

C/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2012-0152.0A

Z.A.P. DATES: August 6, 2013
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.

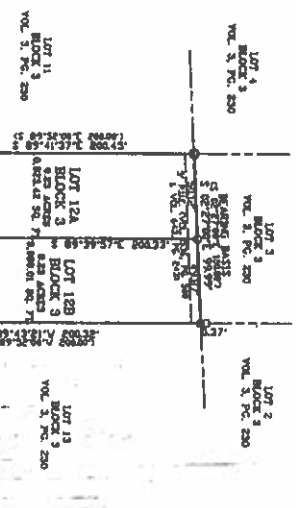
STAFF RECOMMENDATION: Staff recommends approval of the resubdivision, the plat meets all applicable State and City of Austin Land Development Code requirements.

ZONING & PLATTING COMMISSION ACTION:

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

PHONE: 974-3404





Legend	
B	open area only
O	1/2 open area w/ 1/2 paved car parking
	all paved lot
	see text
	existing lot
A	existing driveway
B	existing driveway
P&E	new driveway
	existing driveway
[1]	1/2 open, 1/2 pc, 3/4 paved driveway

1. BY APPROVING THIS PLAN, THE CITY OF ALBANY AGREES AND OBLIGATES TO CONDUCT, AT ITS EXPENSE, AN INVESTIGATIVE AND ANALYTICAL STUDY OF THE CITY'S WATER SUPPLY AND TO REPORT THE RESULTS OF SUCH STUDY TO THE CITY OF ALBANY. THE CITY OF ALBANY AGREES TO FUND THE INVESTIGATIVE AND ANALYTICAL STUDY. ANY SUBSEQUENT INVESTIGATION REQUIRED FOR THE CONSTRUCTION OF THE PLANS FOR THIS PROJECT IS THE RESPONSIBILITY OF THE CONTRACTOR AND/OR THE OWNERS OF THE CITY. FAILURE TO CONDUCT SUCH STUDY WILL BE AT THE RISK OF THE CONTRACTOR AND/OR THE OWNERS OF THE CITY. FAILURE TO CONDUCT SUCH STUDY WILL BE AT THE RISK OF THE CONTRACTOR AND/OR THE OWNERS OF THE CITY TO AVOID APPLICATIONS FOR OTHER DEVELOPMENT PROJECTS INVOLVING SIMILAR PROJECTS, THE PLAN APPROVAL, AND/OR CONSTRUCTION OF CONDUIT.
2. THE OWNER OF THIS AGREEMENT AND THE CITY OF ALBANY SUCCEEDORS AND ASSIGNS, AGREES REPRESENTATIVES FOR PLANS FOR CONSTRUCTION OF ALBANY WATER SUPPLY SYSTEM PROJECTS, SHALL OBTAIN THE CITY OF ALBANY'S APPROVAL AND SIGNATURE OF THE CITY OF ALBANY. THE OWNER REPRESENTATIVES SHALL OBTAIN THE CITY OF ALBANY'S APPROVAL AND SIGNATURE OF THE CITY OF ALBANY. THE CITY OF ALBANY SHALL OBTAIN THE CITY OF ALBANY'S APPROVAL AND SIGNATURE OF THE CITY OF ALBANY.
3. ALL AGREEMENTS AND NOTES FROM THE PROVINCE DISTRICT SUPERVISOR, THE DISTRICT AGENT, SHALL APPLY TO THE RECONSTRUCTION PLAN.
4. NO LOTS IN THIS SUBDIVISION SHALL BE COULDED UNTIL CONNECTED TO THE CITY OF ALBANY WATER AND SEWERAGE SYSTEM.

[illegible]

12. NEW REDUCTION OF ELECTRIC FACILITIES SHALL BE AT OWNERS EXPENSE.

14. THE OWNER SHALL BE RESPONSIBLE FOR REGULATORY, DISPOSITION, REGISTRATION AND THE PROVISION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY PERMITS, TAXES, FEES, TO FILE OR THE CENTER USE OF THE PROPOSED OVERHEAD ELECTRICAL TRUCKS DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AROUND DREDGER'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

18. PUBLIC STREETS, BLVD TO CITY OF ALBANY STATIONS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAN: SHOULDER WIDTH, THREE FEET; SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED, FAILURE TO COMPLY WITH THE REQUIRED SHOULDER MAY RESULT IN THE VIOLATION OF THE ZONING CODE OF ALBANY, ALBANY, NEW YORK.

17. WATER QUALITY CONTROLS ARE REQUIRED FOR ALL DEVELOPMENT PURSUANT TO THE LAND DEVELOPMENT CODE.

SEARCHED ☐ INDEXED ☐
SERIALIZED ☐ FILED ☐
MAR 19 1966
FBI - NEW YORK

JOB NO.: 09828412
SCALE: 1"=50'
SUBMITTAL DATE: 10-18-2012

SHEET 1 OF 1

ALL POINTS SURVEYING
1714 FOREST HILL RD. SUITE 200
TOLLEDO, OHIO 44106
TEL: (419) 444-0871 - FAX (419) 444-0180

JOSEPH J. SAMMONS, P.E. 11/10/2008 DATE

Age Group	2004	2006	2008
18-29	~85	~88	~90
30-49	~75	~78	~80
50-69	~65	~68	~70
70+	~55	~58	~60

JOB NO.: 06526312
SCALE: 1"=50'
SURVEINER DATE: 10-18-2012
CST # : 06-2018-015
SHEET 1 OF

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;

- 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 MONT, 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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Rosemary Ramos, 512-974-2784

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

Barbara May

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 !!

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

City of Austin - Planning & Development Review Dept. 1/4th Floor

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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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 SHERMAN WOOD
 Your address(es) affected by this application

Richard S. Robertson
 Signature

Daytime Telephone: [Redacted]
 Date: 4/22/13

Comments: Do not object as long as single dwelling homes are constructed
 constructed

☒ 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