

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2014-0197.0A**P.C. DATE:** December 8, 2015**SUBDIVISION NAME:** Green Valley No 1 Lot 1 Block 5; Resubdivision**AREA:** 0.904 Acres**LOT(S):** 1**OWNER/APPLICANT:** (Leticia Smith)**AGENT:** (Hector Avila)**ADDRESS OF SUBDIVISION:** 1126 Lott Avenue**GRIDS:** MM22**COUNTY:** Travis**WATERSHED:** Fort Branch**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 1**NEIGHBORHOOD PLAN:** MLK-183**PROPOSED LAND USE:** single-family**ADMINISTRATIVE WAIVERS:** None

VARIANCES: The applicant requests a variance from LDC Section 25-4-175(A)(2) to allow a resubdivision with a flag lots design. (RECOMMENDED, see attached memorandum from subdivision review staff).

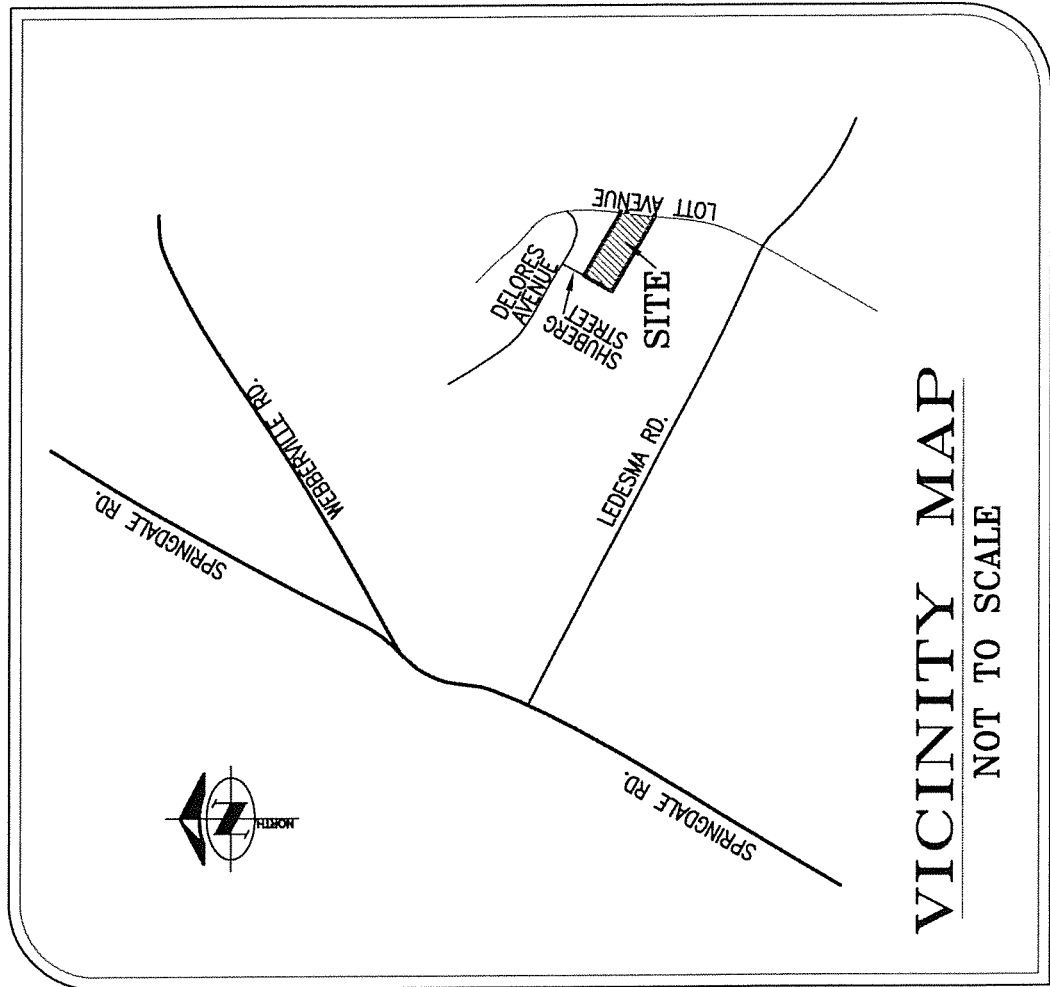
SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of Green Valley No 1 Lot 1 Block 5; Resubdivision. The proposed plat is composed of 4 lots on 0.904 acres. The applicant proposes to resubdivide an existing lot into four lots for residential use. City of Austin utilities are available. The lots will utilize a joint use access easement for access to Lott Avenue. The developer will be responsible for all costs associated with any required improvements. Parkland dedication will be satisfied by payment of fees in lieu of land dedication.

