**SUBDIVISION REVIEW SHEET**

<table>
<thead>
<tr>
<th><strong>CASE NO.</strong></th>
<th>C8-2019-0100.0A</th>
<th><strong>Z.A.P. DATE:</strong></th>
<th>September 1, 2020</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>SUBDIVISION NAME:</strong></td>
<td>Resubdivision of Lot 3, Block E, Westover Hills Section Four Phase Two</td>
<td><strong>AREA:</strong></td>
<td>0.4329 acres</td>
</tr>
<tr>
<td><strong>LOTS:</strong></td>
<td>2</td>
<td><strong>APPLICANT:</strong></td>
<td>Stephen and Ellyn Yacktman</td>
</tr>
<tr>
<td><strong>AGENT:</strong></td>
<td>Avalon Engineering (Bruce S. Aupperle, P.E.)</td>
<td><strong>ADDRESS OF SUBDIVISION:</strong></td>
<td>4201 Hyridge Dr.</td>
</tr>
<tr>
<td><strong>WATERSHED:</strong></td>
<td>Bull Creek</td>
<td><strong>COUNTY:</strong></td>
<td>Travis</td>
</tr>
<tr>
<td><strong>EXISTING ZONING:</strong></td>
<td>SF-3</td>
<td><strong>JURISDICTION:</strong></td>
<td>Full Purpose</td>
</tr>
<tr>
<td><strong>PROPOSED LAND USE:</strong></td>
<td>Residential</td>
<td><strong>VARIANCE:</strong></td>
<td>none</td>
</tr>
</tbody>
</table>

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

**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 3, Block E, Westover Hills Section Four Phase Two composed of 2 lot on 0.4329 acres. The applicant proposes to resubdivide an existing lot for residential use. The developer will be responsible for all cost associated with required improvements.

**CASE MANAGER:** Cesar Zavala  
**PHONE:** 512-974-3404  
**E-mail:** cesar.zavala@austintexas.gov
RESUBDIVISION OF LOT 3 BLOCK "E", WESTOVER HILLS SECTION FOUR PHASE TWO

TWO LOTS/ONE BLOCK
LOT 3A 8,956 SQ FT/0.2065 AC
LOT 3B 8,593 SQ FT/0.2064 AC
BLOCK TOTAL 17,549 SQ FT/0.4129 AC

LEGEND
FOUND 1/2" IRON ROD FIR
FOUND 3/8" IRON ROD FIR 3/8"
FOUND 1/2" IRON ROD W/ACAP FIRC
FOUND 1" IRON PIPE FIP
SET 1/2" IRON ROD W/ACAP SRMC
LABELLED "WATERLOG MPS 4532"
(RECORD CALL)
SIDEWALKS REQUIRED

BUILDING LINE
PUBLIC UTILITY EASEMENT PUR
WATER QUALITY EASEMENT WQE

BENCHMARK BM:
TRIANGLE SET IN BACK OF CURB
ASSIGNED ELEVATION 100.00

BEARING BASE:
WESTOVER HILLS SECTION FOUR SECTION TWO
BK 32/ PG 87 PRATIC

SURVEYOR'S CERTIFICATION:

THOMAS P. OXON
R.P.L.S. #4124
WATERLOG SURVEYORS, INC.
P.O. BOX 160176
AUSTIN, TEXAS 78716-0176
thomas@waterlogsurveyors.com

CASE # CG-2019-0100.OA
PAGE 1 OF 2
RESUBDIVISION OF LOT 3 BLOCK "E", WESTOVER HILLS SECTION FOUR PHASE TWO

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, the undersigned authority, on this day personally appeared STEPHEN YACKTMAN, known to be the person or agent whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office this the 15th DAY OF January, 2020, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

NOTARY:
 PRINT OR STAMP NAME HERE: MY COMMISSION EXPIRES

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, the undersigned authority, on this day personally appeared ELLYN YACKTMAN, known to be the person or agent whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office this the 15th DAY OF January, 2020, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

NOTARY:
 PRINT OR STAMP NAME HERE: MY COMMISSION EXPIRES

JURISDICTION:

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE ______ Day of __________, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE ______ Day of __________, A.D.

SENSE LOCAL DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS THE ______ Day of __________, A.D.

