

**SUBDIVISION REVIEW SHEET**

C12/1

**CASE NO.:** C8-2015-0140.0A

**P.C. DATE:** 7-14-15

**SUBDIVISION NAME:** Amended Plat of Lot 38A-1 & Lot 39A-1A Enfield D; Amended Plat

**AREA:** .659

**LOT(S):** 1

**OWNER:** Martin Dies

**APPLICANT:** Hector Avila

**ADDRESS OF SUBDIVISION:** 1501 RAINBOW BND

**GRIDS:** MH23

**COUNTY:**

**WATERSHED:** Shoal Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:**

**MUD:** N/A

**NEIGHBORHOOD PLAN:** Old Enfield

**PROPOSED LAND USE:** SF

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

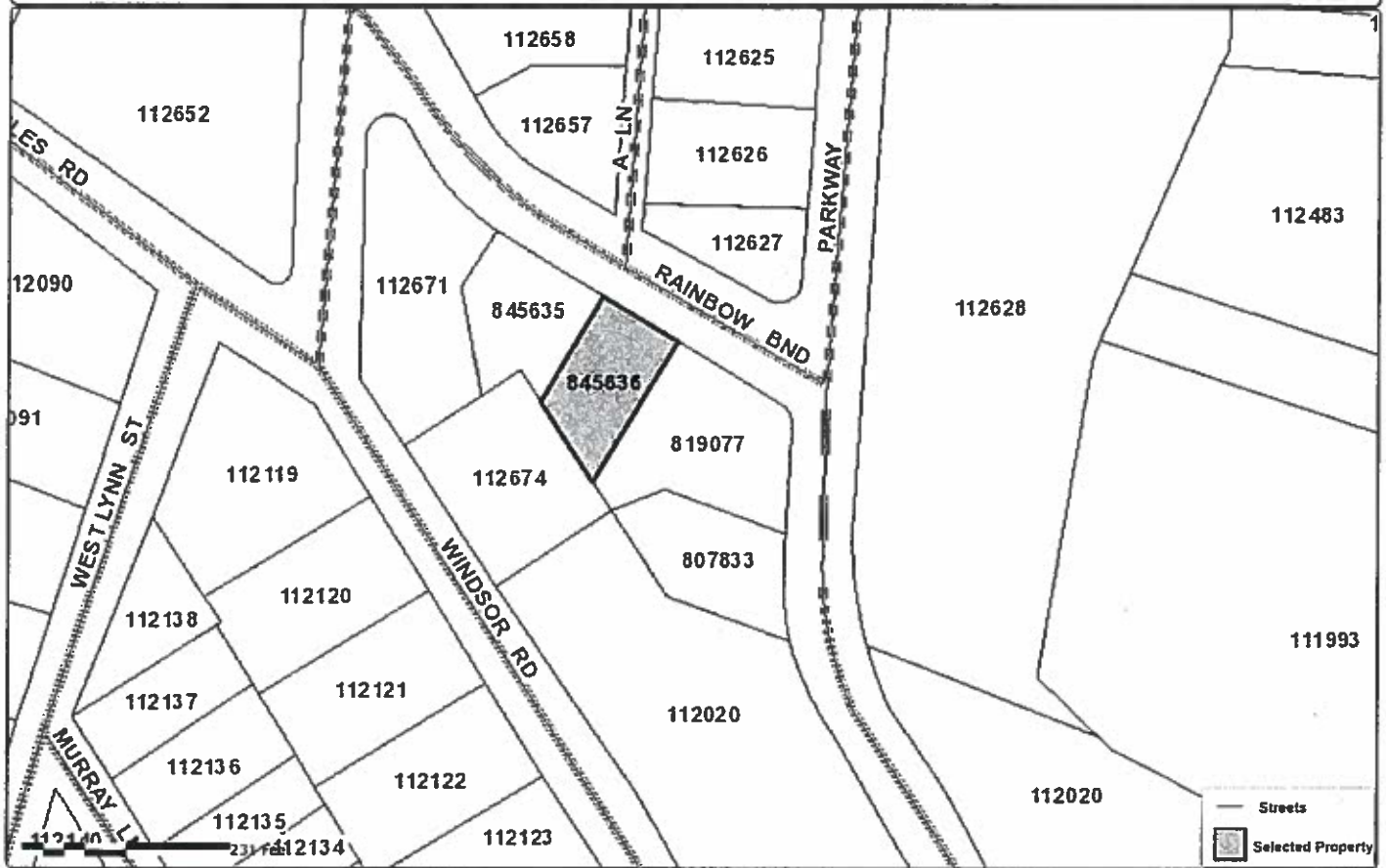
**DEPARTMENT COMMENTS:** The request is for approval of the Amended Plat of Lot 38A-1 & Lot 39A-1A Enfield D; Amended Plat. The proposed plat is composed of 1 lot on .659 acres.

**STAFF RECOMMENDATION:** The staff recommends disapproval of the plat. This plat does not meet all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION ACTION:**

C12/12

### Travis CAD - Map of Property ID 845636 for Year 2015



### Property Details

#### Account

Property ID: 845636  
 Geo ID: 0113011016  
 Type: Real

Legal Description: LOT 39A-1A ENFIELD D AMD LOTS 39A-1 & 39A-2, RESUB OF LOTS 38A-39A, RESUB OF LOTS

#### Location

Situs Address: 1505 RAINBOW BND TX 78703  
 Neighborhood: OLD ENFIELD (SFR)  
 Mapsco: 584H  
 Jurisdictions: 68, 01, 0A, 2J, 03, 02

#### Owner

Owner Name: RAINBOW BEND PROPERTIES LLC  
 Mailing Address: , 1601 RIO GRANDE ST STE 330, AUSTIN, TX 78701-1149

#### Property

Appraised Value: \$675,321.00

<http://propaccess.traviscad.org/Map/View/Map/1/845636/2015>



Map Disclaimer: This tax map was compiled solely for the use of TCAD. Areas depicted by these digital products are approximate, and are not necessarily accurate to mapping, surveying or engineering standards. Conclusions drawn from this information are the responsibility of the user. The TCAD makes no claims, promises or guarantees about the accuracy, completeness or adequacy of this information and expressly disclaims liability for any errors and omissions. The mapped data does not constitute a legal document.

ZAP# 1137 6096