sup> Fl  
 Cesar Zavala  
 P. O. Box 1088  
 Austin, TX 78767-8810