

## 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.

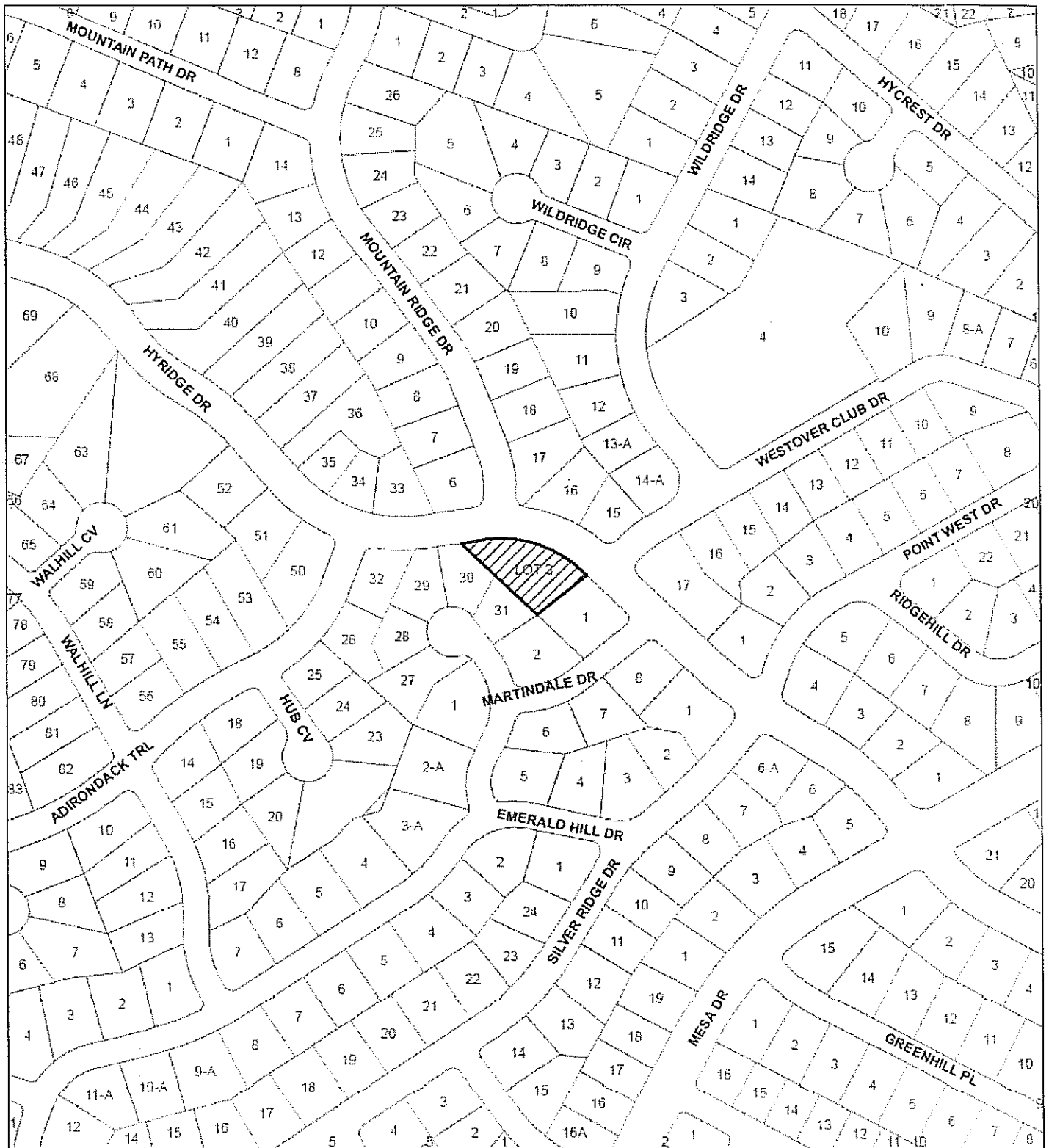
### **ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Sylvia Limon  
Email Address: [sylvia.limon@ci.austin.tx.us](mailto:sylvia.limon@ci.austin.tx.us)

