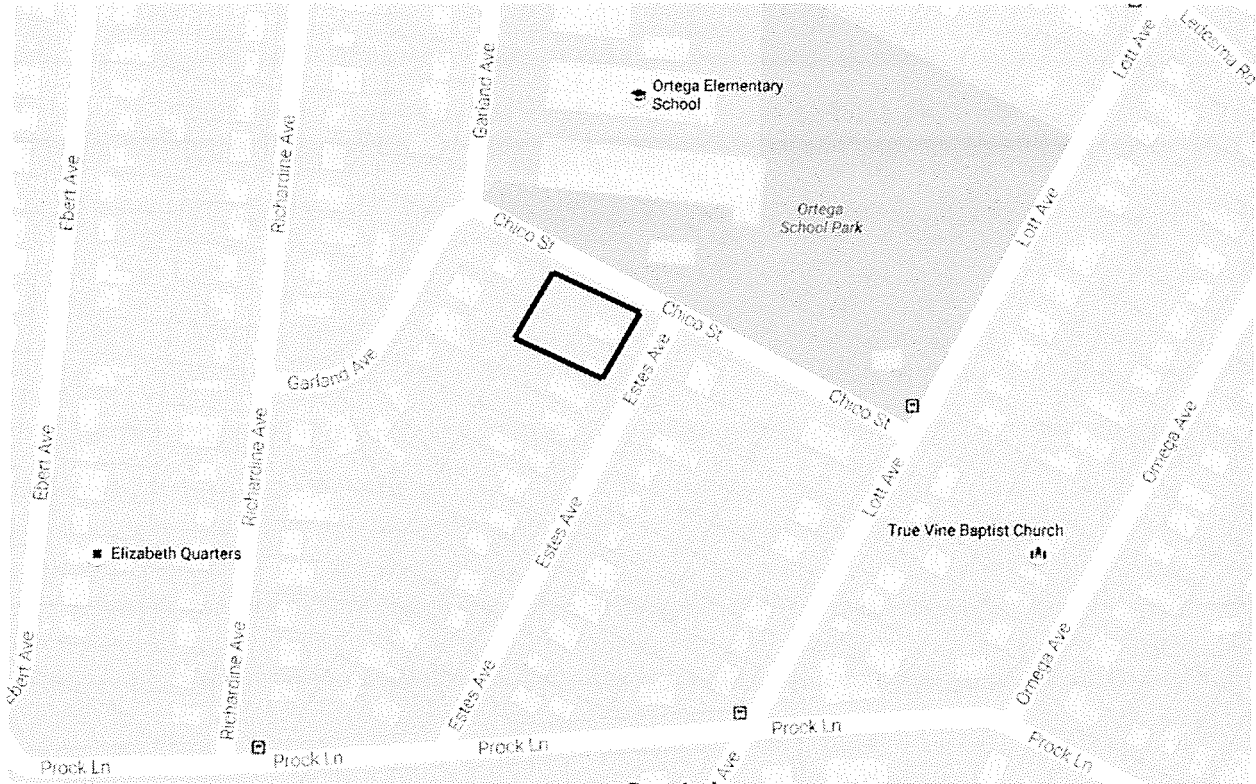


SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2016-0208.0A**P.C. DATE:** January 9, 2018**SUBDIVISION NAME:** Resubdivision of Lots 1 and 2 Block 8 Green Valley No. 2**AREA:** .39 acres**LOT(S):** 3**OWNER/APPLICANT:** MX3 homes, LLC
(Sal Martinez)**AGENT:** Southwest Engineers
(Matt Dringenberg)**ADDRESS OF SUBDIVISION:** 5207 CHICO ST**GRIDS:** MM22**COUNTY:** Travis**WATERSHED:** Tannehill Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3-NP**DISTRICT:** 3**NEIGHBORHOOD PLAN:** MLK-183**PROPOSED LAND USE:** Single-family**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 1 and 2 Block 8 Green Valley No. 2. The proposed plat is composed of 3 lots on .39 acres. The applicant proposes to resubdivide two existing lots into three lots for residential use. The lots will take access to Chico St. All City of Austin utilities are available. The applicant 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
e-mail: don.perryman@austintexas.gov**PHONE:** 512-974-2786