JULIE RIOBASSA, CHAIR
ANA AGUIRRE, SECRETARY

PROJECT DATA

OWNER: STEPHEN YACKTMAN & ELLYN YACKTMAN
3571 FAR WEST BOULEVARD #2
AUSTIN, TEXAS 78731

LEGAL DESCRIPTION: BEING 0.4329 ACRE OF LAND-LOT 3 BLOCK "E" WESTOVER HILLS SECTION FOUR PHASE TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 52, PAGE 87, PLAT RECORDS TRAVIS COUNTY, TEXAS.

TWO LOTS/ONE BLOCK
SUBMITTAL DATE: JUNE 20, 2019

CASE # CB-2019-0100.DA

NOTES:
1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY.
2. ELECTRICITY FOR THIS SUBDIVISION SHALL BE PROVIDED BY AUSTIN ENERGY.
3. WATER/WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN WATER & WASTEWATER UTILITY.
4. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO THE CITY OF AUSTIN STANDARDS. (LDC 25-6-171(a)).
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS MUST BE SUBMITTED TO THE CITY AND REReviewed BY THE DEPARTMENT OF TRANSPORTATION AND PUBLIC WORKS. FAILURE TO CONSTRUCT DRAINAGE IN ACCORDANCE WITH THE PLAN AS APPROVED WILL RESULT IN PENALTY OR OTHER ADDITIONAL FEES.
6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSES AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PAYING ALL COSTS OF SUBDIVISION IMPROVEMENTS IN THE CITY, AS APPLICABLE, IN CONFORMITY WITH RENTAL AND FEES OF THE CITY OF AUSTIN, THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR RECLAMATION MAY BE REQUIRED AT THE OWNER'S EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. PUBLIC SIDEWALKS SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
8. NO BARRIERS, FENCES, LANDSCAPING OR OTHER STRUCTURES ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY MAY BE MAINTAINED BY THE PROPERTY OWNERS OR THEIR ASSIGNS.
10. PROPERTY OWNERS SHALL PROVIDE ACCESS FOR DRAINAGE EASEMENTS AS MAY BE NECESSARY.
11. ADDITIONAL USE OF ACCESS PROVIDE NO RELIEF FROM THE CITY OF AUSTIN FOR USE WITHIN THE SUBDIVISION.
12. THE OWNER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED, TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO PREVENT THE BUILDING TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN.
13. THE OWNER SHALL BE RESPONSIBLE FOR THE INSTALLATION AND ONGOING MAINTENANCE OF ELECTRICAL CONTROL PANEL AND MEETING THE REQUIREMENTS OF THE CITY OF AUSTIN.
14. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED, FOR THE INSTALLATION AND ONGOING MAINTENANCE OF UNDERGROUND ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED, TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO PREVENT THE BUILDING TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN.
15. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA, THE WATER AND WASTEWATER SYSTEM SPECIFICATIONS (AUSTIN UTILITY DEPARTMENT MANUAL) AND THE CITY OF AUSTIN STANDARDS SPECIFICATIONS (BICE, FDEQ, ETC.).
16. AN ADDITIONAL UTILITY EASEMENT MAY BE REQUIRED FOR THE INSTALLATION OF ELECTRICAL AND TELECOMMUNICATION FACILITIES.
17. THE OWNER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN WATER WITH THE EASEMENT/ACCESS NECESSARY TO INSTALL AND MAINTAIN POTABLE WATER SERVICE. ADJACENT VACANT LOTS MAY ALSO BE REQUIRED FOR THE INSTALLATION OF POTABLE WATER SERVICE.
19. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, WESTOVER HILLS SECTION FOUR PHASE TWO, RECORDED IN VOLUME 52, PAGE 87, PLAT RECORDS TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
20. NO LOTS ARE LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
21. THE OWNERS OF LOT 3 BLOCK "E" SHALL REJOIN THE EXISTING SEWER SERVICE LINE SO THAT IT WILL NOT INTERSECT THE LRION LOTS.
22. THIS PROJECT IS SUBJECT TO THE VOID AND FLOW MITIGATION RULE (CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL AND CITY OF AUSTIN UTILITY CRITERIA MANUAL).
23. PRIOR TO CONSTRUCTION, EXCEPT CERTAIN SINGLE FAMILY, ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN (LDC 25-6-173).
24. FOR MAINTENANCE OF THE DETENTION FACILITY, SEE AGREEMENT FILED IN DOCUMENT NO. __________ OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
25. TO PROVIDE FOR THE SECURITY OF THE SITE, THE OWNER OF THE SITE MAY BE REQUIRED TO PAY AN ADDITIONAL SECURITY FEES.
26. THE OWNER OF THE SITE MAY BE REQUIRED TO PAY AN ADDITIONAL SECURITY FEES.
27. PUBLIC SIDEWALKS, STREET, AND SIDEWALKS ARE REQUIRED ALONG HYDROVUE DRIVE AS SHOWN ON THE DEDICATION PLAT. THE REQUIRED SIDEWALKS WILL BE IN PLACE PRIOR TO OCCUPANCY FOR THE SITE PERMIT TO BE MTUURED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OF THE UTILITY COMPANY, LDC 25-6-171(a).
28. A FEE-IN-LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR EACH RESIDENTIAL NUMBER. ADDITIONAL RESIDENCES ARE PLANNED, ADDITIONAL FEES MAY BE ASSESSED AT THE TIME OF BUILDING PERMIT.
29. THE OWNER OF THE SITE SHALL BE REQUIRED TO LOCATE IN A POSITION THAT MAXIMIZES THE VISIBILITY OF THE VEHICLE TO THE ADJACENT INTERSECTION.
30. ALL STREETS WILL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS. LDC 25-6-171(a).
31. THE OWNER OF THE SITE MAY BE REQUIRED TO PAY AN ADDITIONAL SECURITY FEES.
WESTOVER HILLS SECTION FOUR