**PHONE:** 974-2767

**TRANSPORTATION REVIEWER:** Amber Mitchell  
Email Address: [amber.mitchell@ci.austin.tx.us](mailto:amber.mitchell@ci.austin.tx.us)

**PHONE:** 974-3428



Subject Tract



Base Map

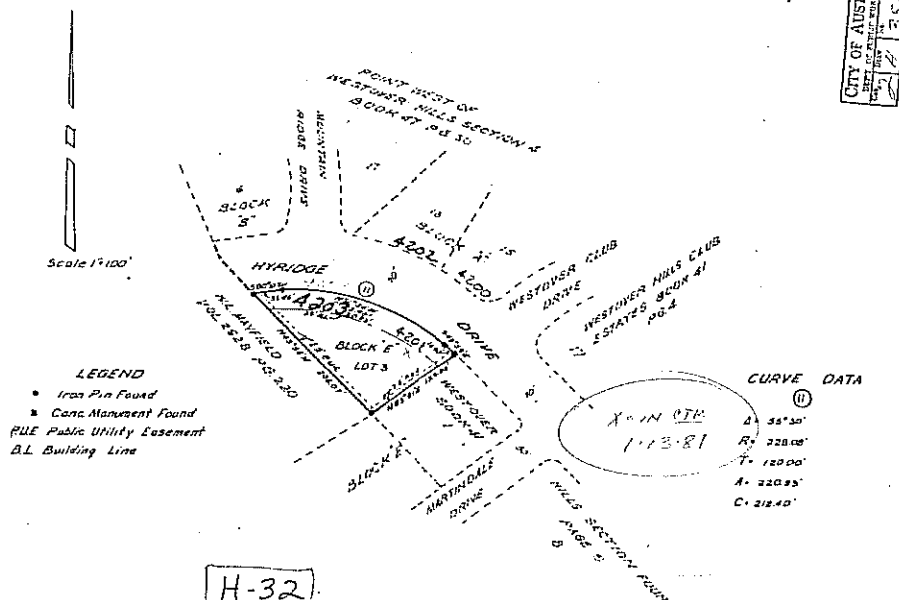
Westover Hill

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 0.433 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 3977, Page 656 of the Deed Records of Travis County, Texas, does hereby subdivide said 0.433 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 4<sup>th</sup> 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 4<sup>th</sup> day of JANUARY, 1971, A.D.

Madame 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.

Secretary

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

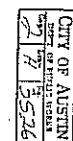
SURVEYED BY:

DIYANT-CORRIGTON, INC.

