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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

**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.

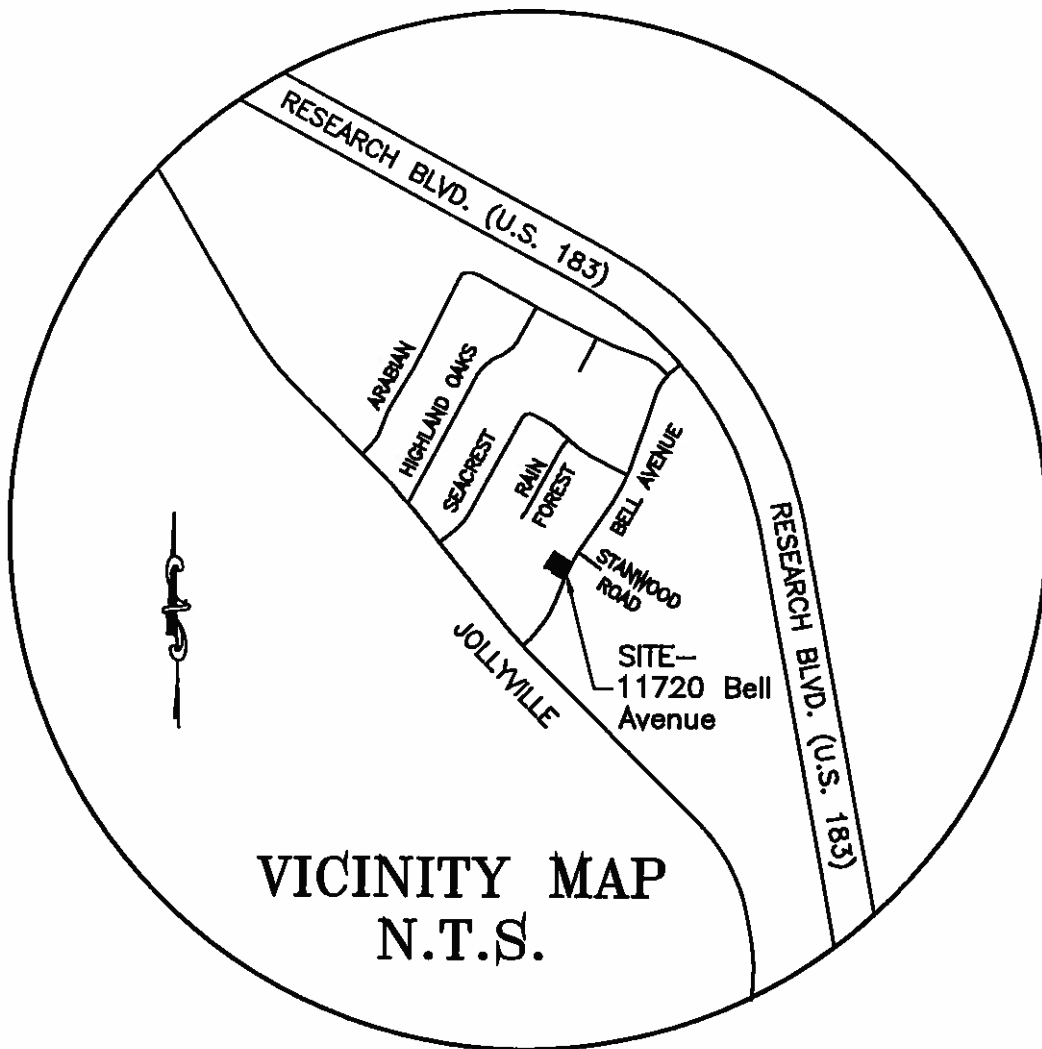
**ZONING AND PLATTING COMMISSION ACTION:**

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

**PHONE:** 512-974-2786

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



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.

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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
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For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development).

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Case Number: C8-2013-0111.0A

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Jan 7, 2014, Zoning and Platting Commission

Your Name (please print)

Derek Keith

I am in favor  
 I object

Your address(es) affected by this application

11729 Bell Ave A Austin TX 78759

Signature

*[Handwritten Signature]*

Date

12/18/13

Daytime Telephone: 512-5797-2121

Comments:

Please allow the zoning to be SF-3. If only makes since on this street. ~~TH~~ 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

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Scott A. Morris

Your Name (please print)

11801 Bell Ave

Your address(es) affected by this application

I am in favor  
 I object

1/3/14

Date

Daytime Telephone: 512-576-8875

Signature

Comments: ALL ADJACENTLY OPPOSED!  
 OUR HOUSE FLOODED BY LAST RAIN  
 STORM AND ANOTHER DEVELOP-  
 MENT WILL CAUSE MORE FLOODS  
 ON THIS STREET.

If you use this form to comment, it may be returned to:  
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Victoria L. Robertson-Piñe  
Your Name (please print)

11803 Bell Ave. Unit B  
Your address(es) affected by this application

Victoria L. Robertson - Piñe  
Signature  
1/3/2014  
Date

Daytime Telephone (512) 799-65168

Comments: Driveway on the street  
Needs to be fixed before there  
is anymore development on  
Bell Ave.

I am in favor  
 I object

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City of Austin - Planning & Development Review Dept. /4<sup>th</sup> Fl  
Don Perryman  
P. O. Box 1088  
Austin, TX 78767-8810

2/14

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Your Name (please print) Karen Yeager

I am in favor  
 I object

11803 A Bell Ave.

Your address(es) affected by this application

KM Yeager

Signature

1/31/14

Date

Daytime Telephone: 512-773-5174

Comments: Several houses on this street including mine flood when it rains. Further development "upstream" will cause worse flooding. Please fix the drainage issues first. We need sewers, culverts, cuts..  
Got into small for pbh of 8 people  
teens adding traffic to a cut-through  
Cussy street may have place to park on the street.

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City of Austin - Planning & Development Review Dept. 14<sup>th</sup> Fl  
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 Austin, TX 78767-8810