

SUBDIVISION REVIEW SHEET

C4
1

CASE NO.: C8-2014-0142.0A

P.C. DATE: August 11, 2015

SUBDIVISION NAME: Resubdivision of Lot 23A of the Resubdivision of Lot 23 Block 1, Pleasant Hill Addition

AREA: 0.400 acres

LOTS: 3

APPLICANT: Grayland, LLC
(Lisa Gray)

AGENT: Grayland, LLC
(Lisa Gray)

ADDRESS OF SUBDIVISION: 5501 Blue Bird Lane

GRIDS: G17

COUNTY: Travis

WATERSHED: Williamson Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Residential

NEIGHBORHOOD PLAN: West Congress

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 23A of the Resubdivision of Lot 23 Block 1, Pleasant Hill Addition. The applicant proposes to resubdivide an existing lot into a three lot subdivision for residential uses. The resubdivision follows SF-3 zoning requirements and lot size requirements. The developer will be responsible for all cost associated with required improvements.

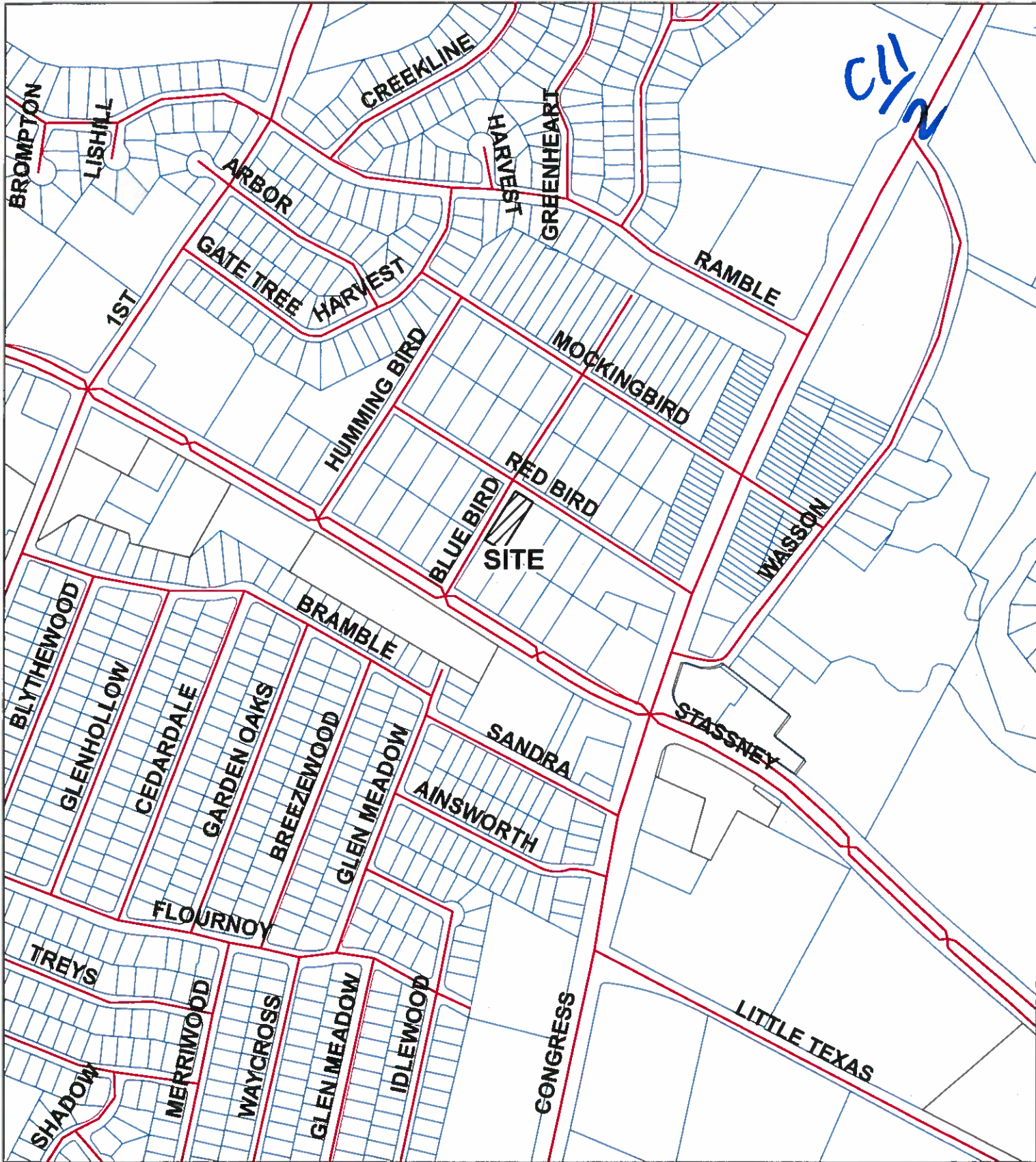
STAFF RECOMMENDATION: The staff recommends approval of the subdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov



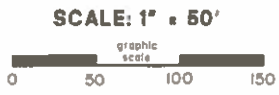
CASE#: C8-2014-0142.0a
 ADDRESS: 5501 RED BIRD
 PROJECT: RESUBDIVISION OF LO 23A
 PLEASAND HILL ADDITION
 CASE MANAGER: CESAR ZAVALA

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.

CU 1/2

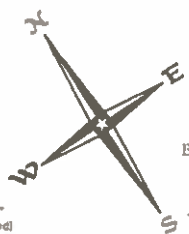
RESUBDIVISION OF LOT 23A OF THE RESUBDIVISION OF LOT 23 BLOCK 1 PLEASANT HILL ADDITION

Preparation Date: April 2, 2014
Application Submittal Date: July 23, 2014



Legend

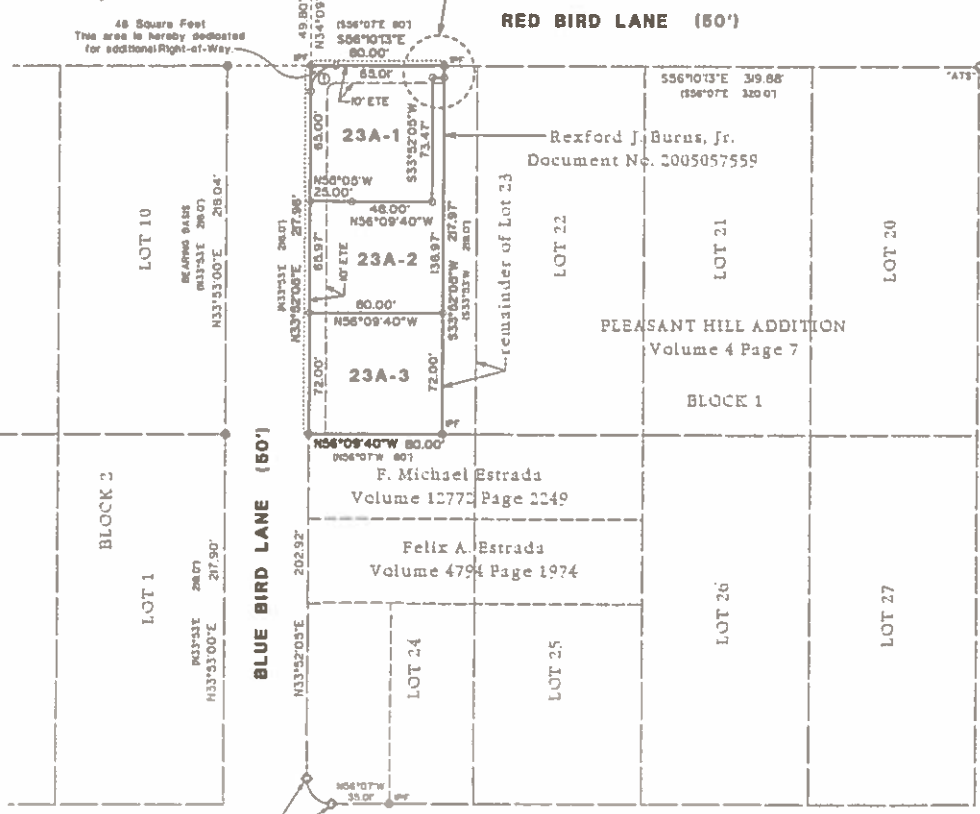
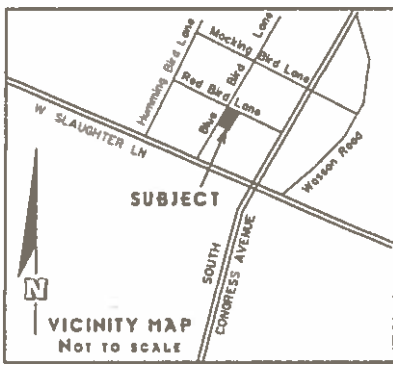
- 1/2" Iron Rod Found
 - PF ● 1/2" Iron Pipe Found
 - 1/2" Iron Rod Set with plastic cap, imprinted with "Hill Carson, Inc."
 - Copied Iron Rod Found (as noted)
- (Record Bearing and Distance)
- proposed Concrete Sidewalk
- ETC = Electric and Telecommunications Easement



