

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0100.0A**Z.A.P. DATE:** September 15, 2020**SUBDIVISION NAME:** Resubdivision of Lot 3, Block E, Westover Hills Section Four Phase Two**AREA:** 0.4329 acres**LOTS:** 2**APPLICANT:** Stephen and Ellyn Yacktmann**AGENT:** Avalon Engineering
(Bruce S. Aupperle, P.E.)**ADDRESS OF SUBDIVISION:** 4201 Hyridge Dr.**WATERSHED:** Bull Creek**COUNTY:** Travis**EXISTING ZONING:** SF- 3**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Residential**VARIANCE:** none**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
E-mail: cesar.zavala@austintexas.gov**PHONE:** 512-974-3404



B-02 Property Profile

2 of 48

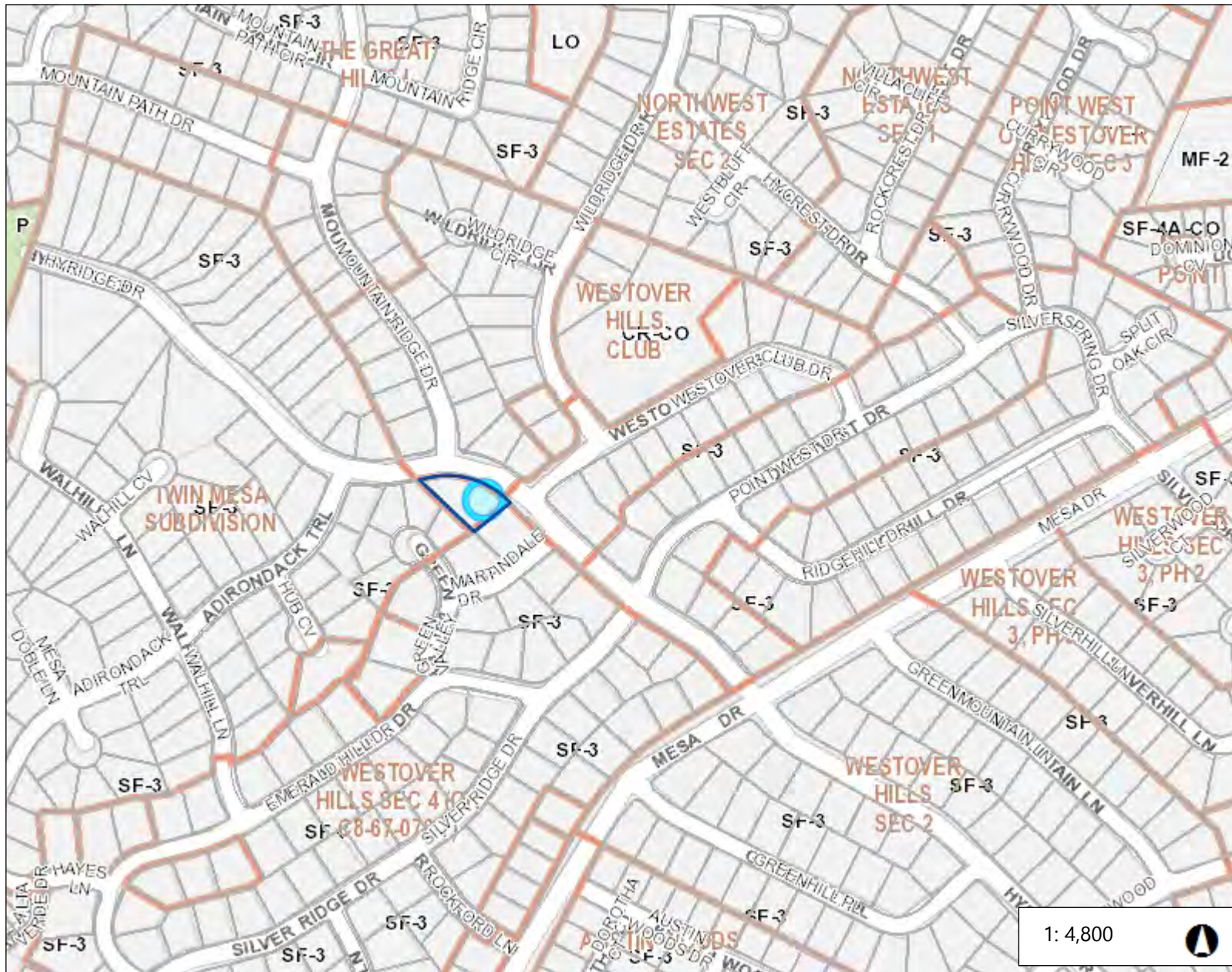
Legend

Street Labels

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

- TCAD Parcels
- Recorded Subdivision
- Zoning Text



0.2 0 0.08 0.2 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

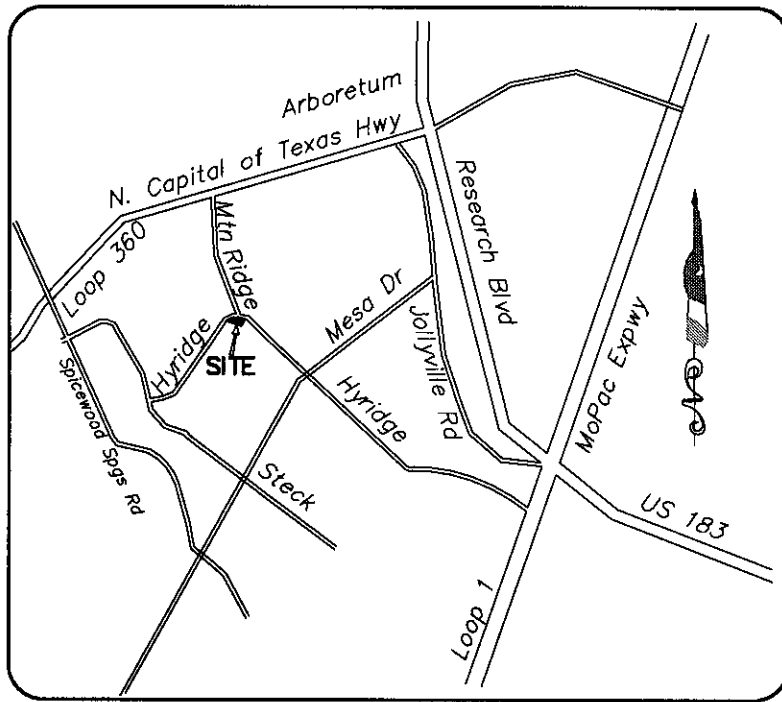
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes

4201 Hyridge Dr.
C8-2019-0100.0A

RESUBDIVISION OF LOT 3 BLOCK "E", WESTOVER HILLS SECTION FOUR PHASE TWO

LOCATION MAP not to scale



TWO LOTS/ONE BLOCK

LOT 3A-8,996 SQ FT/0.2065 AC
 LOT 3B-9,863 SQ FT/0.2264 AC
 BLOCK TOTAL- 18,858 SQ FT/0.4329 AC



LEGEND

FOUND 1/2" IRON ROD FIR
 FOUND 3/8" IRON ROD FIR 3/8"
 FOUND IRON ROD W/CAP FIRC
 FOUND 1" IRON PIPE FIP
 SET 1/2" IRON ROD W/CAP SIRC
 LABELED "WATERLOO RPLS 4324"
 (RECORD CALL)
 SIDEWALKS REQUIRED
 BUILDING LINE BL
 PUBLIC UTILITY EASEMENT PUE
 WATER QUALITY EASEMENT WQE

BENCHMARK BM:

TRIANGLE SET IN BACK OF CURB
 ASSUMED ELEVATION 100.00'

BEARING BASE

WESTOVER HILLS SECTION FOUR SECTION TWO
 BK 52/ PG 87 PRCT

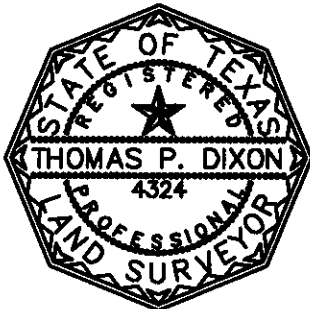
GRAPHIC SCALE



(IN FEET)
 1 INCH = 50 FT.

SURVEYOR'S CERTIFICATION:

I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON SEPTEMBER 24, 2018.



JANUARY 9, 2020

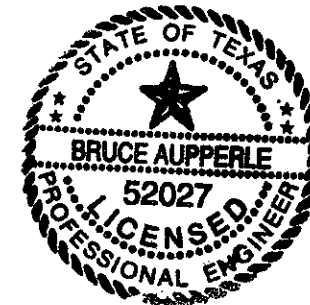
THOMAS P. DIXON R.P.L.S. #4324
 WATERLOO SURVEYORS, INC.
 P.O. BOX 160176
 AUSTIN, TEXAS 78716-0176
 thomas@waterloosurveyors.com

ENGINEERS CERTIFICATION

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THE SUBJECT PROPERTY IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0245J, FOR TRAVIS COUNTY, TEXAS, DATED JANUARY 6, 2016.

