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**SUBDIVISION REVIEW SHEET**

**CASE NO:** C8-2009-0089

**Z & P DATE:** August 17, 2010  
September 7, 2010

**SUBDIVISION NAME:** Barstow Court Preliminary Plan

**AREA:** 6.38 Acres

**LOTS:** (25)

**APPLICANT:** Durham Trading Office Suites, LLC  
(Steve Bartlett)

**AGENT:** Rivera Engineering  
(Mike Rivera, P.E.)

**ADDRESS OF SUBDIVISION:** 9312-1/2 Barstow Ave.

**GRIDS:** B17

**COUNTY:** Travis

**WATERSHED:** Slaughter/Williamson Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-2

**MUD:** COA

**PROPOSED LAND USE:** Single Family, Public

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** None

**SIDEWALKS**

Sidewalks will be provided on both sides of all internal streets and the subdivision side of all boundary streets.

**DEPARTMENT COMMENTS:**

The request is for approval of the above referenced preliminary plan located in southwest Austin at Slaughter Lane and Barstow Ave. The subdivision will be composed of (25) lots on 6.38 acres. There are 22 lots designed for single-family detached residential and 3 common lots. Lot 20 is an existing, developed, water quality/drainage lot. Access to the proposed subdivision will be via a new internal street, Barstow Court which will connect to the existing Barstow Ave. The Austin Fire Department has reviewed and approved the 3 flag lot configurations on the west side of the project. The Pedernales Electric Co-Op will provide electric service. The City of Austin will provide water service and wastewater service. Parkland dedication requirements will be satisfied at time of final plat.

Staff was contacted by the neighborhood who reported possible karst features that were not identified on the plans. On August 31<sup>st</sup> City ERM staff returned to the site to investigate. Staff identified karst related topographic features but these features were determined not to be sinks or met the LDC criteria for critical environmental features. City staff concurs with the environmental assessment provided by the applicant that there are no defined critical environmental features on this site.

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**STAFF RECOMMENDATION:**

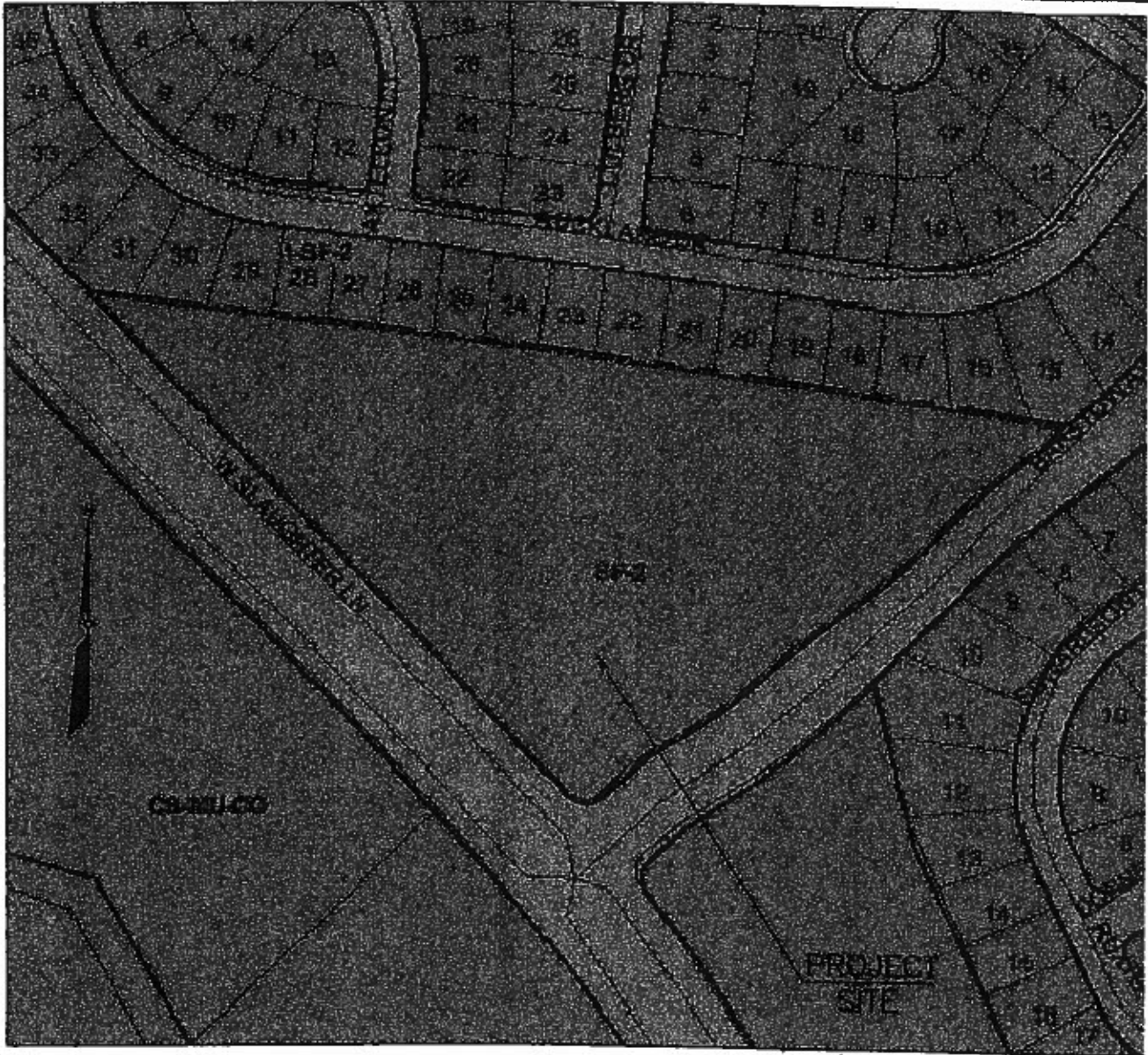
The staff recommends approval of the preliminary plan. The plan meets all applicable State and City of Austin LDC requirements. This plan is subject to, and meets the terms of the Bradley Settlement Agreement.

