

SUBDIVISION REVIEW SHEET

C18
1

CASE NO: C8-2012-0080.0A

PC DATE: August 28, 2012

SUBDIVISION NAME: RESUBDIVISION OF LOT 2 & A PORTION OF LOT 1, MONTE VISTA NO. 2

AREA: 0.69 Acres

LOTS: (1)

APPLICANT: John & Anne McKinnerney

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 2501 McCullough Street

GRIDS: MH25

COUNTY: Travis

WATERSHED: Taylor Slough South

JURISDICTION: Full Purpose

EXISTING ZONING: SF-3-NP

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

NEIGHBORHOOD PLAN: Central West Austin

DEPARTMENT COMMENTS:

The request is for approval of the above referenced resubdivision plat. This proposed resubdivision entails the creation of (1) legal lot from (1) lot and a portion of an adjacent lot for the existing single family use. The subdivision is composed of (1) lot on 0.69 acres. The City of Austin will provide water and wastewater service as well as electric service. The developer will be responsible for all costs associated with any required improvements to the site.

STAFF RECOMMENDATION:

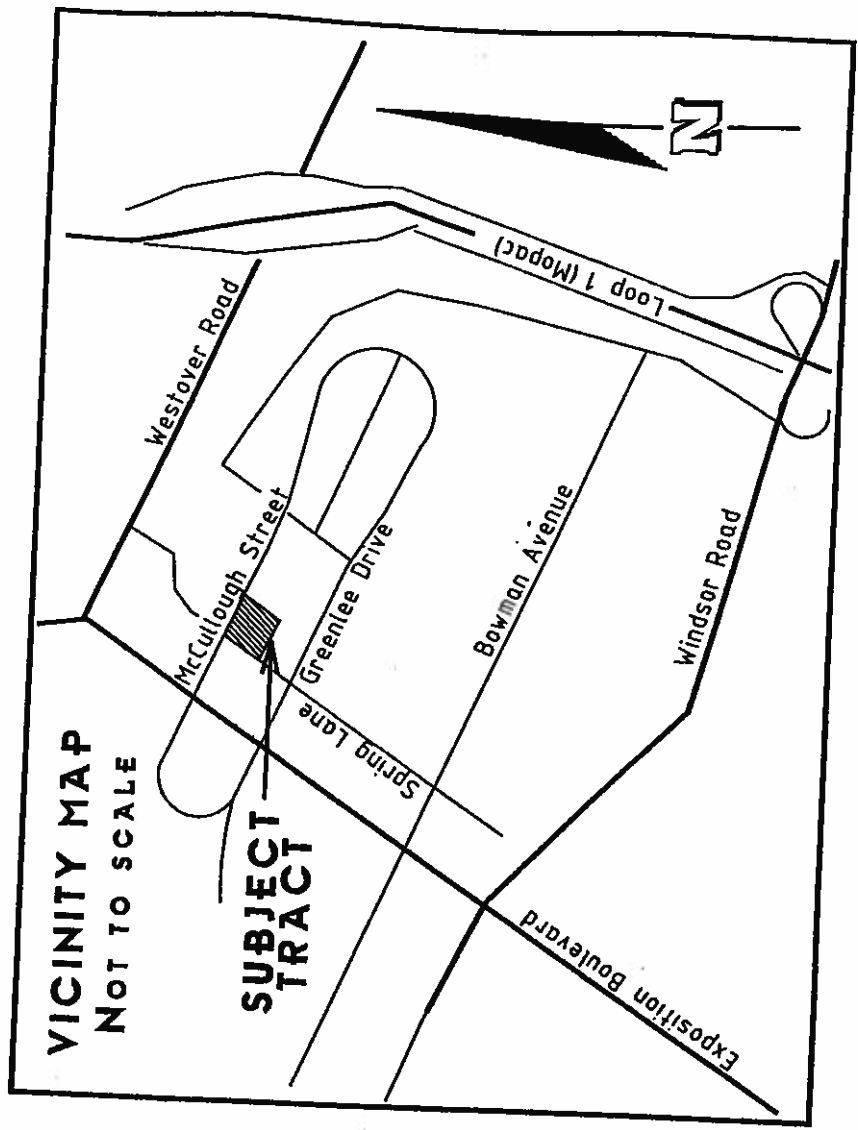
The staff recommends approval of the resubdivision plat. The plat meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 974-2786

C18
2



water meter,
lined or located

quired by the
lon (OSHA)
ances when
Energy will not
ts incurred
l to the owner.

submitted to the
ing at

No. 2, according to
Records, and
according to
Records shall

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.austintexas.gov/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: C8-2012-0080.0A

Contact: Don Perryman, 512-974-2786

Elsa Garza, 512-974-2308

Public Hearing: Planning Commission, Aug 28, 2012

Your Name (please print)

Steve Becker

Your address(es) affected by this application

2620 Spang Ln

Signature

Steve M Becker

Date

8-13-12

Daytime Telephone: 512-452-9902

Comments:

☒ I am in favor
☐ I object

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

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

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810