SUBDIVISION REVIEW SHEET

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<u>CASE NO.</u>: C8-2012-0152.0A <u>Z.A.P. DATES</u>: July 2, 2013

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 **AGENT:** Doucet & Associates

(Mark Canada) (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

<u>SIDEWALKS</u>: 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



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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 han 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.

Austin, TX 78767-8810

Cesar Zavala P. O. Box 1088

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

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.

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Public Hearing: May 7 2012 72:
Contact: Cesar Zavala, 512-974-3404
Case Number: C8-2012-0152.0A

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Daytime Telephone: Comments: No not object us long as Single dissibling homes are con structed	SHOI SHOAK WOOD Your address(es) affected by this application Flehall Shallen From 4/22/13 Date	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 RICHARD FMARIAN ROBERTSOL Your Name (please print)