

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0046.0A**P.C. DATE:** December 13, 2016**SUBDIVISION NAME:** Resubdivision of a Portion of Lot 9, Block 4, Freewater Addition**AREA:** 0.501 acres**LOTS:** 2**APPLICANT:** The 360 Company
(Kacee Jackson)**AGENT:** Permit Partners, LLC
(Mindy Briggs)**ADDRESS OF SUBDIVISION:** 3711 Garden Villa Lane**GRIDS:** G-19**COUNTY:** Travis**WATERSHED:** West Bouldin Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3**DISTRICT:** 3**PROPOSED LAND USE:** Family Residential**NEIGHBORHOOD PLAN:** South Lamar Combined (Galindo)**SIDEWALKS:** Sidewalks will be installed on Garden Villa Lane.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision namely, Resubdivision of a Portion of Lot 9, Block 4, Freewater Addition. The proposed resubdivision consists 2 lots on 0.501 acres.

STAFF RECOMMENDATION: Staff recommends approval of the resubdivision. This plat meets current applicable City of Austin Land Development and State Local Government requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email: Sylvia.limon@austintexas.gov

PHONE: 512-974-2767



Subject Tract



Base Map

CASE#: C8-2016-0046.0A
LOCATION: 3711 Garden Villa Ln.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

RESUBDIVISION OF A PORTION OF LOT 9 BLOCK 4 FREEWATER ADDITION

Plat Preparation Date: January 26, 2016
Application Submittal Date: April 4, 2016

SCALE: 1" = 50'

0 50 100 150

Legend

- PF @ X Iron Pipe Found
- ⊙ Iron Rod Found
- ⊙ Chiseled "X" Mark in Concrete Found
- ⊙ Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ▲ PK Nail Found
- Sidewalk

E.T.E. = Electric and Telecommunications Easement
D.E. = Drainage Easement
P.U.E. = Public Utility Easement
(Record Bearing and Distance)

LOT SUMMARY

NUMBER OF LOTS = 2
LOT 1 = 10,343 SQUARE FEET
LOT 2 = 11,004 SQUARE FEET
R.O.W. Dedication = 497 Square Feet
Total Area = 21,844 Square Feet
or 0.501 Acre

Austin Independent School District
(9.76 Acres) Warranty Deed
Volume 9136 Page 673

BLOCK 4
FREEWATER ADDITION
VOLUME 2 PAGE 235

This subdivision is located in the Full Purpose Jurisdiction of the City of Austin
this the _____ day of _____, 20____

ACCEPTED AND AUTHORIZED for record by the Director, Development Services
Department, City of Austin, County of Travis, this the _____ day of
_____, 20____, A.D.

J. Rodney Gonzales, Director, Development Services Department

ACCEPTED and AUTHORIZED for record by the Planning Commission of the City of Austin, Texas,
this the _____ day of _____, 20____

Stephen Oliver Chairperson

James Shieh, Secretary

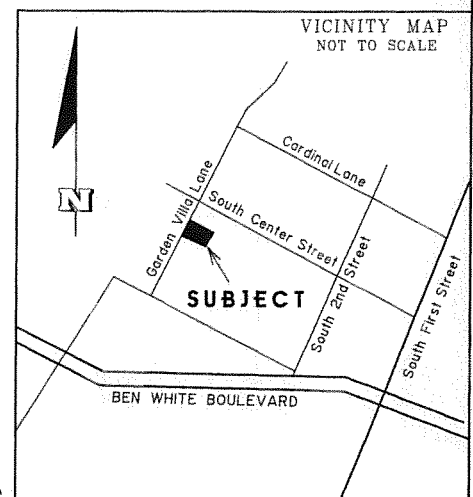
THE STATE OF TEXAS
THE COUNTY OF TRAVIS

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 _____, A.D., at _____ o'clock _____ M. in the Official
Public Records of said County and State in Document No. _____

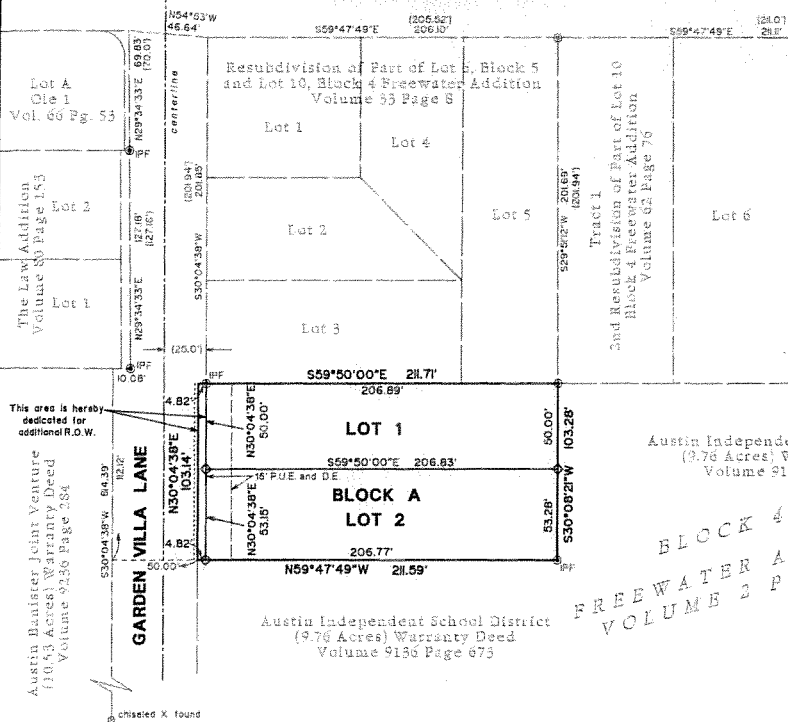
WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID
COUNTY this the _____ day of _____, 20____, A.D.

DANA DEBEAUVOR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY: _____
Deputy



SOUTH CENTER STREET



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

That, The 360 Company, acting by and through its President, Kacee Jackson, owner of that certain 0.50 acre of land being a portion of Lot 9, Block 4, Freewater Addition, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 2, Page 235 of the Plat Records of Travis County, Texas, as conveyed to it by Warranty Deed recorded in Document Number 2015186820 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 subdivide said 0.50 acre tract of land in accordance with the attached map or plat shown hereon, to be known as

RESUBDIVISION OF A PORTION OF LOT 9 BLOCK 4 FREEWATER ADDITION

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

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

Kacee Jackson President of
The 360 Company
8127 Mesa Drive Suite 206-53
Austin, Texas 78759

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

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

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.

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: C8-2016-0046.0A

Contact: Sylvia Limon, 512-974-2767 or

Cindy Castillas, 512-974-3437

Public Hearing: Planning Commission, Dec 13, 2016

Your Name (please print)

Alyssa Heas
902 S. Center St. 111

☒ I am in favor
☐ I object

Your address(es) affected by this application

Signature

Date

Daytime Telephone: _____

Comments: _____

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

City of Austin – Development Services Department / 4th Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810