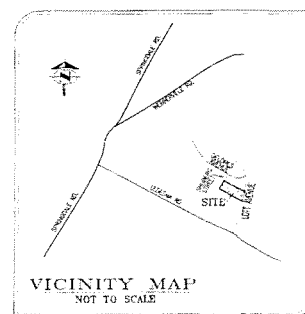
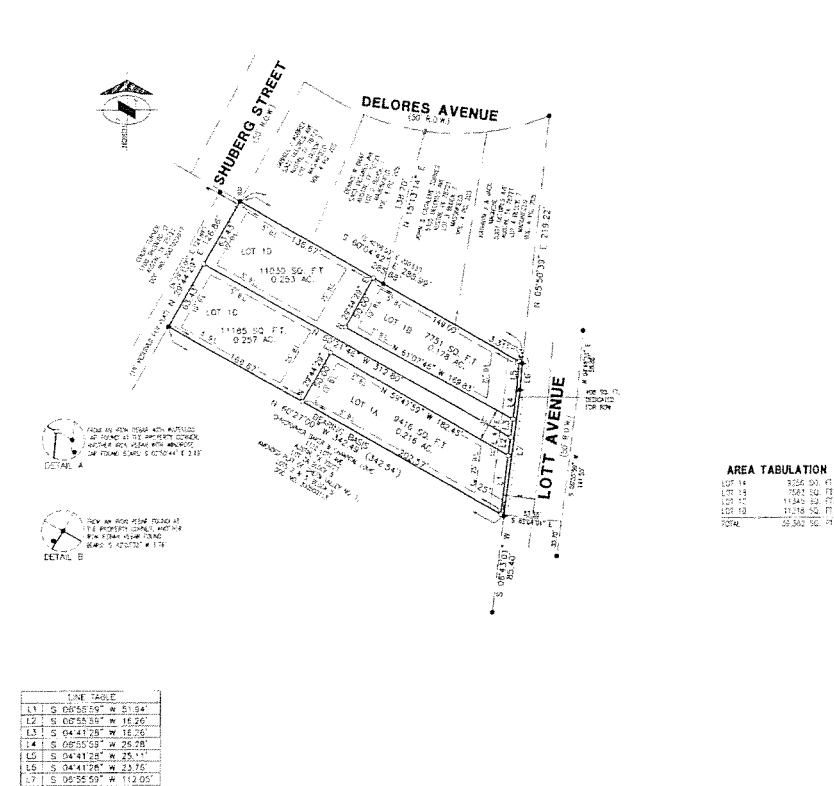
STAFF RECOMMENDATION: The staff recommends approval of the plat subject to the Commission's approval of the above referenced variance request. This plat otherwise meets all applicable State and City of Austin LDC requirements.

PLANNING COMMISSION ACTION:**CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**e-mail:** don.perryman@austintexas.gov

RESUBDIVISION OF LOT 1, BLOCK 5, GREEN VALLEY No 1



RESUBDIVISION OF LOT 1,
BLOCK 5, GREEN VALLEY No 1



OWNER(S): FRANK W. SMITH
ADDRESS: 1105 LOTT AVENUE
ALBANY, TX 75311
TOTAL ACREAGE: 0.04 IN AN ACRE (39,550 SQ. FT.)
NUMBER OF LOTS AND PROPOSED USE: 4 RESIDENTIAL LOTS
DATE: JULY 2003
SURVEYOR: J. & G. SURVEYING, LLC
PHONE: (409) 298-4369 FAX: (409) 298-0845

CASE # C8-2010-0029.0A

B & G SURVEYING, LLC
WWW.BANDGSURVEY.COM
 401 West 4th Avenue, Suite 200
 Fort Lauderdale, FL 33301
 Phone: 954-424-6224 Fax: 954-424-6225

