

SUBDIVISION REVIEW SHEET

09
/

CASE NO.: C8-2010-0060.0A

P.C. DATE: August 9, 2011

SUBDIVISION NAME: Airport at 46th

AREA: 2.96 acres

LOTS: 4

OWNER/APPLICANT: 4508 Motel Properties LTD.
(Georgia Ribar-Cox)

AGENT: Doucet & Assoc.
(Syd Xinos)

ADDRESS OF SUBDIVISION: 4508 N IH-35 Service Rd SB

GRIDS: K-25

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full Purpose

EXISTING ZONING: CS-V-CO-NP, CS-1-V-CO-NP

PROPOSED LAND USE: Commercial

NEIGHBORHOOD PLAN: North Loop Neighborhood Plan Area

SIDEWALKS: Sidewalks will be provided on E 46th Street prior to building being occupied.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision namely, Airport at 46th. This is a resubdivision of a portion of Block W, Ridgetop 4th Addition recorded in Vol. 3, Page 46 of the Travis County, Texas Property Records. The proposed resubdivision consists of 4 lots on 2.96 acres.

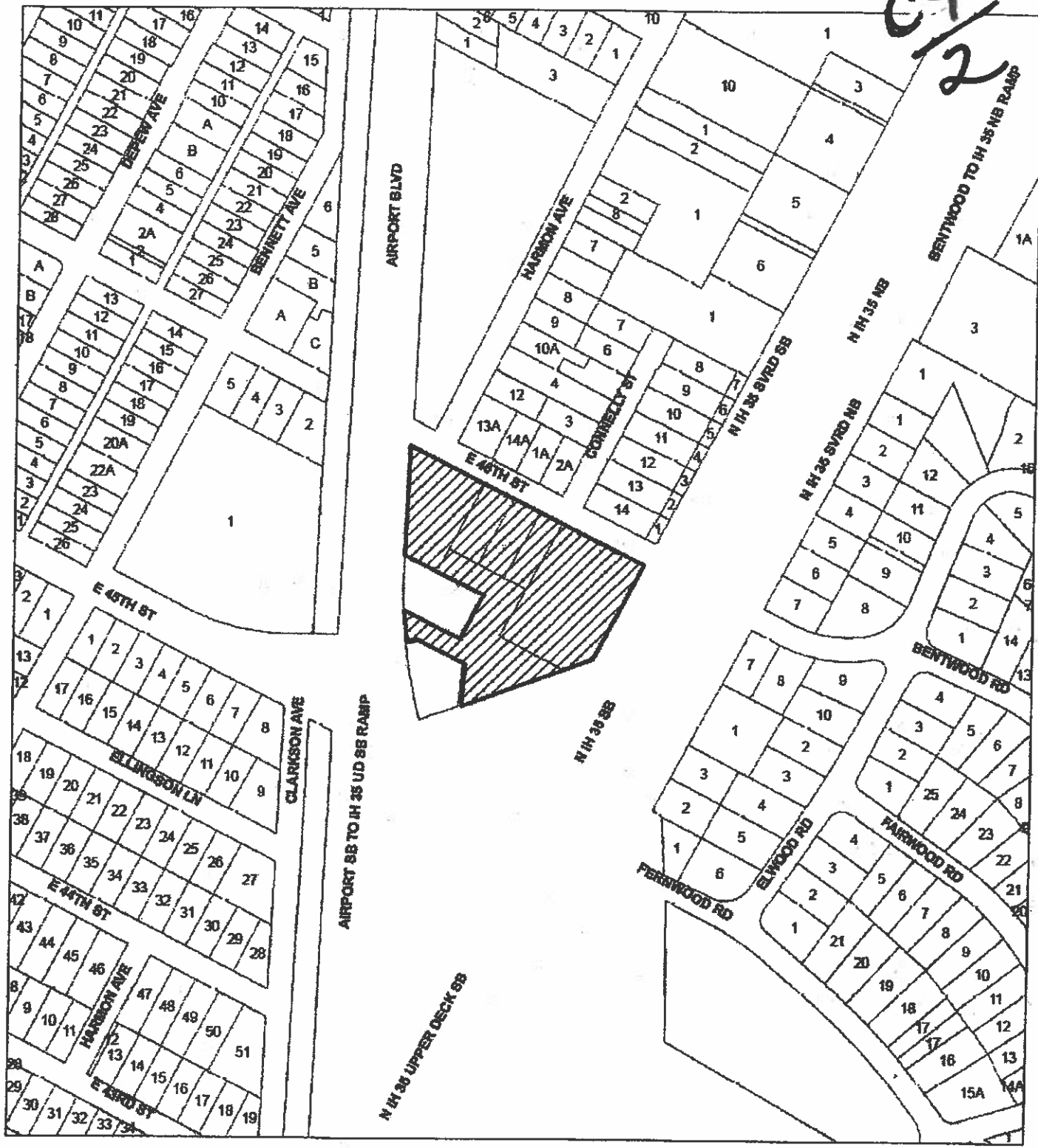
STAFF RECOMMENDATION: The staff recommends approval of the resubdivision plat. This plat meets all City of Austin Land Development and State Local Government Code requirements.



PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon
Email address: sylvia.limon@ci.austin.tx.us

PHONE: 974-2767

C9/2



 Subject Tract
 Base Map

Airport @ 46th

CASE#: C8-2010-0060.0A

ADDRESS: 4508 N. IH 35

MANAGER: Sylvia Limon

1" = 400'

OPERATOR: D. SUSTAITA

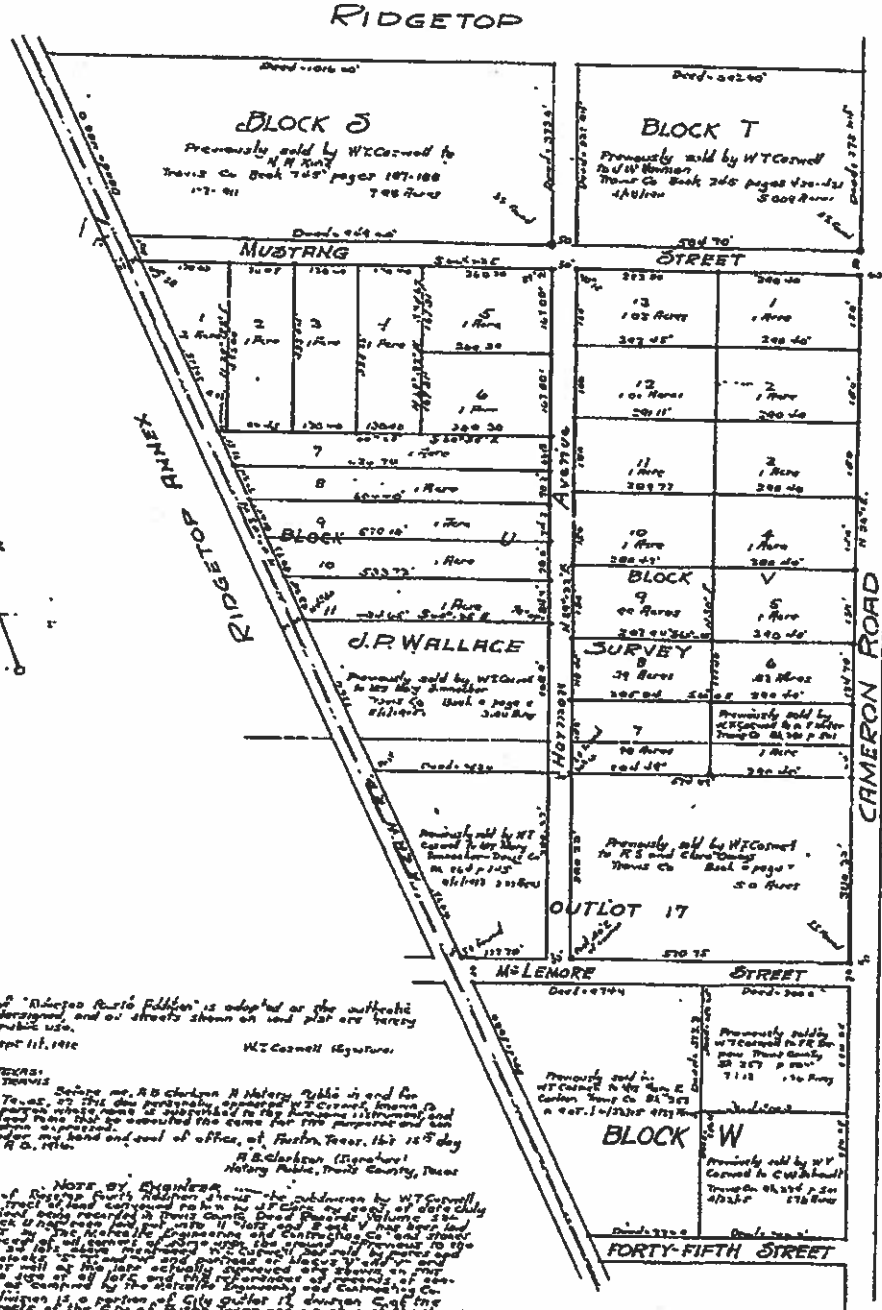
This map has been produced by Notification Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