Location Map

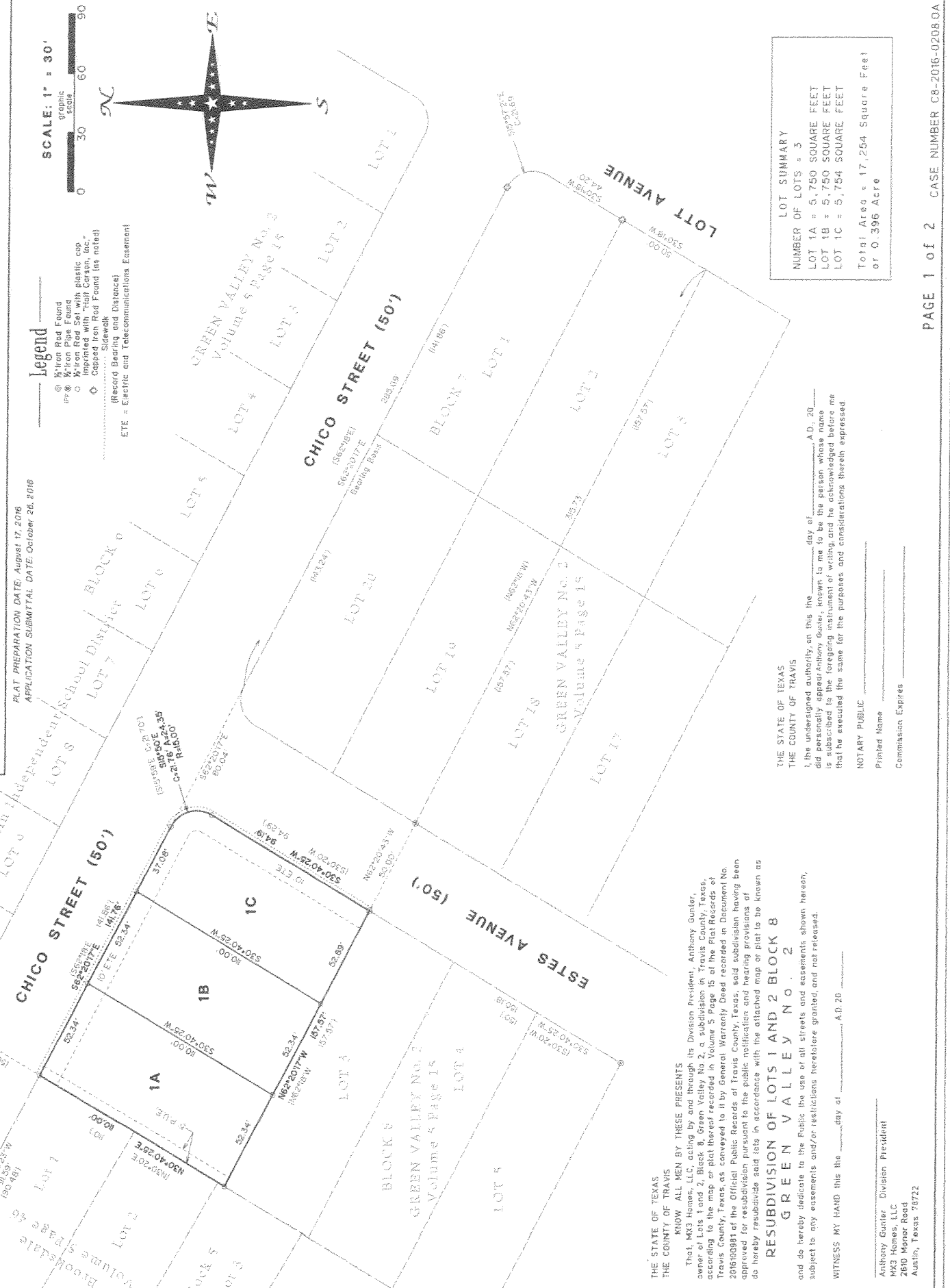
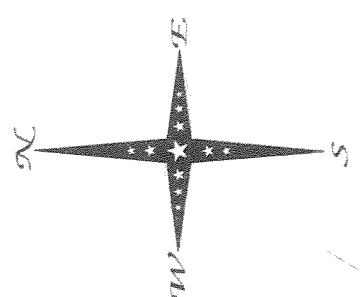
5207 Chico Street & 1122 Estes Ave

Austin, TX 78721

RESUBDIVISION OF LOTS 1 AND 2 BLOCK 8 GREEN VALLEY NO. 2

PLAT PREPARATION DATE: August 17, 2016
APPLICATION SUBMITTAL DATE: October 26, 2016

- Legend**
- ⊗ Iron Red Found
 - ⊗ Iron Pipe Found
 - Iron Rod Set with plastic cap
 - Iron Rod Set with iron cap
 - Caped Iron Rod Found (in notes)
 - Sidewalk
 - (Record Bearing and Distance)
 - ETE = Electric and Telecommunications Easement



| LOT SUMMARY | |
|------------------|-------------------------------------|
| NUMBER OF LOTS = | 3 |
| LOT 1A = | 5,750 SQUARE FEET |
| LOT 1B = | 5,750 SQUARE FEET |
| LOT 1C = | 5,754 SQUARE FEET |
| Total Area = | 17,254 Square Feet or 0.396 Acre |

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority on this the _____ day of _____, A.D. 20____, did personally appear Anthony Gunter, 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 _____

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS
That, MK3 Homes, LLC, acting by and through its Division President, Anthony Gunter, conveyed Lots 1 and 2, Block 8, Green Valley No. 2, a subdivision in Travis County, Texas, according to a map or plat thereof recorded in Volume 5, Page 15 of the Plat Records of Travis County, Texas, as conveyed to it by General Warranty Deed recorded in Document No. 261602991 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provisions of the hereby resubdivide said lots in accordance with the attached map or plat to be known as

**RESUBDIVISION OF LOTS 1 AND 2 BLOCK 8
GREEN VALLEY NO. 2**

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____

Anthony Gunter, Division President
MK3 Homes, LLC
2610 Manor Road
Austin, Texas 78722

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: **C8-2016-0208.0A** C8-2016-0208.0A
 Contact: **Don Perryman, 512-974-2786** or
Jeremy Sitala, (512) 974-2945
 Public Hearing: **January 9, 2018, Planning Commission**

Dawn + Richard Volz
Your Name (please print)

 I am in favor of object

1101 Estes Avenue, Austin, TX 78721
Your address(es) affected by this application

Don Perryman
Signature

12/26/17
Date

Daytime Telephone: (910) 445-7347

Comments: _____

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 78767-881