SUBDIVISION REVIEW SHEET

CASE NO.: C8-2011-0161.0A

P.C. DATE: July 24, 2012

SUBDIVISION NAME: Resubdivision of a Portion of Lots 3 and 4, Block 2, Pleasant Grove

Addition

AREA: 0.6288 acres

LOTS: 2

OWNER/APPLICANT: Robert A. & Brandy K. Mueller AGENT: Steve Wenzel

ADDRESS OF SUBDIVISION: Tonkawa Trail at W. 39 1/2 Street

GRIDS: J-25

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3

PROPOSED LAND USE: Single Family Residential

NEIGHBORHOOD PLAN: Rosedale (underway)

SIDEWALKS: Sidewalks will be provided on West 39 1/2 Street prior to lots being occupied.

DEPARTMENT COMMENTS: The request is for approval of a resubdivision namely, Resubdivision of a Portion of Lots 3 and 4, Block 2, Pleasant Grove Addition. The proposed resubdivision consists of 2 lots on 0.6288 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

PHONE: 974-2767

Email address: sylvia.limon@ci.austin.tx.us

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16 7 2 3 4 5 6 7 10 9 5 4 11 12 6 7
1 2 4 11 6 10 5 A
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CASE#: CR-2011-0161 0A
N Subject Tract CASE#: C8-2011-0161.0A LOCATION: Tonkawa Trail @ W 39 1/2 St

N

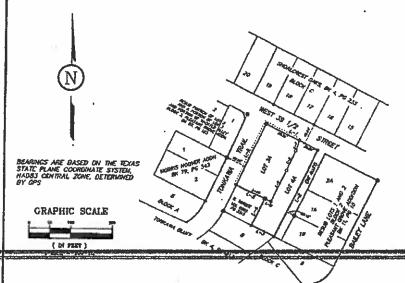
Base Map

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.

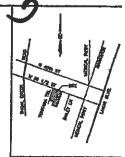


RESUBDIVISION OF A PORTION OF LOTS 3 AND 4, BLOCK 2, PLEASANT GROVE ADDITION



LECEND

CONCRET WANTED FROM
LATERS. HE ROLE WORF (LOS) & HERE!



ACMENT IN

STATE OF TEXAS

NNOW ALL MEN BY THESE PRESENTS: That we, Robert Asson Marker and Brondy Kay Mueller, oversor of 0.529 are of land out of Lots 3 and 4, Block 2, Pleasant Grove Addition, a subdivision of report in Volume 2, Page 195 of the Plat Records of Travis County, Textus, said 0.629 ace no beg conveyed to us by deeds of record in Dounteent Numbers 2003022493 and 2005005147 of the Official Public Records of Travis County, Yeses, do hereby resubdivide the said of 202 aces in sourcement with the stabshed piet, pursuant to Chapter 212 of the Texas Lood Government Code to be from as the RERUSDIVISION OF A PORTION OF LOTS 3 AND 4, BLOCK 2, PLEARANT GROVE ADDITION and and do hereby dedicate to the public the use of streets and essentering shown hereon, subject to any easuments or restrictors herestyles granted and not released

WITNESS MY HAND	thisday o	120_	

Robert Aaron Mustler - Owner 3905 Tonkeye Trali Austin, TX 78768

Brandy Key Mueller - Owner 3005 Tonbuwa Trail Auelin, TX 78736

BEFORE ME, the undersigned authority, on this day personally appeared Richart Aeron Mossier, known to me to be the person whose name is subscibed 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 BEAL OF OFFICE WAS _____ day of ____

Notary Public in and for Travia County, Texas My Commission Expires:

STATE OF TEXAS COUNTY OF TRAVIS

BEFORE ME, the undersigned euthority, on this day pecentrally appeared Brandy Musties, known to me to be the person whose pame to euchocatbod to the foregoing inchinnent, and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE IND _____ day of_

Hotary Public in and for Travis County, Texas

I, Timothy A. Lenz, em authorized under the laws of the falls of Texas to practice the profession of surveying and do hareby cartily that this plat compiles with the survey related portions of Chapter 25, of the Austin City Gode of 1999, as amended, and to the best of my incontradge is true and correct and was prepared from an actual survey of the property made on the ground under my supervision.

Timothy A. Lenz, RPLD # 4393 Lenz & Associates, Inc. 4303 Russell Drive AusSn, Texas 76734 (\$12) 443-1174

No postion of this tract is within the boundaries of the 100-year flood plain as shown on Federal Emergency Menagement Agency Map No. 48453CD466H, Effective Date Septem

f, the undersigned, a registered professional engineer in the State of Taxes, do hereby certify that this subdivision is lessable from an engineering standpoint and contourns to Title 25, of the Austin Land Development Code of 1996 and is true and correct to the best of my

DATED:

Stove Wenzel, P.E. No. 59082 7005 Kencette Pess Austin, Texas 78749 (512) 288-7207

SHEET 1 OF 2

LENZ & ASSOCIATES, INC.

(512) 443-1174 4303 RUSSELL DRIVE AUSTIN, TEXAS 78704

SURVEY # 2011-0493

F.B. 918/02

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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;
- 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.

Austin, TX 78767-8810

Sylvia Limon P. O. Box 1088

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

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

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.

Comments:	Case Number: C8-2011-0161.0A Contact: Sylvia Limon, 512-974-2767 Cindy Casillas, 512-974-3437 Public Hearing: Planning Commission, July 24, 2012 Clark Jobe Four Name (please print) 3985-A Bailey Lape 78756 Your address (es) affected by this application 7/5/2012 Signature Date

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			Comments:	Signature Daytime Telephone: 436-554-9155	l na	3902 BALLEY IN	Your Name (please print)	Public Hearing: Planning Commission, July 24, 2012	Case Number: C8-2011-0161.0A
				Date	7-10-12		Tamm favor Tobject		