

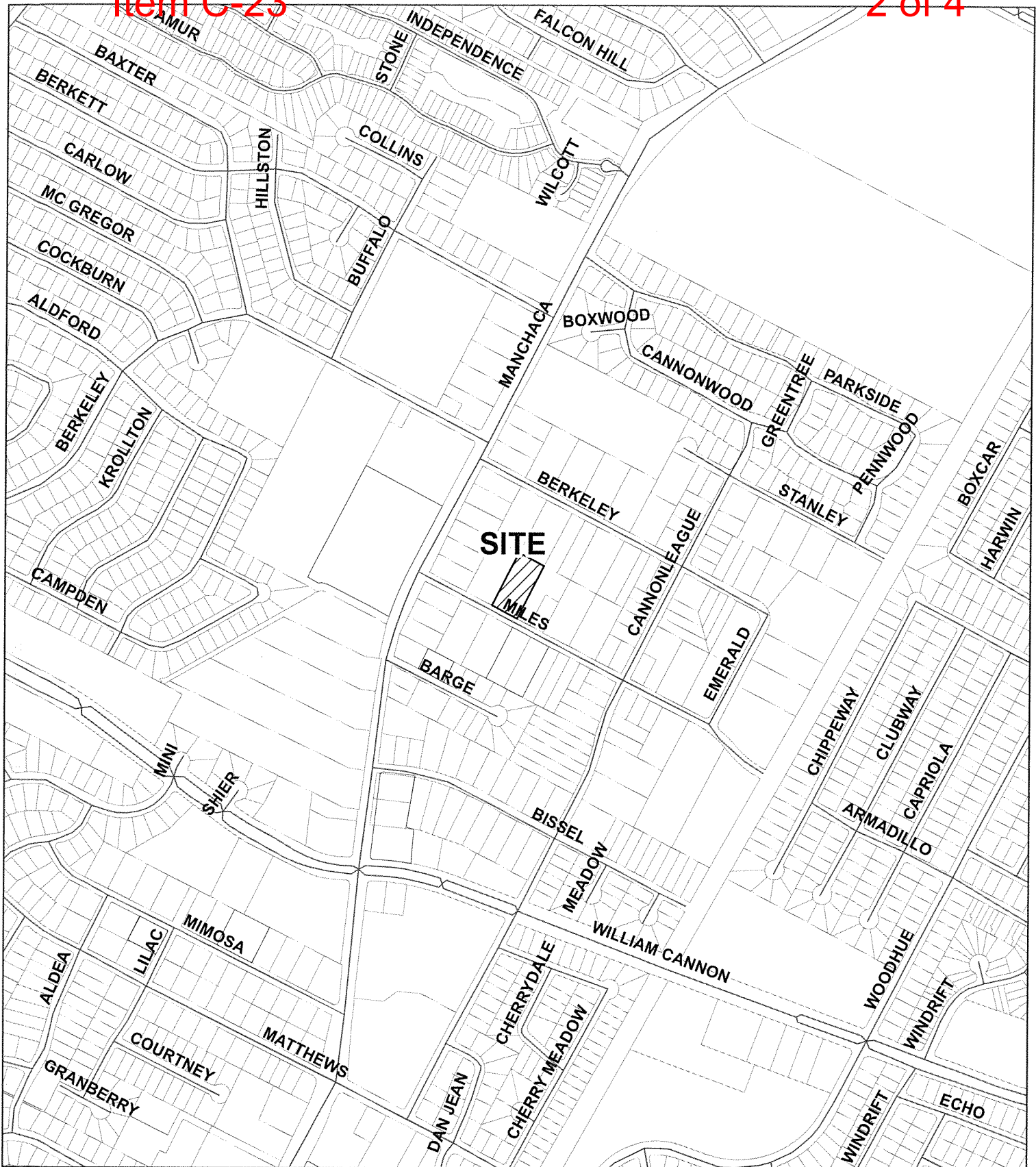
## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2016-0218.0A**P.C. DATE:** September 12, 2017**SUBDIVISION NAME:** Resubdivision of Lot 17 Block 2, Manchaca Estates**AREA:** 1.0346 acres**LOT(S):** 2**OWNER/APPLICANT:** Zachary Redler &  
Mariana Miranda**AGENT:** 360 Professional Services, Inc.  
(Scott J. Foster)**ADDRESS OF SUBDIVISION:** 1928 Miles Avenue**WATERSHED:** Williamson Creek**COUNTY:** Travis**EXISTING ZONING:** SF-3-NP**JURISDICTION:** Full**NEIGHBORHOOD PLAN:** Garrison Park**PROPOSED LAND USE:** Single-Family**VARIANCES:** None

**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 17 Block 2, Manchaca Estates subdivision composed of two lots on 1.0346 acres. The applicant is proposing to resubdivide an existing lot into a two lot subdivision for residential use.