DATE: JUN 2009
 PROJECT: Full
 SCALE: 1"=50'

FIELD NOTES &
 CALCULATIONS & ADJUSTED
 GRADE/PAVEMENT SURFACE

SHEET
 1 OF

RESUBDIVISION OF LOT 1,
BLOCK 5, GREEN VALLEY No 1

GENERAL NOTES

- [illegible]

PATIENT'S CONSENT

Inot Leticia M. Smith, owner of lot 1, Block 5, Green valley No. 1, a subdivision recorded in Volume 5, Page 27 of the Plat Records of Travis County, Texas, and conveyed to us by instrument of record in Document No. 2007122778, of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of chapter 212.014, of the Local Government Code, do hereby resubdivide said lots to be known as:

RESUBDIVISION OF LOT 1, BLOCK 5, GREEN VALLEY NO. 1

and do hereby dedicate to the public use of the streets and easements as shown thereon. Subject to any easements and restrictions heretofore granted and not released.

WITNESS MY HAND this the _____ day of _____, 20____ A.D.

1. $\frac{1}{2} \log \frac{1}{2}$ 2. $\frac{1}{2} \log \frac{1}{2}$ 3. $\frac{1}{2} \log \frac{1}{2}$ 4. $\frac{1}{2} \log \frac{1}{2}$ 5. $\frac{1}{2} \log \frac{1}{2}$ 6. $\frac{1}{2} \log \frac{1}{2}$ 7. $\frac{1}{2} \log \frac{1}{2}$ 8. $\frac{1}{2} \log \frac{1}{2}$ 9. $\frac{1}{2} \log \frac{1}{2}$ 10. $\frac{1}{2} \log \frac{1}{2}$

NOTARY'S CERTIFICATE

Before me, the undersigned authority, on this day personally appeared LETHIA M. SMITH, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that they executed the same for the purposes and considerations expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of
 _____ 19____ A.D.

Notary Public in and for the State of Texas

Printed Name of Visitor:

WITNESS MY HAND this _____ day of _____, 20____ A.D.