LOT SUMMARY	
Total Number of Lots	3
Lot 23A-1	5,869 Square Feet
Lot 23A-2	5,760 Square Feet
Lot 23A-3	5,760 Square Feet
Additional R.O.W.	48 Square Feet
Total Area	17,437 Square Feet = 0.400 Acre

CURVE DATA

- ①
- Δ = 89°57'41"
 - R = 15.00'
 - T = 14.99'
 - C = 21.21'
 - A = 23.55'
 - CB = N78°50'56"E



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

That grayland, LLC, acting by and through its Managing Member, Lisa Gray, owner of all of Lot 23A, Resubdivision of Lot 23, Block 1, Pleasant Hill Addition, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 3 Page 119 of the Plat Records of Travis County, Texas, as conveyed to it by General Warranty Deed recorded in Document Number 2014052797 at 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 23A 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 23A OF THE RESUBDIVISION OF LOT 23 BLOCK 1 PLEASANT HILL ADDITION

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

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

Lisa Gray, Managing Member
grayland, LLC
1701 Alegria
Austin, Texas 78757

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, the undersigned authority, on this the ____ day of _____, A.D., 20__, did personally appear Lisa Gray, 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, Development Services Department, City of Austin, County of Travis, this the ____ day of _____, 20__, A.D.

J. Rodney Gonzales, Development Services Department

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the ____ day of _____, 20__ A.D.

Chairperson 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;
- 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: C8-2014-0142.0A

Contact: Cesar Zavala, 512-974-3404 or Cindy Castlas, 512-974-3437
Public Hearing: August 11, 2015, Planning Commission

AUN HARRIS

Your Name (please print)

307 RED BIRD LANE

Your address(es) affected by this application

Dawn Harris

Signature

Date

Daytime Telephone: 512-809-0604

Comments: The plan for this

sub division shows places for three houses. Two houses with the lot sub-divided into two equal halves would fit better in our neighborhood. The site is zoned for duplexes & three sets of duplexes would be completely out of character for our single family dwelling neighborhood.

Ward 5 - AW

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

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

I am in favor
 I object



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 Public Hearing: August 11, 2015, Planning Commission

William Hendrix
 Your Name (please print)
 300 Red Bird Ln
 Your address(es) affected by this application
 9111
 Signature
 7/25/2015
 Date

I am in favor
 I object

Daytime Telephone: _____

Comments: *It's bad enough having those awful P.S.W. barns at the end of Bluebird - without more of the same, contaminating our pleasant neighborhood. Current state of property: trashy x 2 (duplex); future state of property with 3 houses crammed into that one lot: trashy x 3. Large lot = large commitment = less trash.*

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Public Hearing: August 11, 2015, Planning Commission

Duane Urban
Your Name (please print)

I am in favor
 I object

300 Red Bird Ln
Your address(es) affected by this application

Duane Urban
Signature

7/25/2015
Date

Daytime Telephone: _____

Comments: _____

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