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RIDGETOP FOURTH ADDITION

SUBDIVISION BY

W.T. CASWELL



Note for record: This plat is a subdivision of the Ridgetop Fourth Addition, Travis County, Texas, as shown on the original plat of the same name, recorded in Volume 3, Page 46 of the Travis County Plat Book.

This plat of "Ridgetop Fourth Addition" is adopted as the authentic plat of the undersigned, and all streets shown on said plat are hereby dedicated for public use.
 Austin, Texas, Sept. 11, 1916
 W.T. Caswell (Signature)

STATE OF TEXAS,
 COUNTY OF TRAVIS.
 Before me, R.B. Clarkson, Notary Public in and for Travis County, Texas, on the 11th day of September, 1916, personally appeared W.T. Caswell, known to me to be the party whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed.
 Given under my hand and seal of office, at Austin, Texas, this 11th day of September, A.D. 1916.
 R.B. Clarkson (Signature)
 Notary Public, Travis County, Texas

NOTE BY ENGINEER
 This plat of Ridgetop Fourth Addition shows the subdivision by W.T. Caswell of a 274 acre tract of land conveyed to him by J.P. Caswell, as agent of date July 25, 1914, and duly recorded in Travis County, Texas, Record Volume 3, Page 46. This block of land was divided into 100 lots, and the plat of the same was filed for record on the 11th day of September, 1916. The subdivision of the land into lots has been placed at all corners of the lots, and the plat of the same is hereby adopted as the true and correct plat of the same, and all streets shown on the plat are hereby dedicated for public use. The subdivision is a portion of the original plat of the same, and the same is hereby adopted as the true and correct plat of the same. The subdivision is a portion of the original plat of the same, and the same is hereby adopted as the true and correct plat of the same.
 Chas. S. McLaughlin
 Civil Engineer.

Surveyed and Mapped June 1916 By
THE METCALFE ENGINEERING & CONTRACTING CO.
 234 Austin National Bank Bldg.
 Austin, Texas.

Field work by F.W. Wanchter
 Rest Engineer

Plan No 1520

Scale one inch = 200 feet.
 (Graphic scale 1" = 100')

Filed for record Sept. 23, 1916 at 5 A.M.
 Recorded Sept. 23, 1916 at 9 A.M.

8515

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: www.ci.austin.tx.us/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: C8-2010-0060.0A
 Contact: Sylvia Limon, 974-2767 or
 Cindy Casillas, 974-3437
 Public Hearing: Planning Commission, August 9, 2011

Rum BERSOLD

Your Name (please print)

1662 EAST 46th

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone:

512-689-0660

7/20/11

Comments: I object because this does not tell me enough information. My concern with previous proposals suggested a major entrance on 46th. Also - the Airport Blvd. Planning Team is working extensively on respectful planning in the area. So far I have not seen any concern or input for and from the neighborhood.

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

City of Austin - Planning & Development Review Dept. /4th Fl
 Sylvia Limon
 P. O. Box 1088
 Austin, TX 78767-8810

I am in favor
 I object