

SUBDIVISION REVIEW SHEET

C12/1

CASE NO.: C8-2014-0165.0A

P.C. DATE: March 24, 2015

SUBDIVISION NAME: Resubdivision of Lot 1 Block A, Violet Crown Heights Section One

AREA: 0.300 acres

LOTS: 2

APPLICANT: MX3i
(Sal Martinez)

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 900 Ruth Ave.

GRIDS: K28

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

LAND USE: Residential

NEIGHBORHOOD PLAN: Brentwood / Highland Combined N.P.A.

COUNCIL DISTRICT: District 7

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

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 1, Block A, Violet Crown Heights Section One composed of 2 lots on 0.300 acres. The applicant proposes to resubdivide an existing lot into a two lot subdivision for residential use. The proposed lots follow lot width and lot size requirements.

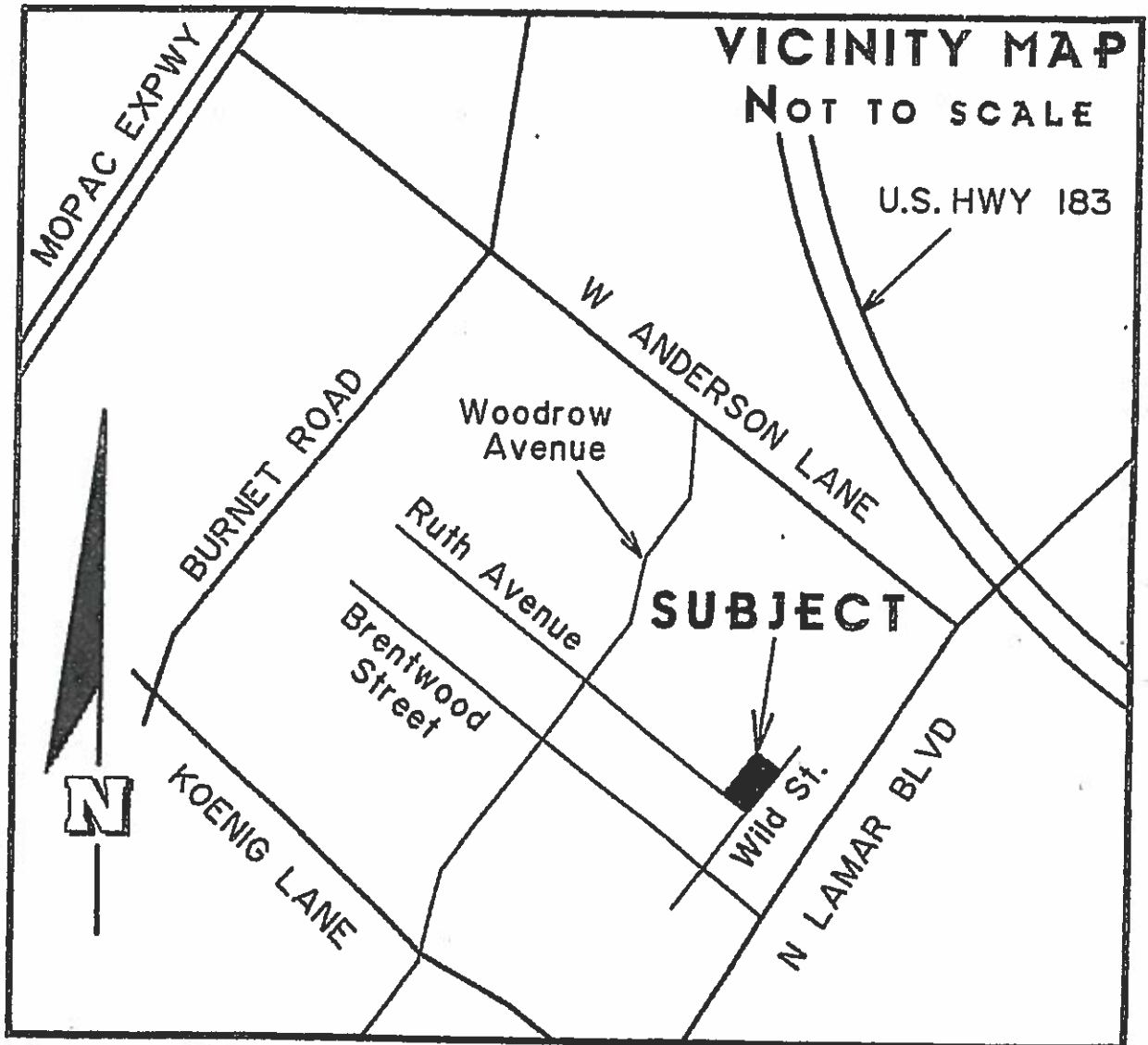
STAFF RECOMMENDATION: The staff recommends approval of the resubdivision, the resubdivision meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala
E-mail: cesar.zavala@austintexas.gov

