

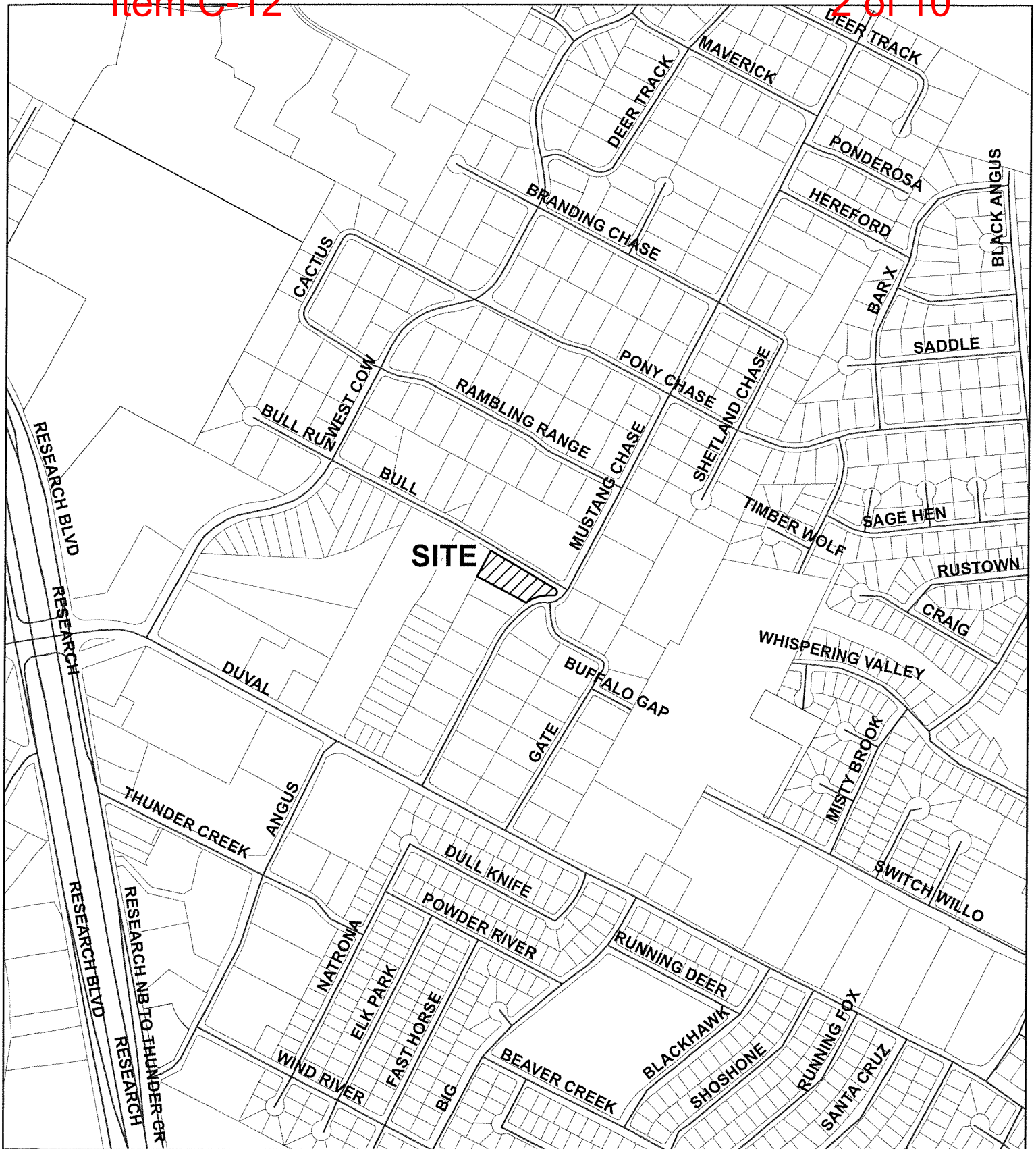
SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2015-0043.0A**Z.A.P. DATE:** February 16, 2016**SUBDIVISION NAME:** Resubdivision of Lots 7-A of the Resubdivision of Lot 7, Block A, Angus Valley Number 2**AREA:** 1.137 acres**LOTS:** 3**APPLICANT:** Angus Valley Joint Venture**AGENT:** Lenworth Consulting, LLC
(Nash Gonzalez)**ADDRESS OF SUBDIVISION:** 5201 Bull Run**GRIDS:** J35**COUNTY:** Travis**WATERSHED:** Walnut Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-1**PROPOSED LAND USE:** Residential

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 7-A of the Resubdivision of Lot 7, Block A, Angus Valley Number 2. The applicant proposes to resubdivide an existing lot into a three lot subdivision for residential use.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

STAFF RECOMMENDATION: Staff recommends approval of the resubdivision, the plat meets applicable State and City of Austin Land Development Code requirements.

