

# Replat PC-21-12

**A.M. Ramsey**  
**Lots 18A & 18B**



## Summary

<b>Request:</b>	Consideration of a replat with 2 single family lots		
<b>Applicant:</b>	R. Anne Gallup, P.E. 174 S Guadalupe Street San Marcos, TX 78666	<b>Property Owner:</b>	Vance J. Elliott 1801 Chalk Rock Cove Austin, TX 78735
<b>Parkland Required:</b>	N/A	<b>Utility Capacity:</b>	Adequate
<b>Accessed from:</b>	Mill Street	<b>New Street Names:</b>	N/A

## Notification

<b>Application:</b>	N/A	<b>Neighborhood Meeting:</b>	N/A
<b>Published:</b>	February 7, 2021	<b># of Participants:</b>	N/A
<b>Posted:</b>	N/A	<b>Personal:</b>	N/A
<b>Response:</b>	None as of the date of this report		

## Property Description

<b>Location:</b>	315 Mill Street		
<b>Acreage:</b>	0.44	<b>PDD/DA/Other:</b>	N/A
<b>Existing Zoning:</b>	MF-12 (Multifamily)	<b>Preferred Scenario:</b>	Existing Neighborhood
<b>Proposed Use:</b>	Duplex		
<b>CONA Neighborhood:</b>	Millview East	<b>Sector:</b>	7

## Surrounding Area

	<b>Zoning</b>	<b>Existing Land Use</b>	<b>Preferred Scenario</b>
<b>North of Property:</b>	SF-4.5	Single family	Existing Neighborhood
<b>South of Property:</b>	SF-6	Single family	Existing Neighborhood
<b>East of Property:</b>	SF-4.5	Single Family	Existing Neighborhood
<b>West of Property:</b>	HI	Tow Yard	Existing Neighborhood

## Staff Recommendation

<input checked="" type="checkbox"/>	Approval as Submitted	<input type="checkbox"/>	Approval with Conditions / Alternate	<input type="checkbox"/>	Denial
<b>Staff:</b> Tory Carpenter, AICP, CNU-A					
<b>Title :</b> Planner				<b>Date:</b> February 18, 2021	

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Evaluation			Criteria for Approval (Sec.3.2.3.4)
Consistent	Inconsistent	Neutral	
<u>X</u>			If no preliminary subdivision or development plat has been approved the criteria in Section 3.2.2.4 shall apply;
		<u>N/A</u>	The final subdivision plat or final development plat, as applicable, conforms to the approved preliminary subdivision plat or preliminary development plat, except for minor changes authorized under Section 3.2.3.5;
		<u>N/A</u>	Where public improvements have been installed, the improvements conform to the approved public improvement construction plans and have been approved for acceptance by the Responsible Official;
		<u>N/A</u>	Where the Planning and Zoning Commission has authorized public improvements to be deferred, the subdivision improvement agreement and surety have been executed and submitted by the property owner in accordance with Section 3.4.2.1;
<u>X</u>			The final layout of the subdivision or development meets all standards for adequacy of public facilities in accordance with Section 3.5.1.1; and
		<u>N/A</u>	The plat meets any County standards to be applied under an interlocal agreement between the City and a County under Tex. Loc. Gov't Code Ch. 242, where the proposed development is located in whole or in part in the extraterritorial jurisdiction of the City and in the county.