

SUBDIVISION REVIEW SHEET

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CASE NO.: C8-2014-0241.0A

P.C. DATE: September 8, 2015

SUBDIVISION NAME: Resubdivision of a Portion of Lots 8 and 9, Block 8, Ridgetop Annex

AREA: 0.0527 acres

LOT(S): 1

APPLICANT: Truc M. Nguyen and
Lan T. Nguyen

AGENT: Larry Rolan

ADDRESS OF SUBDIVISION: 815 Keasbey St.

GRIDS: K25

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-CO-NP

PROPOSED LAND USE: Residential

NEIGHBORHOOD PLAN: Hancock

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

BOARD OF ADJUSTMENTS VARIANCE: Variance granted on September 8, 2014 from Land Development Code Section 25-2-492(D) Site Development Regulations to allow a 2,295 square foot lot, a 39.88 foot lot width, 19.5 foot front setback, and a 1.5 foot side yard setback to maintain an existing single family house.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of a Portion of Lots 8 and 9, Block 8, Ridgetop Annex. The applicant proposes to resubdivide portions of existing lots into a one lot subdivision for residential use. The resubdivision follows the granted Board of Adjustments variance requirements.

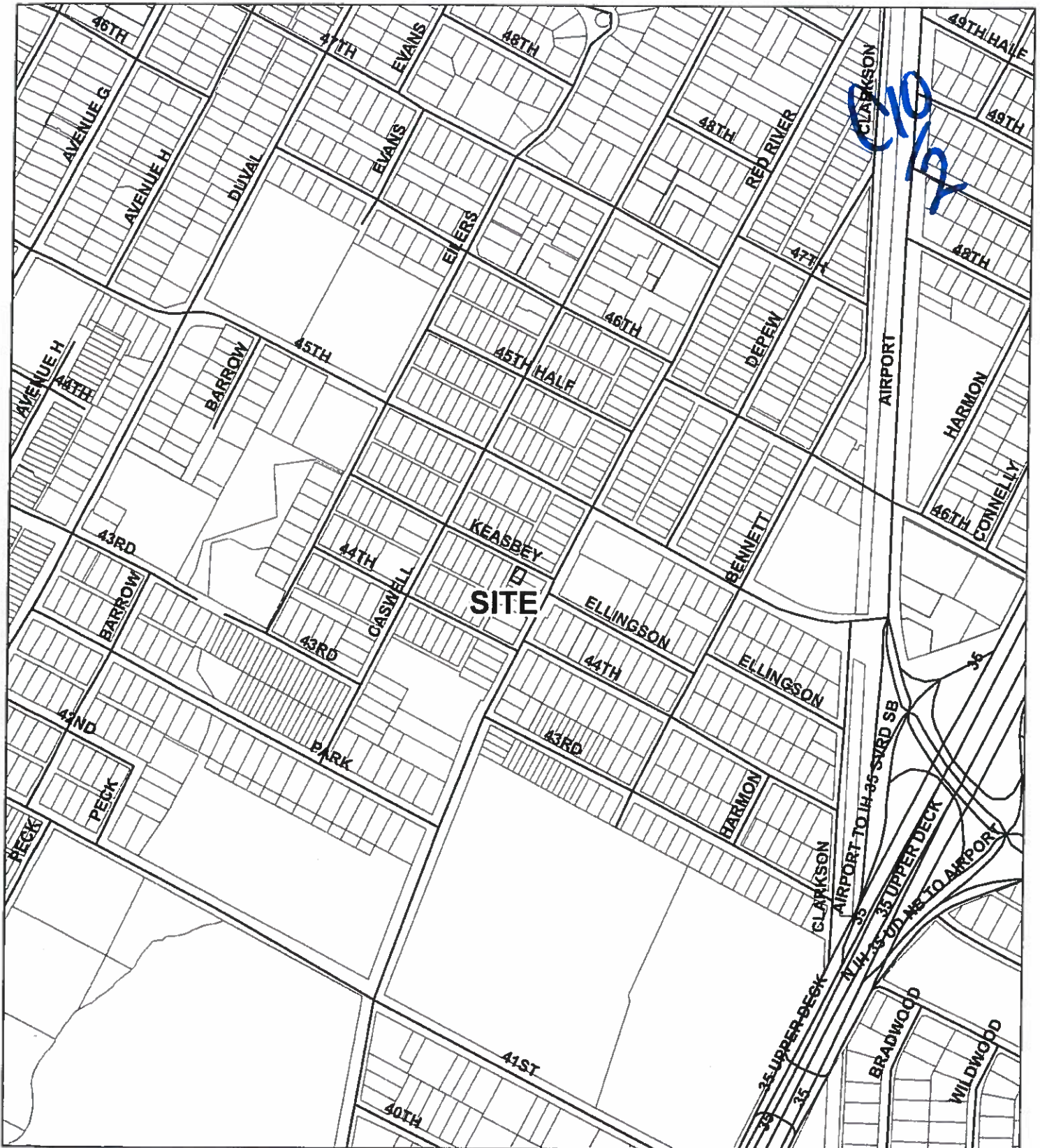
The developer will be responsible for all cost associated with required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the subdivision, with B.O.A. variance the plat meets all other 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



