

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2018-0130.0A**ZAP DATE:** September 10, 2019**SUBDIVISION NAME:** 1700 Pennsylvania Ave. Subdivision**AREA:** 0.27**LOT(S):** 2**OWNER/APPLICANT:** (Benny Sustaita)**AGENT:** Miguel Gonzales Jr. TBPE Firm No. 15437 (Miguel Gonzales Jr.)**ADDRESS OF SUBDIVISION:** 1700-1715 Pennsylvania Avenue**DISTRICT NUMBER:** 1**GRIDS:** N/A**COUNTY:** Travis**WATERSHED:** Boggy Creek**JURISDICTION:** Full-Purpose**EXISTING ZONING:** SF-3-NP**MUD:** N/A**NEIGHBORHOOD PLAN:** Central East Austin**PROPOSED LAND USE:** Single Family**ADMINISTRATIVE WAIVERS:** N/A**VARIANCES:** N/A

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 1700 Pennsylvania Ave. Subdivision. The applicant proposes to resubdivide an existing lot into two lots for residential use. The entirety of the plat is composed of 2 lots on 0.27 acres. Both lots will take access to Pennsylvania Ave. All City of Austin utilities are available. 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

LOCATION MAP