BRUCE S. AUPPERLE TEXAS P.E. 52027
 AVALON ENGINEERING AND LAND DEVELOPMENT
 511 EAGLE
 LAKEWAY, TEXAS 78743

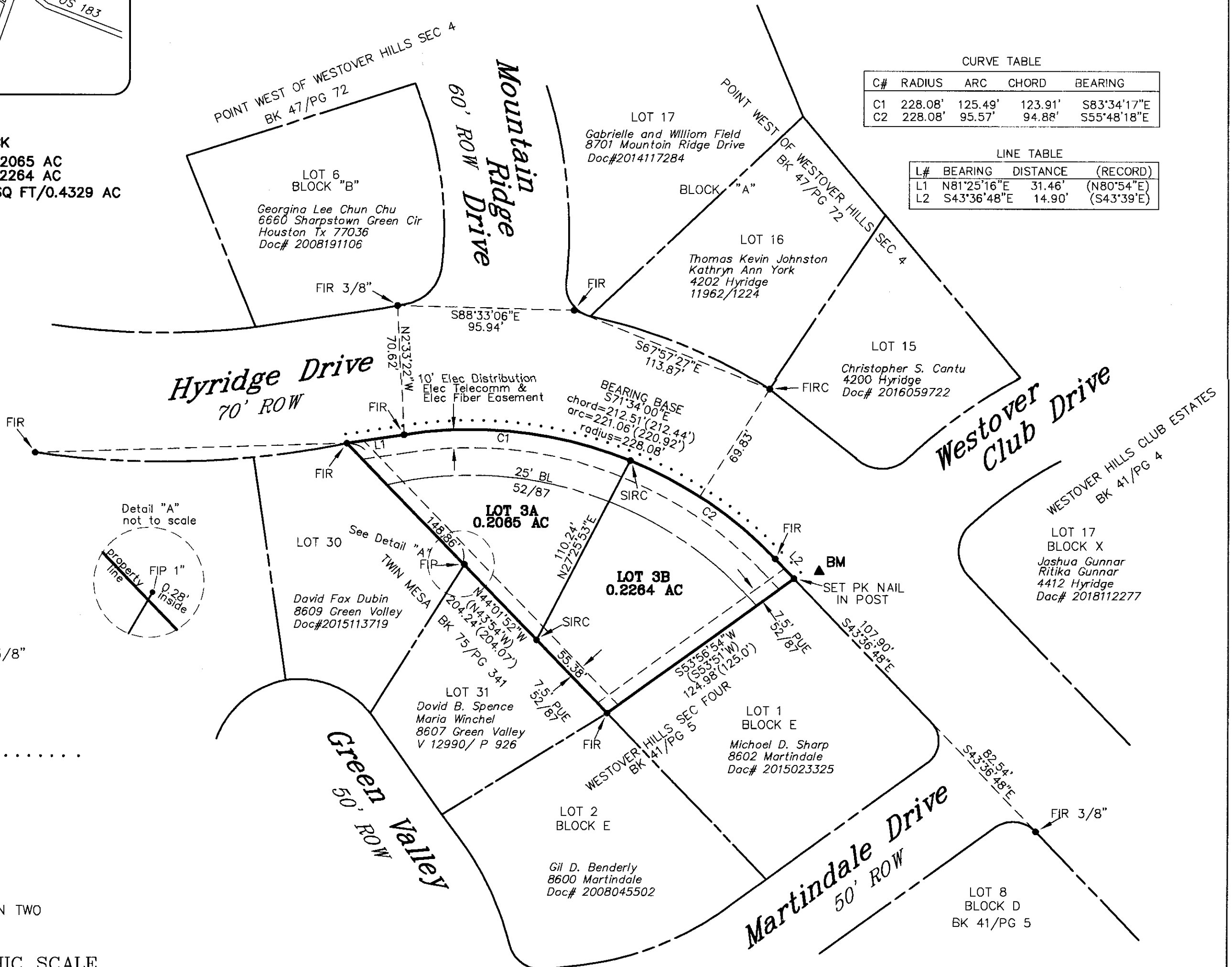


CURVE TABLE

C#	RADIUS	ARC	CHORD	BEARING
C1	228.08'	125.49'	123.91'	S83°34'17"E
C2	228.08'	95.57'	94.88'	S55°48'18"E

LINE TABLE

L#	BEARING	DISTANCE	(RECORD)
L1	N81°25'16"E	31.46'	(N80°54"E)
L2	S43°36'48"E	14.90'	(S43°39"E)



RESUBDIVISION OF LOT 3 BLOCK "E", WESTOVER HILLS SECTION FOUR PHASE TWO

STATE OF TEXAS: COUNTY OF TRAVIS: KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, STEPHEN YACKTMAN AND ELLYN YACKTMAN, OWNERS OF 0.4329 ACRES OF LAND, BEING LOT 3, BLOCK "E", WESTOVER HILLS SECTION FOUR PHASE TWO, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 87, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 3 HAVING BEEN CONVEYED TO US BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2009024294, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS; SAID SUBDIVISION HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014 OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE SAID 0.4329 ACRE TO BE KNOWN AS:

RESUBDIVISION OF LOT 3, BLOCK "E", WESTOVER HILLS SECTION FOUR PHASE TWO

IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

STEPHEN YACKTMAN 3571 FAR WEST BOULEVARD #82 AUSTIN, TEXAS 78731

ELLYN YACKTMAN 3571 FAR WEST BOULEVARD #82 AUSTIN, TEXAS 78731

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 15 DAY OF January, 2020, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

NOTARY: KRISTA INFANTE Notary ID #132027279 My Commission Expires May 24, 2023 PRINT OR STAMP NAME HERE

May 24, 2023 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 15 DAY OF January, 2020, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

NOTARY: KRISTA INFANTE Notary ID #132027279 My Commission Expires May 24, 2023 PRINT OR STAMP NAME HERE

May 24, 2023 MY COMMISSION EXPIRES

JURISDICTION:

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE DAY OF 202, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE DAY OF 202 AD.

DENISE LUCAS, 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 202 AD.

JOLENE KIOLBASSA, CHAIR ANA AGUIRRE, SECRETARY

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. ELECTRIC SERVICE TO 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 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 OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 3A AND 3B, BLOCK "E" REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
8. NO BUILDINGS, 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 SHALL BE MAINTAINED BY THE PROPERTY OWNERS OR HIS ASSIGNS.
10. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
11. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-A, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. 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 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 CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN L.D.C.
13. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
14. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE.
 - (a) EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
 - (b) MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE LDC AND THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
 - (c) FOR A MINIMAL TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE TRANSPORTATION AND PUBLIC WORKS, AND PLANNING AND DEVELOPMENT DEPARTMENTS 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 CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
16. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
17. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG HYRIDGE DRIVE AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. LDC 25-6-351
18. A 10 FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ALONG THE ROW OF HYRIDGE DRIVE.
19. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, WESTOVER HILLS SECTION FOUR PHASE TWO, AS RECORDED IN VOLUME 52, PAGE 87, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
20. THIS SUBDIVISION IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
21. THE OWNERS OF LOT 3, BLOCK "E", SHALL REALIGN THE EXISTING SEWER SERVICE LINE SO THAT IT WILL NOT CROSS COMMON LOT LINES.
22. THIS PROJECT IS SUBJECT TO THE VOID AND FLOW MITIGATION RULE (CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL AND CITY OF AUSTIN STANDARD SPECIFICATIONS MANUAL).
23. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN (LDC 25-5-1).
24. FOR MAINTENANCE OF THE DETENTION FACILITY, SEE AGREEMENT FILED IN DOCUMENT NO. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
25. SLOPES IN EXCESS OF 15% EXIST ON LOT 3A AND 3B. CONSTRUCTION ON SLOPES IS LIMITED PER LAND DEVELOPMENT CODE.
26. A FEE-IN LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR ONE RESIDENCE NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE. IF ADDITIONAL RESIDENCES ARE PLANNED, ADDITIONAL FEES MAY BE ASSESSED AT THE TIME OF BUILDING PERMIT.
27. THE DRIVEWAY FOR THE SITE SHALL BE LOCATED IN A POSITION THAT MAXIMIZES THE VISIBILITY OF A VEHICLE TO THE ADJACENT INTERSECTION.
28. ALL STREETS WILL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS. LDC 25-6-171(a).
29. FOR IMPERVIOUS COVER LIMITATIONS ON LOT 3A & 3B, SEE RESTRICTIVE COVENANT FILED IN DOCUMENT NO. OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