ZONING & PLATTING COMMISSION ACTION:**CASE MANAGER:** Cesar Zavala**PHONE:** 512-974-3404**E-mail:** cesar.zavala@austintexas.gov

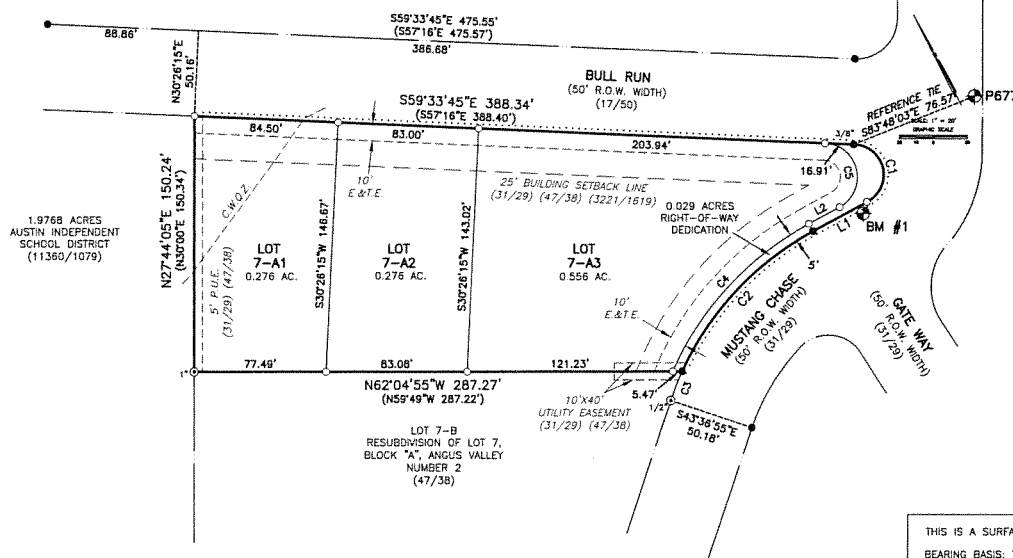
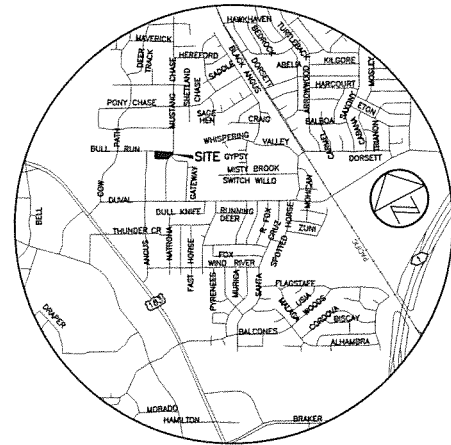


CASE#: C8-2015-0043.0A
ADDRESS: 5201 BULL RUN
PROJECT: RESUBDIVISION OF LOT 7-A OF THE
RESUBDIVISION OF LOT 7, BLOCK A
ANGUS VALLEY NUMBER 2
CASE MANAGER: CESAR ZAVALA

RESUBDIVISION OF LOT 7-A OF THE RESUBDIVISION OF LOT 7, BLOCK "A", ANGUS VALLEY NUMBER 2

LEGEND	
●	1/2" REBAR FOUND (OR AS NOTED)
⊗	COTTON SPINDLE WITH "CHAPARRAL" WASHER SET
○	1/2" REBAR WITH "CHAPARRAL" CAP SET
⊙	IRON PIPE FOUND SIZE NOTED
⊕	CONTROL POINT/BENCHMARK LOCATION
P.U.E.	PUBLIC UTILITY EASEMENT
C.W.Q.Z.	CRITICAL WATER QUALITY ZONE
E.&T.E.	ELECTRIC & TELECOMMUNICATIONS EASEMENT
()	RECORD INFORMATION
.....	SIDEWALK LOCATION

