

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0129.0A**PC DATE:** February 27, 2018**SUBDIVISION NAME:** Resubdivision of Lot 2, Ebony Acres**AREA:** 0.22 acres**LOT(S):** 2**OWNER/APPLICANT:** Scott Way**AGENT:** Southwest Engineers
(Travis Flake)**ADDRESS OF SUBDIVISION:** 3515 E. 12th Street**GRIDS:** MF13**COUNTY:** Travis**WATERSHED:** Tannehill Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**NEIGHBORHOOD PLAN:** East MLK Combined**DISTRICT:** 1**PROPOSED LAND USE:** residential**ADMINISTRATIVE WAIVERS:** None**VARIANCES:** None

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of Lot 2, Ebony Acres. The proposed plat is composed of 2 lots on 0.22 acres. The applicant proposes to resubdivide 1 lot into 2 lots for residential use. The resubdivision is desired in order to separate the two pre-existing stand-alone homes onto separate lots. The proposed lots comply with the Urban Lot or Cottage Lot special use under the East MLK Neighborhood Plan. All City of Austin utilities are available. 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.

ZONING AND PLATTING ACTION:**CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**E-mail:** don.perryman@austintexas.gov



Southwest Engineers Inc.



Civil
Environmental
Planning

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Buda, Texas 78610
(512) 312-4336

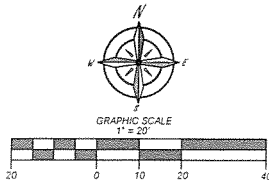
LOCATION MAP

**3515 East 12th Street
Re-Subdivision of Lot 2 of the
Ebony Acres Subdivision
Scott Way**

Date: 06/20/2016
File: Exhibit
Scale: N.T.S.
Tech: MNI
Project No.: 0648-001-16

RESUBDIVISION OF LOT 2, EBONY ACRES

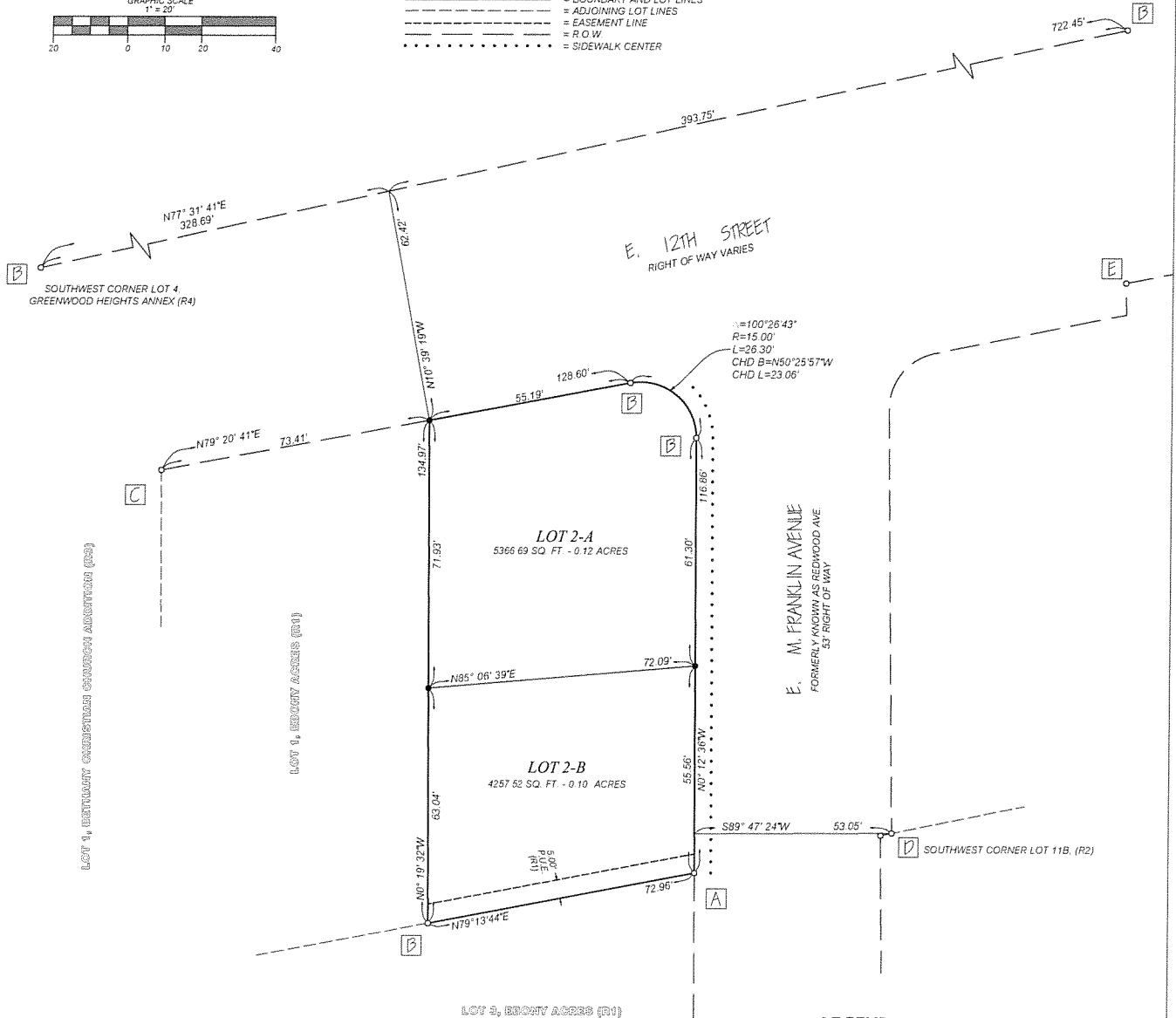
SHEET 1 OF 2 SHEET(S)