STATE OF TEXAS: COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND IT'S CERTIFICATE OF AUTHENTICATION WAS FILED

FOR RECORD IN MY OFFICE ON THE DAY OF 202, A.D. AT

O'CLOCK M., DULY RECORDED ON THE DAY OF

202 A.D. AT O'CLOCK M., PLAT RECORDS IN SAID COUNTY AND STATE IN

DOCUMENT NO. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

PROJECT DATA

OWNER: STEPHEN YACKTMAN & ELLYN YACKTMAN 3571 FAR WEST BOULEVARD #82 AUSTIN, TEXAS 78731

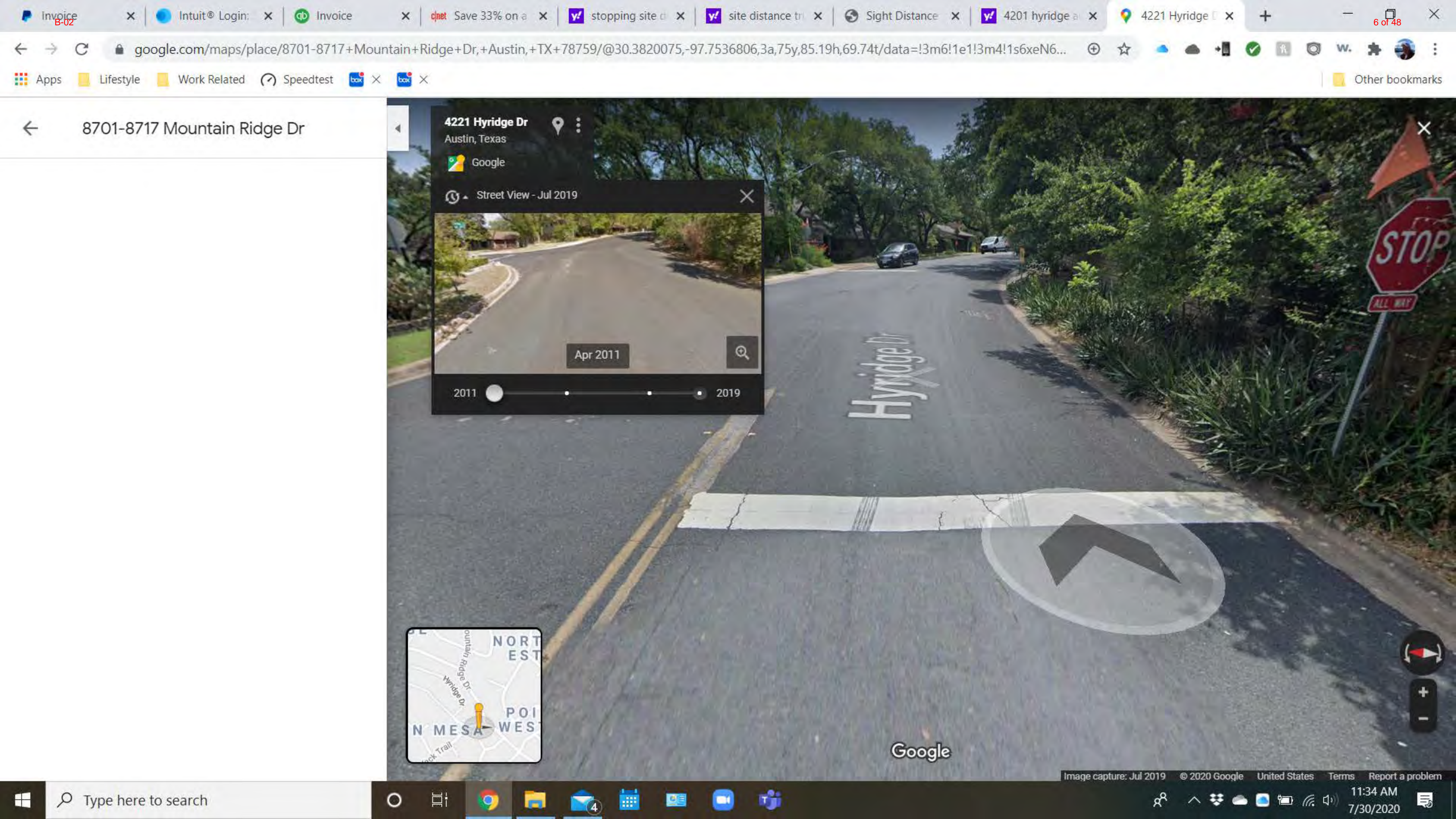
LEGAL DESCRIPTION: BEING 0.4329 ACRE OF LAND--LOT 3, BLOCK "E" WESTOVER HILLS SECTION FOUR PHASE TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 52, PAGE 87, PLAT RECORDS TRAVIS COUNTY, TEXAS.

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

CASE # C8-2019-0100.OA

PAGE 2 OF 2

WATERLOO SURVEYORS INC. PO BOX 160176 AUSTIN, TEXAS 78716-0176 Phone: 512-481-9602 www.waterloosurveyors.com T.B.P.L.S. FIRM#10124400 J15568P



← 8701-8717 Mountain Ridge Dr



4202 Hyridge Dr
Austin, Texas
Google

Street View - Jul 2019

Jun 2014

2014 2019



← 8701-8717 Mountain Ridge Dr



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 & Mrs Bobbie van Ermel Scherer
Your Name (please print)

☒ I am in favor
☐ I object

8702 Wildridge Dr. Austin, TX 78759-1327
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

From: David Dubin <David@dubinadvisorygroup.com>
Sent: Monday, August 03, 2020 10:00 AM
To: Zavala, Cesar
Subject: re: #CB-2019-0100.0A, Aug 4th, 2020 Public Hearing, Zoning, & Platting

*** External Email - Exercise Caution ***

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.

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: C8-2019-0100.0A

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 78759

Your address(es) affected by this application

Don Carrington

Signature

☐ I am in favor
☒ I object

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 (a car going 30mph requires 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

From: Maria Winchell <winchellorama@gmail.com>
Sent: Monday, August 03, 2020 9:02 AM
To: Zavala, Cesar
Subject: Case # C8-2019-0100.0A

*** External Email - Exercise Caution ***

RE: Public Hearing August 4, 2020, Zoning & Platting Commission

Mr Zavala,

I am writing to object to the proposed resubdivision of 4201 Hyridge Dr. by Avalon Engineering & Land Development, & owners, Stephen & Ellyn Yacktmann. 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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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: Sept. 1, 2020, Zoning and Platting Commission

Kathryn A. York

Your Name (please print)

☐ I am in favor
☒ I object Still

4202 Hyridge Dr.

Your address(es) affected by this application

Kathryn A. York

Signature

16 Aug 2020
Date

Daytime Telephone:

512-338-4271

Comment

I live across the street from this property. It is on a curve, a hill, and at an intersection. New stop signs were put in last year, but they are completely ineffective. Cars and trucks rarely stop and only occasionally slow down. Most commonly, the cars and trucks continue through the stop signs without slowing at all. There is a lot of traffic on this street at this location. There is also a lot of pedestrian traffic with walkers, walkers with pets, children on foot, and on bicycle, runners, and cyclists, all trying to avoid being hit by fast moving cars. **I oppose this subdivision because it is already a dangerous street and adding another residence at this location would only increase the danger.**

If you use it
City of Aus
Cesar Zava
P. O. Box 1
Austin, TX

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

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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

Your Name (please print)

8606 Green Valley

Your address(es) affected by this application

Kristin Wear

Signature

☐ I am in favor
☒ I object

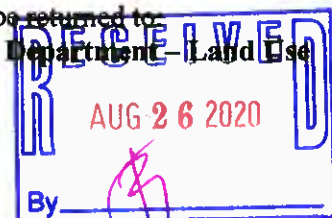
8-18-20

Date

Daytime Telephone: *512 413 2221*

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



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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

Victoria Cantu

Your Name (please print)

☐ I am in favor
☒ I object

4200 Hyridge Drive Austin, TX 78758

Your address(es) affected by this application

Signature

Date

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.

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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

Mike + Kathy Sharp

Your Name (please print)

☐ I am in favor
☒ I object

8602 Martindale Dr.

Your address(es) affected by this application

[Signature] 2/30/2020

Signature

Date

Daytime Telephone: 512 845 7591 / 512 845 2052

Comments:

That property is in a blind curve with a street that T's 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 every direction. Thank you for understanding the concern.

