

City of Austin Watershed Protection and Development Review Department
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

SITE PLAN APPEAL

If you are an applicant and/or property owner or interested party, and you wish to appeal a decision on a site plan application, the following form must be completed and filed with the Director of Watershed Protection and Development Review Department, City of Austin, at the address shown above. The deadline to file an appeal is 14 days after the decision of the Land Use Commission (ZAP or PC), or 20 days after an administrative decision by the Director. If you need assistance, please contact the assigned City contact at (512) 974-2680.

CASE NO. SP-2008-0091D

PROJECT NAME 328 Heartwood Drive

PROJECT ADDRESS 328 Heartwood Drive
Austin, Texas 78745

APPLICANT'S NAME King Engineering

CITY CONTACT Chris Yanez

DATE APPEAL FILED 11/03/08

YOUR NAME Aaron Googins

SIGNATURE 

YOUR ADDRESS 2211 IH 35, Suite 200
Austin, Texas 78741

YOUR PHONE NO. (512) 462-4921 WORK
(512) 695-3453 HOME

INTERESTED PARTY STATUS: Indicate how you qualify as an interested party who may file an appeal by the following criteria: (Check one)

- ☐ I am the record property owner of the subject property
- ☒ I am the applicant or agent representing the applicant
- ☐ I communicated my interest by speaking at the Land Use Commission public hearing on (date) _____
- ☐ I communicated my interest in writing to the Director or Land Use Commission prior to the decision (attach copy of dated correspondence).

In addition to the above criteria, I qualify as an interested party by one of the following criteria: (Check one)

- ☐ I occupy as my primary residence a dwelling located within 500 feet of the subject site.
- ☐ I am the record owner of property within 500 feet of the subject site.
- ☐ I am an officer of a neighborhood or environmental organization whose declared boundaries are within 500 feet of the subject site.

DECISION TO BE APPEALED*: (Check one)

- ☐ Administrative Disapproval/Interpretation of a Site Plan
- ☐ Replacement site plan
- ☒ Land Use Commission Approval/Disapproval of a Site Plan
- ☐ Waiver or Extension
- ☐ Planned Unit Development (PUD) Revision
- ☐ Other: _____

Date of Decision: _____

Date of Decision: _____

Date of Decision: 10/28/08

Date of Decision: _____

Date of Decision: _____

Date of Decision: _____

*Administrative Approval/Disapproval of a Site Plan may only be appealed by the Applicant.

STATEMENT: Please provide a statement specifying the reason(s) you believe the decision under appeal does not comply with applicable requirements of the Land Development Code:

We are applying to appeal and/or hereby appeal the Land Use Commission's disapproval and/or decision of a site plan on the bases that the environmental variances applied for were denied in error and/or improperly denied.

Applicable Code Section: 25-5-112 and 25-5-111

EXISTING
PRE-CONSTRUCTION
SITE LAYOUT

The diagram illustrates the existing pre-construction site layout for Lot 15, Block "A". The lot is bounded by Heartwood Drive to the south and east, and by adjacent lots to the north and west. Key features include:

- Property Lines:**
 - North boundary: (S67°33'E 95.51')
 - West boundary: (S12°47'W 120.00')
 - East boundary: (S27°25'40"W 119.99')
 - South boundary: (S27°27'W 120.00')
- Internal Dimensions and Features:**
 - Overall lot dimensions: 120.01' (west) by 120.00' (south).
 - Internal dimensions: 26.5', 5.1', 15.6', 33.5', 22.0', 11.6', 25' BL, 27.7', 26.1', 13.2', 19.0', 7.6', 5.9', 7.6'.
 - Existing structures: EXISTING SINGLE STORY BRICK & WOOD RESIDENCE (FF=603.2'), EXISTING CONC. DRIVE, EXISTING CONC. WALK.
 - Drainage: EXISTING DRAINAGE EASEMENT PER PLAT VOL. 42 PG. 50.
- Impervious Coverage Table:**

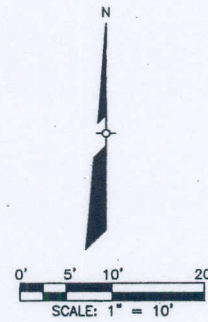
	PRE-CONSTRUCTION	POST-CONSTRUCTION
House	1545.15	1545.15
Concrete Patio	N/A	485.66
Concrete Drive/ Walk	518.03	518.03
Total	2063.18	2548.84
% IC	21.83%	26.97%

TOTAL ACREAGE OF LOT = 0.22 ACRES

April 21, 2008 3:52 PM, JTM, King Engineering Associates Inc.

