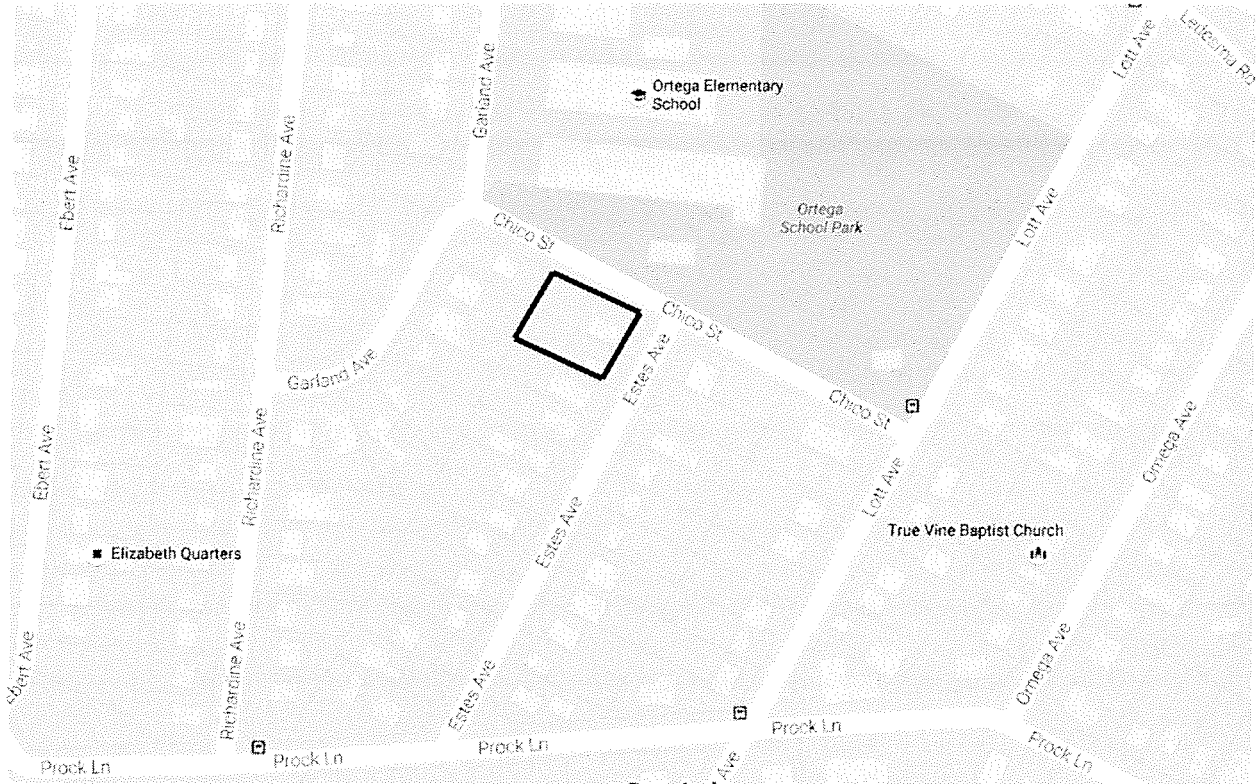


## SUBDIVISION REVIEW SHEET

**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*

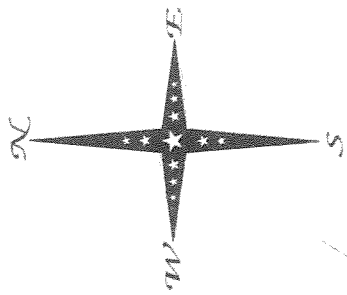
# RESUBDIVISION OF LOTS 1 AND 2 BLOCK 8 GREEN VALLEY NO. 2

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 plastic cap
- ⊙ Caped Iron Rod Found (in notes)
- ⊙ Sidewalk
- ⊙ (Record Bearing and Distance)
- ETE = Electric and Telecommunications Easement

SCALE: 1" = 30'  
graphic scale  
0 30 60 90



GREEN VALLEY No. 2  
Volume 5 Page 15

CHICO STREET (50')

ESTES AVENUE (50')

LOTT AVENUE

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 \_\_\_\_\_ AD, 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, owner of Lots 1 and 2, Block 8, Green Valley No. 2, a subdivision in Travis County, Texas, as shown on the map or plat filed and 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. 201600391 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 Texas Subdivision Map Act, Chapter 208, of the Texas Civil Statutes, and that it is 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 \_\_\_\_\_ AD, 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: C8-2016-0208.0AC8-2016-0208.0A

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)

1101 Estes Avenue, Austin, TX 78721

Your address(es) affected by this application

*David & Dora*

Signature

*12/26/17*

Date

Daytime Telephone: (210) 445-7347

Comments:

☐ I am in favor of object

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

City of Austin – Development Services Department / 4<sup>th</sup> Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-881