1997, 1998, 1999, 2000, 2001, 2002, 2003, 2004, 2005, 2006, 2007, 2008, 2009, 2010, 2011, 2012, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025, 2026, 2027, 2028, 2029, 2030, 2031, 2032, 2033, 2034, 2035, 2036, 2037, 2038, 2039, 2040, 2041, 2042, 2043, 2044, 2045, 2046, 2047, 2048, 2049, 2050, 2051, 2052, 2053, 2054, 2055, 2056, 2057, 2058, 2059, 2060, 2061, 2062, 2063, 2064, 2065, 2066, 2067, 2068, 2069, 2070, 2071, 2072, 2073, 2074, 2075, 2076, 2077, 2078, 2079, 2080, 2081, 2082, 2083, 2084, 2085, 2086, 2087, 2088, 2089, 2090, 2091, 2092, 2093, 2094, 2095, 2096, 2097, 2098, 2099, 2100, 2101, 2102, 2103, 2104, 2105, 2106, 2107, 2108, 2109, 2110, 2111, 2112, 2113, 2114, 2115, 2116, 2117, 2118, 2119, 2120, 2121, 2122, 2123, 2124, 2125, 2126, 2127, 2128, 2129, 2130, 2131, 2132, 2133, 2134, 2135, 2136, 2137, 2138, 2139, 2140, 2141, 2142, 2143, 2144, 2145, 2146, 2147, 2148, 2149, 2150, 2151, 2152, 2153, 2154, 2155, 2156, 2157, 2158, 2159, 2160, 2161, 2162, 2163, 2164, 2165, 2166, 2167, 2168, 2169, 2170, 2171, 2172, 2173, 2174, 2175, 2176, 2177, 2178, 2179, 2180, 2181, 2182, 2183, 2184, 2185, 2186, 2187, 2188, 2189, 2190, 2191, 2192, 2193, 2194, 2195, 2196, 2197, 2198, 2199, 2200, 2201, 2202, 2203, 2204, 2205, 2206, 2207, 2208, 2209, 2210, 2211, 2212, 2213, 2214, 2215, 2216, 2217, 2218, 2219, 2220, 2221, 2222, 2223, 2224, 2225, 2226, 2227, 2228, 2229, 2230, 2231, 2232, 2233, 2234, 2235, 2236, 2237, 2238, 2239, 2240, 2241, 2242, 2243, 2244, 2245, 2246, 2247, 2248, 2249, 2250, 2251, 2252, 2253, 2254, 2255, 2256, 2257, 2258, 2259, 2260, 2261, 2262, 2263, 2264, 2265, 2266, 2267, 2268, 2269, 2270, 2271, 2272, 2273, 2274, 2275, 2276, 2277, 2278, 2279, 2280, 2281, 2282, 2283, 2284, 2285, 2286, 2287, 2288, 2289, 2290, 2291, 2292, 2293, 2294, 2295, 2296, 2297, 2298, 2299, 2300, 2301, 2302, 2303, 2304, 2305, 2306, 2307, 2308, 2309, 2310, 2311, 2312, 2313, 2314, 2315, 2316, 2317, 2318, 2319, 2320, 2321, 2322, 2323, 2324, 2325, 2326, 2327, 2328, 2329, 2330, 2331, 2332, 2333, 2334, 2335, 2336, 2337, 2338, 2339, 2340, 2341, 2342, 2343, 2344, 2345, 2346, 2347, 2348, 2349, 2350, 2351, 2352, 2353, 2354, 2355, 2356, 2357, 2358, 2359, 2360, 2361, 2362, 2363, 2364, 2365, 2366, 2367, 2368, 2369, 2370, 2371, 2372, 2373, 2374, 2375, 2376, 2377, 2378, 2379, 2380, 2381, 2382, 2383, 2384, 2385, 2386, 2387, 2388, 2389, 2390, 2391, 2392, 2393, 2394, 2395, 2396, 2397, 2398, 2399, 2400, 2401, 2402, 2403, 2404, 2405, 2406, 2407, 2408, 2409, 2410, 2411, 2412, 2413, 2414, 2415, 2416, 2417, 2418, 2419, 2420, 2421, 2422, 2423, 2424, 2425, 2426, 2427, 2428, 2429, 2430, 2431, 2432, 2433, 2434, 2435, 2436, 2437, 2438, 2439, 2440, 2441, 2442, 2443, 2444, 2445, 2446, 2447, 2448, 2449, 2450, 2451, 2452, 2453, 2454, 2455, 2456, 2457, 2458, 2459, 2460, 2461, 2462, 2463, 2464, 2465, 2466, 2467, 2468, 2469, 2470, 2471, 2472, 2473, 2474, 2475, 2476, 2477, 2478, 2479, 2480, 2481, 2482, 2483, 2484, 2485, 2486, 2487, 2488, 2489, 2490, 2491, 2492, 2493, 2494, 2495, 2496, 2497, 2498, 2499, 2500, 2501, 2502, 2503, 2504, 2505, 2506, 2507, 2508, 2509, 2510, 2511, 2512, 2513, 2514, 2515, 2516, 2517, 2518, 2519, 2520, 2521, 2522, 2523, 2524, 2525, 2526, 2527, 2528, 2529, 2530, 2531, 2532, 2533, 2534, 2535, 2536, 2537, 2538, 2539, 2540, 2541, 2542, 2543, 2544, 2545, 2546, 2547, 2548, 2549, 2550, 2551, 2552, 2553, 2554, 2555, 2556, 2557, 2558, 2559, 2560, 2561, 2562, 2563, 2564, 2565, 2566, 2567, 2568, 2569, 2570, 2571, 2572, 2573, 2574, 2575, 2576, 2577, 2578, 2579, 2580, 2581, 2582, 2583, 2584, 2585, 2586, 2587, 2588, 2589, 2590, 2591, 2592, 2593, 2594, 2595, 2596, 2597, 2598, 2599, 2600, 2601, 2602, 2603, 2604, 2605, 2606, 2607, 2608, 2609, 2610, 2611, 2612, 2613, 2614, 2615, 2616, 2617, 2618, 2619, 2620, 2621, 2622, 2623, 2624, 2625, 2626, 2627, 2628, 2629, 2630, 2631, 2632, 2633, 2634, 2635, 2636, 2637, 2638, 2639, 2640, 2641, 2642, 2643, 2644, 2645, 2646, 2647, 2648, 2649, 2650, 2651, 2652, 2653, 2654, 2655, 2656, 2657, 2658, 2659, 2660, 2661, 2662, 2663, 2664, 2665, 2666, 2667, 2668, 2669, 2670, 2671, 2672, 2673, 2674, 2675, 2676, 2677, 2678, 26

