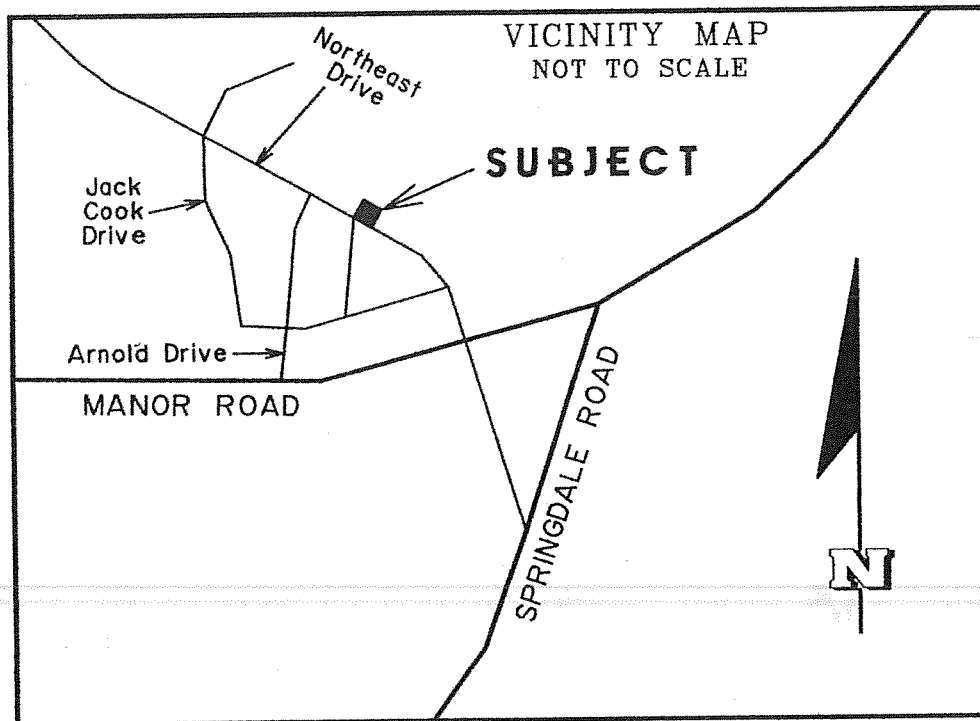


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0244.0A**PC DATE:** July 11, 2017**SUBDIVISION NAME:** Resubdivision of Lots A, and B- D. E. Grieder Addition**AREA:** 0.47**LOT(S):** 3**OWNER/APPLICANT:** MAFAB Designs LLC (Moody Andrews)**AGENT:** Prossner and Associates, Inc. (Kurt Prossner)**ADDRESS OF SUBDIVISION:** 3200 Northeast Drive**GRIDS:** M26**COUNTY:** Travis**WATERSHED:** Little Walnut Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-3-NP**MUD:** N/A**NEIGHBORHOOD PLAN:** University Hills/Windsor Park**PROPOSED LAND USE:** Residential**ADMINISTRATIVE WAIVERS:** none**VARIANCES:** None**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 Resubdivision of lots A & B of the D.E. Grieder Addition final plat. The applicant proposes to resubdivide two existing lots into three lots for residential use. The proposed plat is composed of 3 lots on 0.47 acres. All utilities will be provided by the City of Austin. 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



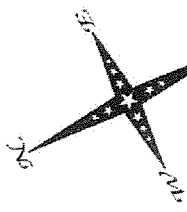
RESUBDIVISION OF LOTS A AND B D.E. GRIEDER ADDITION

PLAT PREPARATION DATE: November 18, 2016
APPLICATION SUBMITTAL DATE:

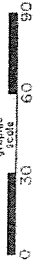
ARNOLD DRIVE (50')

NORTHEAST DRIVE (80')

VIOITHA DRIVE (50')



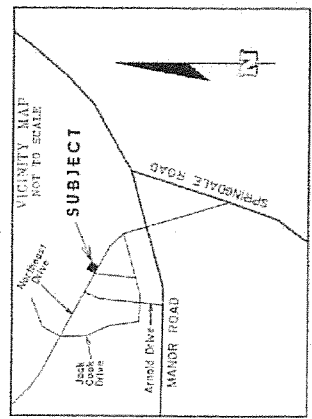
SCALE: 1" = 30'



Legend

- Written Road Found
- Written Road Not Found
- Electric Pole with Plastic cap
- Impaled with "Holt Carson, Inc."
- Sidewalk
- (Record Bearing and Distance)
- ETE - Electric and Telecommunications Easement

LOT SUMMARY
Number of Lots = 3
LOT 1 = 7,631 Square Feet
LOT 2 = 7,655 Square Feet
LOT 3 = 7,679 Square Feet
TOTAL AREA = 22,965 Square Feet



THE STATE OF TEXAS
THE COUNTY OF TRAVIS
I, the undersigned authority, on this _____ day of _____, A.D. 20____, did personally appear Noddy Andrews, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

NOTARY PUBLIC
Printed Name _____
Commission Expires _____

RESUBDIVISION OF LOTS A AND B D.E. GRIEDER ADDITION

and do hereby dedicate to the Public the use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted, and not released.

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

Noddy Andrews

Commission Expires _____

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: C8-2016-0244.0A

Contact: Don Perryman, 512-974-2786 or

Ramon Rezvanipour, (512) 974-3124

Public Hearing: June 27, 2017, Planning Commission

Alexander B Solanik

Your Name (please print)

☐ I am in favor
☒ I object

3201 Loyola Lane Austin Texas 78723-

Your address(es) affected by this application

[Signature] 2834
6-23-2017

Signature

Date

Daytime Telephone: _____

Comments: *I subdivide 2 lots into 3*

*would increase impervious
cover and thereby increase
danger of flooding by causing
more runoff into creeks - Specifically
into Little Walnut Creek. One of the
2 lots already has house and the
other lot is suitable for single family
dwelling. Two lots into three increases
density & increases crime.*

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

PUBLIC HEARING INFORMATION

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- 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.

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Contact: Don Perryman, 512-974-2786 or

Ramon Rezvanipour, (512) 974-3124

Public Hearing: June 27, 2017, Planning Commission

MARY K SOLANIK

Your Name (please print)

☐ I am in favor
☒ I object

3201 Loyola Lane Austin Texas 78733-2834

Your address(es) affected by this application

Mary K Solanik 6-23-2017

Signature

Date

Daytime Telephone: —

Comments: One of the two (2) lots already has house. Other lot is suitable for single family dwelling. To re-subdivide 2 lots into 3. INCREASES density in neighborhood and increases crime which is already a problem and also reduces green space and increases impervious cover. I oppose the 2 lots into 3

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