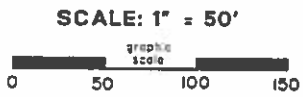
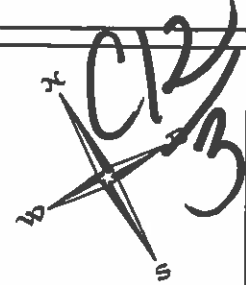
PHONE: 512-974-3404

C12/2



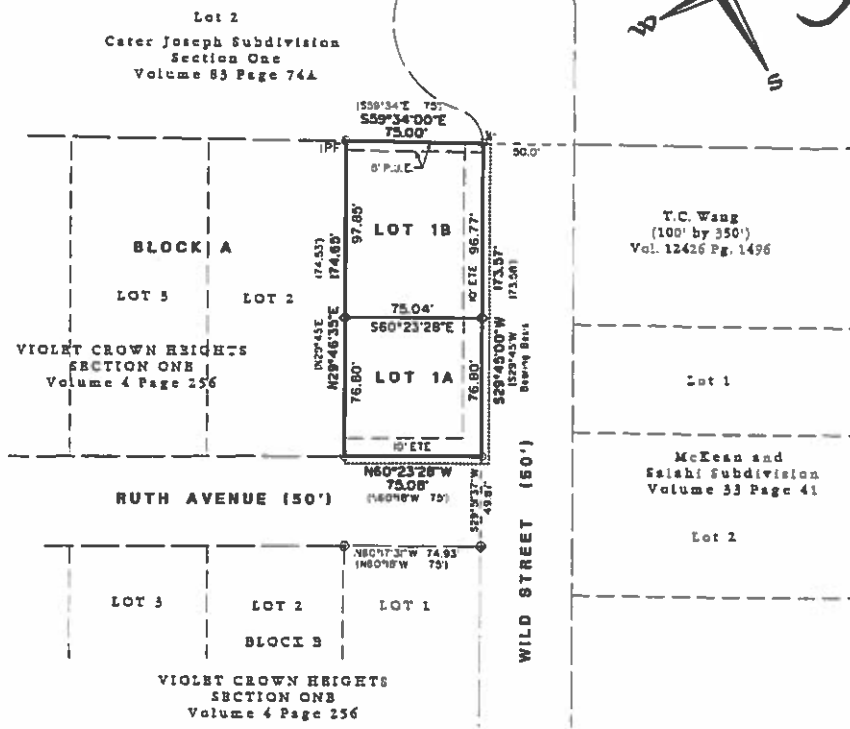
RESUBDIVISION OF LOT 1 BLOCK A VIOLET CROWN HEIGHTS SECTION ONE

Plat Preparation Date: August 26, 2014
Application Submittal Date: August 27, 2014



- Legend**
- 1/2" Iron Rod Found
 - IPF 1/2" Iron Pipe Found
 - 1/2" Iron Rod Set with plastic cap imprinted with "Hall Carson, Inc." (Record Bearing and Distance)
- proposed Concrete Sidewalk
- ETE = Electric and Telecommunications Easement

LOT SUMMARY	
Total Number of Lots	= 2
Lot 1A	= 5,764 Square Feet
Lot 1B	= 7,300 Square Feet
Total Area	= 13,064 Square Feet = 0.300 Acre



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

That, MX3i Management, LLC, acting by and through its Managing Member, Sal Martinez, owner of all of Lot 1, Block A, Violet Crown Heights Section One, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 4 Page 256 of the Plat Records of Travis County, Texas, as conveyed to it by General Warranty Deed recorded in Document Number 2014118130 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 1 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 1 BLOCK A VIOLET CROWN HEIGHTS SECTION ONE

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

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

Sal Martinez -- Managing Member
MX3i Management, LLC
PO Box 15211
Austin, Texas 78761

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

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

Danette Chmentl 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

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.

20140827