

SUBDIVISION REVIEW SHEET

CH

CASE NO.: C8-2013-0111.0A

P.C. DATE: January 7, 2014

SUBDIVISION NAME: Resubdivision of Lot C, Block B Summit Oaks

AREA: 0.3781 acres

LOT(S): 2

OWNER/APPLICANT: Sedi Amouzandeh

AGENT: I.T. Gonzalez Engineers
(Bill Graham)

ADDRESS OF SUBDIVISION: 11720 Bell Ave.

GRIDS: H35

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full-Purpose

EXISTING ZONING: SF-3

MUD: N/A

PROPOSED LAND USE: Single-family duplex

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

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

DEPARTMENT COMMENTS: The request is for approval of the Resubdivision of Lot C, Block B Summit Oaks Subdivision. The applicant proposes to resubdivide one lot into two lots for single-family/duplex use. The lots will take access to Bell Ave. The City of Austin will provide all utilities. The owner will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

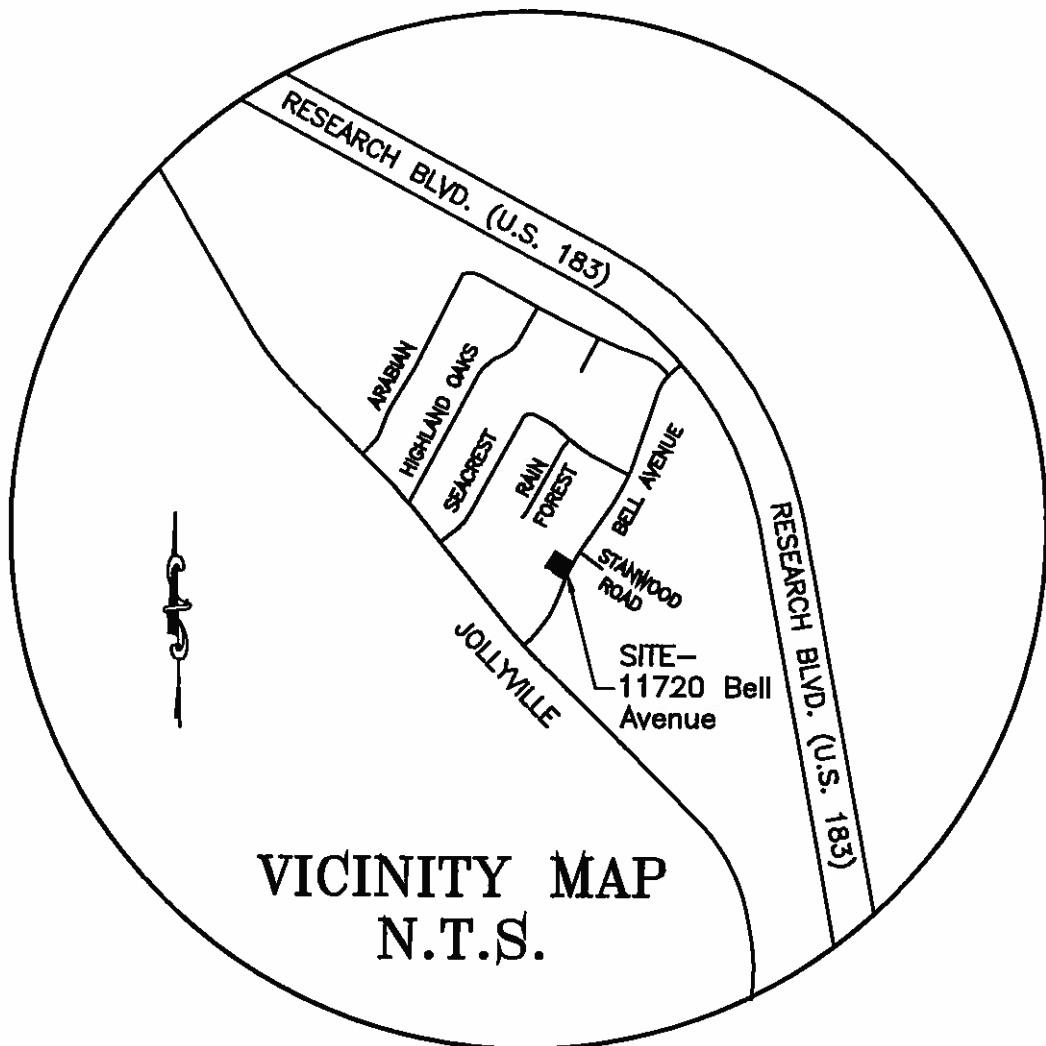
ZONING AND PLATTING COMMISSION ACTION:

CITY STAFF: Don Perryman
e-mail: don.perryman@austintexas.gov

PHONE: 512-974-2786

CLY/2

RESUBDIVISION OF LOT C, BLOCK B, SUMMIT OAKS
VICINITY MAP



VICINITY MAP
N.T.S.

