

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2015-0001.0A

P.C. DATE: October 13, 2015

SUBDIVISION NAME: Resubdivision of Lot 1 of the Resubdivision of Lots 1 Thru 4 inclusive of Peschka Subdivision

AREA: 0.567 acres

LOTS: 3

APPLICANT: JP Custom Homes, LLC
(Justin Poses)

AGENT: Moncada Consulting
(Phil Moncada)

ADDRESS OF SUBDIVISION: 1405 Rabb Rd.

GRIDS: G21

COUNTY: Travis

WATERSHED: Lady Bird Lake

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

LAND USE: Residential

NEIGHBORHOOD PLAN: Zilker (Suspended)

SIDEWALKS: Sidewalks will be provided on the subdivision side of the boundary street.

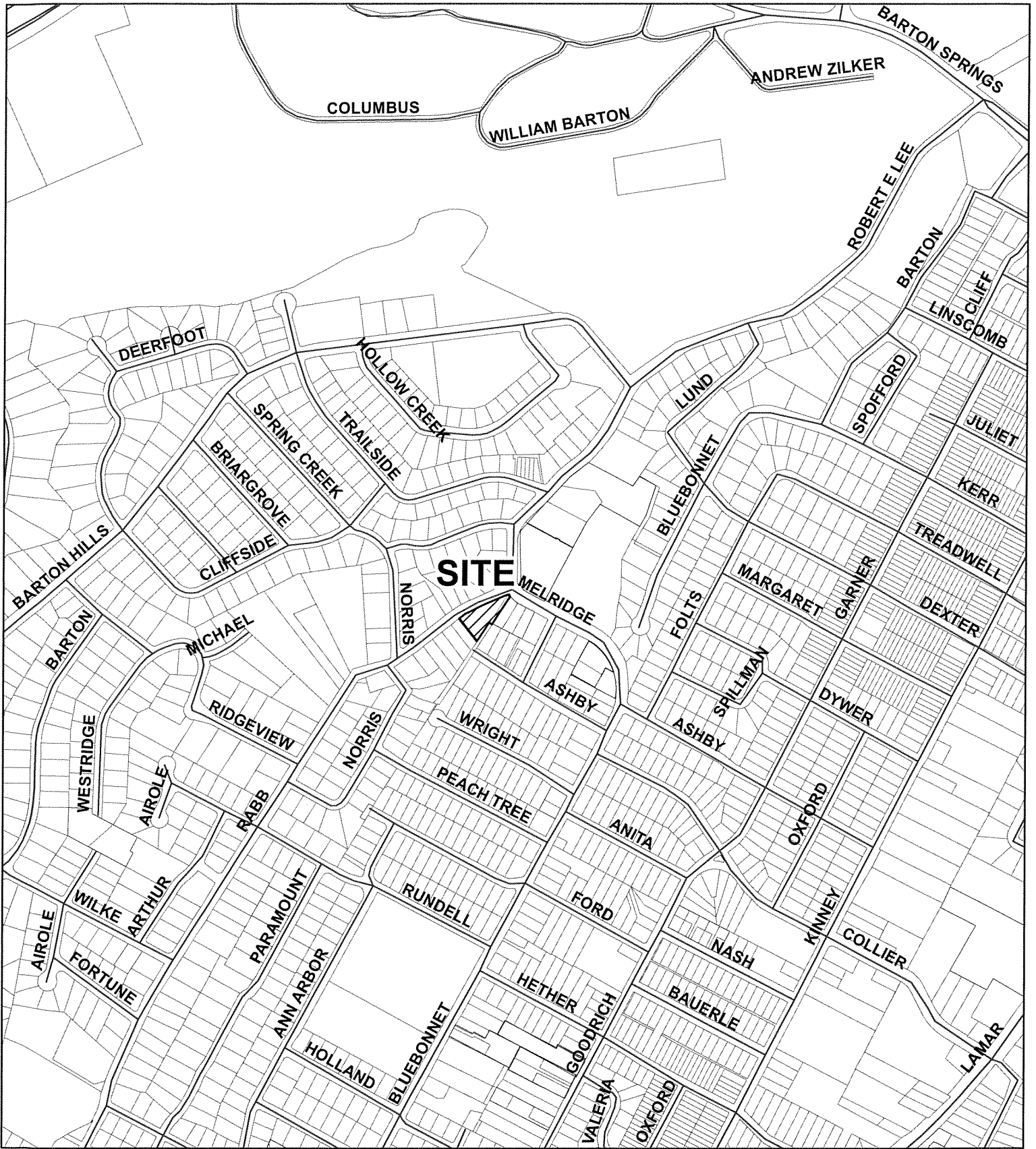
DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 1 of the Resubdivision of Lots 1 Thru 4 inclusive of Peschka Subdivision composed of 3 lots on 0.567 acres. The applicant proposes to resubdivide an existing lot and a portion of unplatted land into a three lot subdivision for residential use. The proposed lots follow zoning requirements for use, lot width and lot size.

