

C15  
/1

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2015-0001.0A

**P.C. DATE:** September 22, 2015

**SUBDIVISION NAME:** Resubdivision of Lot 1 of the Resubdivision of Lots 1 Thru 4 inclusive of Peschka Subdivision

**AREA:** 0.567 acres

**LOTS:** 3

**APPLICANT:** JP Custom Homes, LLC  
(Justin Poses)

**AGENT:** Moncada Consulting  
(Phil Moncada)

**ADDRESS OF SUBDIVISION:** 1405 Rabb Rd.

**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.

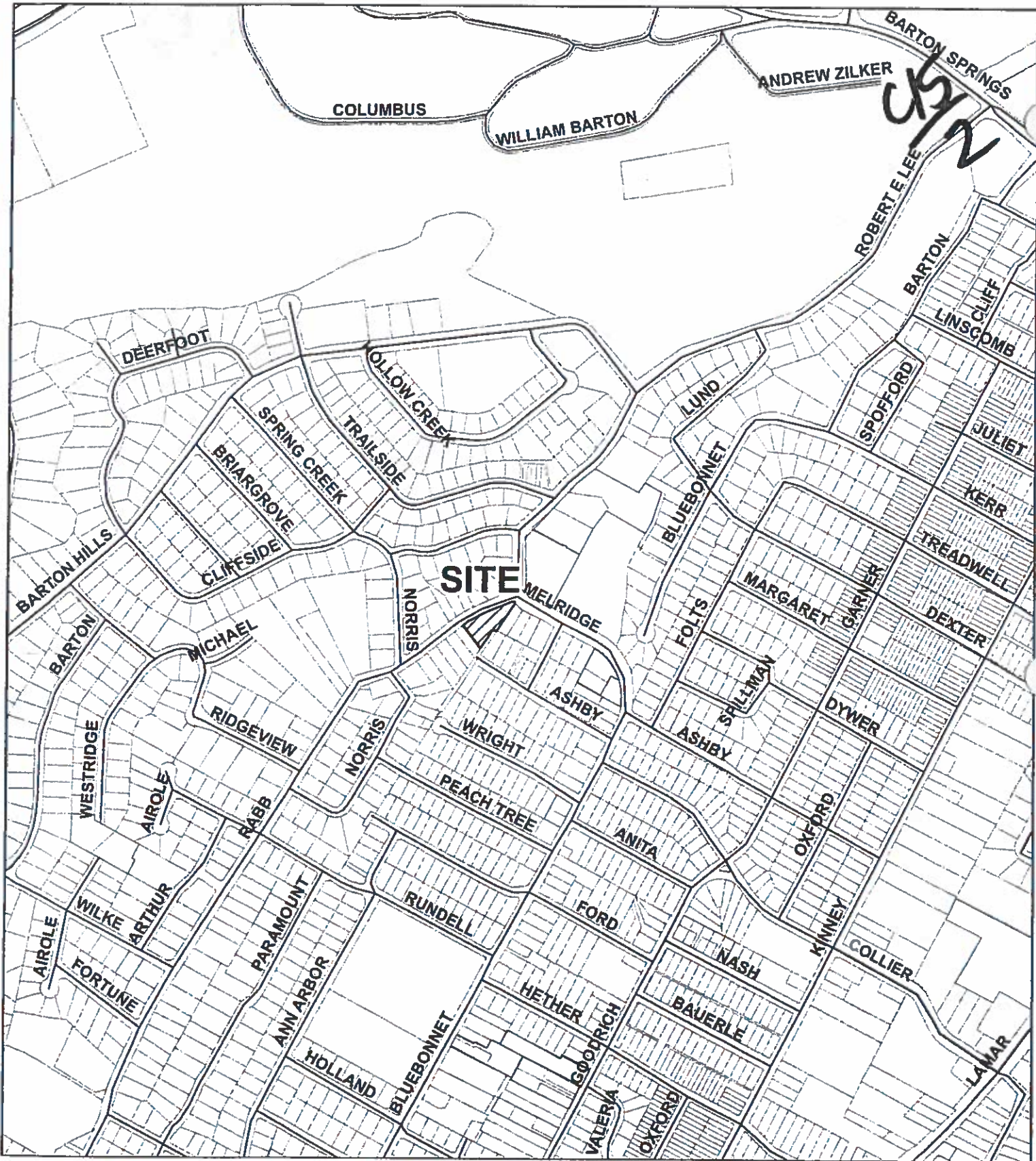
**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 1 of the Resubdivision of Lots 1 Thru 4 inclusive of Peschka Subdivision composed of 3 lots on 0.567 acres. The applicant proposes to resubdivide an existing lot and a portion of unplatted land into a three lot subdivision 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  
**E-mail:** cesar.zavala@austintexas.gov

**PHONE:** 512-974-3404



CASE#: C8-2015-0001.0A  
 ADDRESS: 1405 RABB RD.  
 PROJECT: RESUBDIVISION OF LOT 1 OF  
 THE RESUBDIVISION OF LOTS 1-4  
 PESCHKA SUBDIVISION  
 CASE MANAGER: CESAR ZAVALA



C15/3

**HENRY P. HILL LEAGUE  
ABSTRACT No. 14**

**RESUBDIVISION OF LOT 1  
OF THE  
RESUBDIVISION OF LOTS 1 THRU 4  
INCLUSIVE OF  
PESCHKA SUBDIVISION**

Plot Preparation Date: July 10, 2014  
Application Submittal Date: January 8, 2015

SCALE: 1" = 50'

