NOTICE OF PUBLIC HEARING
FOR A PROPOSED RESUBDIVISION

Este aviso es para informarle de una audiencia pública tratando de un propuesto desarrollo o cambio dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-2193.

Mailing Date: 08/20/2015 **Case Number: C8-2014-0241.0A**

The City of Austin has sent this letter to inform you that we have received an application for a proposed Resubdivision. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application. Below you will find information regarding the application.

Owner:	Truc M. Nguyen and Lan T. Nguyen
Applicant:	Larry Rolon, (512) 809-1335
Location:	815 KEASBEY ST
Existing Subdivision Name:	Ridgetop Annex
Proposed Subdivision Name:	Resubdivision of a Portion of Lots 8 and 9, Block 8, Ridgetop Annex

Purpose: To resubdivide portions of two lots into a one lot subdivision on 0.0527 acres

This application is scheduled to be heard by the on **September 8, 2015.** The meeting will be held at **City Hall Council Chambers, 301 West 2nd Street** beginning at **6:00 p.m.**

You can find more information on this subdivision by inserting the case number at the following Web site: **https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp. For additional questions about the project please contact the applicant Larry Rolon at (512) 809-1335. For technical questions about the permitting process please contact the case manager, Cesar Zavala at 512-974-3404 or via e-mail at cesar.zavala@austintexas.gov , and refer to the case number located at the top of this notice. You may examine the subdivision at One Texas Center by appointment or between the hours of 8:00 a.m. and 11:00 a.m. with the case assistant, Cindy Casillas at 512-974-3437 or via email at cindy.casillas@austintexas.gov , Monday through Friday.** The case manager's office is located at One Texas Center, 4th Floor, 505 Barton Springs Road, Austin, Texas.

Texas Local Government Code Section 212.015(c)(d)(e)

(c) If the proposed replat requires a variance and is protested in accordance with this subsection, the proposed replat must receive, in order to be approved, the affirmative vote of at least three-fourths of the members present of the municipal planning commission or governing body, or both. For a legal protest, written instruments signed by the owners of at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed replat and extending 200 feet from that area, but within the original subdivision, must be filed with the municipal planning commission or governing body, or both, prior to the close of the public hearing.

(d) In computing the percentage of land area under Subsection (c), the area of streets and alleys shall be included.

(e) Compliance with Subsections (c) and (d) is not required for approval of a replat of part of a preceding plat if the area to be replatted was designated or reserved for other than single or duplex family residential use by notation on the last legally recorded plat or in the legally recorded restrictions applicable to the plat.

For additional information on the City of Austin's land development process, please visit our web site **http://www.austintexas.gov/development.**



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Subject Tract

Base Map

CASE#: C8-2014-0241.0A
LOCATION: 815 Keasbey St.

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: C8-2014-0241.0A
Contact: Cesar Zavala, 512-974-3404 or Cindy Casillas, 512-974-3437
Public Hearing: September 8, 2015, Planning Commission

_____ ☐ **I am in favor** ☐ **I object**
Your Name (please print)

_____
Your address(es) affected by this application

_____ _____
Signature *Date*

Daytime Telephone:_____

Comments:_____

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If you use this form to comment, it may be returned to:
City of Austin – Development Services Department / 4th Fl
Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810