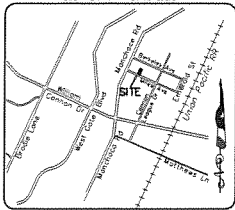
**STAFF RECOMMENDATION:** The staff recommends approval of the subdivision, the plat meets applicable State and City of Austin Land Development Code requirements.

**PLANNING COMMISSION ACTION:****CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404Email address: [cesar.zavala@austintexas.gov](mailto:cesar.zavala@austintexas.gov)



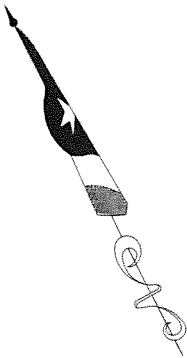
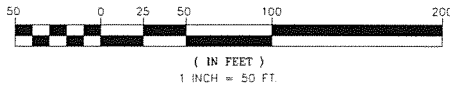
CASE#: C8-2016-0218.0A  
ADDRESS: 1928 MILES AVENUE  
PROJECT: RESUBDIVISION OF LOT 7  
BLOCK 2, MANCHACA ESTATES  
CASE MANAGER: CESAR ZAVALA

## RESUBDIVISION OF LOT 17 BLOCK 2, MANCHACA ESTATES



TWO LOTS/ONE BLOCK  
 LOT 17A-12,393 SQ FT/0.2845 AC  
 LOT 17B-32,674 SQ FT/0.7501 AC  
 BLOCK TOTAL- 45,066 SQ FT/1.0346 AC

## GRAPHIC SCALE



## LEGEND

FOUND 1/2" IRON ROD  
 FOUND IRON ROD W/CAP  
 FOUND 1/2" IRON PIPE  
 SET 1/2" IRON ROD W/CAP  
 LABELED "WATERLOO RPLS 4324"  
 (RECORD CALL)  
 SIDEWALKS REQUIRED

**BENCHMARK BM:**  
 PK NAIL IN ASPHALT-MILES AVE  
 ELEVATION 719.90 NAVD88

**BEARING BASE**  
 THE TEXAS COORDINATE SYSTEM OF 1983(NAD83)  
 CENTRAL TEXAS ZONE, BASED ON LOCAL NETWORK  
 GPS OBSERVATIONS

## SURVEYOR'S CERTIFICATION:

I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON MAY 23, 2017.

THOMAS P. DIXON R.P.L.S. #4324  
 WATERLOO SURVEYORS, INC.  
 P.O. BOX 160176  
 AUSTIN, TEXAS 78716-0176  
 PH-512-481-9602  
 FAX-512-330-1621  
 thomas@waterloosurveyors.com

JULY 31, 2017  
 DATE



## PROJECT DATA

**OWNER:** ZACHARY REDLER AND MARIANA MIRANDA  
 1928 MILES AVENUE  
 AUSTIN, TEXAS 78745

**LEGAL DESCRIPTION:** BEING 1.0346 ACRE OF LAND--LOT 17, BLOCK 2, MANCHACA ESTATES, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 5, PAGE 149, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, PLAT RECORDS, TRAVIS COUNTY, TEXAS.