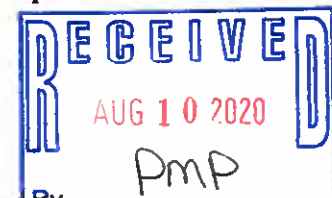
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Contact: Cesar Zavala, 512-974-3404 or

Cindy Edmond, 512-974-3437

Public Hearing: August 4, 2020, Zoning and Platting Commission

Don Carrington

Your Name (please print)

8707 Mountain Ridge Dr

Your address(es) affected by this application

[Signature]

Signature

☐ I am in favor
☒ I object

7/21/2020
Date

Daytime Telephone:

512-633-554

Comments:

Would make for too
dangerous an intersection
with School and foot
traffic

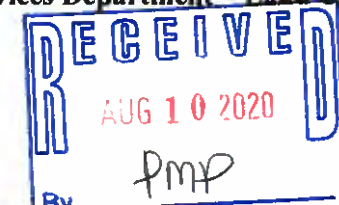
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Public Hearing: August 4, 2020, Zoning and Platting Commission

GEORGINA CHU

Your Name (please print)

☐ I am in favor
☐ I object

8700 Mountain Ridge Dr. But I sold the house on 6/30/2020 to a new owner
Your address(es) affected by this application

Georgina Chu

Signature

7/22/2020
Date

Daytime Telephone: 361 779 4227

Comments: I hope the zoning would not affect the area of Mountain Ridge Dr. I lived at Mountain Ridge Dr. but in 2004. 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.

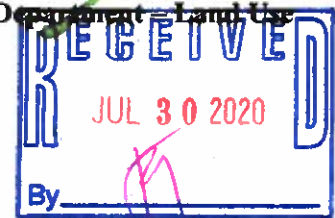
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Cindy Edmond, 512-974-3437

Public Hearing: August 4, 2020, Zoning and Platting Commission

Jane M. Gamel

Your Name (please print)

☐ I am in favor
☒ I object

8616 Silver Ridge

Your address(es) affected by this application

Jane M. Gamel

Signature

7/22/2020
Date

Daytime Telephone: 512-750-6711

Comments: I object to this application for
the following reasons:

1. Overdevelopment and crowding of site.
2. Large heritage trees will need to be removed
3. Traffic on Myridge will increase.
4. That is a dangerous & busy intersection
5. Such a small building on the
integrity of neighborhood will be
compromised.

Thank you for your consideration.

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An interested owner of the board or com

- deliverir during tl concern notice);
- appearing

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Public Hearing: August 4, 2020, Zoning and Platting Commission

Kathryn York

Your Name (please print)

☐ I am in favor
☒ I object

4202 Hyridge Dr.

Your address(es) affected by this application

Kathryn York

Signature

20 July 2020
Date

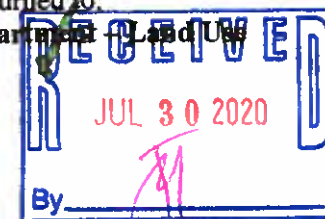
Daytime Telephone:

512-338-4271

Comments:

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

Sandra BonSell

Your Name (please print)

☒ I am in favor
☐ I object

6476 Seaside Galveston TX

Your address(es) affected by this application

Sandra BonSell

Signature

Aug 17 2020
Date

Daytime Telephone: 307-851-6320

Comments: I am property owner
for 8703 Westover Club Dr.

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

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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

JAMES P FORREST

Your Name (please print)

☐ I am in favor
☒ I object

8604 GREEN VLY AUSTIN, TX 78759-8017

Your address(es) affected by this application

Jan P. Forrest

Signature

08-18-2020

Date

Daytime Telephone: 512 567 0984

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. JPF

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: Sept. 1, 2020, Zoning and Platting Commission

Gabrielle Field

Your Name (please print)

☐ I am in favor
☒ I object

8701 Mountain Ridge Dr. Austin, TX 78759

Your address(es) affected by this application

Gabrielle Field

Signature

8/31/20
Date

Daytime Telephone: 512-799-6473

Comments: • I object to the resubdivision of lot 3 block E in Westover Hills as another driveway on Hyridge would cause safety issues due to the curvature of the road.

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

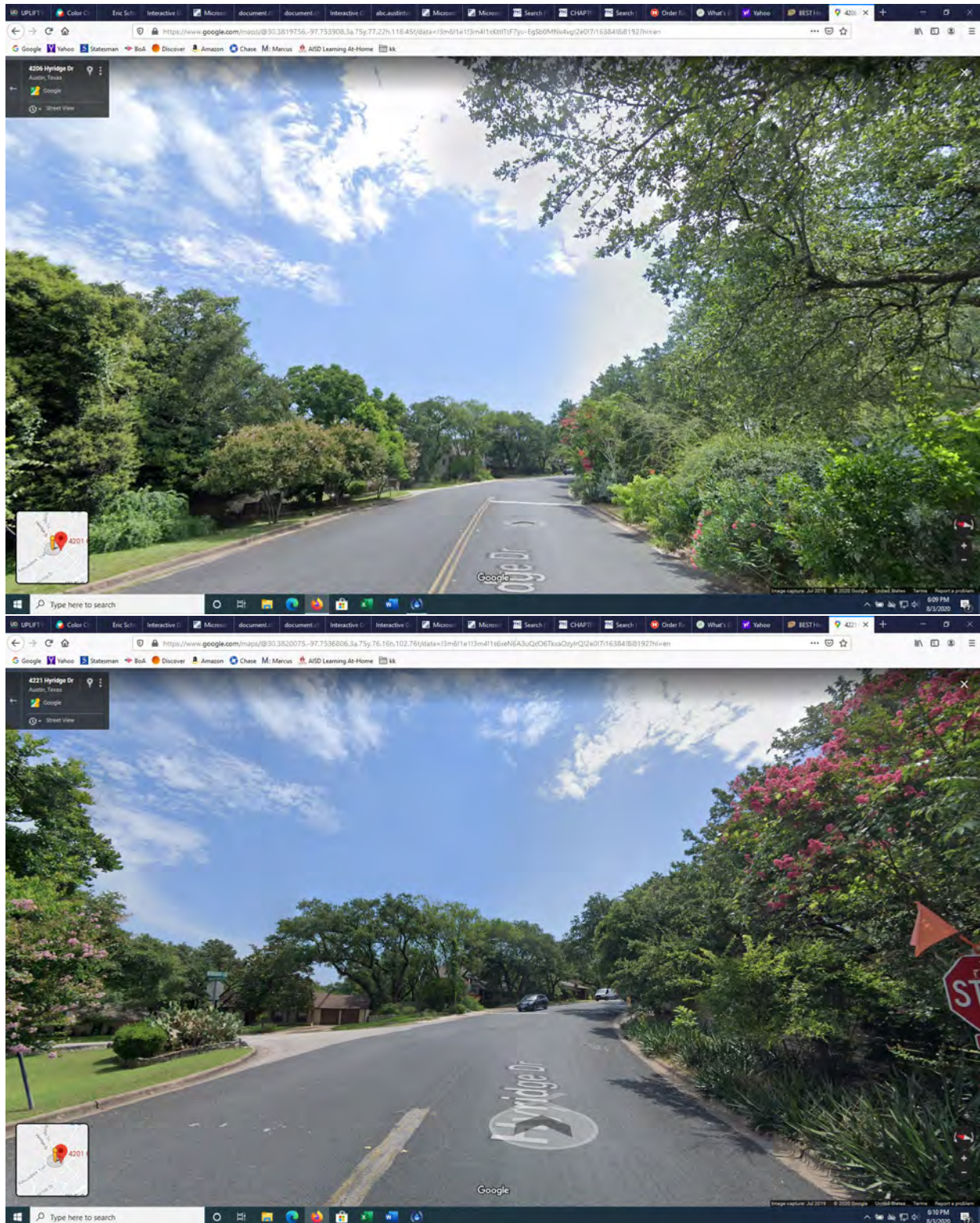
City of Austin – Development Services Department – Land Use