**ZONING AND PLATTING COMMISSION ACTION:**

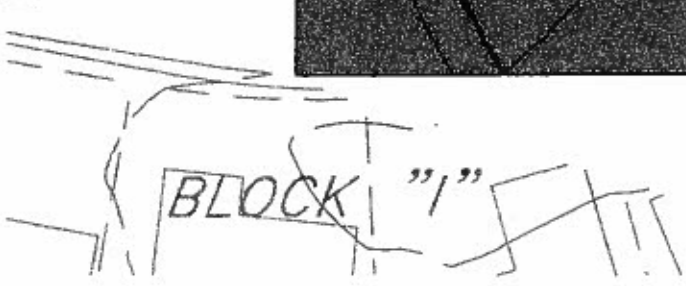
**CASE MANAGER:** Don Perryman  
**e-mail:** don.perryman@ci.austin.tx.us

**PHONE:** 974-2786

U3/3



LOCATION/ZONING MAP - B17  
N.T.S.





## 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: C8-2010-0027.2A.SH

Contact: Don Perryman, 512-974-2786 or  
Yolanda Parada, 512-974-2784

Public Hearing: August 10, 2010, Planning Commission

Sandra Subie  
Your Name (please print)

4317 Canacho St

Your address(es) affected by this application

Sandra Subie  
Signature

8/4/10  
Date

Daytime Telephone: 512-708-1234

Comments:

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If you use this form to comment, it may be returned to:  
City of Austin - Planning & Development Review Dept./4<sup>th</sup> Fl  
Don Perryman  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C8-2009-0089

Contact: Don Perryman, 512-974-2786 or  
Yolanda Parada, 512-974-2784

Public Hearing: Aug. 17, 2010, Zoning & Platting Commission

Rugby Todd  
Your Name (please print)

I am in favor  
 I am in protest

9220 Edwardson Lane  
Your address(es) affected by this application Austin TX 78749

Rugby Todd 8/9/10  
Signature Date

Daytime Telephone: \_\_\_\_\_

Comments: Absolutely No

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

City of Austin – Planning & Development Review Dept./4<sup>th</sup> Floor  
Don Perryman  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C8-2009-0089  
Contact: Don Perryman, 512-974-2786 or  
Yolanda Parada, 512-974-2784  
Public Hearing: Aug. 17, 2010, Zoning & Platting Commission

hiehao Su  
Your Name (please print)  I am in favor  
 I object

6925 Auckland Dr  
Your address(es) affected by this application  
[Signature] 8/11/10  
Signature Date

Daytime Telephone: 512-762-7623

Comments: Where will our current mail boxes be?  
~~some would be in the way of the driveway~~ Our  
~~property~~ our property values will be lower  
due to view from backyard.  
It will increase traffic congestion.

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P. O. Box 1088  
Austin, TX 78767-8810