STATE OF TEXAS §

COUNTY OF TRAVIS §
KNOW ALL MEN BY THESE PRESENTS

I, Victor M. Gorzo, am Registered in the State of Texas to practice the profession of land surveying, and do hereby certify that this plat complies with the rules and regulations of Travis County, Texas, and Title 25 and/or Title 30 of the Austin City Code, as amended, and that said plat was prepared from a physical survey of the property under my direct supervision.

Victor M. Garza
Registered Professional Land Surveyor No. 4740,
State of Texas
1404 West North Loop Blvd.
Austin, Texas 78756
Phone (512) 450-6869
Fax (512) 450-9945

THIS SUBDIVISION PLAN IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE
CITY OF ALBUQUERQUE ON THIS THE _____ DAY OF _____ 20____ A.D.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND
DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE
_____ DAY OF _____, 20____ AD.

ORCO GARDNER, DIRECTOR
PLANNING AND POLICY ANALYSIS, ADVISE TECHNOLOGY

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY
OF AUSTIN, TEXAS, THIS THE _____ DAY OF _____ 20____

to maintain communication
Quarantine

CONFIDENTIAL

SURVEYOR'S CERTIFICATE

1. Victor M. Gump, who is Registered in the State of Texas to practice the profession of land surveying, and is hereby certified that he is duly qualified with the laws and regulations of said State, and is duly qualified to perform the duties of a surveyor and assessor and that he is duly qualified to perform the duties of a surveyor and assessor.

Edward M. Gatto
 Registered Professional Land Surveyor No 6740
 State of Texas
 9/1/14
 Seal of the State of Texas

Phone (312) 453-0069 Fax (312) 450-9045

To perform this endeavor, we define a special force herein and as identified by the Federal Emergency Management Agency as being of the Federal Food Inspection Force. We state:

[illegible]

APR 1968 1212
1012410-5543 (3127)16-243100

55101
RECEIVED
FEDERAL BUREAU OF INVESTIGATION
U.S. DEPARTMENT OF JUSTICE

CASE # C8-2010-0029.0A

B & G SURVEYING, LLC
 445 E. 12th Street, Suite 100
 Des Moines, IA 50319
 www.BANDGSURVEY.COM
 24 Hours Night Line: 800-368-7878
 Office: 515-281-7878 Fax: 515-281-7878



MEMORANDUM

TO: Members of the Planning Commission

FROM: Don E. Perryman, Planner Senior
Development Services Department

DATE: December 2, 2015

SUBJECT: C8-2014-0197.0A Resubdivision of Lot 1, Block 5, Green Valley No. 1
Flag Lot variance request

The applicant for the above referenced subdivision application has requested a variance from Section 25-4-175(A)(2) of the Land Development Code to utilize a flag lot design for a resubdivision creating 4 single family residential lots. In reviewing the variance request, staff evaluated the request based upon the criteria below, (see criteria and staff response):

(i)has provided accessibility for emergency responders;

The applicant has met with Austin Fire Department review staff and AFD staff has determined that the flag lot configuration proposed will not inhibit accessibility for emergency responders.

(ii) has adequate room for required utilities

The applicant has provided a driveway and utility plan to reviewers for the City of Austin Water and Wastewater review and Austin Energy Departments. The reviewers have determined after review of the utility/driveway plan that there is adequate room to provide utility service to both lots and utilities will not cross the proposed new lot lines.

(iii) enhances environmental and tree protection;

The applicant has provided a tree survey to arborist staff with the City of Austin and the arborist have no objections or further recommendations.

