Item C-06 1 of 3

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0175.0A **P.C. DATE:** February 13,2018

**SUBDIVISION NAME:** Resubdivision of Lot 12, W. C. Belcher Subdivision Outlot 35 Div B

**AREA**: 0.175 acres **LOTS**: 2

**APPLICANT**: MX3 Homes LLC **AGENT**: Southwest Engineers

(Sal Martinez) (Alberto Gutierrz)

**ADDRESS OF SUBDIVISION:** 1710 Chestnut Avenue

**GRIDS:** K-23 **COUNTY:** Travis

**WATERSHED:** Boggy Creek **JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-3-NP **DISTRICT:** 1

**PROPOSED LAND USE:** Single Family Residential (Cottage lot)

**NEGHBORHOOD PLAN:** Chestnut

**SIDEWALKS:** Sidewalks will be provided along Chestnut Avenue and E 18<sup>th</sup> Street.

**<u>DEPARTMENT COMMENTS</u>**: The request is for Resubdivision of Lot 12, W.C. Belcher Subdivision of Outlot 35 Div B. The plat consists of 2 lots on 0.175 acres.

**STAFF RECOMMENDATION:** Staff recommends approval of the resubdivision. This plat meets all applicable City of Austin Land Development and State Local Government requirements.

## **PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Sylvia Limon **PHONE:** 512-974-2767

**E-mail:** Sylvia.limon@austintexas.gov

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Subject Tract		
,	CASE#:	C8-2017-0175.0A
Base Map	ADDRESS:	1710 CHESTNUT AVENUE

This product is for informational purposes and may not have been prepared 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 Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

RESUBDIVISION OF LOT 12 W.C. BELCHER SUBDIVISION OF OUTLOT 35 DIVISION B  PLAT PREPARATION DATE: July 22, 2017 APPLICATION SUBMITTAL DATE: August 22, 2017						CURVE DATA  ① ① ② ② ② ② ② ② ② ② ② ② ② ② ② ② ② ② ②						SCALE: 1" = 50' graphic scale 0 50 100	
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RESUBDIVISION OF LOT 12 W.C. BELCHER SUBDIVISION OF OUTLOT 35 DIVISION B							this theday of, 20, A.D.  ACCEPTED AND AUTHORIZED for record by the Director, Development Services Department, City of Austin, County of Travis, this theday of						
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.										ent Services Depa			
VITNESS MY HAND this theday of, A.D. 20							ACCEPTED and AUTHORIZED for record by the Planning Commission of the City of Austin, Texos, on this theday of						
Anthony Gunter 4X3 Homes, LLC 2610 Manor Road Austin, Texas 78722 THE STATE OF TEX. THE COUNTY OF TEX. I, the undersigned au 0, did personalt	AS AVIS thority, on this y appear Antha	the ny Gunter, kr	nown to me to	be the pers	on		Insti on Publ	rument of Writingday of theday o lic Records of so	AS AVIS rvoir, Clerk of Ti and its Certifi, 20 if zid County and	ravis County, 1 cate of Auther _, A.D, at _, A.D., at State in Docu	Texas, do hereby tication was file, o'clockM.a _a'clockM.i ment No	secretary  certify that the foregoing d for record in my affice on the nd duly recorded n the Official	
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