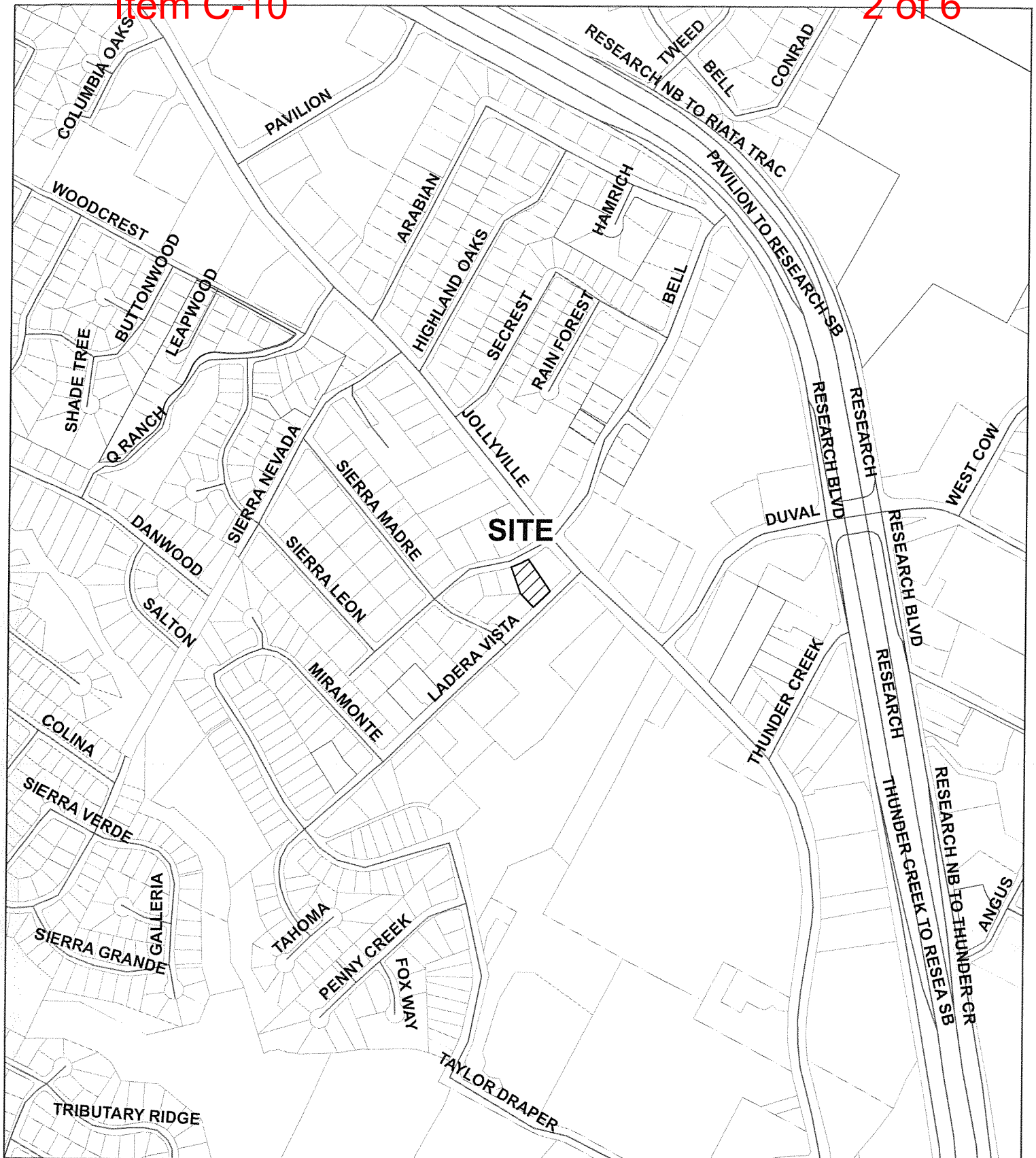


SUBDIVISION REVIEW SHEET

CASE NO.: C8-2018-0008.0A**Z.A.P. DATE:** May 7, 2019**SUBDIVISION NAME:** Resubdivision of Lot 2, Block E, Summit Oaks, Section 2**AREA:** 0.59 acres**LOTS:** 2**APPLICANT:** Richard Covey / Derek V. Keith**AGENT:** Stature Homes
(Derek V. Keith)**ADDRESS OF SUBDIVISION:** 11605 Bell Ave.**WATERSHED:** Walnut Creek / Bull Creek**COUNTY:** Travis**EXISTING ZONING:** SF-2**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Single Family**VARIANCE:** none**STAFF RECOMMENDATION:** Staff recommends approval of the final plat, the plat meets all applicable State and City of Austin Land Development Code requirements.**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 2, Block E, Summit Oaks, Section 2 composed of 2 lots on 0.59 acres. The applicant proposes to subdivide the property for residential uses. The developer will be responsible for all cost associated with required improvements.**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov

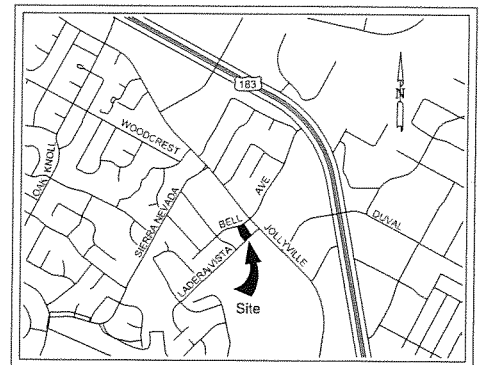
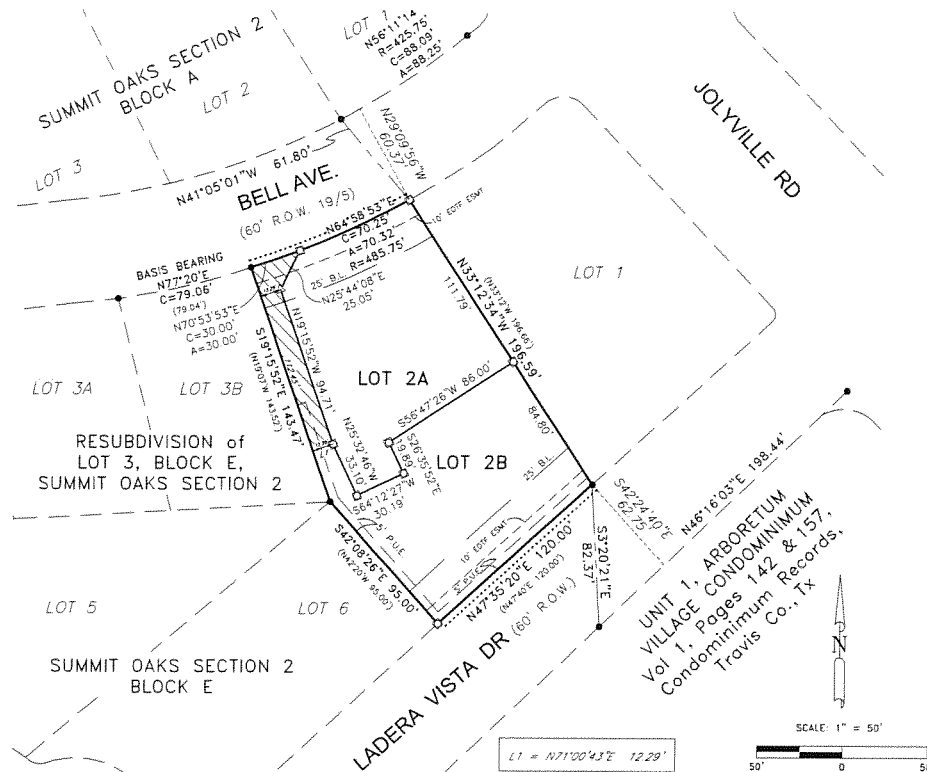


CASE#: C8-2018-0008.0A
ADDRESS: 11605 BELL AVE.
PROJECT: RESUBDIVISION OF LOT 2, BLOCK e
SUMMIT OAKS, SECTION 2
CASE MANAGER: CESAR ZAVALA

This map has been produced by site plan review for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.

RESUBDIVISION of LOT 2, BLOCK E SUMMIT OAKS, SECTION 2

Application Submittal Date: January 18, 2018



Location Map
Not to Scale

LEGEND	
●	IRON ROD FOUND
⊠	IRON ROD SET WITH PLASTIC CAP
△	DIVOT IN CONC. SET
()	DENOTES RECORD INFORMATION
B.L.	BUILDING LINE
P.U.E.	PUBLIC UTILITY EASEMENT
EDTF	ELEC. DIST./TELCOM/FIBER ESMT.
-----	PROPOSED SIDEWALK
▨	ACCESS ESMT. GRANTED FOR LOT 2A

THE STATE OF TEXAS
THE COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

That Richard Covey and Derek V. Keith, owners of all of Lot 2, Block E, SUMMIT OAKS, SECTION 2, a subdivision in Travis County, Texas, as conveyed by General Warranty Deed recorded in Document Number 2015205733 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notice and hearing provision of Chapter 212.014 of the Local Government Code, do hereby resubdivide said Lot 2 in accordance with the attached map or plat shown hereon pursuant to Chapter 212 of the Texas Local Government Code, to be known as

RESUBDIVISION OF LOT 2, BLOCK E, SUMMIT OAKS, SECTION 2
subject to any easements and/or restrictions heretofore granted and not released.

