

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2016-0203.0A**P.C. DATE:** April 11, 2017**SUBDIVISION NAME:** Resubdivision of Lot 17 and a Portion of Lot 16 Block 3 Carrington's Subdivision**AREA:** 0.33 ACRES**LOT(S):** 3**OWNER/APPLICANT:** Brian Copland &  
Bernard & Belinda G Reingold**AGENT:** Mike McHone Real Estate  
(Mike McHone)**ADDRESS OF SUBDIVISION:** 1207/1209 W 22ND ST**GRIDS:** MH24**COUNTY:** Travis**WATERSHED:** Shoal Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-4A-CO-NP**NEIGHBORHOOD PLAN:** W University**DISTRICT:** 9**PROPOSED LAND USE:** single family residential**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None**SIDEWALKS:** Sidewalks will be provided on W. 22<sup>nd</sup> Street.

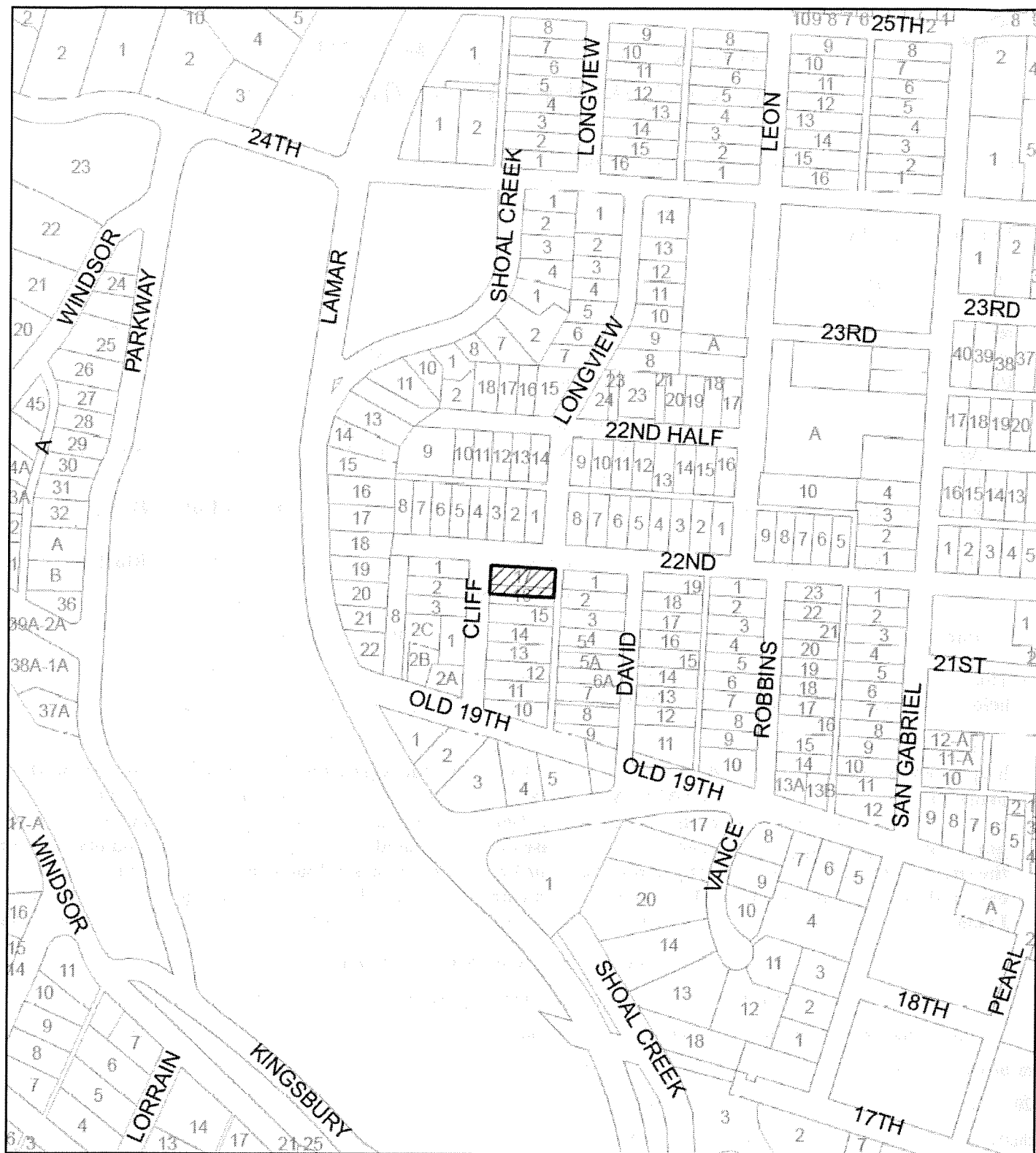
**DEPARTMENT COMMENTS:** The request is for approval of the Resubdivision of Lot 17 and a Portion of Lot 16, Block 3, Carrington's Subdivision. The resubdivision proposes combining a whole lot and a portion of a lot to create 3 residential lots on .33 acres. There are two existing structures on the tract which are proposed to be demolished. The owner/developer has negotiated a private restrictive covenant with the neighbors to redevelop the 3 lots under the SF-3 zoning district site development regulations as to building, impervious cover and required yards. The lots will take access to W. 22<sup>nd</sup> Street. All City of Austin utilities are available. The applicant 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  
**e-mail:** [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov)