PHASE TWO

THE STATE OF TEXAS:
COUNTY OF TRAVIS

NOW ALL MEN BY THESE PRESENTS: That Westover Hills of Texas, Inc., a corporation organized and existing under the laws of the State of Texas, acting by and through its President, W.L. Mayfield, owner of 440 acres of land out of the James Mitchell Survey No. 17 in the City of Austin, Travis County, Texas conveyed to it by deed recorded in Volume 1187, Page 968 of the Deed Records of Travis County, Texas, does hereby substitute said deed and agree to be known as WESTOVER HILLS SECTION 4, PHASE TWO and does adopt this map of subdivision hereby dedicating to the public use the streets and easements shown below.

WITNESS ME AND THIS THE 4TH day of January 1971, A.D.

WESTOVER HILLS OF TEXAS, INC.

W.L. Mayfield, President

THE STATE OF TEXAS:
COUNTY OF TRAVIS

BEFORE ME, the undersigned authority on this day personally appeared W.L. Mayfield known to me to be the person whose name is subscribed to the foregoing instrument of writing and who acknowledged to me that this was the act and deed of the said corporation and that he executed the same for the purpose and considerations therein expressed and in the capacity stated.

Given under my hand and seal of office the 4th day of January 1971, A.D.

J. L. Burleson

COUNTY CLERK, TRAVIS COUNTY, TEXAS

APPROVED FOR ACCEPTANCE:

1-19-71

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, this the 13 day of January 1971, A.D.

E. F. Ramzy

Secretary

FILED FOR RECORD AT 10 O'CLOCK A.M., this the 18 day of

January 1971, A.D.

Sheriff

THE STATE OF TEXAS:
COUNTY OF TRAVIS

I, Doris Shopenhauer, Clerk of the County Court at Law and for the County and State aforesaid do hereby certify that the foregoing instrument of writing with its certificate of legalization was filed for record in my office on the 18 day of January 1971, A.D., at 10 o'clock A.M., and duly recorded on the

18th day of January 1971, A.D., in the Plat Records of said County and State in Plat book

WITNESS ME HAND AND SEAL OF THE COUNTY COURT of said County the date last written above.

Doris Shopenhauer

Doris Shopenhauer, Clerk, County Court, Travis County, Texas

SURVEYED BY:

BRAYTON-CRISTIN, INC.

10-30-71

C8s-71-1
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: C8-2019-0100.0A
Contact: Cesar Zavala, 512-974-3404 or Cindy Edmond, 512-974-3437
Public Hearing: Sept. 1, 2020, Zoning and Platting Commission

Mr. and Mrs. Bobbie van Ermel Scherer
Your Name (please print)

8702 Wildridge Dr. Austin, TX 78759-7327
Your address(es) affected by this application

Mrs. Bobbie van Ermel Scherer
Signature

August 21, 2020
Date

Daytime Telephone: __________________________

Comments: __________________________________________________________

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

My family and I reside at 8609 Green Vly. Austin, Texas 78759, and we wanted to express our opposition to the resub of this lot. The owners have never resided on this property, adding another structure would cause the removal of a live oak tree, and it will add an additional driveway into Hyridge, which is a street that is not targeted for higher density by the city. Please feel free to contact me with any questions.