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

Victoria Cantu Exhibits

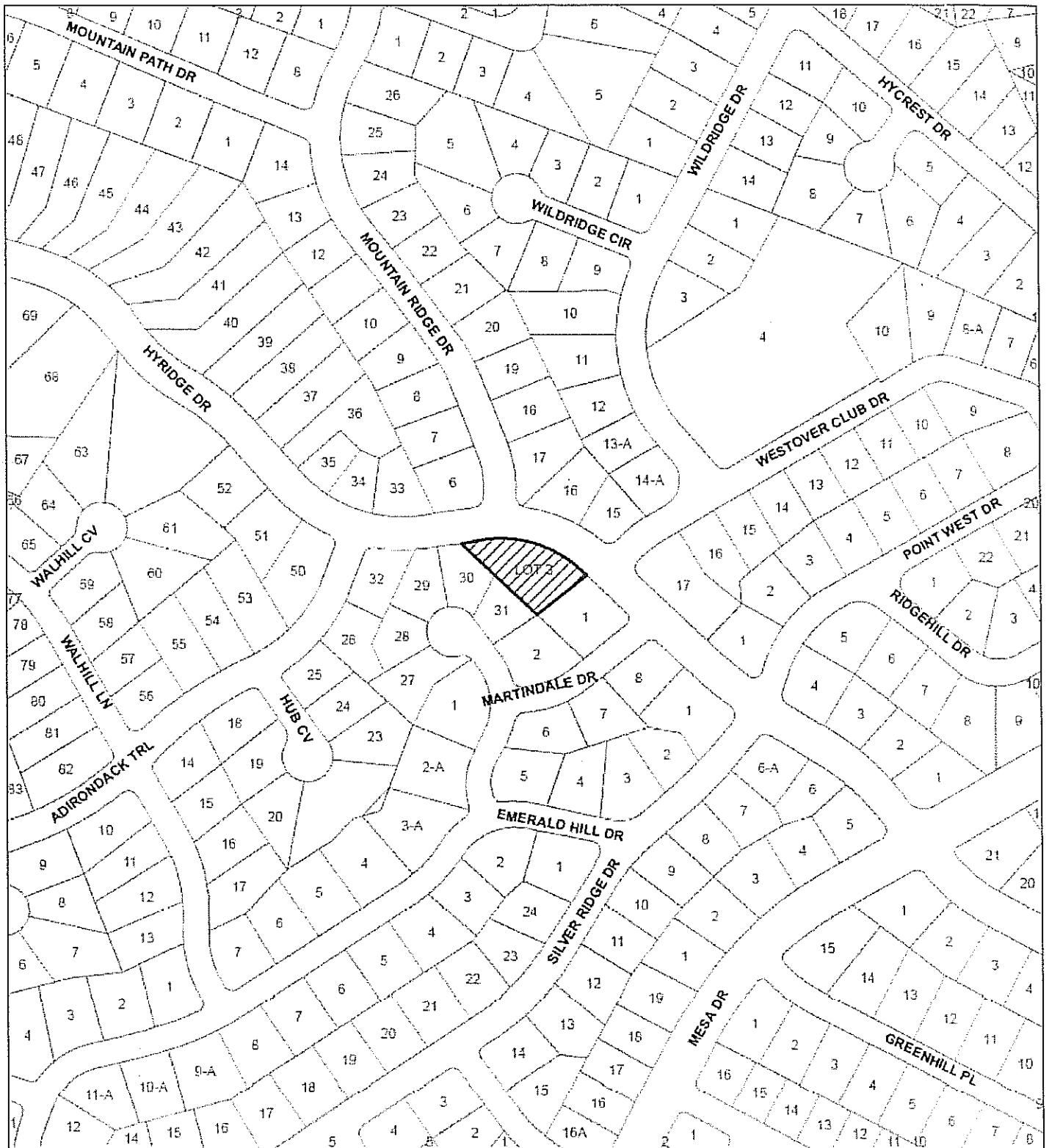




SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2009-0058.0A**Z.A.P. DATE:** July 20, 2010**SUBDIVISION NAME:** Resubdivision of Lot 3, Block E, Westover Hills Section 4, Phase 2**AREA:** 0.434 acres**LOTS:** 2**OWNER/APPLICANT:** Stephen & Ellyn Yachtman**AGENT:** Aupperle Co.
(Bruce Aupperle)**ADDRESS OF SUBDIVISION:** 4201 Hyridge Drive**GRIDS:** H-31**COUNTY:** Travis**WATERSHED:** Bull Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-3**PROPOSED LAND USE:** Single Family**SIDEWALKS:** Sidewalks are required along Hyridge Drive prior to the lots being occupied.**DEPARTMENT COMMENTS:** The request is for approval of the re-subdivision, namely, Resubdivision of Lot 3, Block E, Westover Hills Section 4, Phase 2. The proposed resubdivision is composed of 2 lots on 0.434 acres.

The applicant has requested this item be heard by the land use commission per LDC 25-4-82(F).

STAFF RECOMMENDATION: Staff does not recommend approval of this resubdivision. It does not meet the criteria of the following - LDC 25-6-292(A) - Design and Construction Standards; 25-6-263 - Construction Permit for Driveway Approach and Transportation Criteria Manual (T.C.M.) Section 1.3.1.D.6 - Sight Distance. See the attached memo from Amber Mitchell, Transportation Reviewer for additional information regarding these issues.**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Sylvia Limon
Email Address: sylvia.limon@ci.austin.tx.us**PHONE:** 974-2767**TRANSPORTATION REVIEWER:** Amber Mitchell
Email Address: amber.mitchell@ci.austin.tx.us**PHONE:** 974-3428



Subject Tract



Base Map

Westover Hill

CASE#: C8-2009-0058.0A

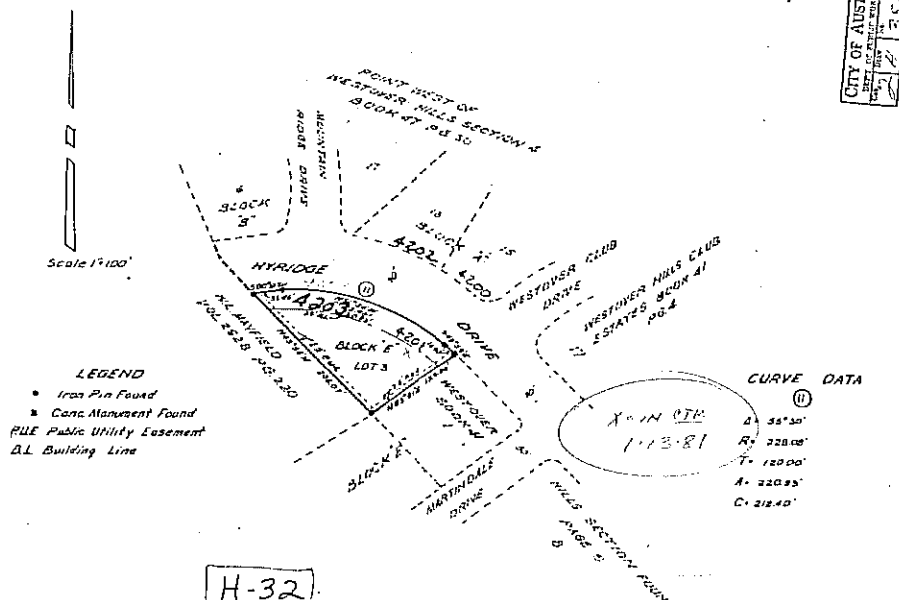
ADDRESS: 4201 HYRIDGE DR

MANAGER: Sylvia Limon

1" = 400'

OPERATOR: D. SUSTAITA

This map has been produced by Notification Services for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.



H-32
WESTOVER HILLS SECTION FOUR
PHASE TWO

405

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

KNOW 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 herein by and through its President, W.L. Mayfield, owner of 0.444 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 5977, Page 656 of the Deed Records of Travis County, Texas, does hereby subdivide said 0.444 acres to be known as WESTOVER HILLS SECTION FOUR, PHASE TWO and does adopt this map of subdivision hereby dedicating to the public use the streets and easements shown hereon.

WITNESS MY HAND this the 4th day of JANUARY, 1971, A.D.

WESTOVER HILLS OF TEXAS, INC.

W.L. Mayfield, President

Corp.
Seal

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 purposes and considerations therein expressed and in the capacity stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the 4th day of JANUARY, 1971, A.D.

Madame J. Studebaker
NOTARY PUBLIC, TRAVIS COUNTY, TEXAS

Notary
Seal

APPROVED FOR ACCEPTANCE:

1-13-71
Date

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

C.L. Reeves
Secretary

Richard H. Laffie, Director of Planning

FILED FOR RECORD: At 11 o'clock A.M., this the 18 day of January, 1971, A.D.

Bertha Zuck
Deputy

Doris Shropshire
Doris Shropshire, Clerk, County Court,
Travis County, Texas

THE STATE OF TEXAS:
COUNTY OF TRAVIS:

I, Doris Shropshire, Clerk of the County Court within and for the County and State aforesaid do hereby certify that the foregoing instrument of writing with its Certificate of Authentication was filed for record in my office on the 18 day of Jan., 1971, A.D., at 11 o'clock A.M., and duly recorded on the 18 day of Jan., 1971, A.D., at 11:55 o'clock A.M., in the Plat Records of said County and State in Plat Book 52 Page 87.

