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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0111.0A

P.C. DATE: January 7, 2014

January 21, 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

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

<u>DEPARTMENT COMMENTS</u>: 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:

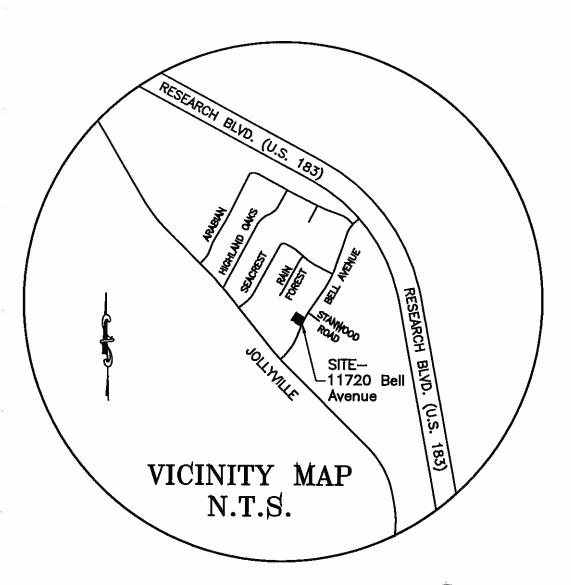
CITY STAFF: Don Perryman

e-mail: don.perryman@austintexas.gov

PHONE: 512-974-2786



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



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PUBLIC HEARING INFORMATION

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

P. O. Box 1088

Don Perryman

Austin, TX 78767-8810

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Public Hearing: Jan 7, 2014, Zoning and Platting Commission
Contact: Don Ferryman, 512-9/4-2/86 Cindy Casillas, 512-974-3437
Case Number: C8-2013-0111.0A

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