	PRE- CONSTRUCTION	POST- CONSTRUCTION
House	1545.15	1545.15
Concrete Patio	N/A	485.66
Concrete Drive/ Walk	518.03	518.03
Total	2063.18	2548.84
% IC	21.83%	26.97%
TOTAL ACREAGE OF LOT = 0.22 ACRES		

EXISTING POST-CONSTRUCTION SITE LAYOUT

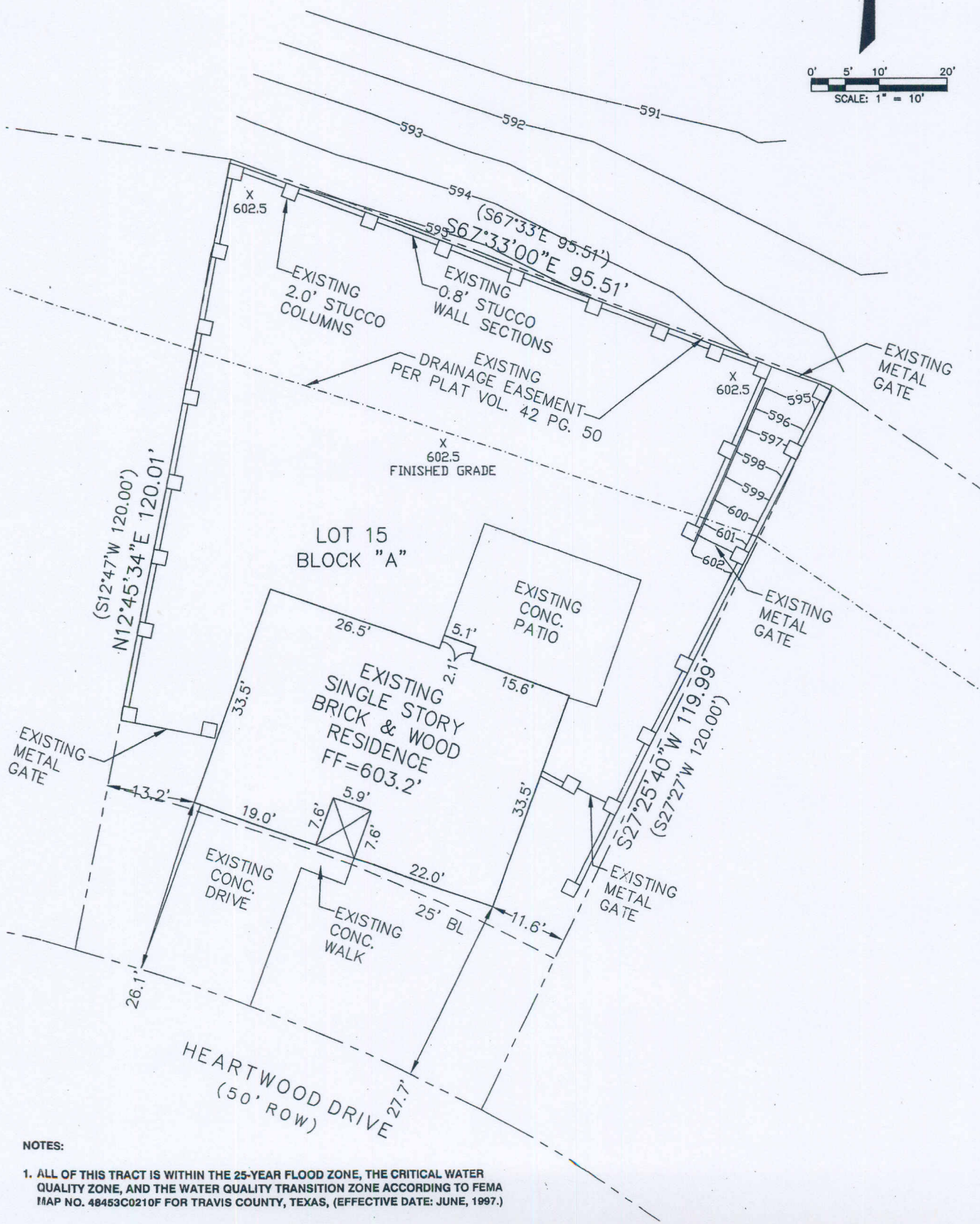


2211 South IH 35, Suite 200
Austin, TX 78741
Phone 512 462-4921
Fax 512 462-1372
www.Kingengineering.com

King
ENGINEERING ASSOCIATES, INC.

328 HEARTWOOD DRIVE

328 HEARTWOOD DRIVE
AUSTIN, TEXAS 78745



LOT 15
BLOCK "A"

EXISTING
SINGLE STORY
BRICK & WOOD
RESIDENCE
FF=603.2'

EXISTING
CONC.
PATIO

EXISTING
METAL
GATE

EXISTING
METAL
GATE

EXISTING
METAL
GATE

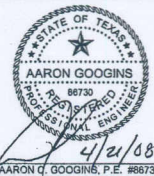
EXISTING
CONC.
DRIVE

EXISTING
CONC.
WALK

HEARTWOOD DRIVE
(50' ROW)

NOTES:

1. ALL OF THIS TRACT IS WITHIN THE 25-YEAR FLOOD ZONE, THE CRITICAL WATER QUALITY ZONE, AND THE WATER QUALITY TRANSITION ZONE ACCORDING TO FEMA MAP NO. 48453C0210F FOR TRAVIS COUNTY, TEXAS, (EFFECTIVE DATE: JUNE, 1997.)



TITLE

SITE PLAN

THE SIGNATURE OF THE QUALITY CONTROL OFFICER IN THIS SPACE INDICATES THAT ALL REQUIRED PERMITS HAVE BEEN OBTAINED AND THAT CONSTRUCTION IS AUTHORIZED TO COMMENCE.