SCALE: 1" = 50'
GRAPHIC SCALE
50 25 0 50



CURVE TABLE					
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD (RECORD CHORD)
C1	17.77'	154°33'50"	47.94'	S14°45'07"W	34.67' (S17°11'W 34.24')
C2	176.40'	37°07'23"	114.29'	S70°49'49"W	112.30' (S73°01'W 112.54')
C3	176.40'	5°56'12"	18.28'	S48°59'58"W	18.27' (S51°26'W 18.31')
C4	181.40'	37°50'09"	119.79'	N70°28'26"E	117.62'
C5	20.00'	149°00'34"	52.01'	S14°56'32"W	38.55'

LINE TABLE			
LINE	BEARING	DISTANCE	(RECORD)
L1	S89°26'49"W	36.00'	(S88°22'E 36.00')
L2	S89°26'49"W	20.36'	



8/14/2015

THIS IS A SURFACE DRAWING.
BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL GEODETIC SURVEY (NGS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P677".

1/2" REBAR WITH "RANDOM" CAP

SURFACE COORDINATES:
N 10128879.62
E 3114778.27

TEXAS STATE PLANE COORDINATES:
N 10125887.04
E 3114466.82

ELEVATION = 815.43'
VERTICAL DATUM: NAVD 88 (GEOID 09)

COMBINED SCALE FACTOR = 0.99990001
(FOR SURFACE TO GRID CONVERSION)

INVERSE SCALE FACTOR = 1.000100
(FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT 0.0
THETA ANGLE: 1°20'12"

LOT SUMMARY:

LOT NO.	ACREAGE	SQUARE FEET
LOT 7A-1	0.276	12,018
LOT 7A-2	0.276	12,022
LOT 7A-3	0.556	24,203
RIGH-OF-WAY	0.029	1,265
TOTAL:	1.137	49,508

BENCHMARK INFORMATION:

BM #1: SQUARE IN THE SOUTH CORNER OF AN INLET IN THE WEST CURBLINE OF MUSTANG CHASE +/- 72' SOUTH OF THE INTERSECTION OF MUSTANG CHASE AND BULL RUN.

ELEVATION = 815.64'
VERTICAL DATUM: NAVD 88 (GEOID 09)

PLAT PREPARATION DATE: FEBRUARY 3, 2015
APPLICATION SUBMITTAL DATE: MARCH 3, 2015

Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124500

PROJECT NO.:
1092-001
DRAWING NO.:
1092-001-PL
PLOT DATE:
08/14/15
PLOT SCALE:
1" = 50'
DRAWN BY:
JDB
SHEET
01 OF 02

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: C8-2015-0043.0A

Contact: Cesar Zavala, 512-974-3404 or

Cindy Casillas, 512-974-3437

Public Hearing: February 16, 2016, Zoning and Platting Commission

Karen Zern Flanagan
Your Name (please print)

☐ I am in favor
☒ I object

5204 Bull Run
Your address(es) affected by this application

Karen Zern Flanagan
Signature

1/25/2016
Date

Daytime Telephone: 512 917 5093

Comments: Our property is directly across the
street from this proposed development.
Our side of Bull Run does not have
curbs; none of the neighborhood has
storm sewers. My main concern is
drainage. Currently we experience
flooding on our property with the current
impervious coverage - the most recent heavy
rains caused all of Bull Run to be closed

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City of Austin - Planning & Development Review Department / 4th Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

until the water receded. Closing the street took 2 police officers off the streets to keep people from driving on Bull Run. This is poor use of police officer's time + taxpayer's money.

With the additional impervious coverage from 3 houses, we can only expect more water than before flooding our property. If 3 homes are approved, I want curbs + storm drains on all of Bull Run to capture + direct the water away from my + other's properties. The addition of curbs + drains must be done before any additional construction on 5201 Bull Run. The city has approved properties that are within the impervious coverage requirements, but after these big rain events, homes flood. Examples are homes on Whispering Valley in 78727 (our neighbors to the East), Orion Creek homes, + new homes in the Allandale neighborhood in the recent construction on Burnett Road.