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

Bertha Zuck
Deputy

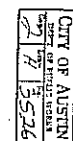


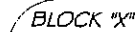
Doris Shropshire
Doris Shropshire, Clerk, County Court,
Travis County, Texas

SURVEYED BY:

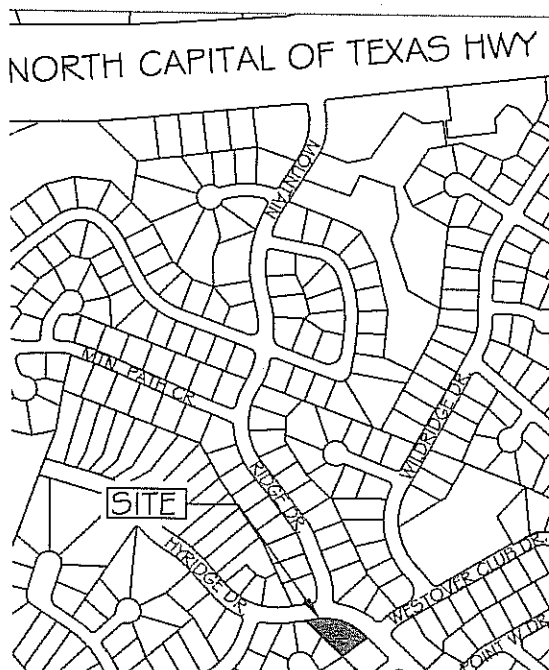
DRYANT-CORRIGAN, INC.

REGISTERED PROFESSIONAL ENGINEER
12-31-71
DATE





Bruce S. Aupperle, Texas Licensed Professional Engineer No. 52027
Date _____



Proposed Plot



MEMORANDUM

TO: Sylvia Limon, Case Manager
CC: Bruce Aupperle, P.E., Aupperle Company
FROM: Amber Mitchell, Senior Planner
DATE: July 13, 2010
SUBJECT: Transportation Staff Recommendation for the Resub of Westover Hills, Sec 4 Ph 2

Existing Conditions

Westover Hills, Section 4 Phase 2 is located at the 4201 Hyridge Drive, in west Austin, west of Mesa Drive. The applicant has requested to subdivide one single family residential lot into two single family residential lots. Both lots are proposed to have access to Hyridge Drive. Hyridge Drive is a residential collector with 70 feet of right of way, 40 feet of pavement, and a posted speed of 30 miles per hour. There are existing horizontal and vertical curves that create sight distances issues for drivers along this section of Hyridge Drive. The site rises approximately 23 feet from west to east along Hyridge Drive and is at the midpoint of a curve with two nearby intersections.

Sight Distance

Stopping sight distance is the distance necessary for a driver to perceive a situation requiring a stop, apply the brakes, and come to a stop. Were direct vehicular access approved for Lot 3A, there would not be enough stopping sight distance along Hyridge Drive for a vehicle to make a safe left turn and exit the driveway. The table below compares the City's stopping sight distance standards with those provided by the proposed subdivision.

Stopping Sight Distance	Left Turn from Lot	Right Turn from Lot
City Standard (based on 30 mile per hour posted speed limit on Hyridge Drive)	335'	290'
Proposed Driveway (Lot 3A)	180'	280'

The applicant has offered to grade the subdivision and remove all trees and landscaping within the sight line to improve sight distance to the proposed lot. This will require the removal of a 24' multi-stem protected live oak tree and will only provide a maximum left turn sight distance of 235', 100' less than the City standard.

Recommendation

The Transportation Review Section does not recommend this subdivision because vehicular access from the proposed lot will not meet the City's stopping sight distance standards.

If the Zoning & Platting Commission approves this subdivision, staff requests that the following requirements be added to the subdivision:

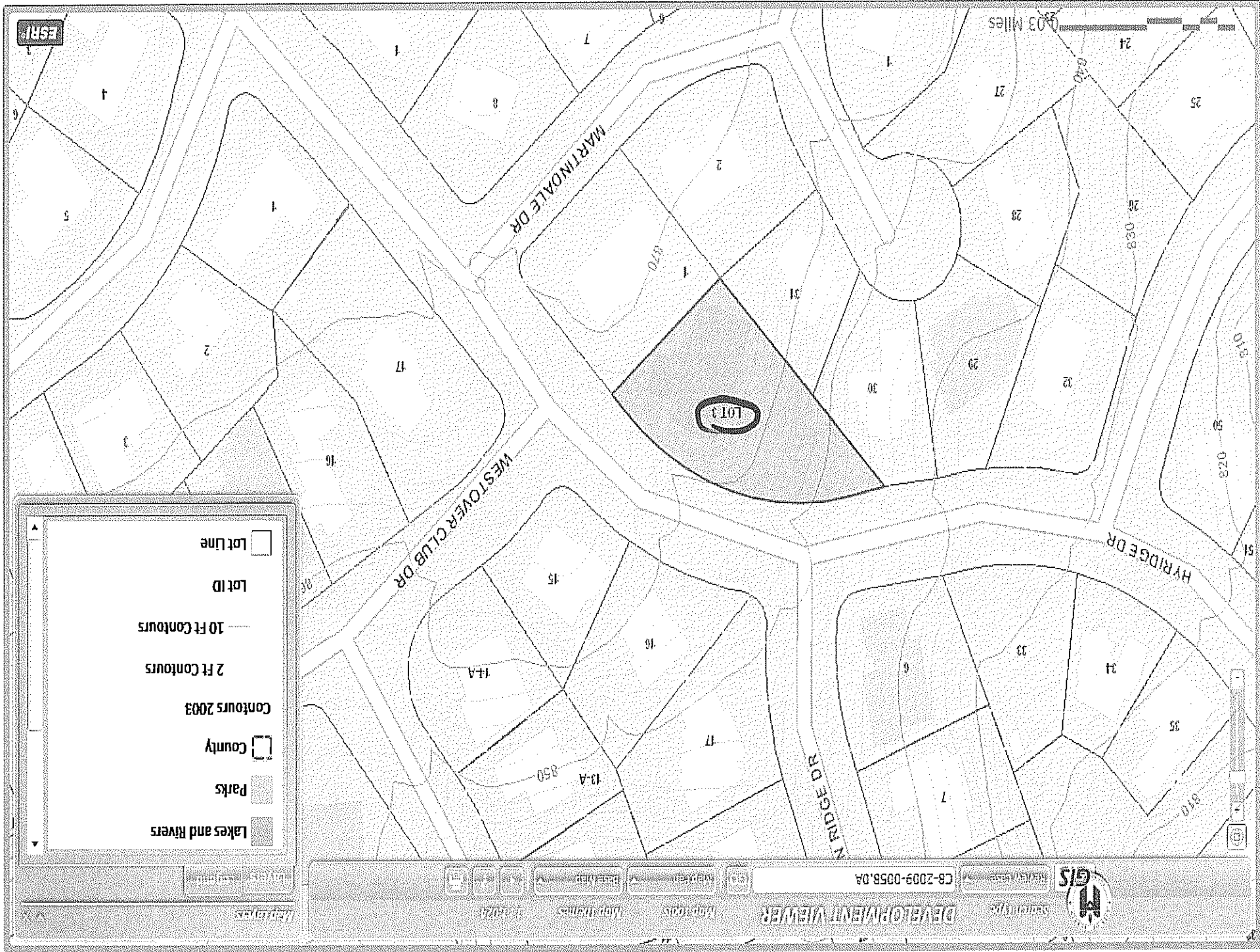
1. The driveway for Lot 3A shall be designed as a hammerhead, so that drivers leaving the lot are not required to back into the street.
2. The driveway for Lot 3A shall be located as far east as feasible on the lot, as depicted on the applicant's sight distance exhibit.
3. Both lots within the subdivision shall be graded and all fencing and all landscaping along and within the right of way and within the subdivision shall be removed so that as much sight distance as possible is provided.

Please note that due to the grading required to improve sight distance for the proposed lot, approval of the subdivision is considered approval for the removal of the 24" protected-size live oak tree. Mitigation in the form of payment into the tree fund will be required for this removal.

If you have any questions or require additional information, please contact me 974-3428.



Amber Mitchell
Planning & Development Review Department







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Case Number: C8-2009-0058.0A

Contact: Sylvia Limon, 512-974-2767 or

Cindy Casillas, 974-3437

Public Hearing: July 20, 2010, Zoning & Platting Commission

Don Carrington

Your Name (please print)

8707 Mountain Ridge Dr., 78759

Your address(es) affected by this application

Don Carrington

Signature

☐ I am in favor
☒ I object

7/9/10
Date

Daytime Telephone: 512-633-5554

Comments: The only way to access the lot would be another driveway that would be on a curve that is also a very dangerous intersection Hyridge & Mountain Ridge Dr. The slope of the land is too much and would add to the access & traffic problems. There is not enough area to subdivide. This would decrease property values in the area.

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

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

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2009-0058.0A

Contact: Sylvia Limon, 512-974-2767 or

Cindy Casillas, 974-3437

Public Hearing: July 20, 2010, Zoning & Platting Commission

Marvin Jansen

Your Name (please print)

4303 Hyridge Dr.

Your address(es) affected by this application

Marvin Jansen

Signature

☐ I am in favor
☒ I object

7/9/10
Date

Daytime Telephone:

565-8386

Comments:

Currently a business is operated out of this address.

