

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2014-0178.0A**P.C. DATE:** November 8, 2016**SUBDIVISION NAME:** Ava's Subdivision**AREA:** .85 Acres**LOT(S):** 4**OWNER/APPLICANT:** 4023 Valley View Rd, Development LLC (Ben Menfi)**AGENT:** McDill Engineering (Tom McDill)**ADDRESS OF SUBDIVISION:** 4109 Valley View Road**GRIDS:** MG19**COUNTY:** Travis**WATERSHED:** West Bouldin Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-3**MUD:** N/A**NEIGHBORHOOD PLAN:** South Lamar**DISTRICT:** 5**PROPOSED LAND USE:** Duplex**ADMINISTRATIVE WAIVERS:** None

VARIANCES: The Commission granted a variance on April 14, 2015 in order to allow for a flag lot configuration for this resubdivision.

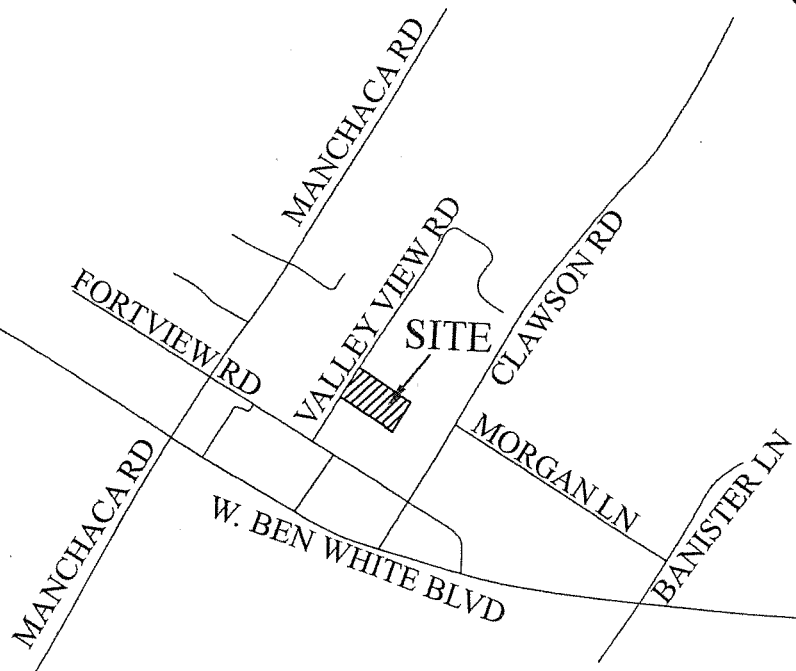
SIDEWALKS: Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of the Ava's Subdivision. The proposed plat is composed of 4 lots on .85 acres. The resubdivision proposed resubdividing an existing lot into 4 lots for residential use. The lots will utilize a joint use driveway for access to Valley View. All City of Austin 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.

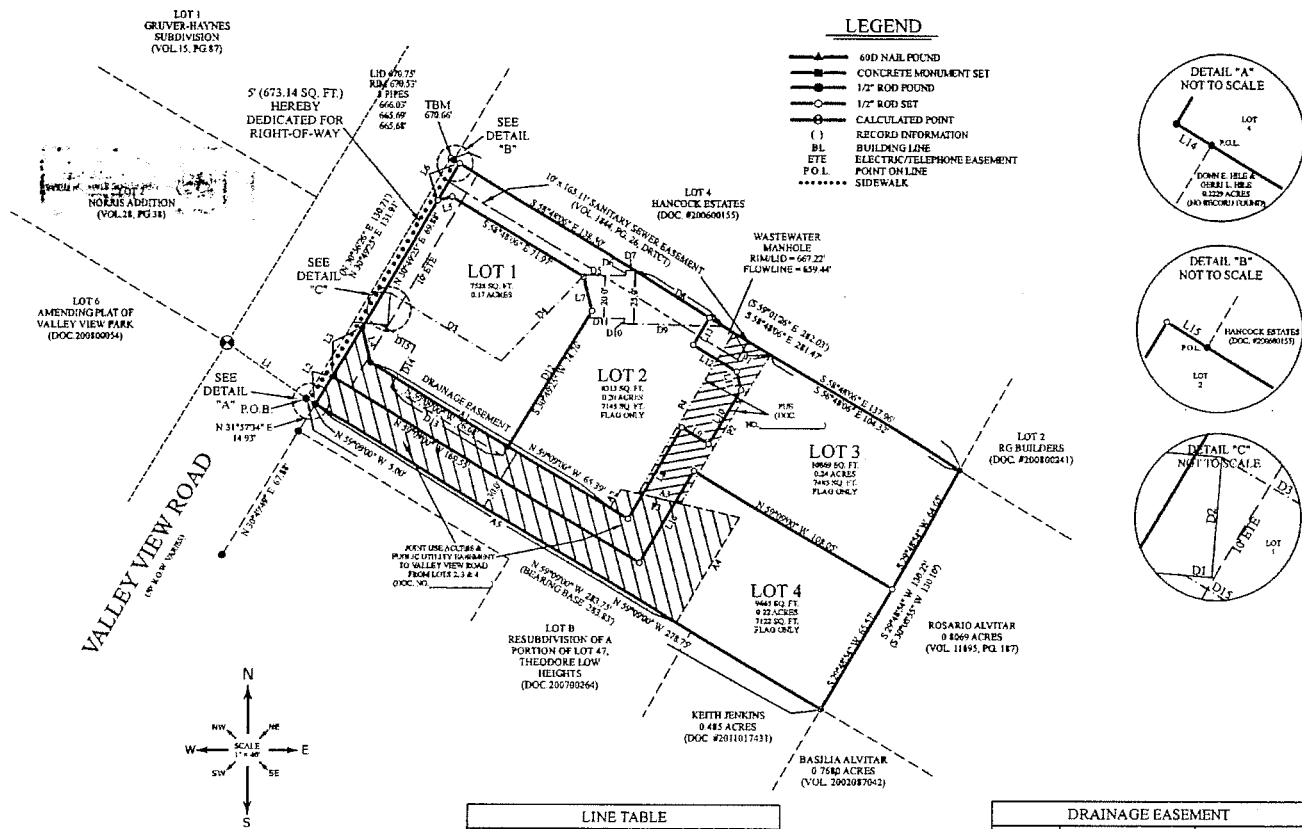
PLANNING COMMISSION ACTION:**CITY STAFF:** Don Perryman**PHONE:** 512974-2786**E-MAIL:** don.perryman@austintexas.gov

