

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2010-0138.0A

**P.C. DATE:** January 24, 2012

**SUBDIVISION NAME:** Andriotakis Subdivision, A Resubdivision of Lot 23 of the Sam Huston Heights Subdivision

**AREA:** 1.0 acres

**LOTS:** 4

**OWNER/APPLICANT:** James & Diane Andriotakis  
(Moody Andrews)

**AGENT:** Urban Design Group.  
(J Segura)

**ADDRESS OF SUBDIVISION:** 3609 Pennsylvania Ave.

**GRIDS:** L-23

**COUNTY:** Travis

**WATERSHED:** Tannehill Branch

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-3-NP

**PROPOSED LAND USE:** Single Family Residential

**NEIGHBORHOOD PLAN:** MLK Neighborhood Plan Area

**SIDEWALKS:** Sidewalks will be provided on Pennsylvania Avenue prior to lots being occupied.

**DEPARTMENT COMMENTS:** The request is for approval of a resubdivision namely, Andriotakis Subdivision, A Resubdivision of Lot 23 of the Sam Huston Heights Subdivision. The proposed resubdivision consists of 4 lots on 1.00 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](mailto:sylvia.limon@ci.austin.tx.us)

**PHONE:** 974-2767



Subject Tract



Base Map

CASE#: C8-2010-0138.0A  
LOCATION: 3809 Pennsylvania

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.

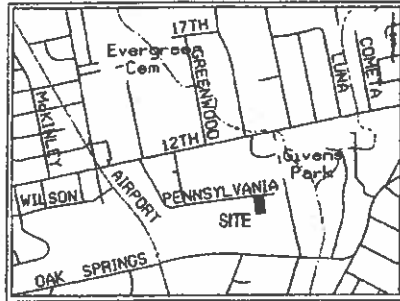


# ANDRIOTAKIS SUBDIVISION

## A RESUBDIVISION OF LOT 23 OF THE SAM HUSTON HEIGHTS SUBDIVISION

ORIGINAL DATE OF SUBMITTAL: DECEMBER 2010

SITE LOCATION MAP (NTS)



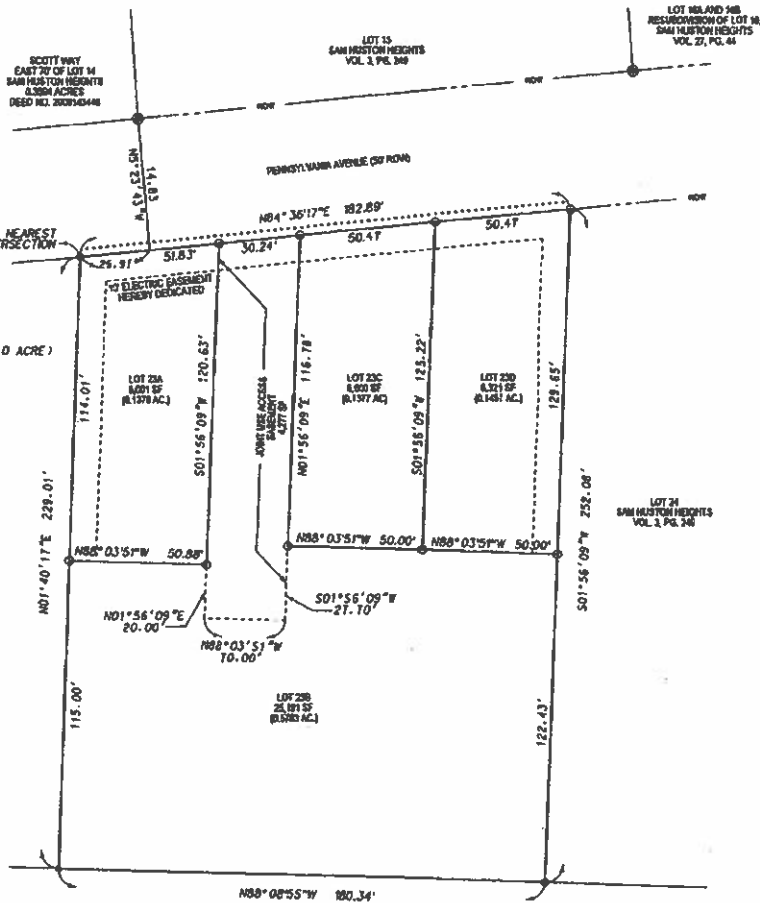
**LEGEND**

- Iron rod found
- ▲ Iron pipe found
- Hole found
- Iron rod set
- Proposed Submain

THE SUBDIVISION CONSISTS OF:  
4 SINGLE-FAMILY LOTS

TOTAL SUBDIVISION AREA: 43.913 SF (1.0 ACRE)

LOT 23A: 6,001 SF  
LOT 23B: 25,131 SF  
LOT 23C: 6,000 SF  
LOT 23D: 6,321 SF



BLAD, L.L.C. A TEXAS LIMITED LIABILITY COMPANY  
DOC. NO. 2009144334



### SURVEYOR'S CERTIFICATE

I, JOHN NOELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH TITLE 25 OF THE AUSTIN CITY CODE, AS AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL ON THE GROUND SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION.

SURVEYED BY: URBAN DESIGN GROUP



*John Noell*  
JOHN NOELL, S.P.L.S. NO. 2433  
URBAN DESIGN GROUP  
3660 STONERIDGE ROAD, E101  
AUSTIN, TEXAS 78746

1/16/2012  
DATE

C8-2010-0138.0A  
SHEET 1 OF 2

3660 STONERIDGE ROAD, E-101  
AUSTIN, TEXAS 78746  
PHONE: (512) 347-0040  
FAX: (512) 347-1311  
E-MAIL: GENERAL@UDG.COM  
WWW: WWW.UDG.COM  
FIRM REG. NO. F-1843

**UDG**  
Urban Design Group

SiteProject\83609 Pennsylvania - 10-58642\06Final Plat\ENR-S-Final Plat.dgn

## 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](http://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: C8-2010-0138.0A

Contact: Sylvia Limon, (512) 974-2767

Cindy Casillas, (512) 974-3437

Public Hearing: Planning Commission, Jan 24, 2012

Alexandra Nolasco  
Your Name (please print)

☐ I am in favor  
☒ I object

3505 Riva Sylvia Ave Austin TX 78721  
Your address(es) affected by this application

Alexandra N. 1-14-12  
Signature Date

Daytime Telephone: 512-9682207

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

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

City of Austin - Planning & Development Review Dept. /4<sup>th</sup> Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Sylvia Limon, (512) 974-2767

Cindy Castillas, (512) 974-3437

Public Hearing: Planning Commission, Jan 24, 2012

Myra Craft Reeves  
Your Name (please print)

☐ I am in favor  
☒ I object

2614 Pennsylvania ave, Austin TX, 78721  
Your address(es) affected by this application

Myra Craft Reeves  
Signature

Date

Daytime Telephone: 512-552-0256

Comments: It is my belief that the subdivision of properties in predominantly single family neighborhoods (especially those in low-income areas) leads to an insupportable rise in property taxes. This rise in taxes often forces out existing residents, and therefore should be avoided if possible.

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