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SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0152.0A

Z.A.P. DATES: July 16, 2013
July 2, 2013
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.

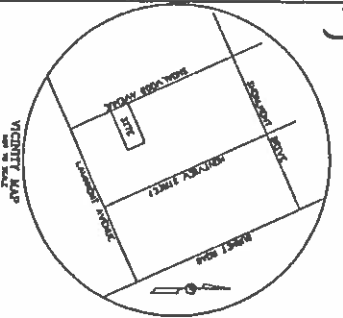
STAFF RECOMMENDATION: Staff recommends approval of the resubdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

ZONING & PLATTING COMMISSION ACTION:

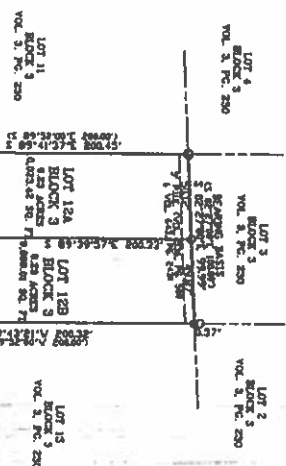
CASE MANAGER: Cesar Zavala
E-mail: cesar.zavala@austintexas.gov

PHONE: 974-3404





RESUBDIVISION OF LOT 12, BLOCK 3
OF THE SHOALMONT ADDITION

[illegible]

NOTES

- [illegible]

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

1. **THE 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831, 832, 833, 834, 835, 836, 837, 838, 839,**

After Hours
History is out for the Sept. 4 Texas
by Comedian experts.

ALL POINTS SURVEYING
1714 PORTVIEW ROAD -- SUITE 200
AUSTIN TX 78704
TEL: 512/446-0700 FAX: 512/446-2000

7401 B HIGHWAY 71 WEST, STATE 1400
MUSKOGEE, ALABAMA 36501

DATE _____

ROBERT L. BAY, PH.D. 42010 DATE

DANA DEZALVO, COUNTY CLERK, TARRANT COUNTY, TEXAS

Industry

STATE OF TEXAS
COUNTY OF TRAVIS

BETTY BACHAR, CHAIRPERSON

CYNTHIA BARRIS, SECRETARY

COUNTY OF INDIANA

I, DANA DELOACH, OF TOWNS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CONTENTS OF AUTHENTICITY HAS BEEN FILED FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 2011. AD AT _____, TEXAS, AND PLAT RECORDED ON THE _____ DAY OF _____, 2011. AD AT _____, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THE _____ DAY OF _____, 2011. AD.

THIS SUBMISSION PLAYS LOCATED WITHIN THE FALL PURPOSE ASSOCIATION OF THE CITY OF AUSTIN ON THIS THE
 DAY OF _____, 2011, A.D.
 ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT DEPARTMENT, CITY OF AUSTIN,
 COUNTY OF TRAVIS, THIS THE _____, 2011, A.D.

GREG EISENBERG, DIRECTOR
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS 16
DAY OF _____, 2011.
_____,
CITY CLERK.

BETTY BACKER, CHAIRPERSON

CYNTHIA BURNS, SECRETARY

CRIMINAL RECORDS, SECRETARY

COUNTY OF INDIANA

DANA DEZALVO, COUNTY CLERK, TARRANT COUNTY, TEXAS

COUNTY, TEXAS

DEPUTY _____

—

QUESTIONS TO THE

AND WAS PREPARED FROM AN

ALL POINTS SUFFERING
1714 FORTWORTH ROAD SUITE 200
AUSTIN, TEXAS 78704
(512)440-0071

ROCKEFELLER L. WAY, NW/4S 43010

DATE _____

NO PORTION OF THIS TRACT IS WITHIN THE DESIGNATED FLOOD HAZARD AREA AS SHOWN ON THE FLOODPLAIN DISCRETIONARY FLOOD INSURANCE RATE MAP (FDIA) #44455C 04591. TARRANT COUNTY, TEXAS. DAVID SPRINGER, MANAGING AGENT.

ENGINEERED BY:
DOUCET & ASSOCIATES
7401 B HIGHWAY 71 WEST, SUITE 100
AUSTIN, TEXAS 78735

DEWITT SIMMONS, P.E. DATE

DATE _____

JOB NO.: 09020212
 SCALE: 1"=60'
 SHEET NO.: 10-10-203

CASE #: CA-2012-0132.04
SHEET 1 OF 1

10.10.1995

1575
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.

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 MOUNT, APT 108, AUSTIN, TX

Your address(es) affected by this application

Ellen L. Stehl

Signature

04-29-13

Date

Daytime Telephone: 1-

Comments:

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

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

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Cesar Zavala, 512-974-3404

Rosemary Ramos, 512-974-2784

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

DAVID T. HOANG

Your Name (please print)

5418 Shoalwood Ave, ATX 78756

Your address(es) affected by this application

David T. Hoang

Signature

Date

Daytime Telephone: 512

Comments:

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

☒ I am in favor
☐ I object

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

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

Cesar Zavala

P. O. Box 1088
Austin, TX 78767-8810

519

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Rosemary Ramos, 512-974-2784
Public Hearing: May 7, 2013, Zoning and Platting Commission

RICHARD & MARIAN ROBERTSON
Your Name (please print)
5401 SHOGAN WOOD
Your address(es) affected by this application
☒ I am in favor
☐ I object

Richard S. Robertson
Signature
4/22/13
Date

Daytime Telephone: [REDACTED]
Comments: Do 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. 14th Floor
Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810