Best,
David Dubin, Ph.D.
Industrial/Organizational Psychology
Managing Partner at Dubin Advisory Group
Cell: 512-947-5688
LinkedIn: https://www.linkedin.com/in/david-dubin-phd-36177920/
Website: http://dubinadvisorygroup.com/
E-Mail: David@DubinAdvisoryGroup.com

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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.

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Case Number: C8-2019-0100.0A
Contact: Cesar Zavala, 512-974-3404 or Cindy Edmond, 512-974-3437
Public Hearing: Sept. 1, 2020, Zoning and Platting Commission

Don Carrington
Your Name (please print)
8707 Mountain Ridge Dr., Austin TX 78749
Your address(es) affected by this application
Don Carrington
Signature
8/21/2020
Date
Daytime Telephone: 512-633-5554
Comments: This will create an even more dangerous intersection. There are already several driveways, it is on an incline, it is in a curve and is on a major cut-through route to area schools. There are approx 15 driveways within 150 ft (driving speeds require 45 to stop), no sidewalks, near a local swim club, lots of people walking and not good lines of site.

If you use this form to comment, it may be returned to:
City of Austin – Development Services Department – Land Use
Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810
From: Don Carrington <don@carringtonroofs.com>
Sent: Tuesday, August 25, 2020 3:15 PM
To: Zavala, Cesar; Edmond, Cindy
Subject: Fwd: C8-2019-0100.0A

*** External Email - Exercise Caution ***
Please, see forwarded email and document regarding case number C8-2019-0100.0A. Thank you.

Respectfully,
Don Carrington

-------- Forwarded message -------
From: Don Carrington <don@carringtonroofs.com>
Date: Tue, Aug 25, 2020 at 12:57 PM
Subject: C8-2019-0100.0A
To: <cindy.edmond@austin.tx.gov>

Cindy,

Attached are my written objections to the proposed resubdivision of the lot located at 4201 Hyridge Dr. I do not understand how this could even be considered because it would put the curb cut for a driveway into the intersection itself. Surely, there are guidelines and/or restrictions that would not allow that. It seems all of this effort (mailings, scheduling, hearings, etc) is not a good use of tax dollars and, in my opinion, should have been nixed when this first came up in the past. This is not my first response to this issue.

To recap what I have written and signed:
It would make a dangerous intersection even more dangerous.
It is in a curve and on an incline.
There are approx 15 driveways within 150' plus 2 other intersections.
It is on a major cut-through route to area schools, including a high school.
Sidewalks are few.
Lots of people walking with inadequate lines of sight.
The house located at 8700 Mountain Ridge Dr has had several cars crash into it because of the incline and curve (the previous owner had big rocks placed at the corner of his lot to act as a barricade to protect his property).

Thank you for your attention to this and your consideration of these matters.

Respectfully,
Don Carrington
Mr Zavala,
I am writing to object to the proposed resubdivision of 4201 Hyridge Dr. by Avalon Engineering & Land Development, & owners, Stephen & Ellyn Yacktman. The owners of the property seeking this subdivision have never used this property as a residence. Dividing the current small, wooded lot so that another structure can be added will mean uprooting lovely old trees & adding another driveway entrance to a neighborhood road. And, Hyridge is not a major artery area where adding housing density has been targeted by the city.

Thank you for your consideration,
David Spence (512-554-9350) & Maria Winchell (512-576-1658)
8607 Green Valley, Austin, Tx 78759

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- 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:
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- 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.

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Case Number: C8-2019-0100.0A
Contact: Cesar Zavala, 512-974-3404 or Cindy Edmond, 512-974-3437
Public Hearing: Sept. 1, 2020, Zoning and Platting Commission

Kristin Wear
[Signature] 8-18-20

Your Name (please print)
8606 Green Valley

Daytime Telephone:
512-413-2221

Your address(es) affected by this application
Kristin Wear

Comments:

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

RECEIVED
AUG 26 2020
By
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: C8-2019-0100.0A
Contact: Cesar Zavala, 512-974-3404 or Cindy Edmond, 512-974-3437
Public Hearing: Sept. 1, 2020, Zoning and Platting Commission

Victoria Costa
Your Name (please print)

4200 Hurdie Drive Austin, TX 78741
Your address(es) affected by this application

Signature
Date 8/26/20

Daytime Telephone: 210-393-4008

Comments: Subdividing the lot would be unsafe because of traffic and sight line conditions at this location. The driveway for the new lot would need to be in the intersection. This is a highly trafficked road and creating an unsafe driveway could (and probably will) yield real world safety consequences.