SCANNED

1/3/13

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS, that I, JAMES EARL HUNTER, of the County of Tarrant and State of Texas, do hereby certify that the within and foregoing plat of the subdivision of land is a true and correct copy of the original filed with me in the office of the County Clerk of the County of Tarrant, Texas, and that the same is a true and correct copy of the original as shown to me by the owner of the land shown on the plat.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at the City of Tarrant, Texas, this 21st day of February, A.D. 2013.

JAMES EARL HUNTER, County Clerk

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS, that I, JAMES EARL HUNTER, of the County of Tarrant and State of Texas, do hereby certify that the within and foregoing plat of the subdivision of land is a true and correct copy of the original filed with me in the office of the County Clerk of the County of Tarrant, Texas, and that the same is a true and correct copy of the original as shown to me by the owner of the land shown on the plat.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at the City of Tarrant, Texas, this 21st day of February, A.D. 2013.

JAMES EARL HUNTER, County Clerk

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS, that I, JAMES EARL HUNTER, of the County of Tarrant and State of Texas, do hereby certify that the within and foregoing plat of the subdivision of land is a true and correct copy of the original filed with me in the office of the County Clerk of the County of Tarrant, Texas, and that the same is a true and correct copy of the original as shown to me by the owner of the land shown on the plat.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at the City of Tarrant, Texas, this 21st day of February, A.D. 2013.

JAMES EARL HUNTER, County Clerk

STATE OF TEXAS
COUNTY OF TARRANT

KNOW ALL MEN BY THESE PRESENTS, that I, JAMES EARL HUNTER, of the County of Tarrant and State of Texas, do hereby certify that the within and foregoing plat of the subdivision of land is a true and correct copy of the original filed with me in the office of the County Clerk of the County of Tarrant, Texas, and that the same is a true and correct copy of the original as shown to me by the owner of the land shown on the plat.

IN WITNESS WHEREOF, I have hereunto set my hand and the seal of said County at the City of Tarrant, Texas, this 21st day of February, A.D. 2013.