STAFF RECOMMENDATION: The staff recommends approval of the resubdivision, the resubdivision meets all 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#: C8-2015-0001.0A
 ADDRESS: 1405 RABB RD.
 PROJECT: RESUBDIVISION OF LOT 1 OF
 THE RESUBDIVISION OF LOTS 1 -4
 PESCHKA SUBDIVISION
 CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

**HENRY P. HILL LEAGUE
ABSTRACT No. 14**

**RESUBDIVISION OF LOT 1
OF THE
RESUBDIVISION OF LOTS 1 THRU 4
INCLUSIVE OF
PESCHKA SUBDIVISION**

Plat Preparation Date: July 15, 2014
Application Submittal Date: January 8, 2015

SCALE: 1" = 50'

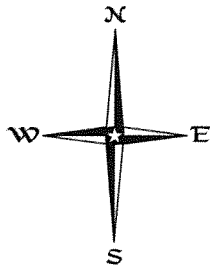
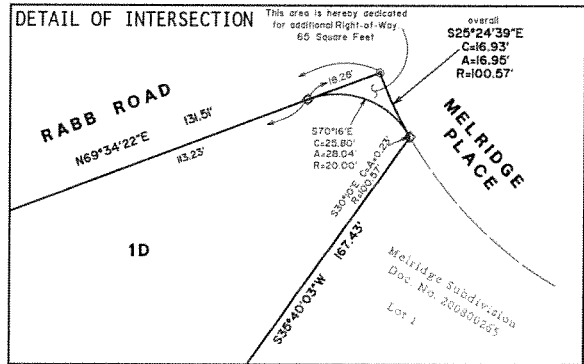


Legend

- ⊙ 1/2" Iron Rod Found
- IPF ⊙ 1/2" Iron Pipe Found (unless noted)
- ⊙ 1/2" Iron Rod Set with plastic cap imprinted with "Holt Carson, Inc."
- ▲ 60D Nail Found (Record Dimension)
- Sidewalk
- ETE = Electric and Telecommunications Easement

LOT SUMMARY

Total Number of Lots = 3
 Lot 1B = 9,393 Square Feet
 Lot 1C = 6,127 Square Feet
 Lot 1D = 9,135 Square Feet
 Right-of-Way Dedication = 65 Square Feet
 Total Area = 24,720 Square Feet = 0.567 Acre



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

That, JP Custom Homes, LLC, owner of all of Lot 1, Resubdivision of Lots 1 Thru 4 Inclusive of Peschka Subdivision, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 6 Page 92 of the Plat Records of Travis County, Texas, together with all of that certain (0.064 acre) tract of land out of the Henry P. Hill League Abstract No. 14, as conveyed to it by Warranty Deed recorded in Document No. 2015004072 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 resubdivide said Lot 1 and said (0.064 acre) tract in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

**RESUBDIVISION OF LOT 1
OF THE
RESUBDIVISION OF LOTS 1 THRU 4
INCLUSIVE OF
PESCHKA SUBDIVISION**

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

WITNESS MY HAND this the _____ day of _____, A.D. 2015.

