

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2015-0286.0A**P.C DATE:** August 9, 2016**SUBDIVISION NAME:** E M Franklin Second Resubdivision of Lots 8 and 9, Block 2, Crest Haven Addition**AREA:** 4.647 acres**LOTS:** 30**APPLICANT:** EM Franklin GP, LLC**AGENT:** PSW Homes, LLC  
(Casey Giles)**ADDRESS OF SUBDIVISION:** 2001 E M Franklin**GRIDS:** L23**COUNTY:** Travis**WATERSHED:** Tannehill Branch**JURISDICTION:** Full Purpose**NEIGHBORHOOD PLAN:** M.L.K.**EXISTING ZONING:** SF-3-NP**PROPOSED LAND USE:** Residential / Greenbelt / Drainage & Water Quality/ R.O.W.

**DEPARTMENT COMMENTS:** The request is for the approval of the E M Franklin Second Resubdivision of Lots 8 and 9, Block 2, Crest Haven Addition consisting of 30 lots on 4.647 acres. The applicant proposes to resubdivide the property into a 30 lot subdivision for residential use.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

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

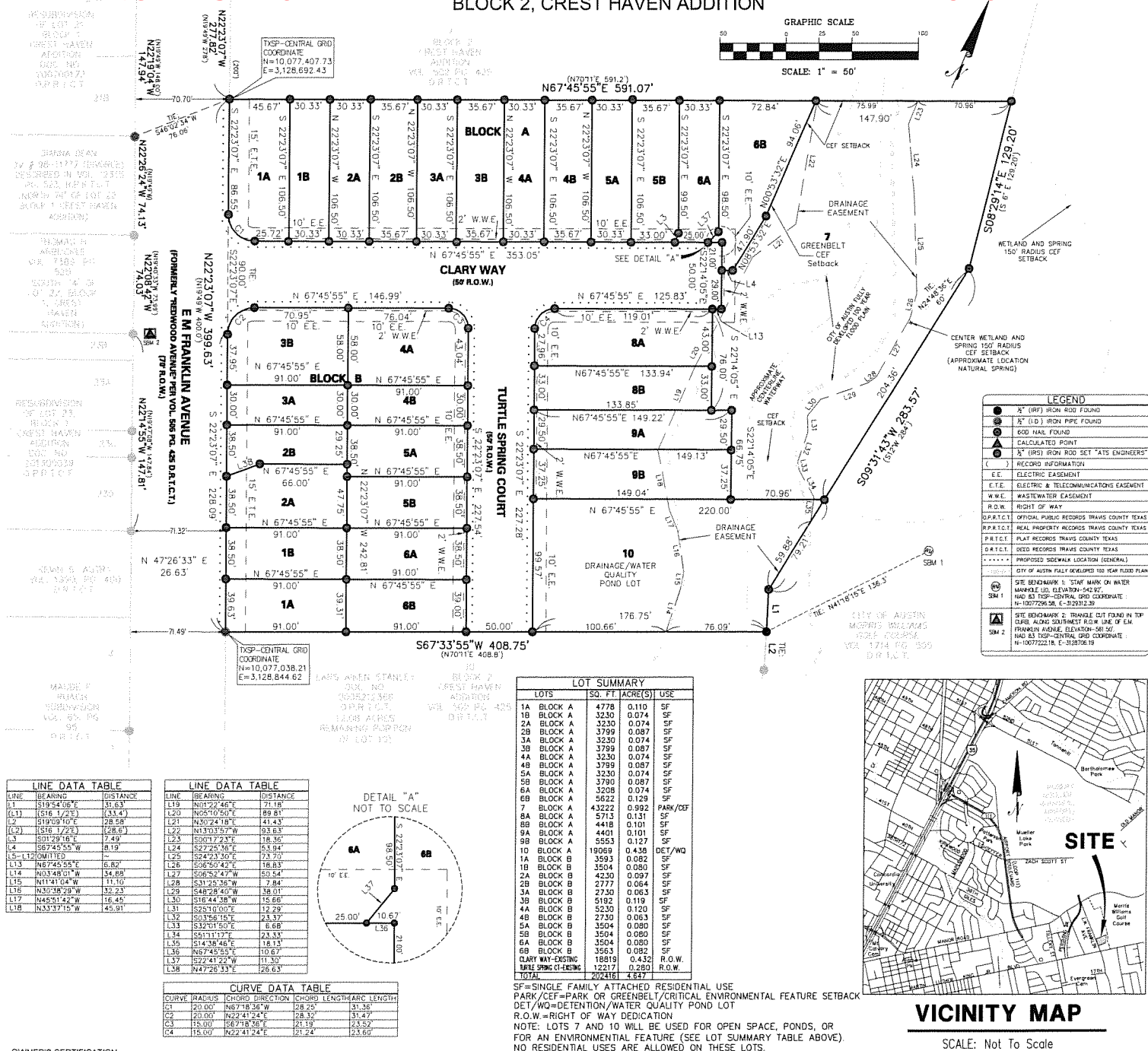
**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Cesar Zavala  
**E-mail:** cesar.zavala@austintexas.gov