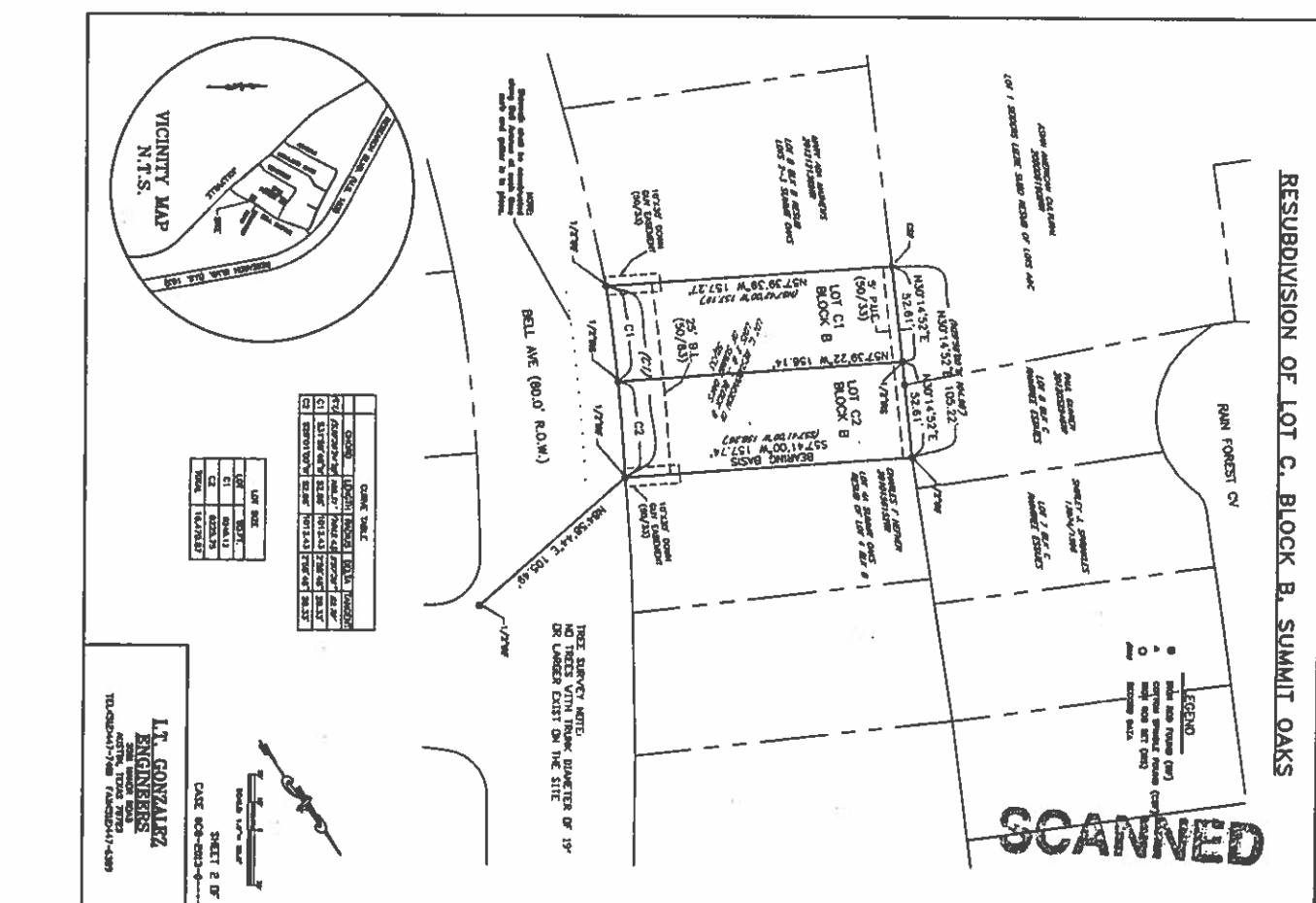
JAMES EARL HUNTER, County Clerk

- GENERAL NOTES:**
- The subdivision is in the City of ARLIN, TEXAS.
 - No lot shall be occupied until the subdivision is recorded in the County of Tarrant, Texas.
 - The owner of this subdivision, and his or her successors and assigns, shall maintain and keep in repair all sidewalks, walks, streets, alleys, and other public ways shown on this plat.
 - The owner of this subdivision, and his or her successors and assigns, shall be liable for the maintenance and repair of all public utilities shown on this plat.
 - The owner of this subdivision, and his or her successors and assigns, shall be liable for the maintenance and repair of all public utilities shown on this plat.
 - The owner of this subdivision, and his or her successors and assigns, shall be liable for the maintenance and repair of all public utilities shown on this plat.
 - The owner of this subdivision, and his or her successors and assigns, shall be liable for the maintenance and repair of all public utilities shown on this plat.
 - The owner of this subdivision, and his or her successors and assigns, shall be liable for the maintenance and repair of all public utilities shown on this plat.
 - The owner of this subdivision, and his or her successors and assigns, shall be liable for the maintenance and repair of all public utilities shown on this plat.
 - The owner of this subdivision, and his or her successors and assigns, shall be liable for the maintenance and repair of all public utilities shown on this plat.
 - The owner of this subdivision, and his or her successors and assigns, shall be liable for the maintenance and repair of all public utilities shown on this plat.
 - The owner of this subdivision, and his or her successors and assigns, shall be liable for the maintenance and repair of all public utilities shown on this plat.
 - The owner of this subdivision, and his or her successors and assigns, shall be liable for the maintenance and repair of all public utilities shown on this plat.
 - The owner of this subdivision, and his or her successors and assigns, shall be liable for the maintenance and repair of all public utilities shown on this plat.
 - The owner of this subdivision, and his or her successors and assigns, shall be liable for the maintenance and repair of all public utilities shown on this plat.
 - The owner of this subdivision, and his or her successors and assigns, shall be liable for the maintenance and repair of all public utilities shown on this plat.

L.T. GONZALEZ
ENGINEERS
N.T.S.

CASE NO. 12-10-1

SHEET 1 OF 2



L.T. GONZALEZ
ENGINEERS
N.T.S.

CASE NO. 12-10-1

SHEET 2 OF 2

SCANNED

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: C8-2013-01111-0A
 Contact: Don Perryman, 512-974-2786
 Cindy Casillas, 512-974-3437
 Public Hearing: Jan 7, 2014, Zoning and Platting Commission

Derek Keith
 Your Name (please print) _____

I am in favor
 I object

11729 Bell Ave A Austin TX 78759
 Your address(es) affected by this application

[Signature]
 Signature _____ Date 12/18/13

Daytime Telephone: 512 5797-2121

Comments: Please allow the zoning to be SF-3. It only makes sense on this street. ~~the~~ The

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