LINETYPE LEGEND:

- = BOUNDARY AND LOT LINES
- - - = ADJOINING LOT LINES
- · - · - = EASEMENT LINE
- · · · · = R.O.W.
- · · · · = SIDEWALK CENTER

SOUTHWEST CORNER LOT 1, BLOCK A, ROUNDTREE ADDITION (R5)



LEGEND:

- R1 = EBONY ACRES, VOL. 6, PG. 68, P.R.T.C.TX.
- R2 = RESUBDIVISION OF LOT 11, EBONY ACRES, INST. NO. 200800338, O.P.R.T.C.TX.
- R3 = BETHANY CHRISTIAN CHURCH ADDITION VOL. 88, PG. 31, P.R.T.C.TX.
- R4 = GREENWOOD HEIGHTS ANNEX VOL. 12, PG. 5, P.R.T.C.TX.
- R5 = ROUNDTREE ADDITION, INST. NO. 201300195, O.P.R.T.C.TX.
- O.P.R.T.C.TX. = OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS
- P.R.T.C.TX. = PLAT RECORDS, TRAVIS COUNTY, TEXAS
- P.U.E. = PUBLIC UTILITY EASEMENT

BASIS OF BEARINGS:

THE BASIS OF BEARINGS OF THIS SURVEY SHOWN HEREON, IS THE TEXAS COORDINATE SYSTEM NAD83, CENTRAL ZONE, UTILIZING STATIC OBSERVATIONS AND CORRECTIONS PERFORMED BY THE NGS-OPUS WEBSITE.

MONUMENT LEGEND / NOTE:

- = FOUND MONUMENT AS DESCRIBED
- = SET MONUMENT STAMPED "SPOT ON SURVEYING" UPON APPROVAL AS DESCRIBED

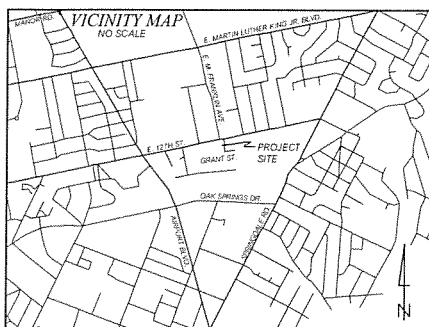
- [A] = FOUND 1/2" IRON PIPE DOWN 3"
- [B] = FOUND 1/2" IRON ROD
- [C] = FOUND CONCRETE MONUMENT
- [D] = FOUND 1/2" IRON ROD W/ CAP STAMPED "SEELIG SURVEYING"
- [E] = FOUND 1/2" IRON ROD W/ CAP STAMPED "SEELIG SURVEYING"

AREA CALCULATIONS:

EXISTING LOT 2
9824.21 SQ. FT. - 0.22 ACRES

PROPOSED LOT 2-A
5366.69 SQ. FT. - 0.12 ACRES

PROPOSED LOT 2-B
4257.52 SQ. FT. - 0.10 ACRES



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: C8-2016-0129.0A

Contact: Don Perryman, 512-974-2786

Thomas Stevers, 512-974-1237

Public Hearing: February 13, 2018, Planning Commission

Danny Fowler
Your Name (please print)

☐ I am in favor
☒ I object

1192 E.M. Franklin Ave 78723
Your address(es) affected by this application

[Signature] 1-31-18
Signature Date

Daytime Telephone: 512 619 0344

Comments: The majority of homeowners in this subdivision have previously signed and filed a valid petition opposed to this type of re-subdivision in urban lots and cottage lots. This Ebony Acres was recognized as historically significant by the City last year. We oppose these greedy manipulative maneuvers by Mr. Vay,

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

City of Austin – Planning & Development Review Department / 4th Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810