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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2011-0156.0A

P.C. DATE: March 27, 2012

SUBDIVISION NAME: Resubdivision of Lot 9 and a Portion of Lot 8, Block 2, A.E. Habicht's Subdivision of Outlot 34, Division B

AREA: 0.269 acres

LOTS: 2

OWNER/APPLICANT: Armer & Smith Cap. Grp.,LLC
(Kevin Smith)

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 2003 E 13th Street

GRIDS: K-23

COUNTY: Travis

WATERSHED: Boggy Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Single Family Residential

NEIGHBORHOOD PLAN: Chestnut Neighborhood Plan Area

SIDEWALKS: Sidewalks will be provided on E 13th Street prior to lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision namely, Resubdivision of Lot 9 and a Portion of Lot 8, Block 2, A.E. Habicht's Subdivision of Outlot 34, Division B. The proposed resubdivision consists of 2 lots on 0.269 acres. The Chestnut NPA ordinance allows for lots to be developed under the Cottage Lot development standards. These lots are to be developed using those standards.

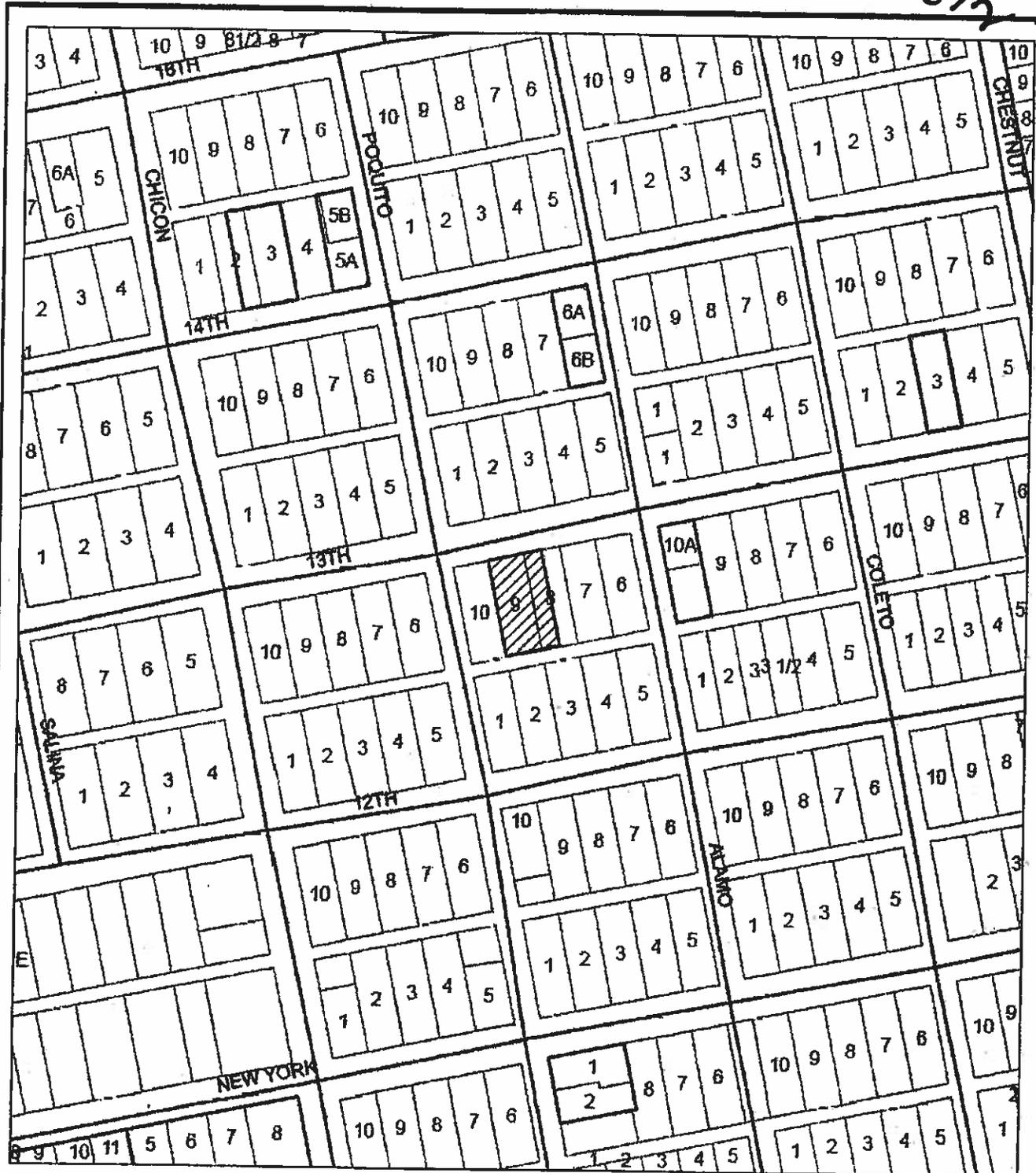
STAFF RECOMMENDATION: The staff recommends approval of the resubdivision plat. This plat meets all City of Austin Land Development and State Local Government Code requirements.

