

029/1

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2012-0152.0A

**Z.A.P. DATES:** June 4, 2013  
May 7, 2013

**SUBDIVISION NAME:** Shoalmont Addition Lot 12, Block 3; Resubdivision

**AREA:** 0.46 acres

**LOTS:** 2

**APPLICANT:** Mark Alan Canada Investments  
(Mark Canada)

**AGENT:** Doucet & Associates  
(Jennifer Simmons)

**ADDRESS OF SUBDIVISION:** 5409 Shoalwood Ave.

**GRIDS:** J27

**COUNTY:** Travis

**WATERSHED:** Shoal Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-2

**PROPOSED LAND USE:** Residential

**ADMINISTRATIVE WAIVERS:** None

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

**DEPARTMENT COMMENTS:** The request is for the approval of the Shoalmont Addition Lot 12, Block 3; Resubdivision. The applicant proposes to resubdivide one existing lot into a two lot subdivision for residential use. The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

**VARIANCES:** No variances are required.

**STAFF RECOMMENDATION:** Staff recommends approval of the resubdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

### **ZONING & PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Cesar Zavala

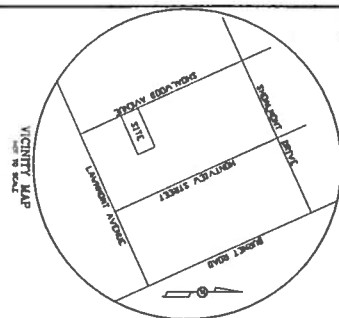
**PHONE:** 974-3404

**E-mail:** cesar.zavala@austintexas.gov



09/12

Site

[illegible][illegible]

4. NO LOTS IN THE SUBDIVISION SHALL BE OCCUPIED UNTIL CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITIES.
5. THE WATER AND WASTEWATER UTILITIES SYSTEMS SERVING THE SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE CITY OF AUSTIN UTILITY DEPARTMENT. THE LANDOWNER MUST PAY THE UTILITY CONTRIBUTION. THE LANDOWNER MUST PAY THE UP AND SLOPE FEES ONCE THE LANDOWNER MAKES AN APPLICATION FOR A CITY OF AUSTIN WATER AND WASTEWATER UTILITY PERMIT.
6. PRIOR TO CONSTRUCTION OF LOTS IN THE SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW AND APPROVAL. THE DRAINAGE PLAN SHALL BE REVIEWED AND APPROVED BY THE CITY OF AUSTIN UTILITY DEPARTMENT. THE CITY OF AUSTIN SHALL REVIEW THE DRAINAGE PLAN FOR RECORD. DETENTION STORAGE SHALL BE PROVIDED BY THE USE OF IN-CHANNEL POOLING OR OTHER APPROVED METHOD.
7. THIS SUBDIVISION SHALL BE DEVELOPED, CONVEYANCED AND MAINTAINED IN CONFORMANCE WITH THE TERMS AND CONDITIONS OF THE LAND DEVELOPMENT CODE OF THE CITY OF AUSTIN.
8. EROSION CONTROL IS REQUIRED FOR ALL CONSTRUCTION ON INDIVIDUAL LOTS, INCLUDING DETACHED SINGLE FAMILY AND DUPLEX CONSTRUCTION, IN ACCORDANCE WITH THE CITY OF AUSTIN, ENVIRONMENTAL CRITERIA MANUAL.
9. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY, ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT REPORT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
10. BUILDING SETBACK LINES SHALL BE IN ACCORDANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REZONEMENT MAP.
11. AUSTIN ENERGY HAS THE RIGHT TO MAKE AND/OR MONITOR TESTS, SURVEYING AND OTHER CONTRIBUTIONS TO THE PROJECT NECESSARY TO KEEP THE EXISTING GAS, WATER AND SEWER LINES IN THE SUBDIVISION IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT WITH ANY EXISTING AND/OR ACCESS REQUIREMENTS IN ADDITION TO THOSE REQUIRED FOR THE SUBDIVISION/LOT. THE CITY OF AUSTIN ELECTRIC UTILITY DEPARTMENT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF ANY ELECTRICAL SYSTEMS REQUIRED TO COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

[illegible][illegible]

