

SUBDIVISION REVIEW SHEET

C23
1

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.

DEPARTMENT COMMENTS: 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 single-family 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

PHONE: 512-974-2786

e-mail: don.perryman@austintexas.gov

PUBLIC HEARING INFORMATION

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: <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.

Case Number: C8-2014-0099,0A
 Contact: Don Perryman, 512-974-2786
 Natalia Rodriguez, 512-974-3099
 Public Hearing: Oct 14, 2014, Planning Commission

Lorna Berger
 Your Name (please print)
 4309 Bellvue Ave
 Your address(es) affected by this application

I am in favor
 I object

[Signature]
 Signature
 9-30-14
 Date

Daytime Telephone: 512-703-0488

Comments: _____

If you use this form to comment, it may be returned to:
 City of Austin – Planning & Development Review Department / 4th Fl
 Don Perryman
 P. O. Box 1088
 Austin, TX 78767-8810

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 Contact: Don Perryman, 512-974-2786
 Natalia Rodriguez, 512-974-3099
 Public Hearing: Oct 14, 2014, Planning Commission

Your Name (please print) JAMARA BLANKEN

I am in favor
 I object

Your address(es) affected by this application 4210 BELLEVUE AVE 78756

[Signature] 9.27.14
 Signature Date

Daytime Telephone: 512-374-9319

Comments: _____

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 Austin, TX 78767-8810