

SUBDIVISION REVIEW SHEET

C17
1

CASE NO.: C8-2010-0030.0A

ZAP DATE: October 19, 2010

SUBDIVISION NAME: RESUBDIVISION OF LOT 10 & 11, BLOCK F, SUMMIT OAKS

AREA: 2.95 Acres

LOTS: (2)

APPLICANT: John Boulton

AGENT: Way Consulting Engineers, Inc.
(Way Atmadja)

ADDRESS OF SUBDIVISION: Tweed Court

GRIDS: J36

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-2

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: None

VARIANCES: None

SIDEWALKS:

Sidewalks will be provided on the subdivision side of all boundary streets.

DEPARTMENT COMMENTS:

The request is for approval of the Resubdivision of Lot 10 & 11, Block F, Summit Oaks. State law entitles the Zoning and Platting Commission to approve a requested resubdivision of the previously platted land, without vacating the preceding plat. The resubdivision entails the creation of (3) legal lots from (2) lots. The subdivision is composed of (3) lots on 2.95 acres. The proposed Lot 10-A and 10-C are currently developed with single-family homes. The City of Austin will provide water and wastewater service. Austin Energy will provide electric service. The Austin Fire Department has reviewed and approved the flag lot configuration for the proposed Lot 10-B. This resubdivision is exempt from parkland dedication requirements. The developer will be responsible for all costs associated with any required improvements.

Staff has been contacted and has met with adjacent neighbor's regarding their concern for existing drainage problems in the area. Staff and the applicant's engineer has visited the site and based upon existing conditions have agreed to a diversion berm on Lot 10B, (1' X 100') to redirect increased stormwater runoff to the adjacent buffer to the northeast as a condition of RSMP approval.

Staff has also been informed by the neighborhood that this proposal violates a deed restriction requiring 100 feet of frontage for each lot. However, the City of Austin is not a party to these private restrictions and therefore the City cannot enforce the restriction on this resubdivision application.

STAFF RECOMMENDATION:

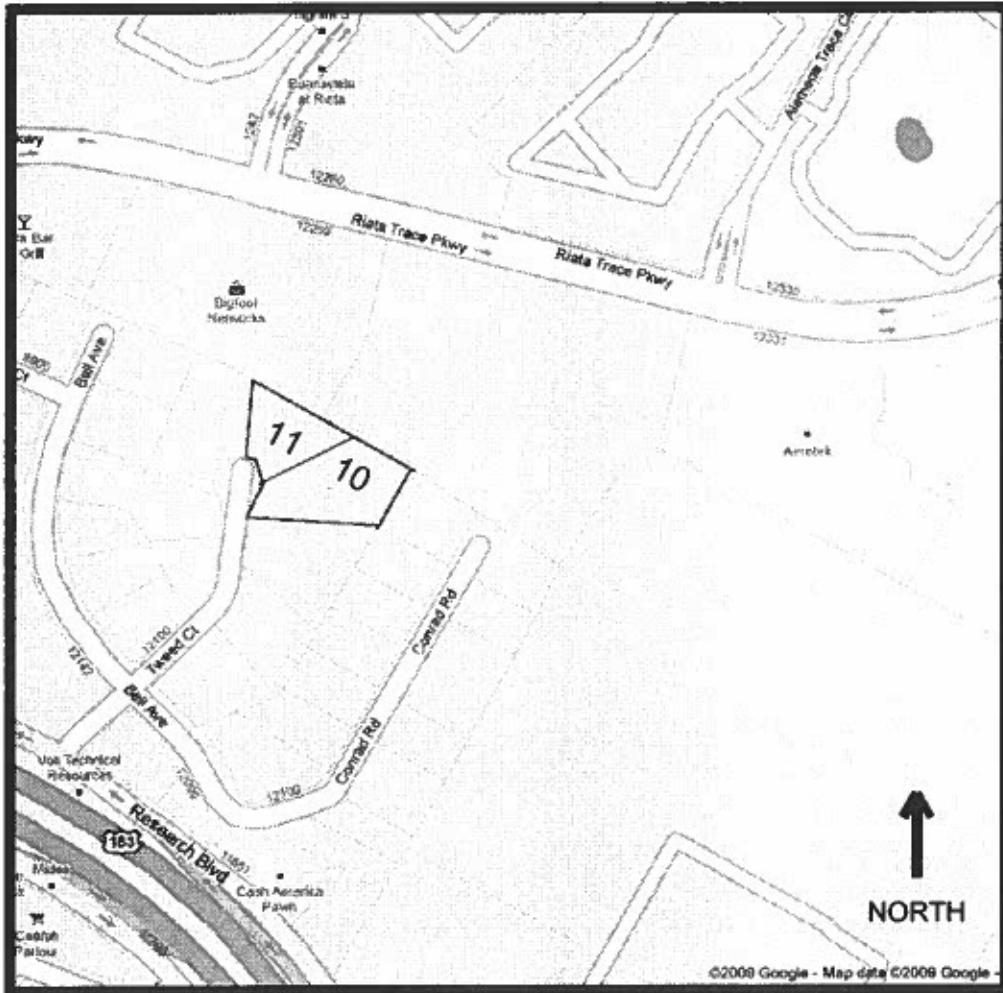
The staff recommends approval of the Resubdivision of Lot 10 & 11, Block F, Summit Oaks. The plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING COMMISSION ACTION:

e-mail: don.perryman@ci.austin.tx.us

C17
/2

C17
3



KEY MAP

EPB

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: C8-2010-0030.0A
Contact: Don Perryman, 512-974-2786 or Yolanda Parada, 512-974-2784
Public Hearing: October 19, 2010, Zoning & Platting Commission

PATRICIA SUE MALONEY
Your Name (please print)

I am in favor
 I object

12101 TWEEED COURT, AUSTIN TX 78727
Your address(es) affected by this application

Patricia S. Maloney
Signature Date 10/8/10

Daytime Telephone: 512-258-1245 or 512-799-8289

Comments: THE ADDITION OF ANOTHER HOUSE ONTO THESE 2 LOTS VIOLATES DEED RESTRICTIONS (INSUFFICIENT FRONTAGE) CHANGES THE CHARACTER OF OUR NEIGHBORHOOD. ADDS TRAFFIC TO A NARROW CUL-DE-SAC ALREADY EXPERIENCING HEAVY PARKING & TRAFFIC AND ADDS IMPERVIOUS COVER THAT WOULD CAUSE MORE FLOODING DOWN STREAM.

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

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: C8-2010-0030.0A
Contact: Don Perryman, 512-974-2786 or Yolanda Parada, 512-974-2784
Public Hearing: October 19, 2010, Zoning & Platting Commission

KENNETH HARLIS MILLS
Your Name (please print)

I am in favor
 I object

12102 TWEEED CT AUSTIN, TX 78727
Your address(es) affected by this application

Ken H Mills
Signature Date 8 Oct 2010

Daytime Telephone: 512-289-6158

Comments: There are currently already parking and drainage problems in the immediate area of this project. I am concerned that this additional development will only make these problems worse.

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

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: C8-2010-0030.0A

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

Public Hearing: October 19, 2010, Zoning & Platting Commission

BEOWARD Schlueter
Your Name (please print)

I am in favor
 I object

18109 Cooward Rd
Your address(es) affected by this application

Signature: *Beoward Schlueter* Date: 10-3-2010

Daytime Telephone: 512-252-10290

Comments: my cooward is for safety - the proposed access to the rear shovels does not appear to allow for emergency vehicles. Also - the drainage is a bad case - the water runs off to Cooward Rd and affects several houses. Additionally - many trees will be cut down.

If you use this form to comment, it may be returned to: City of Austin - Planning & Development Review Dept./4th Fl

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

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: C8-2010-0030.0A

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

Public Hearing: October 19, 2010, Zoning & Platting Commission

Mark & Fran Paterson
Your Name (please print)

I am in favor
 I object

12011 Bell Ave - Austin, TX 78727
Your address(es) affected by this application

Signature: *Mark & Fran Paterson* Date: Oct 5-10

Daytime Telephone: 512-250-9545

Comments: Mr. Bolton wants to put a fence behind his existing home. The desired fence would have about 15' of need footage. The deed restriction state each house is to have at least 100' of footage. There is no violation of the deed restrictions. A fence behind an existing home changed the character of all neighboring. Mr. Bolton asked about 400 sq ft fence existing home what has caused major flooding + runoff problems to surrounding neighbors. Another structure near by would cause major runoff problems. There are the major reasons why we object to add fence home being built - dark

If you use this form to comment, it may be returned to: City of Austin - Planning & Development Review Dept./4th Fl

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

10/11 to resist Mr. Bolton's wall



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.

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: C8-2010-0030.0A
 Contact: Don Perryman, 512-974-2786 or Yolanda Parada, 512-974-2784
 Public Hearing: October 19, 2010, Zoning & Platting Commission

Warren Cullar
 Your Name (please print) (Katheryn Biel)
 12102 Concord Rd Austin TX
 Your address(es) affected by this application

I am in favor
 I object

Warren Cullar (replied)
 Signature
 10/6/10
 Date

Daytime Telephone: 512-589-6717

Comments: The subdividing of 2 lots into 3 is in conflict with the character of Summit Oaks. There would be a negative watershed impact to multiple homes & streets. It is against neighborhood homeowner rules & deed restrictions. Please STOP this
 Thank you

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