PLANNING COMMISSION ACTION:

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

PHONE: 974-2767

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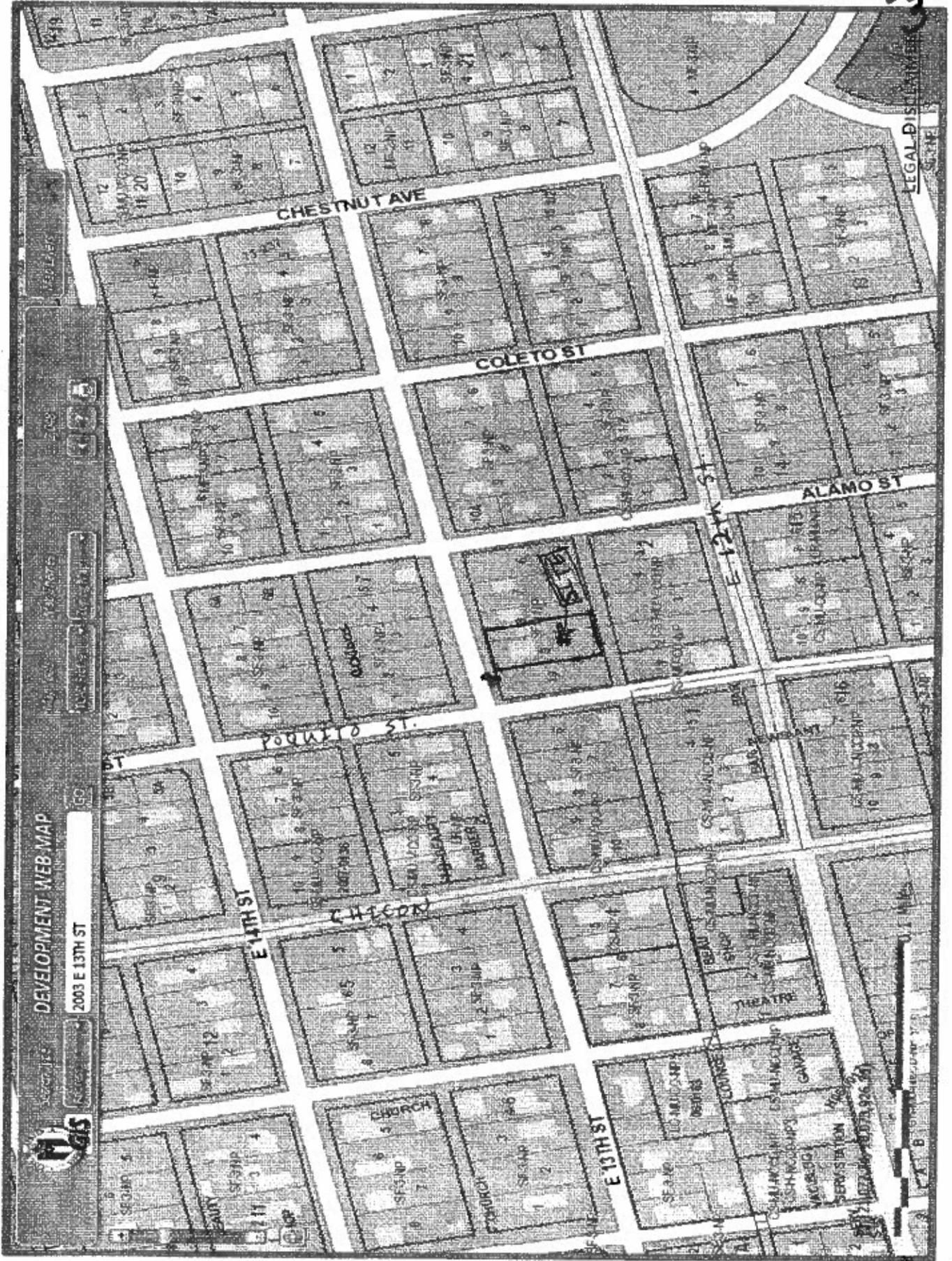
-  Subject Tract
-  Base Map

CASE#: C8-2011-0156.0A
 LOCATION: 2003 East 13th Street



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.



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2/15 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: C8-2011-0156.0A
 Contact: Sylvia Limon, (512) 974-2767
 Cindy Casillas, (512) 974-3437
 Public Hearing: March 27, 2012, Planning Commission

Joel Bennett
 Your Name (please print)

1203 Colado Austin, TX
 Your address(es) affected by this application

Joel Bennett
 Signature

476 8595
 Daytime Telephone

3-7-12
 Date

Comments: The Re subdivision is the Re lot.

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