

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2017-0219.0A

ZAP DATE: Dec 18, 2018

SUBDIVISION NAME: Talia Homes

AREA 0.321 ac

LOT(S): 2

OWNER: Glenn Latta

AGENT/APPLICANT: Eyad Kasemi

ADDRESS OF SUBDIVISION: 7505 Wynne Ln. **COUNTY:** Travis

WATERSHED: South Boggy Creek

EXISTING ZONING: SF-2

PROPOSED LAND USE: Single Family

DEPARTMENT COMMENTS: The request is for approval of the Talia Subdivision, Lots 1 & 2 (0.161 ac. each), formerly Lot 11, Block A of Brownleaf Estates.

STAFF RECOMMENDATION: The staff recommends approval of the subdivision as it meets all applicable State and City of Austin LDC requirements.



ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: David Wahlgren

PHONE: 512-974-6455

EMAIL: david.wahlgren@austintexas.gov



 Subject Tract
 Base Map

CASE#: 08-2017-0219.0A
LOCATION: 7505 Wynne Lane

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference.

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: C8-2017-0219.0A

Contact: Joey de la Garza, 512-974-2664

Elsa Garza, 512-974-2308

Public Hearing: December 4, 2018, Zoning and Platting Commission

SEAN FRIEND

Your Name (please print)

☐ I am in favor
☒ I object

7602 Forest Wood Rd

Your address(es) affected by this application

Sean Friend

Signature

Nov 28, 2018

Date

Daytime Telephone: 512-779-0848

Comments: The lots along Wynne Rd are the smallest in the area. Reducing the size by half is not appropriate for the area. This neighborhood is one of the last large lot areas in this broad area and it should remain as-is.

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

City of Austin – Development Services Department / 4th Fl

Joey de la Garza

P. O. Box 1088

Austin, TX 78767-8810

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Minerva Martinez
Your Name (please print)

☐ I am in favor
☒ I object

7503 Wynne Ln.
Your address(es) affected by this application

Minerva Martinez
Signature

11-24-2019
Date

Daytime Telephone: 512-785-4904

Comments:

people who bought property
in this area bought
precisely because there was
room between houses
and we have the privacy
that we seek.

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GILBERTO V. MARTINEZ

Your Name (please print)

☐ I am in favor
☒ Object

7503 WYNNE LANE AUSTIN TX 78744

Your address(es) affected by this application

[Signature]

Signature

11-24-2018

Date

Daytime Telephone: 512 300-8556

Comments:

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