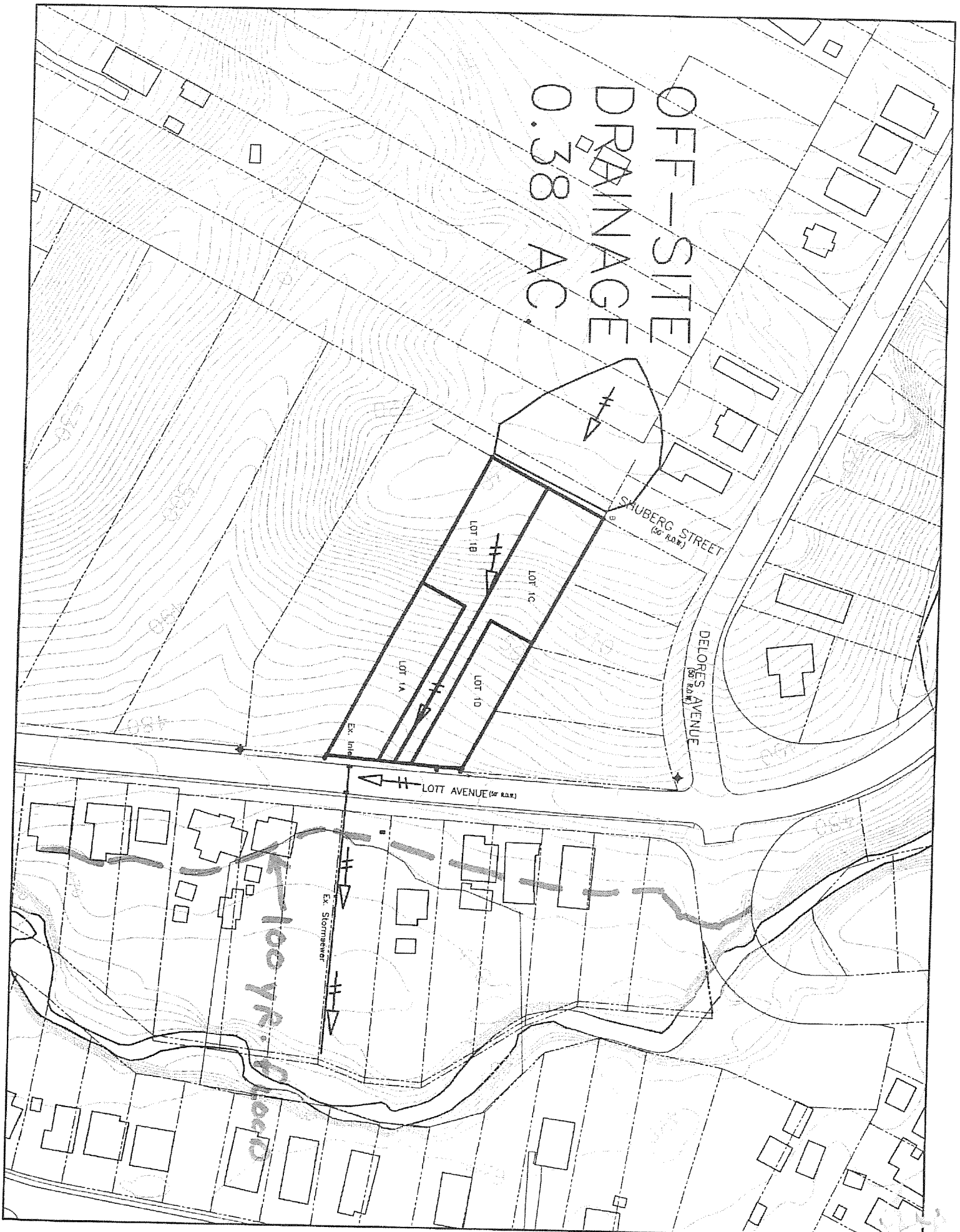
(iv) is otherwise compatible with the surrounding neighborhood;

The lots immediately adjacent to the north of this proposal on Delores Ave have been developed with two detached residential structures per lot. While they are not flag lots, the development concept is no different. Lots directly across the street from this plat are larger lots, however they are heavily encumbered with floodplain and have limited redevelopment potential. The entire area is zoned SF-3-NP which is the appropriate zoning for the proposed use. See attached, Surrounding Neighborhood Exhibit which generally shows the development pattern in the immediate vicinity. .

(v) the applicant provides a copy of any existing private deed restrictions;

The applicant has determined that there are no existing private deed restrictions that apply to this property.

Based upon review of these criteria, staff **recommends** the variance request to develop a flag lot as a part of this resubdivision request.



