

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2014-0244.0A**P.C. DATE:** 11/10/2015**SUBDIVISION NAME:** Carrington Subdivision Portions of Lot 5 and 6 Block 3; Resubdivision**AREA:** 0.312 Acres**LOT(S):** 2**OWNER/APPLICANT:** Ernesto Cragnolino**AGENT:** (Hector Avila)**ADDRESS OF SUBDIVISION:** 1906 David Street**GRIDS:** MH23**COUNTY:** Travis**WATERSHED:** Shoal Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-3-CO-NP**DISTRICT:** 9**NEIGHBORHOOD PLAN:** West University**PROPOSED LAND USE:** Single Family**ADMINISTRATIVE WAIVERS:** None

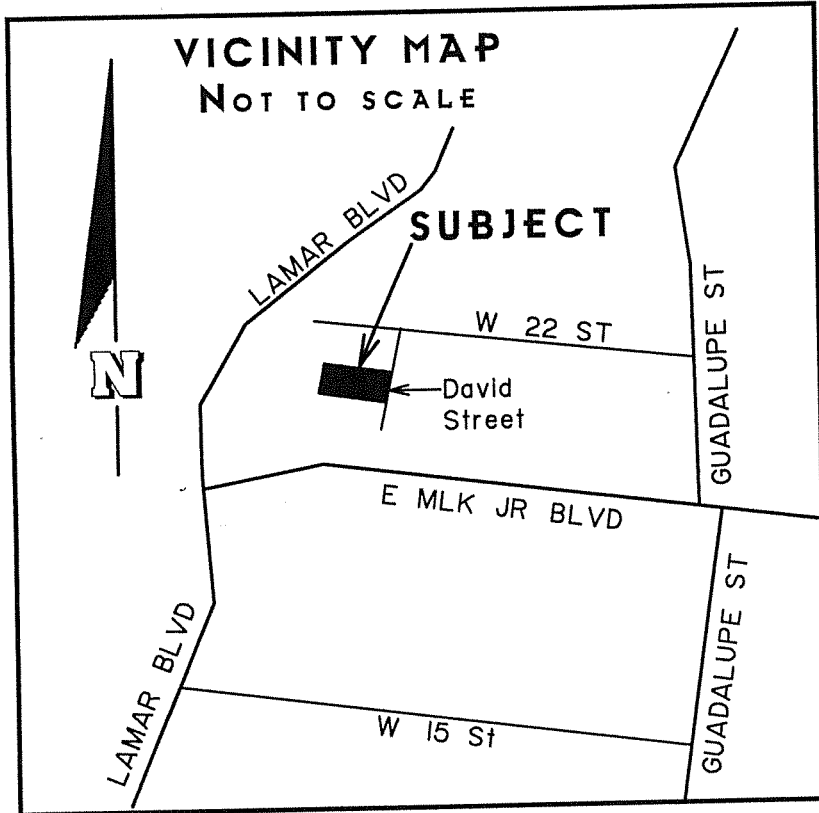
VARIANCES: On May 11, 2015, the City of Austin Board of Adjustment did approved a variance from Section 25-2-492(D) to decrease the minimum lot width from 50 feet to 40 feet.

SIDEWALKS: Sidewalks will be provided on David Street.

DEPARTMENT COMMENTS: The request is for approval of the Carrington Subdivision, composed of portions of Lot 5 and 6 Block 3; Carrington Subdivision. The proposed plat is composed of 2 lots on 0.312 acres for proposed single-family use. Utilities are available from the City of Austin. The property is currently developed with a single-family home that will be demolished or relocated prior to recording of this resubdivision. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:**CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**E-MAIL:** don.perryman@austintexas.gov

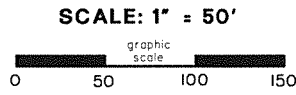
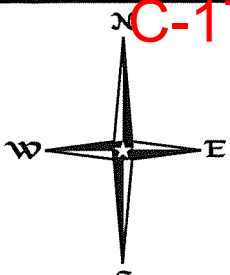


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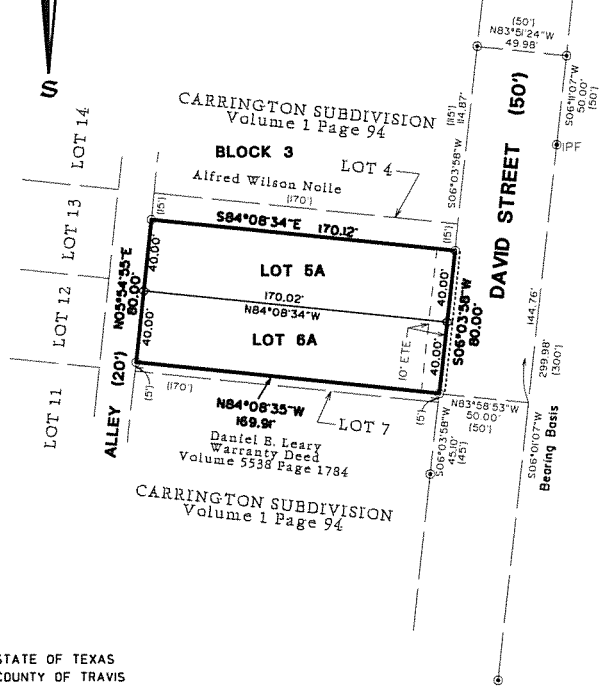
RESUBDIVISION OF PORTIONS OF LOT 5 AND LOT 6 BLOCK 3 CARRINGTON SUBDIVISION

LOT SUMMARY

Total Number of Lots = 2
 Lot 5A = 6,802 Square Feet
 Lot 6A = 6,798 Square Feet
 Total Area = 13,600 Square Feet = 0.312 Acre



- Legend**
- ⊙ 1/2" Iron Rod Found
 - ⊖ 1/2" Iron Pipe Found
 - ⊕ 1/2" Iron Rod Set with plastic cap imprinted with "Holl Carson, Inc." (Record Dimension)
 - proposed Concrete Sidewalk
 - ETE = Electric and Telecommunications Easement



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

Nirav Patel

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

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

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

Carla Lanas

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the ____ day of _____, A.D. 20____, did personally appear Carla Lanas, 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, 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 Chimenli 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.

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

That we, Ernesto Cragnolino, Krista Whitson, Nirav Patel, and Carla Lanas, owners of portions of Lot 5 and Lot 6, Block 3, Carrington Subdivision, a subdivision in Travis County, Texas, according to the map or plat recorded in Volume 1 Page 94 of the Plat Records of Travis County, Texas, as conveyed to us by General Warranty Deed recorded in Document Number 2014153877 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 portions of Lot 5 and Lot 6 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 PORTIONS OF LOT 5 AND LOT 6 BLOCK 3 CARRINGTON SUBDIVISION

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

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

Ernesto Cragnolino
1909B Cliff Street
Austin, Texas 78705

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

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

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

Krista Whitson
1909B Cliff Street
Austin, Texas 78705

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

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