LOCATION MAP
NOT TO SCALE



CASE #

AVA'S SUBDIVISION, RESUBDIVISION OF A PORTION OF LOT 46, THEODORE LOW HEIGHTS SUBDIVISION



STATE OF TEXAS
COUNTY OF TRAVIS

I, EDWARD RUMSEY, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND DO HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF CHAPTER 25, OF THE AUSTIN CITY CODE OF 1999, AS AMENDED, AND TO THE BEST OF MY KNOWLEDGE IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE ON THE GROUND UNDER MY SUPERVISION.

DATED: 10/04/2016

Edward Rumsey
EDWARD RUMSEY, RPLS # 5729
ALLSTAR LAND SURVEYING
9020 ANDERSON MILL RD
AUSTIN, TX 78729



STATE OF TEXAS
COUNTY OF TRAVIS

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD PLAIN OF ANY WATERWAY THAT IS WITHIN THE LIMITS OF STUDY OF THE FEDERAL FLOOD INSURANCE ADMINISTRATION F.I.R.M. PANEL NO. 48453C0585H
DATED: 9-26-2008

I, THOMAS P. MCDILL, JR., PE AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THE PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT TO THE BEST OF MY KNOWLEDGE, COMPLIES WITH THE CHAPTER 25 OF THE AUSTIN CITY CODE, AS AMENDED AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

Thomas P. McDill, Jr.
THOMAS P. MCDILL, JR.
MCDILL ENGINEERING
3206 W. SLAUGHTER LANE
AUSTIN, TX 78748
REGISTERED PROFESSIONAL ENGINEER NO. 84730
DATE



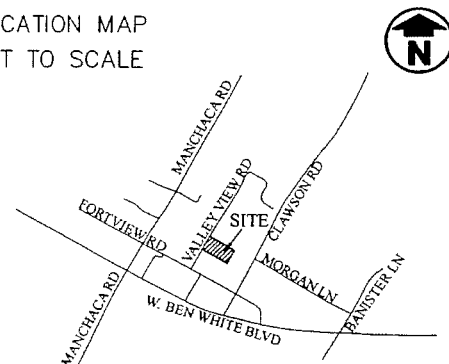
LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 59°28'58" W	45.15'
L2	N 30°49'25" E	15.00'
L3	N 30°49'25" E	27.00'
L4	N 14°09'48" W	16.97'
L5	N 76°00'39" E	7.05'
L6	N 30°49'25" E	20.00'
L7	S 14°18'21" E	16.52'
L8	S 30°49'25" W	49.88'
L9	N 59°09'00" W	15.08'
L10	S 30°49'25" W	29.60'
L11	S 13°41'06" E	8.99'
L12	S 58°48'06" E	24.34'
L13	S 30°49'25" W	15.00'
L14	S 59°09'00" E	5.21'
L15	S 58°48'06" E	1.76'
L16	N 30°49'25" E	50.56'

ACCESS EASEMENT		
LINE	BEARING	DISTANCE
A1	S 59°09'00" E	132.07'
A2	N 30°49'25" E	10.00'
A3	S 77°11'09" E	58.34'
A4	S 30°49'25" W	58.06'
A5	N 59°09'00" W	199.54'

PUBLIC UTILITY EASEMENT		
LINE	BEARING	DISTANCE
P1	S 58°48'06" E	20.13'
P2	S 30°49'25" W	81.70'
P3	N 77°11'09" W	21.17'
P4	N 30°49'25" E	88.37'

DRAINAGE EASEMENT		
LINE	BEARING	DISTANCE
D1	S 85°28'17" E	3.50'
D2	N 04°31'43" E	15.00'
D3	S 59°14'01" E	61.85'
D4	N 43°17'12" E	55.89'
D5	S 88°48'06" E	19.18'
D6	N 01°11'54" E	2.50'
D7	S 88°48'06" E	4.49'
D8	S 58°48'06" E	50.00'
D9	N 88°48'06" W	47.79'
D10	N 01°11'54" E	2.50'
D11	N 88°48'06" W	17.03'
D12	S 30°49'25" W	76.06'
D13	N 59°09'00" W	62.58'
D14	N 30°49'25" E	22.86'
D15	N 59°14'01" W	19.49"

LOCATION 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: C8-2014-0178.0A

Contact: Don Perryman, 512-974-2786 or Jeremy Siltala, 512-974-2945
Public Hearing: Planning Commission, Nov 8, 2016

Your Name (please print)

Lawrence P. Perryman

☐ I am in favor
☒ I object

Your address(es) affected by this application

4007 S Yellow View Rd

Signature

Date

Daytime Telephone: 512-775-8180

Comments:

HELL NO!

EVERY TIME THESE CRACKERS
GO UP, SO DOES MY RUST!
AND THEY ARE UGLY!

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