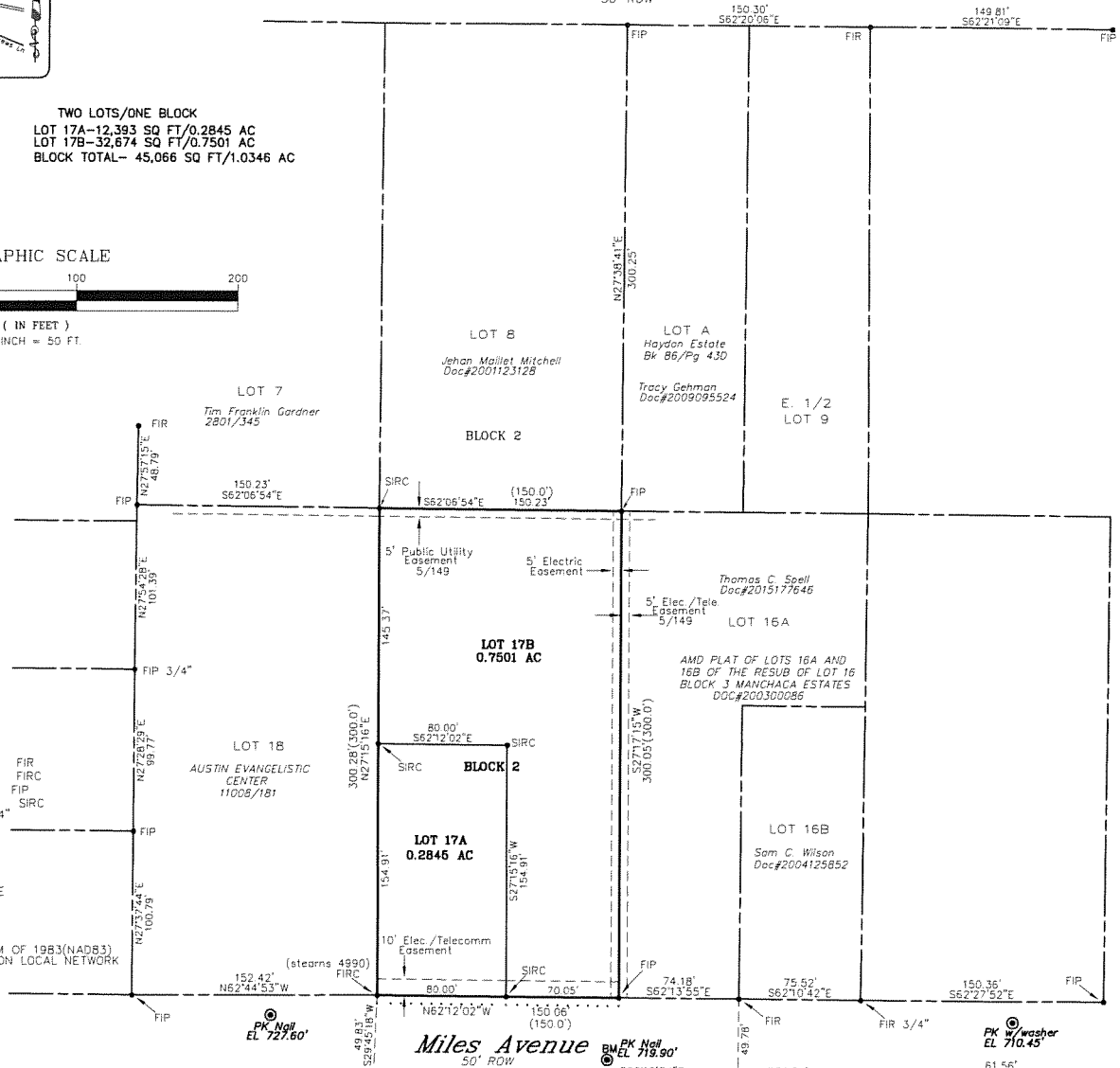
TWO LOTS/ONE BLOCK  
 SUBMITTAL DATE: NOVEMBER 3, 2016

CASE # CB-2016-Q218.OA

PAGE 1 OF 2

PK w/washer  
 EL 718.65

Berkeley Avenue  
 50' ROW



Miles Avenue  
 50' ROW

**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: C8-2016-0218.0AC8-2016-0218.0A**

**Contact: Cesar Zavala, 512-974-3404 or**

**Ramon Rezvanipour, 512-974-3124**

**Public Hearing: Planning Commission, September 12, 2017**

Robin Matthews

Your Name (please print)

☐ I am in favor  
☒ I object

6303 Berkeley Cove 78745

Your address(es) affected by this application

Robin Matthews

Sign

8-30-17

Date

Daytime Telephone: 512

Comments: this will increase rain water  
run-off due to additional house construction  
and impervious cover. It will cause more  
downstream flooding and more traffic on  
Manchaca Road

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

**City of Austin – Development Services Department / 4<sup>th</sup> Floor**

**Cesar Zavala**

**P. O. Box 1088**

**Austin, TX 78767-8810**