CITY OF AUSTIN DEVELOPMENT WEB MAP



- Legend**
- Lot Lines
 - Streets
 - Building Footprints
 - Named Creeks
 - Lakes and Rivers
 - Parks
 - County
 - Contours Year 2003
 - 10 Ft Contours
 - 2 Ft Contours
 - Lot Line
 - Zoning Text**
 - Zoning (Large Map Scale
 - Greater Austin FEMA Floodpl
 - 500 Year
 - X Protected by Levee
 - 100 Year (Approx-A)
 - 100 year (Shallow-AC
 - 100 Year (Detailed-AE
 - Greater Austin Fully Develop**

THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

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: C8-2014-0197.0A

Contact: Don Perryman, 512-974-2786 or

Cindy Castillas, 512-974-3437

Public Hearing: Nov. 10, 2015, Planning Commission

Zethan & Dallas Jones

Your Name (please print)

☐ I am in favor
☒ I object

1123 Lott Avenue

Your Address(es) affected by this application

J. L. Jones

Signature

Date

Daytime Telephone: 512-902-2892

11-6-2015

Comments: Our family's home has been on the

property and in this community since 1950. We are a small quiet community and we know one another. Hell no to build again on our street bringing more traffic more strangers. And squeezing a footplex on these small lots that were once owned by hard working people and our grand parents not some big Realtor who needs to put a couple of thousands in

If you use this form to comment, it may be returned to:

City of Austin - Development Services Department / 4th Fl There post

Don Perryman

P. O. Box 10688

Austin, TX 78767-8810

HELL NO!!!

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Cindy Castillas, 512-974-3437

Public Hearing: Nov. 10, 2015, Planning Commission

Your Name (please print)

Lothe Lee

☐ I am in favor
☒ Object

1127 COTT AVE. AUSTIN, TX 78721

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: *512-232-1327*

Comments: *There are single-family homes directly surrounding me.*

*Dividing the acre lot into 4 lots
* Put 2nd duplex on each will have
8 families on a 1 acre lot. This
will cause a lot more traffic,
more oil drainage & could
affect permeable land.*

If you use this form to comment, it may be returned to:

City of Austin – Development Services Department / 4th Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

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Cindy Casillas, 512-974-3437

Public Hearing: Nov. 10, 2015, Planning Commission

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

125 Cott Ave Austin 78721

Signature

Date

Daytime Telephone: 512-232-1327

Comments: *Single-family home directly surrounding me.*

Building here lot into 4 lots & putting duplexes on ea. will have 18 families on a 1-acre lot. More traffic, more subdivisions, it could affect permeable land

If you use this form to comment, it may be returned to:

City of Austin – Development Services Department / 4th Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2014-0197.0A

Contact: Don Perryman, 512-974-2786 or

Cindy Casillas, 512-974-3437

Public Hearing: Nov. 10, 2015, Planning Commission

Chris Baker and Chantal Lou

Your Name (please print)

1122 Lott Ave Austin TX 78721

Your address(es) affected by this application

Signature *Chris Baker* Date 11/10/2015

Daytime Telephone: (512) 897-9182

Comments: We object to the proposed

subdivision for the following reasons:

We are concerned about increase in noise and traffic. We are concerned about limited street access for that many units causing parking to overflow to adjacent lots. We are concerned about code enforcement and upkeep of property. It is ultimately 8 rental units (4 duplexes).

If you use this form to comment, it may be returned to:

City of Austin - Development Services Department / 4th Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

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>.

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Case Number: C8-2014-0197.0A

Contact: Don Perryman, 512-974-2786 or
Cindy Casillas, 512-974-3437

Public Hearing: Nov. 10, 2015, Planning Commission

OSCAR RICARDO SILVA

Your Name (please print)

1116 LOTT AVE

Your address(es) affected by this application

[Signature]

Signature

2015-11-10

Date

Daytime Telephone:

512-~~535~~ 535-8679

Comments:

THE ADDITION OF POSSIBLY A-DUPLICATES
TRANSLATING INTO 8 DOMICILES
WOULD ADD SIGNIFICAN AMOUNT
OF TRAFFIC ON A RESIDENTIAL
STREET AND WOULD LEAD TO A
SIGNIFICANT INCREASE IN
NOISE.

If you use this form to comment, it may be returned to:

City of Austin - Development Services Department / 4th Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810