WITNESS MY HAND this the _____ day of _____, 2018 A.D.

Richard Covey
2305 Vanderbilt Circle
Austin, Texas 78723

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, 2018 A.D., do personally appear Richard Covey, known to me to be the person whose name is subscribed in the foregoing instrument of writing and he acknowledged before me that he executed the same for the purpose and considerations herein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

WITNESS MY HAND this the _____ day of _____, 2018 A.D.

Derek V. Keith
11729 Bell Ave., No. A
Austin, Texas 78759

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the _____ day of _____, 2018 A.D., did personally appear Derek V. Keith, known to me to be the person whose name is subscribed in the foregoing instrument of writing and he acknowledged before me that he executed the same for the purpose and considerations herein expressed.

NOTARY PUBLIC _____

Printed Name _____

Commission Expires _____

THE STATE OF TEXAS
THE COUNTY OF TRAVIS

I, Dana DeBeauvoir, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its Certificate of Authentication was filed for record in my office on the _____ day of _____, 2018, A.D., at _____ o'clock _____ M., and duly recorded on the _____ day of _____, 2018, A.D., at _____ o'clock _____ M., in the Official Public Records of said County and State, in Document No. _____.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK OF SAID COUNTY this the _____ day of _____, 2018, A.D.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

BY _____
Deputy

Print Name _____

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: C8-2018-0008.0A

Contact: Cesar Zavala, 512-974-3404 or

Addison Pomey, 512-974-3103

Public Hearing: April 2, 2019, Zoning & Platting Commission

Your Name (please print)

Mike Riley
11606 Bell Ave Austin TX 78759

☐ I am in favor
☒ I object

Your address(es) affected by this application

[Signature]
Signature

Date

Daytime Telephone: 512-970 8550

3-27-19

Comments:

This lot is just a little more than .5 a. It is too small to fit another house. It is out of pattern with the other nearby properties. Jollyville rd has an hour (twice a day) of heavy traffic.

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

City of Austin – Development Services Department / 4th Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Cesar Zavala, 512-974-3404 or

Addison Plomey, 512-974-3103

Public Hearing: April 2, 2019, Zoning & Platting Commission

Elwood O. & Mary E. Baugh

Your Name (please print)

5700 SIERRA MADRE

Your address(es) affected by this application

Elwood O. Baugh Mary E. Baugh 26 MAR 2019

Signature

Date

Daytime Telephone: 512-828-7713

Comments: THE PROPERTY AT 11605 BELL AVE TOUCHES OUR BACK YARD. WHEN THERE IS A HEAVY RAIN FALL (2 INCHES PER HOUR) OUR BACK YARD WILL GET FLOODED, BECAUSE OUR LOT IS THE LOWEST ONE LOCATED IN THE AREA BOUNDED BY JOLLYVILLE, LADERA VISTA, SIERRA MADRE, & BELL. IF A HOUSE IS BUILT ON THE LOT BEHIND US, THIS WILL MAKE THE PROBLEM OF FLOODING WORSE, IT WILL ALSO DESTROY THE OPEN VIEW WE HAVE. SEE BASE MAP

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

City of Austin – Development Services Department / 4th Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2018-0008.0A

Contact: Cesar Zavala, 512-974-3404 or
Addison Ptomey, 512-974-3103

Public Hearing: April 2, 2019, Zoning & Platting Commission

Rachel Samplaski

Your Name (please print)

☐ I am in favor
☒ I object

11507 Bell Avenue

Your address(es) affected by this application

Rachel Samplaski

Signature

3/25/19

Date

Daytime Telephone: 512-258-5742

Comments: I do object to have anything
done to our subdivision. I do stand
against having proposed development
or change in our neighborhood.
Case # C8-2018-0008.0A

If you use this form to comment, it may be returned to:
City of Austin – Development Services Department / 4th Floor
Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810