

029/1

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2012-0152.0A

**Z.A.P. DATES:** June 4, 2013  
May 7, 2013

**SUBDIVISION NAME:** Shoalmont Addition Lot 12, Block 3; Resubdivision

**AREA:** 0.46 acres

**LOTS:** 2

**APPLICANT:** Mark Alan Canada Investments  
(Mark Canada)

**AGENT:** Doucet & Associates  
(Jennifer Simmons)

**ADDRESS OF SUBDIVISION:** 5409 Shoalwood Ave.

**GRIDS:** J27

**COUNTY:** Travis

**WATERSHED:** Shoal Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-2

**PROPOSED LAND USE:** Residential

**ADMINISTRATIVE WAIVERS:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets

**DEPARTMENT COMMENTS:** The request is for the approval of the Shoalmont Addition Lot 12, Block 3; Resubdivision. The applicant proposes to resubdivide one existing lot into a two lot subdivision for residential use. The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

**VARIANCES:** No variances are required.

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

### **ZONING & PLATTING COMMISSION ACTION:**

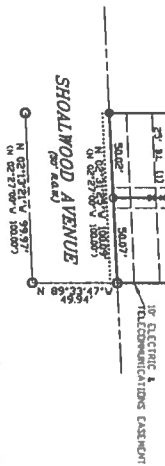
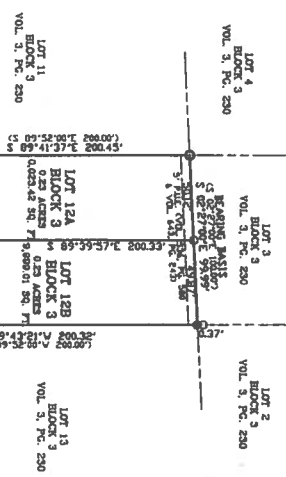
**CASE MANAGER:** Cesar Zavala

**PHONE:** 974-3404

**E-mail:** cesar.zavala@austintexas.gov



## NOTES

[illegible]

By: \_\_\_\_\_ Date: \_\_\_\_\_  
 \_\_\_\_\_  
 Mr. A. Canada, President \_\_\_\_\_

Before me, the undersigned authority on this day personally appeared Mr. A. Canada, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed and in the captioned document, that \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_, \_\_\_\_\_, under my hand and seal of office, this \_\_\_\_\_ day of \_\_\_\_\_, 201\_\_\_\_.

Print Name \_\_\_\_\_  
 Notary in and for the State of Texas \_\_\_\_\_  
 My Commission expires: \_\_\_\_\_

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) #48453C 04544, TARRANT COUNTY, TEXAS, DATED SEPTEMBER 28, 2008.

JENNIFER SIMMONS, P.E.      DATE

**ALL POINTS SURVEYING**  
1714 FORTVIEW ROAD - SUITE 200  
AUSTIN TX 78704  
TEL: (512) 440-0071 - FAX (512) 440-0198

ROLL MAP  
1888  
FILE NUMBER

JOB NO.: 09B26212  
SCALE: 1"=50'  
SUBMITTAL DATE: 10-19-2012  
CASE #: CB-2012-0152.0A

**SHEET 1 OF 1**

## 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: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/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: C8-2012-0152.0A

Contact: Cesar Zavala, 512-974-3404

Rosemary Ramos, 512-974-2784

Public Hearing: May 7, 2013, Zoning and Platting Commission

Ellen L. Stehl  
Your Name (please print)

☒ I am in favor  
☐ I object

2209 LAUREL MONT, Apt 108, Austin, TX  
Your address(es) affected by this application

Ellen L. Stehl 04-29-13  
Signature Date

Daytime Telephone: 1-

Comments:

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

City of Austin – Planning & Development Review Dept. /4<sup>th</sup> Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Public Hearing: May 7, 2013, Zoning and Platting Commission

DAVID T. HOANG

Your Name (please print)

☒ I am in favor  
☐ I object

5418 Shoalwood Ave, A1X. 78756

Your address(es) affected by this application

Cesar Zavala

05-18-13

Signature

Date

Daytime Telephone: 512

Comments:

Residential lots in Central Austin should be less than half acre. This division just make sense!!

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Cesar Zavala

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Public Hearing: May 7, 2013, Zoning and Platting Commission

RICHARD S. ROBERTSON  
Your Name (please print)

☒ I am in favor  
☐ I object

5401 SHELBY WOOD

Your address(es) affected by this application

Richard S. Robertson

Signature

4/22/13  
Date

Daytime Telephone: \_\_\_\_\_

Comments:

No not object as long as  
single dwelling homes are  
constructed

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

City of Austin - Planning & Development Review Dept. /4<sup>th</sup> Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810