REGISTERED PROFESSIONAL ENGINEER

12-31-70

DATE



2346

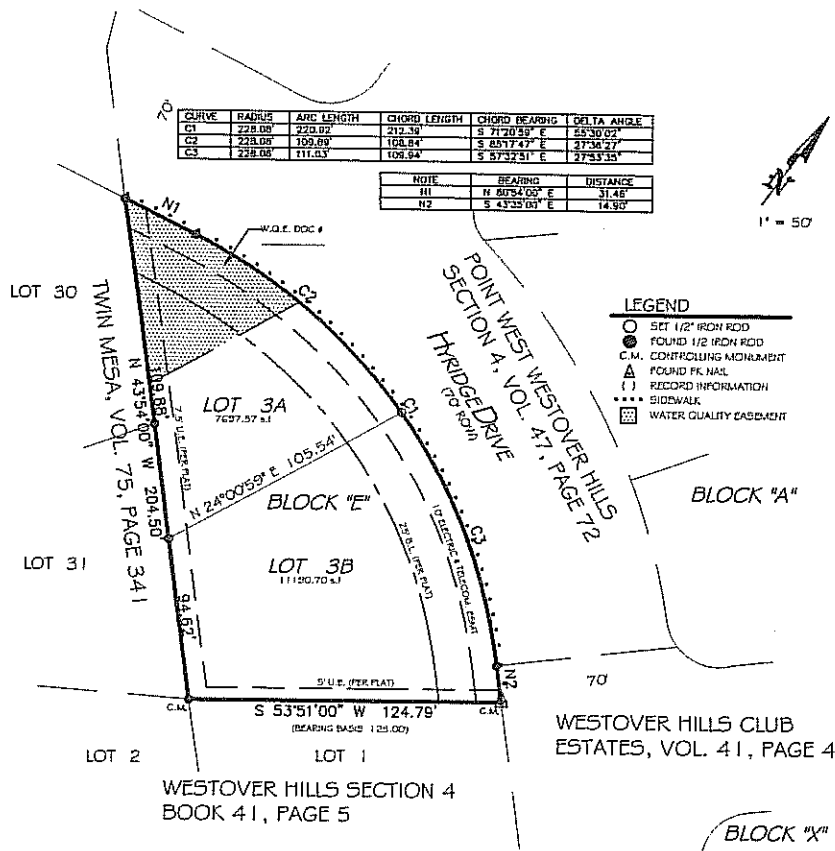
Previous Plat



CB-71-1

2346

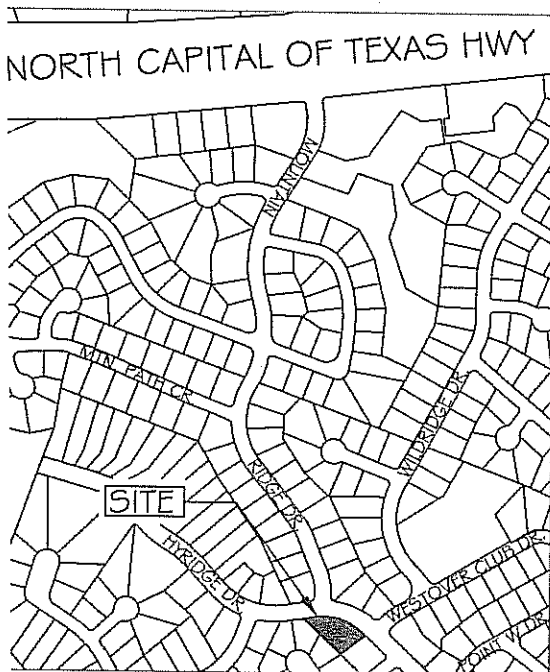
# RESUBDIVISION OF LOT 3, BLOCK E, WESTOVER HILLS



I, Bruce S. Aupperle, P.E., am authorized under the laws of the State of Texas to practice the profession of engineering, 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.

Aupperle Company  
2219 Westlake Drive #110  
Austin, TX 78746

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



Vicinity Map

Proposed Plat



## 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

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### 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:

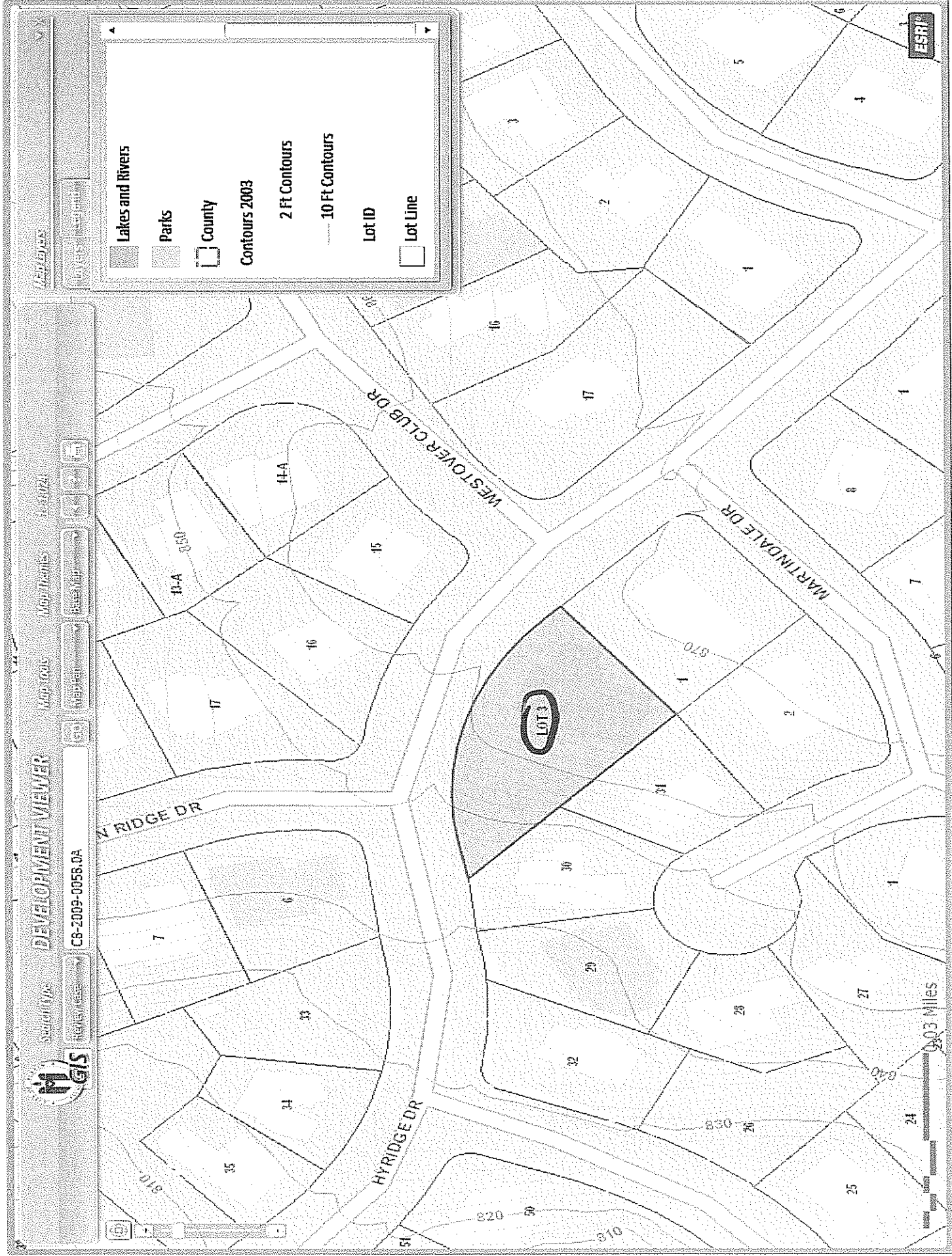
1. The driveway for Lot 3A shall be designed as a hammerhead, so that drivers leaving the lot are not required to back into the street.
2. The driveway for Lot 3A shall be located as far east as feasible on the lot, as depicted on the applicant's sight distance exhibit.
3. Both lots within the subdivision 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.

