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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0152.0A

Z.A.P. DATES: July 16, 2013
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
(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.

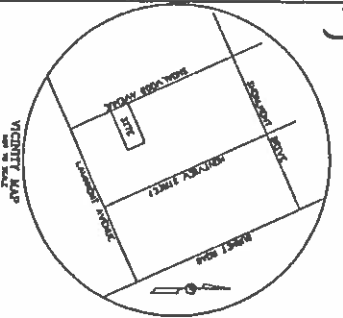
STAFF RECOMMENDATION: Staff recommends approval of the resubdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

ZONING & PLATTING COMMISSION ACTION:

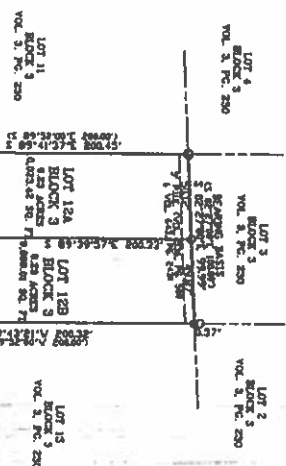
CASE MANAGER: Cesar Zavala
E-mail: cesar.zavala@austintexas.gov

PHONE: 974-3404





RESUBDIVISION OF LOT 12, BLOCK 3
OF THE SHOALMONT ADDITION



LEADERS

8	John Jay Pol.
7	W. F. Gray, Rep. N.Y.
6	James C. Thompson, Rep. Ill. (Pres. '20)
5	Gov. Pol.
4	Stanley Lark
3	Democrat
2	Rep. C. W. Curry
1	Democrat
0	Rep. W. L. Mc. P. 243
	Provisional: Democrat

NOTES

- [illegible]

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF INDIAN

[illegible]

Beliers Inc., the undersigned authority on this day personally appeared Mark A. Canale, 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 purposes and consideration herein expressed and in the captioned Deed of Gift.

Given under my hand and seal of office, this _____ day of _____, 201__.

After Hours
History is out for the Septa of Texas
by Comedian experts

ALL POINTS SURVEYING
1714 PORTVIEW ROAD -- SUITE 200
AUSTIN TX 78704
TEL: 512/444-0777 FAX: 512/444-2008

7401 B HIGHWAY 71 WEST, STATE 1400
MUSKOGEE, ALABAMA 36533

DATE _____

DANA DEZALVO, COUNTY CLERK, TARRANT COUNTY, TEXAS

Industry

[illegible]

MOORE L. WAY, PETS 43910	DATE

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) 46043C0450H, TARRANT COUNTY, TEXAS, DATED SEPTEMBER 28, 2006.

ENGINEERED BY:
DOUCET & ASSOCIATES
7401 B HIGHWAY 71 WEST, SUITE 100
AUSTIN, TEXAS 78735

JOSEPH SIMMONS, P.E. #110230

JOB NO.: 09020212
 SCALE: 1"=60'
 SHEET NO.: 10-10-203

1575
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: C8-2012-0152.0A

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 MOUNT, APT 108, AUSTIN, TX

Your address(es) affected by this application

Ellen L. Stehl

Signature

04-29-13

Date

Daytime Telephone: 1-

Comments:

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

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

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

5/25

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Rosemary Ramos, 512-974-2784

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

DAVID T. HOANG

Your Name (please print)

5418 Shoalwood Ave, ATX 78756

Your address(es) affected by this application

David Hoang

Signature

05-18-13

Date

Daytime Telephone: 512

Comments:

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

☒ 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 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 & MARIAN ROBERTSON
Your Name (please print)
5401 SHOGAN WOOD
Your address(es) affected by this application

☒ I am in favor
☐ I object

Richard S. Robertson
Signature
Date 4/22/13
Daytime Telephone: [REDACTED]

Comments: do 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. 14th Floor
Cesar Zavala
P.O. Box 1088
Austin, TX 78767-8810