

CASE NO.: C8-2015-0016.0A **PC DATE:** June 14, 2016

SUBDIVISION NAME: Toledo Subdivision

AREA: 1.89 acres **LOTS**: 2

APPLICANT: Oscar and Rick Toledo **AGENT:** Noble Surveying & Engineering

(Tres Howland)

ADDRESS OF SUBDIVISION: 9607 N IH 35 Service Road NB

GRIDS: MM30 **COUNTY:** Travis

WATERSHED: Little Walnut Creek **JURISDICTION:** Full

Purpose

EXISTING ZONING: CS-NP

DISTRICT: 4

LAND USE: Commercial

NEIGHBORHOOD PLAN: Windsor Hills

ADMINISTRATIVE WAIVERS: none

VARIANCES: none

SIDEWALKS: Sidewalks will be constructed along the IH 35 service road.

<u>DEPARTMENT COMMENTS</u>: The request is for the approval of the Resubdivision of Lot 9 of the Freeman subdivision, and a 0.935 acre tract of unplatted land. The plat is comprised of 2 lots on 1.89 acres. The applicant proposes to resubdivide an existing lot and adjacent unplatted land, into two lots for commercial use. The proposed lots comply with zoning requirements for use, lot width and lot size.

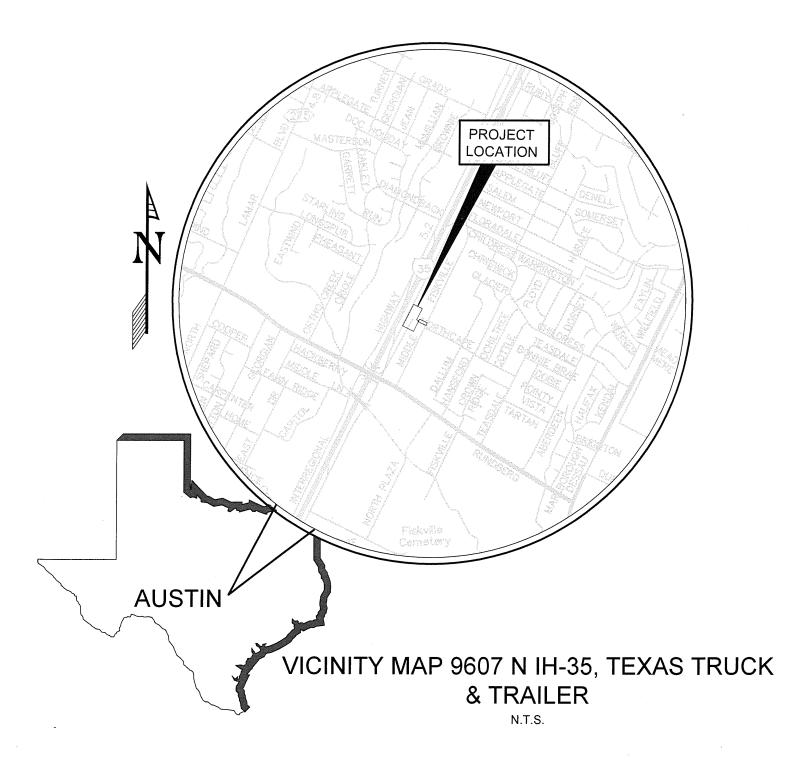
STAFF RECOMMENDATION: The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Steve Hopkins **PHONE:** 512-974-3175

E-mail: steve.hopkins@austintexas.gov





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BY: DEPUTY

DANA DEBEAUVOIR, CLERK, COUNTY COURT TRAVIS COUNTY, TEXAS

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F. P. HOWLAND III, P.E. TEXAS REGISTRATION NO. 90451

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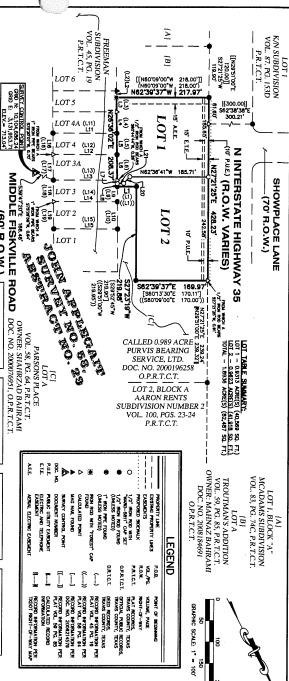
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J. RODNEY GONZALES, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

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ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, TEXAS,



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OF 1990, AS AND-OED, AND IS TRUE AND CORRECT TO THE BEST OF MY

NOWLING:

WITHERS MY HAND AND SEAL OF OFFICE OF THE COUNTY COURT OF SAID COUNTY, THIS

SAID COUNTY IN DOCUMENT NO. PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

M., AND DULY RECORDED ON THE FILED FOR RECORD IN MY OFFICE ON THE

DAY OF O'CLOCK ___ M., M OF THE OFFICIAL

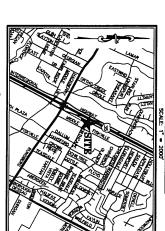
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DAY OF

20____ A.D., AT __

JASON WARD, R.P.L.S. TEXAS REGISTRATION NO. 5811 THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE



STATE OF TEXAS \$
COUNTY OF TRANS \$

THAT DISCARE TREEDO AND RICK TULEDO, REMO COMERES OF LOT 8. FREEDAM SENDINSOM CA RECORD N. VOLUME 45. PACE 19 OF THE PLAT RECORDS OF TRANSCOMMY, TEXAS (PR.F.C.T.), AND A. 0.937 ACRE TRACT OUT OF THE COMM APPLICANT SMAPEN, M. 58. ASSTRACT NO. 29. N. TRANSCOMMY TEXAS, SOTH CONNECTED NF DOCUMENT NO. 20. ASSTRACT NO. 29. N. TRANSCOMMY TEXAS, COPER, CL.), AND SAM SENDINSOM HAMBOE SEEN APPROVED FOR RESUMBNISSM PARSIANT TO THE PUBLIC MOTERATION HEARTH ASSTRACT NO. 20. ASSTRACT NO. 20.

AND ON HEREBY DEDICATE THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANIED AND NOT RELEASED, IN MINESS WHEREOF, OSCAR TELDO AND RICK TOLEDO, HAVE CAUSED THESE PRESENTS TO BE EXECUTED THIS NOISINIGEUS OGETOT

BY: OSCAR TOLEDO & RICK TOLEDO 20____ A.D.

DAY OF

STATE OF TEXAS & COUNTY OF TRAVIS &

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OSCAR TOLEDO 10803 YUCCA DRIVE, AUSTIN, TEXAS 78759

WITHESS MY HAND AND SEAL OF OFFICE, THIS _ 20____ A.D. 20 è 쿪 DAY OF

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COLNEY, TEXAS DATED SEPTEMBER 28, ZOOB. HIS FLOOD STATEMENT DOES NOT MEN'Y THAT THE PROPERTY AND/OR THE STRUCTURES HEREEN WILL BE FREE FROM FLOODOMHO OR FLOOD DAMAGE. THIS FLOOD STATEMENT SHALL NOT CREATE LAMBUTY ON THE PART OF THE SURVEYOR.

TOLEDO SUBDIVISION City of Austin,

| Tech: | Reviewer: | Scole | Project: | Datas |
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| ÷ | WSF | 1" = 100" | 00367 | 12/11/2015 |

Travis County, Texas

C8-2015-0016.0A

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VICINITY MAP