If you use this form to comment, it may be returned to:
City of Austin – Development Services Department – Land Use
Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810
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Case Number: C8-2019-0100.0A
Contact: Cesar Zavala, 512-974-3404 or Cindy Edmond, 512-974-3437
Public Hearing: August 4, 2020, Zoning and Platting Commission

[Handwritten comments]

Mila Kathy Sharp

[Signature]

[Date]

Your address(es) affected by this application

[Handwritten comments]

Daytime Telephone: 512 845 7591 / 512 845 2052

Comments:
That property is in a blind curve with a street that is into it. I do not feel like it is safe. If the property is subdivided the new driveway would have to be in an area that would be dangerous to everyone. Thank you for understanding my concern.

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

[Receipt stamp]
PUBLIC HEARING INFORMATION

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Case Number: C8-2019-0100.0A
Contact: Cesar Zavala, 512-974-3404 or Cindy Edmond, 512-974-3437
Public Hearing: August 4, 2020, Zoning and Platting Commission

GEORGINA CHU
Your Name (please print)
8700 MOUNTAIN RIDGE DR. by Sleştirme sale
"Sold" the house
Your address(es) affected by this application
Georigina Chu 7/20/2020
Signature

Daytime Telephone: 361-779-4227
Comments: I hope the zoning would not affect the area. Mountain Ridge Dr.
I lived at Mountain Ridge Dr. but in 2014, I had to move to Houston to take care of my aged and very sick mother. My mother died in 2015 in Houston. She was 95 years old.

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City of Austin – Development Services Department – Land Use
Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED
JUL 30 2020
By
PUBLIC HEARING INFORMATION

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Case Number: C8-2019-0100.0A
Contact: Cesar Zavala, 512-974-3404 or Cindy Edmond, 512-974-3437
Public Hearing: August 4, 2020, Zoning and Platting Commission

Jane M. Gamel
Your Name (please print)
8616 Silver Ridge
Your address(es) affected by this application
Jane M. Gamel 7/22/2020
Signature Date
Daytime Telephone: 512-750-6711

Comments: I object to this application for the following reasons:
1. Development and creation of site
2. Large, single-family unit needs to be removed
3. Traffic on Drury will increase
4. That is a dangerous and busy intersection
5. Large small building will the integrity of neighborhood will be compromised

Thank you for your consideration.

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

[Stamp: RECEIVED JUL 3 2020]
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An interested owner of the board or commission concern notice;
• delivering the notice to the board or commission;
• appearing in person;
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Contact: Cesar Zavala, 512-974-3404 or
Cindy Edmond, 512-974-3437
Public Hearing: August 4, 2020, Zoning and Platting Commission

Kathryn York
Your Name (please sign)
4202 Hyridge Dr.
Your address(es) affected by this application

Kathryn York
Signature
Date
Daytime Telephone: 512-338-4271

I oppose this subdivision because it is a dangerous street and adding another residence at this location would only increase the danger. There is a lot of traffic on this street at this location. Most drivers run the stop signs. Additionally, the owners of this property do not live in the house and haven't since they bought it. The house is vacant during the summers, and has a number of different cars visiting on a daily basis during the year. No one actually LIVES there, which has attracted crime on at least one occasion. Not exactly ideal for a residential neighborhood! I am opposed to doubling the trouble. Just NO!

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**Case Number: C8-2019-0100.0A**
**Contact:** Cesar Zavala, 512-974-3404 or Cindy Edmond, 512-974-3437
**Public Hearing:** Sept. 1, 2020, Zoning and Platting Commission

Your Name (please print)

Your address(es) affected by this application

Signature

Daytime Telephone:

Comments:

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Contact: Cesar Zavala, 512-974-3404 or Cindy Edmond, 512-974-3437
Public Hearing: Sept. 1, 2020, Zoning and Platting Commission

![Comment Form]

Comments:
The lot is situated such that an additional division of the property would not be conducive to safe and easy access. Any driveway would be located on a curve in conjunction with a hill and dramatic change in elevation. It would create a blind and dangerous situation.

Thank you for opportunity to comment.

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