SUBDIVISION REVIEW SHEET

CASE NO.: C8-2014-0099.0A

P.C. DATE: 10-14-14

SUBDIVISION NAME: Alta Vista Lot 4 & Lot 5 Blk 7; Resubdivision

AREA: 0.30

LOT(S): 2

OWNER/APPLICANT: Gregory S. McNelis

AGENT: Hector Avila

ADDRESS OF SUBDIVISION: 4309 BELLVUE AVE

GRIDS: MJ26

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING:

NEIGHBORHOOD PLAN:

PROPOSED LAND USE: Single-family

VARIANCES: None

SIDEWALKS: are required on Bellvue Ave.

<u>DEPARTMENT COMMENTS</u>: The request is for approval of the Alta Vista Lot 4 & Lot 5 Blk 7; Resubdivision. The proposed plat is composed of 2 lots on 0.30 acres. The applicant proposes to resubdivide 2 lots and a portion of 1 lot into two lots for residential use. Both lots are currently developed with single-family residences. These lots are currently zoned MF-3 but were reviewed under SF-3 site development regulations per LDC Section 25-2-771 which states that singlefamily residential uses in a multi-family district must comply with SF-3 district regulations. City utilities are available. The developer 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.

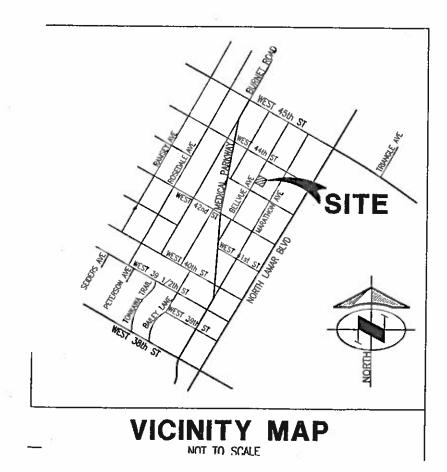
PLANNING COMMISSION ACTION:

CITY STAFF: Don Perryman

e-mail: don.perryman@austintexas.gov

PHONE: 512-974-2786





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RESUBDIVISION OF LOT 4 & LOT 5 AND NORTH 3 FEET OF LOT 6, BLOCK 7 OF ALTA VISTA SUBDIVISION THE



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GENERAL NOTES

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PROR 10 CONSTRUCTION, EXCEPT DETACHED SWICE TAMEY ON ANY LOT IN THIS SUBDIVISION, A STE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTRA.

NO BUILDINGS, FENCES, LANDSCHANG, OR DINER OBSTRUCTIONS PERMITTED IN DRAWNGE EASENENTS EXCEPT AS APPROVED BY CITY OF AUSTIN.

3. ALL DRIVINGE EASTWENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY DWINER OR HIS ASSIGNS.

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AL STREES, DALWAY, SIXTHALKS, FROSON CONTROLS, AND HATER AND HASTPHATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTITUTED TO CITY OF AUSTIN STANDARDS.

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9. PROPERTY OWNER SHALL PROMOL FOR ACCESS TO DRAWAGE ASSEMPLAND SHALL NOT PROMBE ACCESS BY CONFERMENTAL AUTHORITIES.

COORDINATES ARE BASED DY TEXAS STATE PLANE, CENTRAL ZONS

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AREA TABULATION JYCS OL KON

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ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTION, PLANANCE MID DEVELOPMENT REVIEW DEPARTMENT, CHY OF AUSTIN, COUNTY OF TRANS, THIS THE DIRECTION OF THE PROPERTY OF THE PRO

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CREC GRERNSEY, DARECTOR
PLANNING AND DEVELOPMENT REVEW DEPARTMENT

CHARRESON

SECRETARY

SAME OF LEWIS SURVEYOR'S CERTIFICATE

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Prior & Cozzo

Registered Professional Land Surveyor No.4740,
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Phone (512) 458-5969 Far (512) 458-9845 9 Far (512) 458-9845

DIRECTS CONTROL

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PUBLIC HEARING INFORMATION

haring, 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: http://www.austintexas.gov/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.

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Don Perryman

City of Austin – Planning & Development Review Department / 4th Fl

P. O. Box 1088

Austin, TX 78767-8810

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	If you use this form to comment, it may be returned to:
	Comments:
	Daytime Telephone: 512- 374-9319
Date	Signature
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	Your address(es) affected by this application
	4210 BELLWUE AVE 7875C
⊠ I object	Your Name (please print)
I am in favor	TAMARA BLANKEN
on	Public Hearing: Oct 14, 2014, Planning Commission
	Contact: Don Perryman, 512-974-2786
	Case Number: C8-2014-0099.0A