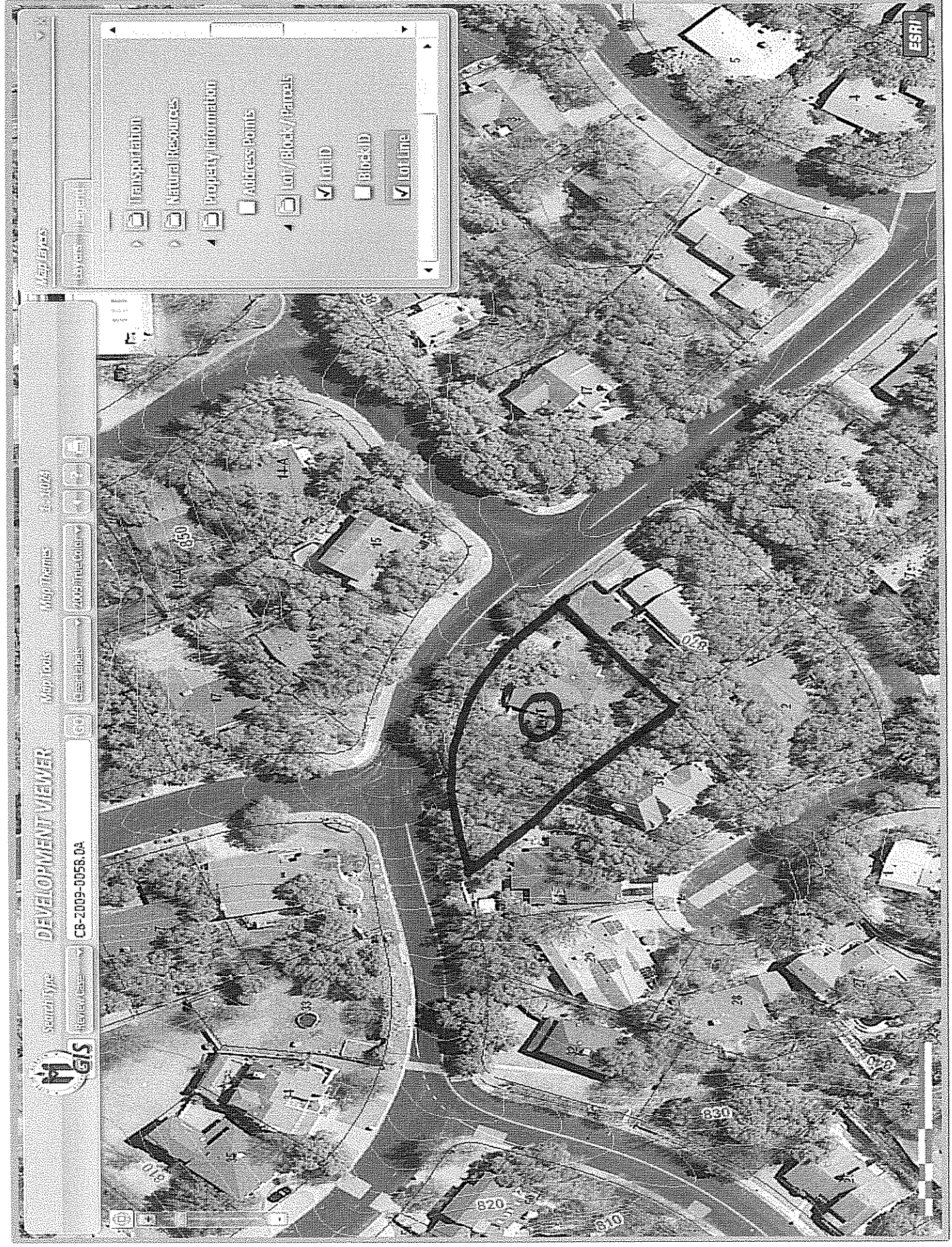
If you have any questions or require additional information, please contact me 974-3428.

A handwritten signature in black ink, appearing to read "Amber Mitchell". The signature is fluid and cursive, with the first name "Amber" written in a larger, more prominent script than the last name "Mitchell".

Amber Mitchell  
Planning & Development Review Department











## 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: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/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: C8-2009-0058.0A

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)

☐ I am in favor  
☒ I object

8107 Mountain Ridge Dr, 78757

Your Address(es) affected by this application

*Don Carrington*

Signature

Date

Daytime Telephone:

512-633-5534

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. Signage of 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./4<sup>th</sup> Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

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Your Name (please print)

Marvin Jansen

☐ I am in favor  
☒ I object

Your address(es) affected by this application

4303 Ashridge Dr.

Signature

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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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./4<sup>th</sup> Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

Roger D  
8609 Gr  
Austin,



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Public Hearing: July 20, 2010, Zoning & Planning 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 Kelleberg Co-executor

Signature of estate

Date

7/9/10

Daytime Telephone:

481-565-4258

Comments:

We object to the application to re-  
subdivide 4201 Hydrige 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./4<sup>th</sup> Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810