JOB NO. 00826212  
SCALE: 1"=50'  
SUBMITTAL DATE: 10-10-2012

SHEET 1 OF 1

JOB NO.: 09B26212  
SCALE: 1"=50'  
TAL DATE: 10-19-2012  
CASE #: CB-2012-0155  
SHEET 1 OF

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

KNOW ALL MEN BY THESE PRESENTS,

COUNTY OF TRAVIS

Third, I, Mary, Counsel, president of Alton Canada Investment, Inc., owner of Lot 12, Block 3 of Shoultard Addition, according to the map or plan of the land intended to be registered, hereby certify that the said Lot 12, Block 3 of Shoultard Addition, is situated in the Township of Tynes County, Texas, and in Document No. 201216800 of the Official Public Records of Tynes County, Texas, and that the said Lot 12, Block 3 of Shoultard Addition is subject to the public dedication and subdivision having been approved for the said public dedication and subdivision by the Texas State Board of Land Commissioners, and that the said Lot 12, Block 3 of Shoultard Addition is not subject to any other public dedication or subdivision, and that the said Lot 12, Block 3 of Shoultard Addition, and the land to be known as "SECTION 36.000 OF LOT 12, BLOCK 3 OF SHOULTARD ADDITION," and the hereby dedicate to the public use of all persons and persons and persons, subject to any easements and/or restrictions hereinafter granted and not reserved, and that all restrictions covenants and restrictions herein contained shall be subject to the said dedication plan.

Witness my hand and the seal of Alton Canada Investment, Inc.,

THIS SUBMISSION FILE IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS DATE OF \_\_\_\_\_ 20\_\_\_\_, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN COUNTY OF TRAVIS, THIS DATE \_\_\_\_\_ 20\_\_\_\_, A.D.

\_\_\_\_\_

OTTO GUERNEY, DIRECTOR  
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE COMING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS DATE OF \_\_\_\_\_ 20\_\_\_\_, A.D.

\_\_\_\_\_

BETTY BACHEN, CHAIRPERSON

\_\_\_\_\_

CYNTHIA BAKER, SECRETARY

Mark A. Canada, President

Date \_\_\_\_\_

Before me, the undersigned authority on this day personally appeared Mart A. Canada, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacities therein stated.

Given under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_.

1. DATA RESEARCH AND CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOLLOWING INSTRUMENT OF WRITING, AND ITS CERTIFICATE OF AUTHENTICATION HAS BEEN FILED FOR RECORD IN THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201, A.D. AT \_\_\_\_\_ O'CLOCK, A.M. AND FULLY RECORDED ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201, A.D. AT \_\_\_\_\_ O'CLOCK, A.M. OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN WITNESS MY HAND AND SEAL OF THE COUNTY CLERK, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 201, A.D.

DAWA DEBEAUXOR, COUNTY CLERK, TRAVIS COUNTY, TEXAS

Print Name  
Motelry in and for the State of Texas  
My Commission expires:

DEPUTY

ALL POINTS SURVEYING  
1114 FORTS WORTH STATE 200  
AUSTIN, TEXAS 78704  
513-344-0071

ROGER L. WAY, RPUS #3910

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #40433C D4524 , TRAVIS COUNTY, TEXAS, DATED SEPTEMBER 26, 2002.

DOUGET & ASSOCIATES  
7401 B HIGHWAY 71 WEST, SUITE 160  
AUSTIN, TEXAS 78735

JENNIFER SIMMONS, P.E. 1110298 DAT

**ALL POINTS SURVEYING**  
1714 FORTVIEW ROAD - SUITE 200  
AUSTIN TX 78704  
TEL: (512) 440-0077 - FAX (512) 440-0199

ROLL MAP  
1888  
PILLS NUMBER

JOB NO. 09B26212  
SCALE: 1"=50'  
SUBMITTAL DATE: 10-19-2012  
CASE #. CB-2012-015  
SHEET 1 OF

## 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: C8-2012-0152.0A

Contact: Cesar Zavala, 512-974-3404

Rosemary Ramos, 512-974-2784

Public Hearing: May 7, 2013, Zoning and Platting Commission

Ellen L. Stehl  
Your Name (please print)

☒ I am in favor  
☐ I object

2209 LAUREL MONT, Apt 108, Austin, TX  
Your address(es) affected by this application

Ellen L. Stehl 04-29-13  
Signature Date

Daytime Telephone: 1-

Comments:

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

City of Austin – Planning & Development Review Dept. /4<sup>th</sup> Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Public Hearing: May 7, 2013, Zoning and Platting Commission

DAVID T. HOANG

Your Name (please print)

☒ I am in favor  
☐ I object

5418 Shoalwood Ave, A1X. 78756

Your address(es) affected by this application

Cesar Zavala

05-18-13

Signature

Date

Daytime Telephone: 512

Comments:

Residential lots in Central Austin should be less than half acre. This division just make sense !!

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

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

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Rosemary Ramos, 512-974-2784

Public Hearing: May 7, 2013, Zoning and Platting Commission

RICHARD S. ROBERTSON

Your Name (please print)

5401 SHELBY WOOD

Your address(es) affected by this application

Richard S. Robertson

Signature

4/22/13

Date

Daytime Telephone: \_\_\_\_\_

Comments:

No not object as long as  
single dwelling homes are  
constructed

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

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

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

☒ I am in favor  
☐ I object