CASE#: C8-2014-0241.0A
 ADDRESS: 815 KEASBY ST.
 PROJECT: RESUBDIVISION OF A PORTION
 OF LOTS 8 & 9, BLOCK 8,
 RIDGETOP ANNEX
 CASE MANAGER: CESAR ZAVALA

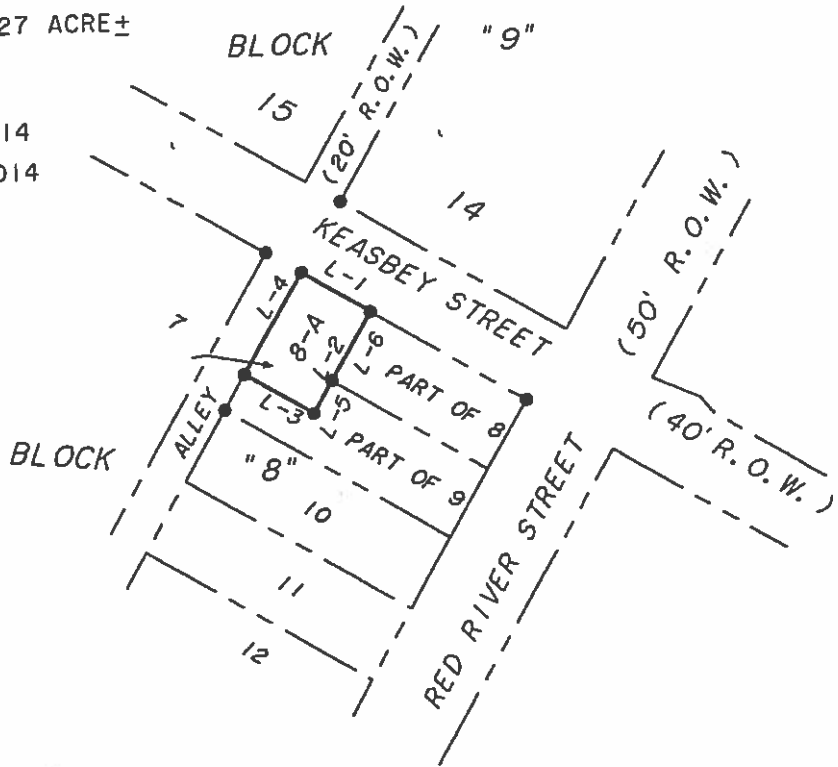
This map has been produced by site plan review for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness

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LOT SUMMARY:

195 SQ. FT. ± = 0.0527 ACRE ±

PREPARED JUNE 18, 2014
 RECORDED: DECEMBER 12, 2014



COURSES:

BEARING	DISTANCE
S 59° 40' 00" E	39.88'
S 30° 15' 00" W	57.50'
V 59° 40' 00" W	39.93'
N 30° 18' 00" E	57.50'
N 30° 15' 00" E	18.50'
N 30° 15' 00" E	57.50'

STATE OF TEXAS :
 COUNTY OF TRAVIS:

I, the undersigned, do hereby certify that we, Truc M. Nguyen and Lan T. Nguyen, the owners of 0.0527 of an acre, more or less, of land area, being known as a portion of Lots 8 and 9, Block "8", RIDGETOP ANNEX, a subdivision of record in Document No. 2014005640, Official Public Records of Travis County, Texas, as conveyed by deed of record in Document No. 2014005640, Official Public Records of Travis County, Texas, and said subdivision having been approved for resubdivision in accordance with the public notification and hearing provisions of Chapter 212.014 of the Texas Government Code, do hereby resubdivide said 0.0527 of an acre of Lots 8 and 9 in accordance with the map or plat attached hereto, to be known as:

RESUBDIVISION OF A PORTION OF LOTS 8 AND 9, BLOCK "8", RIDGETOP ANNEX

and do hereby dedicate to the public the use of all streets and easements shown hereon, subject to any and all easements or restrictions heretofore granted and not released.

WITNESSED BY MY HAND, this the 4th day of August A.D. 2015.

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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: C8-2014-0241.0A
Contact: Cesar Zavala, 512-974-3404 or Cindy Castilas, 512-974-3437
Public Hearing: September 8, 2015, Planning Commission

ROBERT CULLEN
Your Name (please print) I am in favor I object

709 E 44th St Austin TX 78751
Your address(es) affected by this application
Robert Cullen
Signature Date 9/26/2015

Daytime Telephone: (626) 327 8349

Comments: I AM AGAINST ANY RE-ZONING THAT WILL INCREASE THE DENSITY OF THE NEIGHBORHOOD. APPROVAL WILL SET A TERRIBLE PRECEDENT FOR FUTURE APPLICANTS. THE CHARACTER AND VALUE OF THE NEIGHBORHOOD NEED TO BE MAINTAINED.
THANK YOU

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