**PHONE:** 512-974-2786



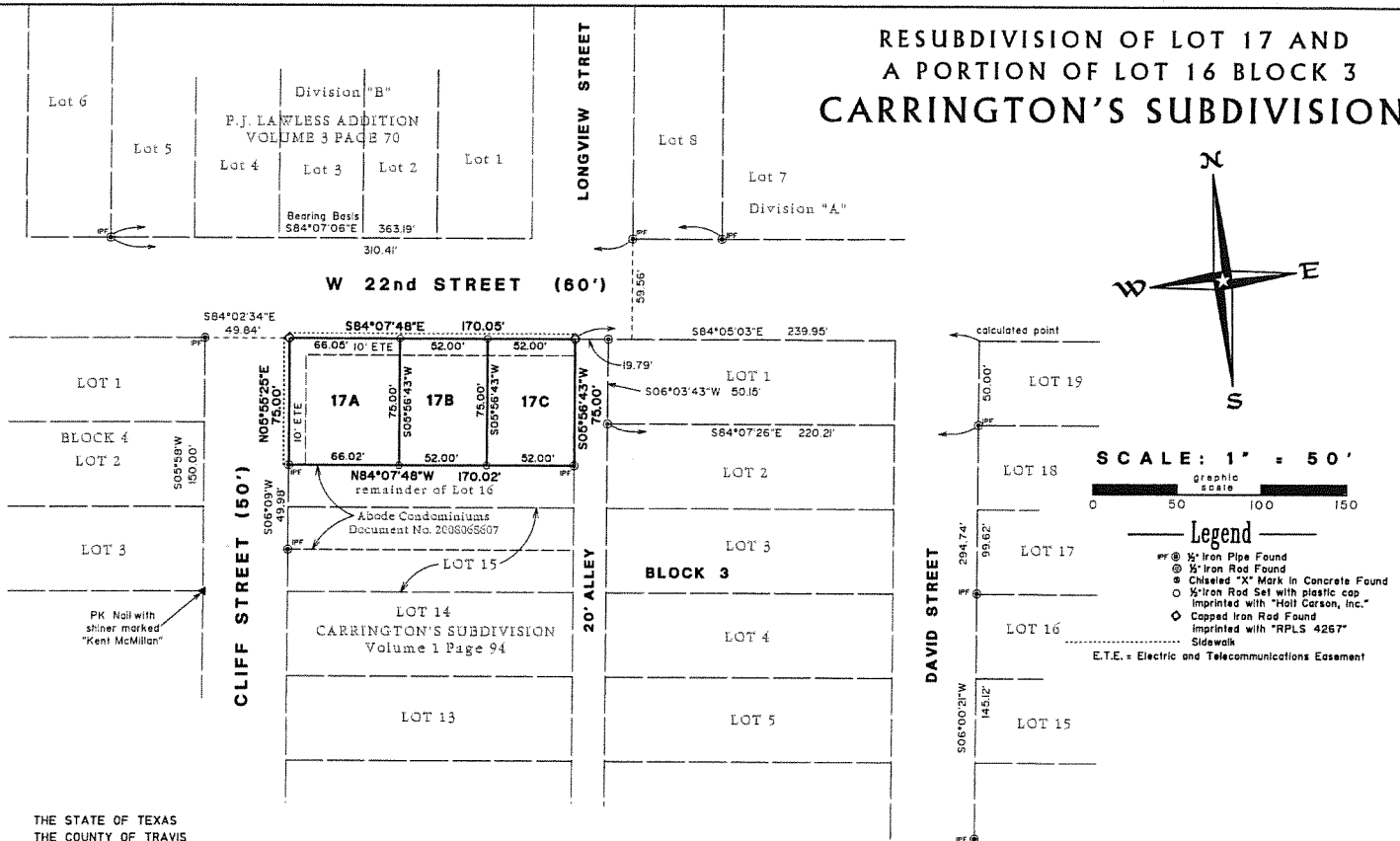
 Subject Tract  
 Base Map

CASE#: C8-2016-0203.0A  
 ADDRESS: 1207 W. 22ND STREET

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. No warranty is made by the City of Austin regarding specific accuracy or completeness.