**PHONE:** 512-974-3404



CASE#: C8-2015-0286.0A  
 ADDRESS: 2001 E M FRANKLIN  
 PROJECT: E M FRANKLIN SECOND  
 RESUBDIVISION OF LOTS 8 & 9,  
 BLOCK 2, CREST HAVEN ADDITION  
 CASE MANAGER: CESAR ZAVALA



## VICINITY MAP

SCALE: Not To Scale

OWNER'S CERTIFICATION  
STATE OF TEXAS  
COUNTY OF TRAVIS  
KNOW ALL MEN BY THESE PRESENTS:

THAT EM FRANKLIN LP, A TEXAS LIMITED PARTNERSHIP, BEING THE OWNER OF A 647 ACRES OF LAND BEING ALL OF EM FRANKLIN TRACTS ADDITION OF LOTS 8 AND 9, BLOCK 2, CREST HAVEN ADDITION, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT AS RECORDED IN DOC. NO. \_\_\_\_\_, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY GENERAL WARRANTY DEED RECORDED IN DOC. NO. 2013105759 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, SAID 647 ACRES TRACT OF LAND HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROCEDURE OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID TRACT OF LAND INTO THE KNOWN AS THE "CREST HAVEN RESUBDIVISION OF LOTS 8 AND 9, BLOCK 2, CREST HAVEN ADDITION, AND DO HEREBY REOPEN THE PUBLIC USE OF ALL EASEMENTS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

BY: EM FRANKLIN, LP

J. RYAN DIEPENBROCK, MANAGER  
2003 S. 1ST STREET  
AUSTIN, TX 78704

STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED J. RYAN DIEPENBROCK, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, IT HAS BEEN ACKNOWLEDGED TO ME THAT HE EXECUTED THE FOREGOING INSTRUMENT AS OWNER OF THE PROPERTY DESCRIBED HEREON.

NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS  
PRINTED NAME:

DATE NOTARY COMMISSION EXPIRES:

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_\_

### ENGINEER'S CERTIFICATION

I, CASEY GILES, P.E., AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING UNDER THE LAWS OF THE STATE OF TEXAS, AND HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF CHAPTER 25 OF THE AUSTIN LAND DEVELOPMENT CODE AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

A PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF A DESIGNATED SPECIAL FLOOD HAZARD AREA OR THE 100 YEAR FLOODPLAIN AS SHOWN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C0465H FOR TRAVIS COUNTY, TEXAS, DATED 09-26-2008. THE 100 YEAR FLOODPLAIN IS CONTAINED WITHIN THE DRAINAGE EASEMENT SHOWN HEREON.

CASEY GILES, P.E.  
P.E. NO. 91797

**SURVEYOR'S CERTIFICATION**

SURVEYOR'S CERTIFICATION  
I, PAUL UTTERBACK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25, 1999 OF THE AUSTIN LAND DEVELOPMENT CODE; IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE; AND WAS PREPARED FROM AN ACTUAL SURVEY, MADE UNDER MY SUPERVISION PERFORMED ON THE GROUND, OF THE PROPERTY.

PAUL UTTERBACK  
R.P.L.S. NO. 5738

**SURVEYED BY:**  
**ATS ENGINEERS, INSPECTORS & SURVEYORS**  
 4910 WEST HIGHWAY 290, AUSTIN, TX 78735  
 (512) 328-6995

PLAT PREPARATION DATE	PLAT SUBMITTAL DATE
4/22/2015	
11/10/2015, 12/10/2015, 1/25/2016, 2/22/2016	
4/11/2016, 5/26/2016	



eileen meritt's  
**ATS**  
www.ats-engineers.com  
TBPLS FIRM REG. #10126000  
4910 West Hwy 290  
AUSTIN, TEXAS 78735

**Engineers  
Inspectors  
& Surveyors**



## 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: C8-2015-0286.0A

Contact: Cesar Zavala, 512-974-3404 or

Thomas Sievers, 512-974-1237

Public Hearing: August 9, 2016, Planning Commission

Your Name (please print)

☐ I am in favor  
☒ I object

Your address(es) affected by this application

Signature

Date

Daytime Telephone:

Comments:

~~Not~~ How many houses will be affected? who will be community member  
Need more affordable housing

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

City of Austin – Development Services Department / 4<sup>th</sup> Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810