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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2015-0017.0A

Z.A.P. DATES: August 18, 2015

SUBDIVISION NAME: Resubdivision of the East 140 feet of Lot 1 and the East 140 feet of the South 25 feet of Lot 2, Block 6, Shoalmont Addition

AREA: 0.322 acres

LOTS: 2

APPLICANT: David Whitworth Development
(David Whitworth)

AGENT: David Whitworth Development
(David Whitworth)

ADDRESS OF SUBDIVISION: 5400 Shoalwood Ave.

GRIDS: J27

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-2

PROPOSED LAND USE: Residential

ADMINISTRATIVE WAIVERS: None

SIDEWALKS: Sidewalks will be provided on the subdivision side of all boundary streets.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of the East 140 feet of Lot 1 and the East 140 feet of the South 25 feet of Lot 2, Block 6, Shoalmont Addition. The applicant proposes to resubdivide portions of existing lots into a two lot subdivision for residential use.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

STAFF RECOMMENDATION: Staff recommends approval of the resubdivision, the plat meets applicable State and City of Austin Land Development Code requirements.

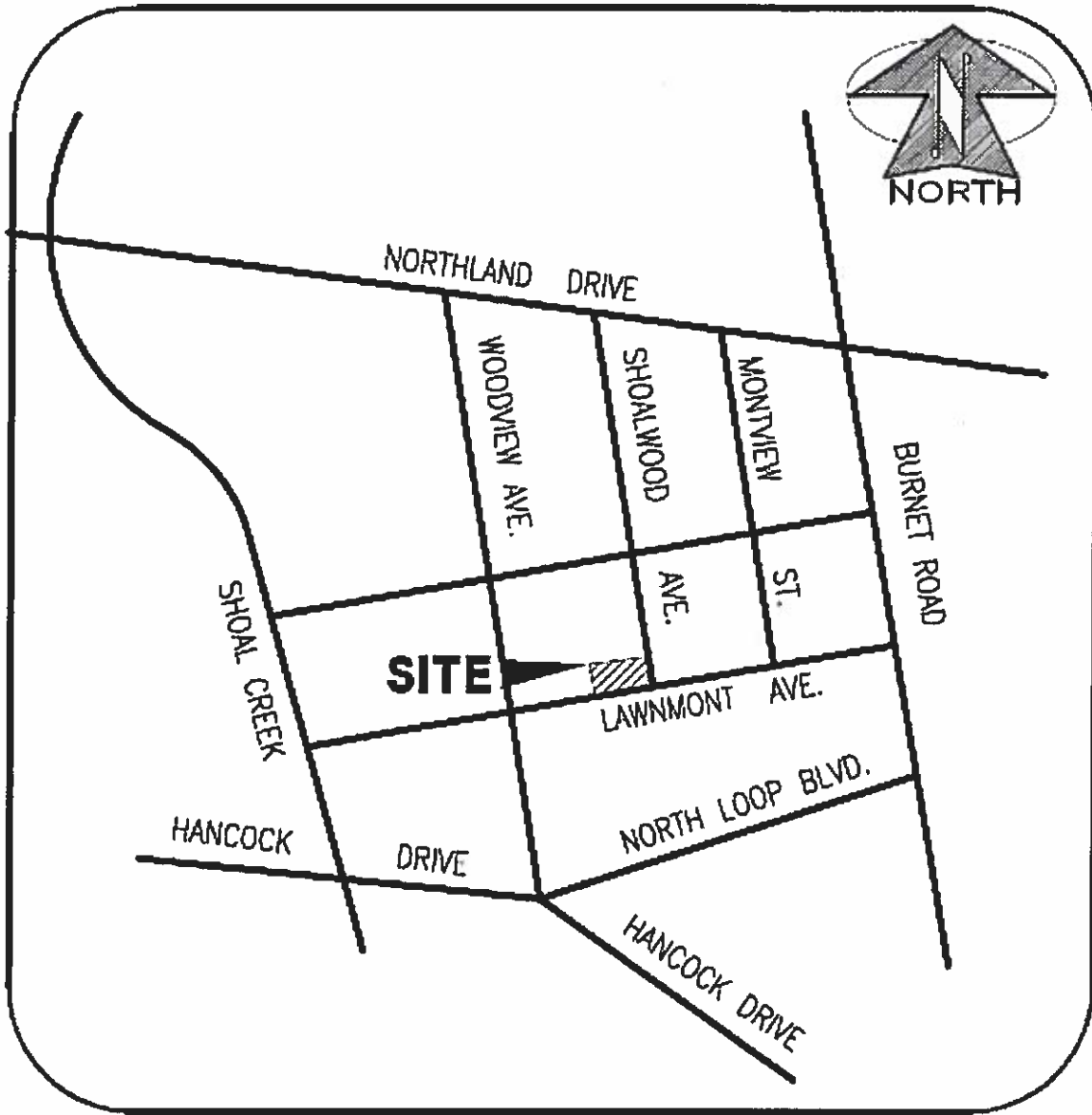
ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov

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VICINITY MAP

NOT TO SCALE

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: <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: C8-2015-0017.0A
 Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308
 Public Hearing: August 18, 2015, Zoning and Platting Commission

Jennifer Burke
 Your Name (please print)

I am in favor of this object

2405 Lawnmont Ave
 Your address(es) affected by this application

Jennifer Burke
 Signature

8/6/15
 Date

Daytime Telephone: 512 455-4478

Comments: concern in decreasing property value in neighborhood and sets a precedence for more developer tear downs - big houses on little lots, 2 story

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