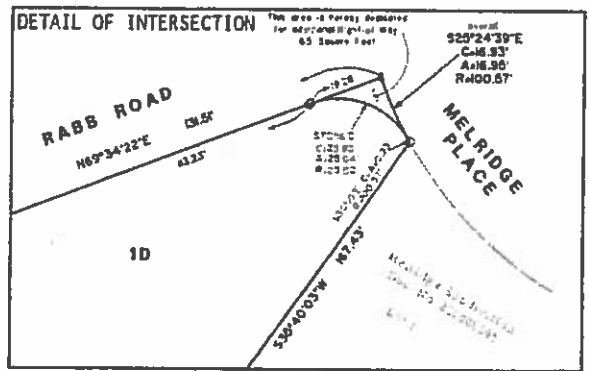
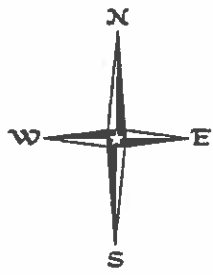
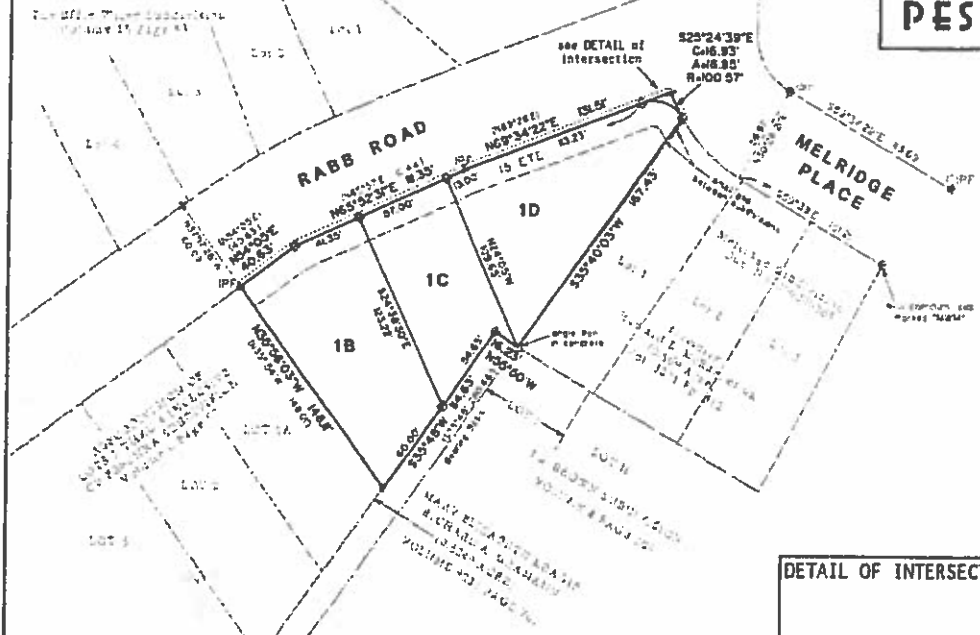


**Legend**

- ⊙ Iron Rod Found
- PF Iron Pipe Found (unless noted)
- Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ▲ 600 Nal Found (Record Dimension)
- Sewer
- ETE = Electric and Telecommunications Easement

**LOT SUMMARY**

Total Number of Lots = 3  
 Lot 1B = 9,392 Square Feet  
 Lot 1C = 6,127 Square Feet  
 Lot 1D = 9,125 Square Feet  
 Right-of-Way Deduction = 65 Square Feet  
 Total Area = 24,729 Square Feet = 0.567 Acre



THE STATE OF TEXAS  
 THE COUNTY OF TRAVIS  
 KNOW ALL MEN BY THESE PRESENTS  
 That, JP Custom Homes, LLC, owner of all of Lot 1, Resubdivision of Lots 1 Thru 4 Inclusive of Peschka Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 8 Page 92 of the Plat Records of Travis County, Texas, together with all of that certain (0.064 acre) tract of land out of the Henry P. Hill League Abstract No. 14, as conveyed in it by Warranty Deed recorded in Document No. 225004872 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 and said (0.064 acre) tract in accordance with the attached map or plat shown herein pursuant to Chapter 212 of the Texas Local Government Code, to be known as

**RESUBDIVISION OF LOT 1  
OF THE  
RESUBDIVISION OF LOTS 1 THRU 4  
INCLUSIVE OF  
PESCHKA SUBDIVISION**

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

WITNESS MY HAND this the \_\_\_\_ day of \_\_\_\_\_, A.D. 2015

Justin Passes, Managing Member of  
 JP Custom Homes, LLC  
 120 Congress Avenue Suite 200C  
 Austin, Texas 78701

THE STATE OF TEXAS  
 THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_\_ day of \_\_\_\_\_, A.D. 2015, did personally appear Justin Passes, 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 \_\_\_\_\_, 2015

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 \_\_\_\_\_, 2015, A.D., at \_\_\_\_ o'clock \_\_\_\_ M. and duly recorded on the \_\_\_\_ day of \_\_\_\_\_, A.D., at \_\_\_\_ o'clock \_\_\_\_ M. in the Official Public Records of said County and State in Document No. \_\_\_\_\_

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the \_\_\_\_ day of \_\_\_\_\_, 2015, A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY \_\_\_\_\_  
 Deputy

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the \_\_\_\_ day of \_\_\_\_\_, 2015, A.D.

Stephen Oliver      Chairperson      Joan Stephens      Secretary

APPROVED, ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the \_\_\_\_ day of \_\_\_\_\_, 2015, A.D.

J. Rodney Benzales, Director, Development Services Department

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.