Dividing this lot will make it two of the smallest lots in the Section. This has the potential to devalue all properties in the section

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Sylvia Limon

P. O. Box 1088

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Cindy Casillas, 974-3437

Public Hearing: July 20, 2010, Zoning & Platting Commission

ROGER DRAKE

Your Name (please print)

☐ I am in favor
☒ I object

8609 GREEN VALLEY

Your address(es) affected by this application

ROGER DRAKE

Signature

07-03-2010

Date

Daytime Telephone: 512-345-4584

Comments: CURRENTLY THERE IS A SERIOUS

PROBLEM WITH WATER RUNOFF DURING

HEAVY RAIN STORMS. IT CAUSES

FLOODING IN MY HOUSE AT 8609

GREEN VALLEY. OUR HOME HAS BEEN

FLOODED TWO TIMES CAUSING US TO

PURCHASE FLOOD INSURANCE

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

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

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

Roger D
8609 Gr
Austin,

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Case Number: C8-2009-0058.0A

Contact: Sylvia Limon, 512-974-2767 or

Cindy Casillas, 974-3437

Public Hearing: July 20, 2010, Zoning & Platting Commission

ESTATE OF POLLY A. REIMER JONES

Your Name (please print)

☐ I am in favor
☒ I object

8709 MOUNTAIN RIDGE DRIVE, AUSTIN, TX 78759

Your address(es) affected by this application

Patti Kohlenberg, Co-executor
Signature of estate

7/9/10
Date

Daytime Telephone: 281-565-4258

Comments:

We object to the application to re-
subdivide 4201 Hydridge Drive into 2
lots. The value of the subject property
& surrounding property is maintained
by its single family use/lot
characterization.

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

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

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

CITY OF AUSTIN –DEVELOPMENT SERVICES DEPARTMENT
SUBDIVISION APPLICATION – MASTER COMMENT REPORT



CASE NUMBER: C8-2019-0100.0A
REVISION #: 00 UPDATE: U0
CASE MANAGER: Cesar Zavala PHONE #: 512-974-3404

PROJECT NAME: Westover Hills Section Four Phase Two Resubdivision of Lot 3 Block '
LOCATION: 4201 HYRIDGE DR

SUBMITTAL DATE: July 12, 2019
REPORT DUE DATE: August 9, 2019
FINAL REPORT DATE: Sept 13, 2019

STAFF REPORT: 35 DAYS HAVE BEEN ADDED TO THE UPDATE DEADLINE

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal.

The subdivision application will be approved when all requirements from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78704.

UPDATE DEADLINE (LDC 25-4-56; 25-4-82):

It is the responsibility of the applicant or his/her agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is July 25, 2020.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTALS:

A formal update submittal is required. Please bring a copy of this report with you upon submittal to Intake.

Please submit 10.0 of the plans and 10.0 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name that are intended for specific reviewers. **No distribution is required for the Planner 1.**

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please note: if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1 : Cindy Edmond	Electric : Karen Palacios
911 Addressing : Cathy Winfrey	Drainage Engineering : Christine Perez
City Arborist : Caitlin Campbell	Environmental : Hank Marley
PARD / Planning & Design : Scott Grantham	Site Plan Plumbing : Brad Ward
Subdivision : Cesar Zavala	AW Utility Development Services : Bradley Barron
Water Quality : Christine Perez	Transportation Planning : Jaron Hogenson

Subdivision Review - Cesar Zavala - 512-974-3404
--

- SR 1. Provide the plat on 18 x 24 inch sheets and remove the area or border showing a revision table, engineer's information, and property address. Additional comments may be generated after the plat is provided on 18 x 24 inch sheets.
- SR 2. Include a scale on the plat.
- SR 3. Annotate the 25 foot building line inside the lots with a dashed line.
- SR 4. Add the application submittal date on the plat, June 20, 2019.
- SR 5. Update the case number on the plat o read as C8-2019-0100.0A.
- SR 6. On Sheet 2 in the director's approval block, remove J. Rodney Gonzalez as Director and list Denise Lucas as Director.
- SR 7. Update the commission approval block to reference the Zoning & Platting Commission.

Accepted and authorized for record by the Zoning & Platting Commission of the City of Austin, Texas, on this, the _____ day of _____ 20__.

Jolene Kiolbassa, Chair

Ana Aguirre, Secretary

- SR 8. On Note #28 the document number in the blank field will be needed prior to the recording of the plat.
- SR 9. Submit a scaled drawing that shows the existing structures and the new lot lines with annotated setbacks. The structures must meet zoning setbacks from the new lot lines.
- SR 10. Contact the Intake Department to verify the application fees, the case currently shows an outstanding balance.
- SR 11. The following items that are needed to approve and record the plat at Travis County. After the plat has been approved by the Commission, the plat is sent to Millers to have a mylar copy made (this takes 1-3 working days). Recording fees will be calculated after the plat is approved and all related documents are available.
- Plat containing original signatures, with appropriate seals and dates. The seals must be legible and in black ink.
 - 8 1/2" x 11" paper copy of the plat
 - Original tax certificate(s) showing all taxes paid for the previous year.
 - Any document to be recorded with the plat such as a Subdivision construction agreement (SCA), easement document, etc.
 - Check for the plat recordation fee and any document to be recorded with the plat.

Electric Review - Karen Palacios - 512-322-6110

EL 1. The shown 10' Elec/Telecomm shown needs to be labeled in the legend with wording below.
(Ten foot electric distribution, electric telecommunications, and electric fiber easement)

Show the easement on the face of the plat. If additional ROW is required by the City of Austin the easement must be from the new ROW.

911 Addressing Review - Cathy Winfrey - 512-974-2398

AD1: This plat review is rejected for the following reasons.

AD2: Please include the street type in the labels for the dedicated rights of way included on your plat:
WESTOVER CLUB DR, MARTINDALE DR.

Drainage Engineering Review - Christine Perez - 512-974-3568

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

DE 1. DCM 1.2.2(D) states, "Stormwater runoff peak flow rates shall not be increased at any point of discharge from a site for the two (2), ten (10), 25 and 100-year storm frequency events." Please provide the information necessary to verify compliance. How are flow increases from Lot 3A being addressed?

DE 2. Detention or RSMP participation will be required for the increase in runoff from existing to developed conditions. DCM 1.2.2(E) states, "Regulation of peak flows to allowable levels, as determined by the provisions of this policy, shall be achieved by storage on-site or off-site or by participation in an approved Regional Stormwater Management Program. The Stormwater Management Section of this manual provides a guide to acceptable methods, but does not limit the designer to the methods presented therein. Guidelines for participation in the Regional Stormwater Management Program are contained in the Stormwater Management Section of this manual."

DE 3. If the applicant desires to participate in the Regional Stormwater Management Program (RSMP), please request participation at RSMP@austintexas.gov and copy this reviewer. A feasibility meeting will be set; please include this reviewer.

DE 4. For the RSMP process, please visit <http://www.austintexas.gov/RSMP> for more information including the meeting request form, application, participation guidance.

DE 5. To request the City's existing HEC-HMS models please email floodpro@austintexas.gov or obtain them online at atxfloodpro.com.

DE 6. To request the City's existing StormCAD models please contact Rupali Sabnis, P.E. at rupali.sabnis@austintexas.gov.

DE 7. If detention is elected, the following items will be required:

1. A drainage plan including runoff calculations, detention pond design and analysis including an electronic model of the pond for pre-developed and post-developed runoff conditions;
2. A Drainage Easement With Required Maintenance for the stormwater management facilities; Please show the easement on the plat.
3. Provide a sealed engineer's fiscal estimate for construction of the stormwater management facilities;
4. Once the fiscal estimate has been approved, please post fiscal with the Fiscal Surety office prior to filing the exemption and prior to approval of the final plat. Once posted, please provide a receipt of payment to this reviewer. Fiscal surety is for construction of the stormwater management facilities and is required for these improvements. (Fiscal may be returned to the applicant after an engineer's concurrence letter is received by the City of Austin that states that the stormwater management facilities have been constructed according to City of Austin standards);
5. Coordinate exemption with DAC. After approval, the pond design will need to be submitted to DAC for a site plan exemption. This reviewer will let the applicant know when they can move forward with submittal.

Additional comments may be generated once the information from the above comments is provided.

DE 8. Engineer's seal, signature and date required

DE 9. For **resubdivision** of platted lots a copy of the existing recorded plat must be provided with the resubdivision submittal. Please provide a copy of the existing recorded final plat.

