

SUBDIVISION REVIEW SHEET

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CASE NO.: C8-2012-0152.0A

Z.A.P. DATES: September 3, 2013
August 6, 2013
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.

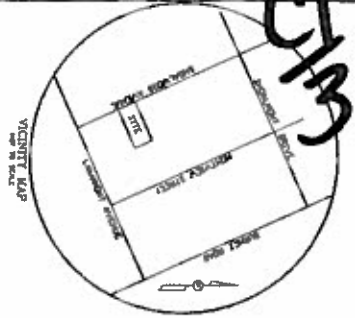
ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

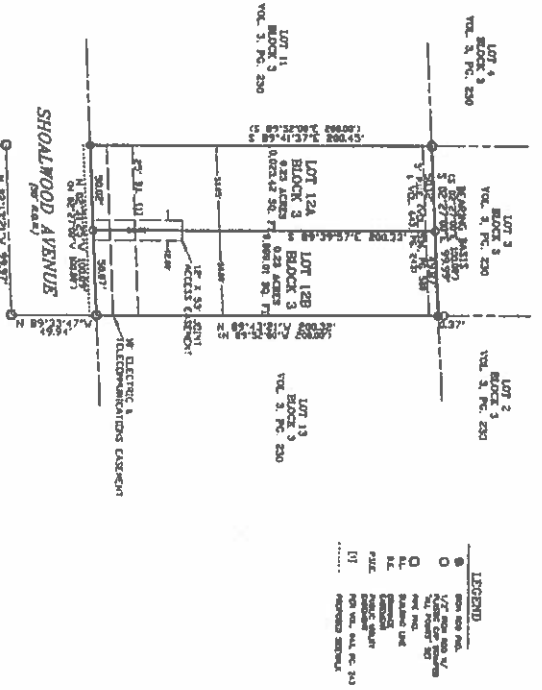
PHONE: 974-3404

E-mail: cesar.zavala@austintexas.gov





**RESUBDIVISION OF LOT 12, BLOCK 3
 OF THE SHOALMONT ADDITION**



THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL APPROVE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____, 2011, A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____, 2011, A.D.

BETTY BODNER, CHAIRPERSON **CRITINA BROWN, SECRETARY**
 COUNTY OF TRAVIS

STATE OF TEXAS
 COUNTY OF TRAVIS

I, _____, County Clerk, do hereby certify that the foregoing plat of subdivision is a true and correct copy of the original as the same appears on file in the office of the County Clerk of Travis County, Texas, and that the same is a true and correct copy of the original as the same appears on file in the office of the County Clerk of Travis County, Texas, and that the same is a true and correct copy of the original as the same appears on file in the office of the County Clerk of Travis County, Texas.

 County Clerk

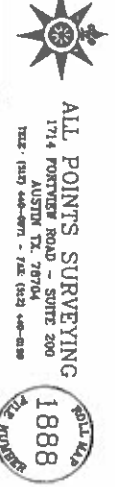
I, **DANA DEBRANIAN**, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its exhibits are true and correct copies of the original as the same appears on file in the office of the County Clerk of Travis County, Texas, and that the same is a true and correct copy of the original as the same appears on file in the office of the County Clerk of Travis County, Texas, and that the same is a true and correct copy of the original as the same appears on file in the office of the County Clerk of Travis County, Texas.

 County Clerk

 County Clerk

 County Clerk

 County Clerk



FOR NO: 09826412
 SCALE: 1"=50'
 STARTING DATE: 01-17-2012
 LAST DATE: 01-17-2012
 SHEET 1 OF 1

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 BAUMMONT, 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. /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

DAVID T. HOANG
 Your Name (please print) I am in favor
 I object

5418 Shoalwood Ave, ATX. 78756
 Your address(es) affected by this application

David Hoang
 Signature
 Date 05-18-13

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. /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) I am in favor
 I object

5401 SW6AK WOOD
 Your address(es) affected by this application

Richard S. Robertson 4/22/13
 Signature Date

Daytime Telephone: _____

Comments: Do not object as long as
single dwelling homes are
constructed

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 City of Austin - Planning & Development Review Dept. /4th Floor
 Cesar Zavala
 P. O. Box 1088
 Austin, TX 78767-8810