# RESUBDIVISION OF LOT 17 AND A PORTION OF LOT 16 BLOCK 3 CARRINGTON'S SUBDIVISION



THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

That we, Bernard Reingold and Brian Copland, owners of all Lot 17 and the North 25 feet of Lot 16 Block 3, Carrington's Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof 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 No. 2015185105 of the Official Public Records of Travis County, Texas, do hereby resubdivide said tracts of land in accordance with the attached map of plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

## RESUBDIVISION OF LOT 17 AND A PORTION OF LOT 16 BLOCK 3 CARRINGTON'S SUBDIVISION

and do hereby dedicate to the Public the use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS OUR HANDS this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_

\_\_\_\_\_  
Bernard Reingold

\_\_\_\_\_  
Brian Copland

THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, did personally appear Bernard Reingold and Brian Copland, known to me to be the persons whose names are subscribed to the foregoing instrument of writing, and they acknowledged before me that they 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.

### LOT SUMMARY

Total Number of Lots = 3  
Lot 17A = 3,900 Square Feet  
Lot 17B = 3,900 Square Feet  
Lot 17C = 4,953 Square Feet  
Total Area = 12,753 Square Feet = 0.293 Acre

This subdivision is located in the Full Purpose Jurisdiction of the City of Austin this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

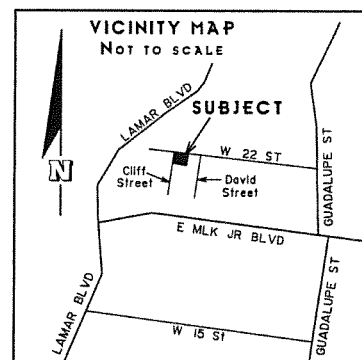
APPROVED, ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, A.D.

\_\_\_\_\_  
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\_\_\_\_.

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Secretary



**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.

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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: C8-2016-0203.0A**

**Contact: Don Perryman, 512-974-2786 or**

**Jeremy Siltala, 512-974-2945**

**Public Hearing: March 14, 2017, Planning Commission**

Betty Trent

Your Name (please print)

<input checked="" type="checkbox"/>	I am in favor
<input type="checkbox"/>	I object

1907 N. Lamar Blvd #260

Your address(es) affected by this application

Betty Trent

Signature

3/11/17

BT

Date

Daytime Telephone: 512 478-0970

Comments: I fully support this rezoning - This is exactly the type of infill redevelopment Austin needs to be affordable. It is a shame that this change required a year to even get to this point. Hopefully CodeNext will revise our out-dated zoning categories to allow this type of redevelopment by right.

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

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

**Don Perryman**

**P. O. Box 1088**

**Austin, TX 78767-8810**



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**Public Hearing: March 14, 2017, Planning Commission**

*Olivia Ruiz*  
Your Name (please print)

☐ I am in favor  
☒ I object

*115 W. 22<sup>1</sup>/<sub>2</sub> ST*  
Your address(es) affected by this application

*John D. King* *3/11/17*  
Signature Date

Daytime Telephone: \_\_\_\_\_

Comments: \_\_\_\_\_

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**Jeremy Siltala, (512) 974-2945**

**Public Hearing: Planning Commission, April 11, 2017**

Kristin Garabedian

Your Name (please print)

☒ I am in favor  
☐ I object

1910 David Street

Your address(es) affected by this application

Kristin M. Garabedian

Signature

3/23/17

Date

Daytime Telephone: 512-478-1784

Comments:

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

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

**Don Perryman**

**P. O. Box 1088**

**Austin, TX 78767-8810**

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**Contact: Don Perryman, 512-974-2786 or  
Jeremy Siltala, (512) 974-2945**

**Public Hearing: Planning Commission, April 11, 2017**

*Olivia B. Ruiz*

Your Name (please print)

*1115 W. 22 1/2 St*

Your address(es) affected by this application

*Anna Ruiz*

Signature

☐ I am in favor  
☒ I object

*3/22/17*

Date

Daytime Telephone:

*512-569-5546*

Comments:

*Our neighborhood is  
dear, engaged, and new  
congressmen will not  
contribute to Historic District  
plan*

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Don Perryman  
P. O. Box 1088  
Austin, TX 78767-8810**



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**Public Hearing: March 14, 2017, Planning Commission**

Beverly Stringer  
Your Name (please print)

☐ I am in favor  
☒ I object

1916 David St. 78705  
Your address(es) affected by this application

Beverly Stringer  
Signature

March 14, 2017  
Date

Daytime Telephone: 512 497 7544

Comments: This change would not be  
consistent with the Neighborhood  
Plan and may result in more  
problems with trash and parking.

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

**City of Austin – Development Services Department / 4<sup>th</sup> Fl  
Don Perryman  
P. O. Box 1088  
Austin, TX 78767-8810**



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**Public Hearing: March 14, 2017, Planning Commission**

Bob Stringer

Your Name (please print)

☐ I am in favor  
☒ I object

1916 David St. 78705

Your address(es) affected by this application

Bob Stringer

Signature

03-14-2017

Date

Daytime Telephone: 512-497-5599

Comments: I object to this re-zoning in  
reduced lot size & higher density occupancy  
with accompanying parking & trash issues.

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

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**Don Perryman**

**P. O. Box 1088**

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