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SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2010-0043.0A

Z.A.P. DATE: March 15, 2011

SUBDIVISION NAME: Lewis Ramirez, Resubdivision of the South 50' of Lot 18, Valle San Jose Addition, Section 1

AREA: 1.003 acres

LOT(S): 1

OWNER/APPLICANT: Lewis Ramirez

AGENT: Rivera Eng. (M. Rivera)

ADDRESS OF SUBDIVISION: FM 812 and Lonesome Drive

GRIDS: N/A

COUNTY: Travis

WATERSHED: North Fork Dry Creek East

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: N/A

MUD: N/A

PROPOSED LAND USES: Single-Family

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS: Sidewalks will be provided.

DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of the South 50' of Lot 18, Valle San Jose Addition, Section 1 subdivision. The proposed subdivision is composed of 1 lot on 1.003 acres. The proposed development is for a single-family residence development. Water will be provided by the City of Austin and wastewater will be provided by a private onsite sewer system.

TRANSPORTATION:

There are no proposed transportation improvements planned or needed with this proposed subdivision.

ISSUES:

The staff has not received any calls or inquiries from any adjacent property owners or neighborhood association representatives. Public notice was sent as per LDC requirements.

County Issues:

This property is located in the 2-Mile ETJ of Austin. There are no land use controls that can be imposed by the city or the county.

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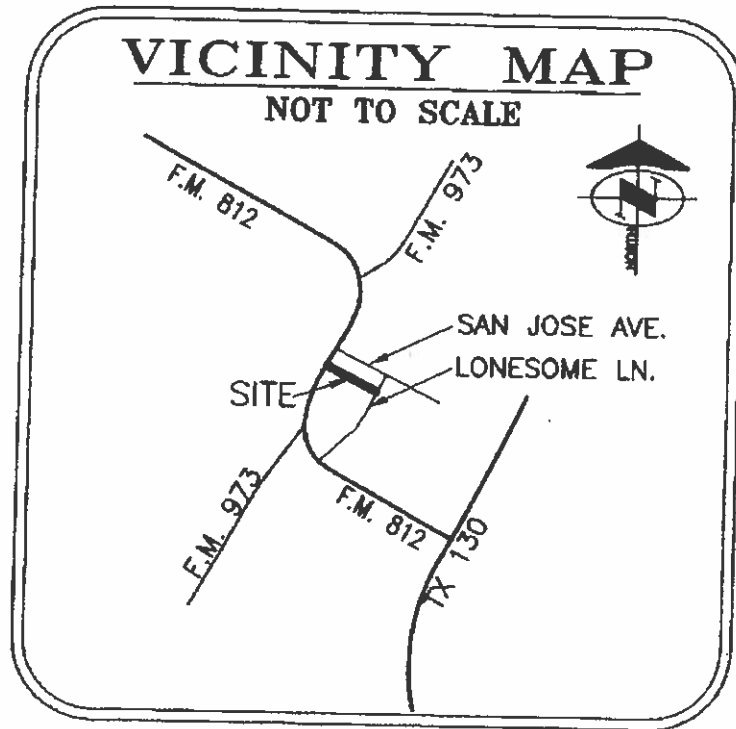
STAFF RECOMMENDATION: The staff recommends approval of the proposed resubdivision. This plat meets all applicable State, County, and Title 30, City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Joe Arriaga
Email address: joe.arriaga@co.travis.tx.us

PHONE: 854-7562

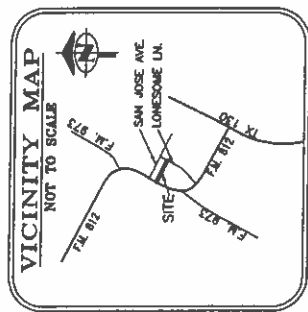
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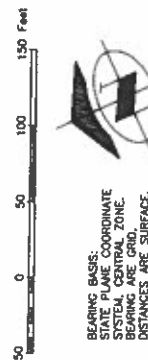
Lewis Ramirez Subdivision
10446 F.M. 812

Location Map

CM 4



LEWIS RAMIREZ SUBDIVISION A RESUBDIVISION OF THE SOUTH 50' OF LOT 18, VALLE SAN JOSE ADDITION, SECTION ONE, BK. 38 PG. 31



SAN JOSE AVENUE
(60' R.O.W.)

ADDITION SECTION ONE

FARM-MARKET HIGHWAY NO. 812
(100' R.O.W.)

JESUS I. HERNANDEZ AND LILIA N. HERNANDEZ
DOC. NO. 2003123481
10442 F.M. RD. 812
VALLE SAN JOSE ADDITION SECTION ONE
BOOK 38 PAGE 31

**LOT 18A
BLOCK A**
1.003 ACRE
D.E.P.

S 65°20'11" E 835.02'

N 65°20'38" W 838.34'

ARMANDO TINOCO
254 HERITAGE OAKS DR.
CEDAR CREEK, TX 78612
VALLE SAN JOSE ADDITION SECTION ONE
BOOK 38 PAGE 31

(LONE STAR GAS PIPELINE
CENTERLINE OF 20'
EASEMENT
VOL. 2833 PAGE 40)

LONE STAR

LOT 38

600 NAIL FOUND

FENCE POST
OCCUPIES ORIGINAL
PROPERTY CORNER.