Justin Poses, Managing Member of
JP Custom Homes, LLC
100 Congress Avenue Suite 2000
Austin, Texas 78701

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, A.D. 2015, did personally appear Justin Poses, 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 _____

This subdivision is located within the Full Purpose Jurisdiction of the City of Austin on this the _____ day of _____, 2015.

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 _____, 2015, 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 _____, 2015, A.D.

BY: _____
Deputy

ACCEPTED AND AUTHORIZED for record by the Planning Commission of the City of Austin, Texas, this the _____ day of _____, 2015, A.D.

Stephen Oliver Chairperson Jean Stephens Secretary

APPROVED, ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this the _____ day of _____, 2015, A.D.

J. Rodney Gonzales, Director, Development Services Department

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: C8-2015-0001.0A

Contact: Cesar Zavala, 512-974-3404 or

Cindy Casillas, 512-974-3437

Public Hearing: Planning Commission, September 22, 2015

LISA Hunter
Your Name (please print)

I am in favor
 I object

1604 Rabbit Rd 78204
Your address(es) affected by this application

Lisa Hunter *9-23-15*
Signature Date

Daytime Telephone: *512 731 3884*

Comments: *lot needs to be developed as single family home to make match the other homes in the neighborhood*

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

City of Austin – Development Services Department / 4th Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Cindy Casillas, 512-974-3437

Public Hearing: Planning Commission, September 22, 2015

Martina Detford
Your Name (please print)

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

1604 Rabb Rd 78704
Your address(es) affected by this application

Martina Detford _____ *9-23-15*
Signature Date

Daytime Telephone: *512-731-3884*

Comments:

Keep as I single family home and single lot

Do NOT re subdivide

Does not comply with Neighbor hood

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

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 Contact: Cesar Zavala, 512-974-3404 or
 Cindy Casillas, 512-974-3437
 Public Hearing: Planning Commission, September 22, 2015

Mary Kravie & Rich Gramann
 Your Name (please print) I am in favor
 I object

2108 Ashby Ave, Austin 78704
 Your address(es) affected by this application

W. Kravie & R. Gramann 9/20/15
 Signature Date

Daytime Telephone: 512-705-6710

Comments: We request that any subdivision be in compliance with applicable laws, regulations, and the restrictive covenants that apply to the Peschka subdivision.

- We request NO variances or exemptions be granted.
- We request ALL activity on this land be in compliance with the Save Our Springs (SOS) ordinance.

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Public Hearing: Planning Commission, September 22, 2015

Joe L. Joseph

Your Name (please print)

1201 Robert E Lee Rd

Your address(es) affected by this application

I am in favor
 I object

Joe L. Joseph

Signature

9/7/15

Date

Daytime Telephone:

(512) 497-4011

Comments:

We had 106th & attempted to subdivide for over 2 years. The zoning change was denied and the property is zoned as one lot. It would not be fair for the above request of zoning change to be granted to 3 lots only 0.557 Acres has it also drains into Barton Springs!

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Cesar Zavala

P. O. Box 1088

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Cindy Castilas, 512-974-3437

Public Hearing: Planning Commission, September 22, 2015

Your Name (please print)

Joe & Hazel Joseph

I am in favor
 I object

Your address(es) affected by this application

1201 Robert E Lee Rd

Daytime Telephone:

(512) 497-4811

Signature

Date

Comments: We own two lots, 0.64 Acres

with our home of 0.85 Acres vacant land adjacent to our home. We just sold 1.6+ acres before our home and had attempted to have it rezoned to multiple lots, which was denied because it drains into Barton Springs and falls under the S05 Ordinance. This zoning change should be rejected on the stone grounds.

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Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810