→

Home & Property owners get to deal with the City's

mistakes. Please veto the request for 3 lots (3 homes)

and recommend 2 lots (2 homes)

Thanks.

Kuan

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.

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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>.

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Contact: Cesar Zavala, 512-974-3404 or

Cindy Casillas, 512-974-3437

Public Hearing: February 16, 2016, Zoning and Platting Commission

Leslie Rodgers

Your Name (please print)

☐ I am in favor
☒ I object

11911 Gateway

Your address(es) affected by this application

Leslie Rodgers

Signature

2-2-16

Date

Daytime Telephone: 512 345-6280

Comments:

I do not feel that what is being built 5301 Bull Run is appropriate for the angular valley area. Good location with small for 3 new homes with views & cemented adjacent to the area it deemed to be a (natural state).

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City of Austin – Planning & Development Review Department / 4th Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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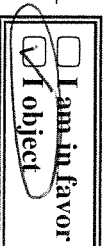
Contact: Cesar Zavala, 512-974-3404 or

Cindy Casillas, 512-974-3437

Public Hearing: February 16, 2016, Zoning and Platting Commission

Your Name (please print)

John Oscar Jr.



Your address(es) affected by this application

5207 Rambling Range

Signature

Signature

Date

Daytime Telephone:

512 848-4427

Comments: (see attached comments)

Our objection based on

1. existing flooding issues in the neighborhood

2. proximity to Will Davis Elementary and

it's traffic thoroughfare.

3. Unique Character of the neighborhood

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Response from : John and ToniKay Osgood, Angus Valley residents within 500 feet of the proposed re-subdivision.

Our **objection** to the re-subdivision of the lot is based on the following:

- Existing flood issues affecting our home, as well as the entire neighborhood.
 - The flooding is a direct result of a lack of proper drainage, absence of curbs and gutters throughout the neighborhood, and growth of businesses surrounding our neighborhood, all of which make impervious cover of this area a serious concern. The City of Austin is currently studying options for better drainage and flood control, but no action has been taken and the flooding worsens in Angus Valley each year.
 - There is a drainage ditch/river between our home and the lot in question, which floods repeatedly, covering Bull Run Drive, (which is right in front of the property in question.) This road has already been closed to traffic this year by Austin Police, during flooding. Further building on this street, in particular, would contribute to an already serious flooding situation. The city is doing a flood study, but for your understanding this is not an Onion Creek -type issue where flooding cannot be controlled; rather, it is a small area with very poor drainage which CAN be improved by controlling run-off and improving drainage. We believe that our city will end up buying homes or paying victims for damage caused by allowing higher density in a neighborhood that otherwise might survive these floods. We can absolutely not see allowing higher density of ANY kind without the final results of the flood study and resulting remedies taking place, first.
- * Proximity to Will Davis Elementary
 - The lot in question is directly adjacent to the rear entrance of Will Davis Elementary School, which uses Bull Run Drive for drop-off and pick-up of its students. There would be a terrific concern regarding parking, driveways and increased traffic within just a few feet of this school thoroughfare. Traffic is already being rerouted to one way on this street for carpools and the traffic circling back through the neighborhood to try to find a way out. These driveways will enter into this street where children walk.
- The unique character of our neighborhood.
 - Angus Valley is unique in its character, having large lots and a country feel, yet it is quietly tucked away right in the heart of Austin. Subdividing the lots would destroy its unique character and set a terrible precedent for further development, which would not only destroy its appeal, but have disastrous consequences with regards to flooding.

We plan to attend the February 16 meeting when this application will be discussed, and are prepared to speak further about the additional concerns the developer's application presents. Thank you.

John and ToniKay Osgood
5207 Rambling Range

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Cindy Casillas, 512-974-3437

Public Hearing: February 16, 2016, Zoning and Platting Commission

Leslie F. Winans

Your Name (please print)

11905 Gate Way Austin TX 78727

Your address(es) affected by this application

Leslie F. Winans

Signature

Date

Daytime Telephone: *512-345-2508*

Comments: *We bought this lot for the pigs*

and now from neighbor.

Also I thought the house had to

be half brick or stone or more.

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

City of Austin – Planning & Development Review Department / 4th Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object