DE 10. Please add the following note: [LDC 25-5-1]

"Prior to construction, except detached single family on any lot in this subdivision, a site development permit must be obtained from the City of Austin."

DE 11. Please add the following note:

For maintenance of the detention facility, see agreement filed in document #_____, official public records, Travis County, Texas.

DE 12. Please revise Note 5 as follows:

"Prior to construction on lots in this subdivision, drainage plans will be submitted to the City of Austin for review. Rainfall run-off shall be held to the amount existing at undeveloped status by ponding or other approved methods. All proposed construction or site alteration on Lot(s) _____ Block(s) _____ requires approval of a separate Development Permit."

DE 13. The Floodplain Note must be certified with signature and seal of registered engineer.

DE 14. Please clearly delineate the offsite drainage area on the drainage area map and provide the fully developed flows and the corresponding acreage of the contributing offsite area. Drainage easements are required for conveyance of offsite flows [LDC 25-7-61 & 25-7-151].

DE 15. Remove Note 22.

DE 16. Remove Note 23.

DE 17. Remove Note 24.

DE 18. Remove or clarify the use of Note 27. Provide supporting documentation.

DE 19. Remove Note 28.

Environmental Review - Hank Marley - 512-974-2067

Endangered Species

EV 01 According to COA GIS, this site is located within the endangered species area. Notify the following individuals via email of the proposed development and cc this EV reviewer:

Travis County: BCCP@traviscountytx.gov

US Fish and Wildlife: Tanya Sommer tanya_sommer@fws.gov (512)490-0057 X222

Kimberlee Harvey at BCCP: kimberlee.harvey@austintexas.gov

[LDC 25-8-691 through 696]

Slopes & Impervious Cover

EV 02 Revise the slope map shown on sheet 6 based on a 2 foot contour interval. Additional review and comment regarding LDC 25-8-301 & 302 are pending.

EV 03 Revise the Q1 table based on a 2 foot contour interval. Additional Q1 and Q2 table review and comment are pending. [LDC 25-8-423]

EV 04 The allowable impervious cover in the Water Supply Suburban watershed classification is 30%, not 25%. Update the Q2 table as necessary. [LDC 25-8-423]

EV 05 The total proposed impervious cover shown in the Q2 table must be based on the sum of the impervious cover assumptions provided in LDC 25-8-64 for lot 3A and lot 3B. Based on LDC 25-8-64, the assumed impervious cover for lot 3A is 3500 square feet and the assumed impervious cover for lot 3B is 2500 square feet. Revise the Q2 table such that the total proposed impervious cover is 6000 square feet.

Notes

EV 06 Edit plat note #26 to state the following: "This project is subject to the Void and Water Flow Mitigation Rule (City of Austin Environmental Criteria Manual and City of Austin Standard Specifications Manual)."

EV 07 The final plat proposes single family residential lot(s) with slopes in excess of 15%. Per LDC 25-8-303, add a plat note stating: "Slopes in excess of 15% exist on Lot 3A & 3B. Construction on slopes is limited per the Land Development Code."

PARD / Planning & Design Review - Scott Grantham - 512-974-9457

PR 1: Parkland dedication and park development fees are required (City Code 25-1-601) and must be paid prior to approval. Based on SF-3 zoning and the size of the proposed lots, a total of 4 residential units could be allowed, 2 per lot. However, no parkland fees will be collected for the existing residence, so the fee for 3 units is required at this time. An invoice will issued in AMANDA with the next update. Please confirm that there is currently one unit on the site.

PR 2: Add the following note to the plat:

A fee-in-lieu of parkland dedication and park development has been paid for 3 residences. No fee was charged for the existing residence.

AW Utility Development Services - Bradley Barron - 512-972-0078

WW1. The proposed subdivision is currently served with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing any future water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

WW2. Obtain copies of your current tap records from the AW TAPs office at 512-972-0000 and contact Brad Ward at 512-972-0339 to determine if any non-compliant tap or private plumbing violations will be created by the proposed subdivision and obtain his approval. Written approval from Mr. Ward will be required for successful plat release.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Water Quality Review - Christine Perez - 512-974-3568

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

WQ 1. Please demonstrate compliance with Environmental Criteria Manual (ECM) 1.6.8 and Land Development Code (LDC) LDC 25-7-61(B)(3) regarding the on-site control of the 2-yr storm for erosion control purposes. ECM 1.6.8 states, "On-site control of the two-year storm is achieved when the developed-conditions peak runoff rate leaving the site for a given drainage area is less than or equal to the existing-conditions runoff rate. The flow rates can be considered equal if the developed rate is no more than one-half (0.5) cfs greater than the existing rate or if the developed rate is no more than one-half (0.5) percent greater than the existing rate and there are no existing erosion problems downstream of the site" (LDC 25-7-61). Please provide data and calculations necessary to verify compliance.

WQ 2. Please provide compliance with § 25-1-83 which requires all commercial and multi-family applications for subdivision, site plan, and building permit on tracts greater than one acre or on tracts one acre or less, but within an abandoned landfill buffer as shown on the City of Austin closed landfill map to provide a:

1. City of Austin Certification of Compliance Form;
2. Certificate sealed by a Professional Engineer certifying the site is not over a closed landfill and describing the basis for that determination, or;
3. Development permit from the TCEQ, or;
4. Letter from TCEQ stating that the project is not subject to the requirements of TAC Ch. 330, Subchapter T.

The form is on the City of Austin website at

http://www.austintexas.gov/sites/default/files/files/Watershed/regulations/Landfill_Verification_Form.pdf.

City Arborist Review - Caitlin Campbell - 512-974-1341

Please be advised that additional comments may be generated as update information is reviewed. If an update has been rejected, reviewers are not able to clear comments based on phone calls, emails, or meetings, but must receive formal updates in order to confirm positive plan set changes.

- CA 1:** Please provide a tree survey for trees 19" and greater in diameter. The tree survey list must include the following:
- 1) Heritage trees must be indicated with an 'H' on the tree survey list;
 - 2) Multi-trunk trees must be indicated with an 'M' and each stem must be listed;
 - 3) List the particular species (such as Live Oak, Cedar Elm, Texas Ash, etc) for each tree. Indicating only Oak or only Ash for example, does not comply with ECM requirements.
 - 4) Indicate the date of the survey next to the tree list. The survey must not be older than 5 years.
- CA 2:** Please provide a buildability study for the proposed second lot. Based on the maximum impervious cover allowed by code, please include conceptual building footprints, driveway, grading and utility route locations in relation to the protected and Heritage trees on the lot.
- CA 3:** Please be aware that resubdivisions cannot create a hardship that prevents reasonable use or access to the lot at the time of building permit submittals. The second lot will need to comply with tree preservation regulations at the time of building permit submittal. If there is a possibility that one or several of the trees on the proposed second lot may be considered dead, diseased or an imminent hazard, then I suggest having a third party arborist conduct a condition assessment of those trees to determine if they are worth designing around.

Site Plan Plumbing - Brad Ward - 512-972-0339

Rejected

Records indicate that there are possibly (2) Water and (2) Wastewater Taps on this property. One of each on the west side and one of each on the east side. Need field verification of which Taps are used by the existing structure, to determine whether a lot line crossing exists with the proposed lot line. Lot line crossing with private plumbing is prohibited by Plumbing Code, and re-subdivision may not cause a code violation.

Industrial Waste Review - Rachel Reddig - 512-972-1074

Update #0
July 24, 2019
Approved

IW1. The Industrial Waste signature line on the cover sheet is not needed.

IW2. Based on the plans submitted, the requirements under Chapter 15-10 of the Austin City Code (Wastewater Regulations) do not apply.

- TR1. On final plats, provide a plat note stating that streets will be constructed to City of Austin standards. LDC 25-6-171(a).
- TR2. If the fee for sidewalks has already been provided, provide the receipt. If not, the below comments will apply.
- Sidewalks are required on the subdivision side of Hyridge Drive. Identify the location of the sidewalks by a dotted line on the final plat and include the sidewalk symbol within the Legend. LDC 25-6-351. TCM, 4.2.1.
 - Provide the following plat note: "Public sidewalks, built to City of Austin standards, are required along the following streets and as shown by a dotted line on the face of the plat: Hyridge Drive. These sidewalks shall be in place prior to the lot being occupied. Failure to construct the required sidewalks may result in the withholding of Certificates of Occupancy, building permits, or utility connections by the governing body or utility company." LDC 25-6-351.
 - Remove note 17 regarding sidewalk payment. Sidewalk payment can be discussed during the time of residential review.
- TR3. The resubdivision of the site creates a sight distance issue for the proposed driveway, however it will be allowed due to the site being on a controlled intersection. Add the following note to the plat:
- "The driveway for the site shall be located in a position that maximizes the visibility of a vehicle to the adjacent intersection."

End of report