

SUBDIVISION REVIEW SHEET

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CASE NO: C8-2010-0035

ZAP DATE: November 2, 2010

SUBDIVISION NAME: Savoy Subdivision Preliminary Plan

AREA: 5.94 Acres

LOTS: 28

APPLICANT: Stephen Whatley

AGENT: Hanrahan Pritchard Eng. Inc.
(Larry Hanrahan)

ADDRESS OF SUBDIVISION: 3730 Cima Serena Drive

GRIDS: J31

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

ZONING: SF-3

PROPOSED LAND USE: Single-Family (26 lots), Drainage (1 Lot), Open Space/ Landscape (1 Lot), and Right-of-Way

VARIANCES: None

SIDEWALKS:

Sidewalks will be provided.

DEPARTMENT COMMENTS:

The request is for approval of the Savoy Subdivision Preliminary Plan. The subdivision is composed of (28) lots on 5.94 acres. The Fire Department has approved the street layout and the 4 proposed flag lots.

STAFF RECOMMENDATION:

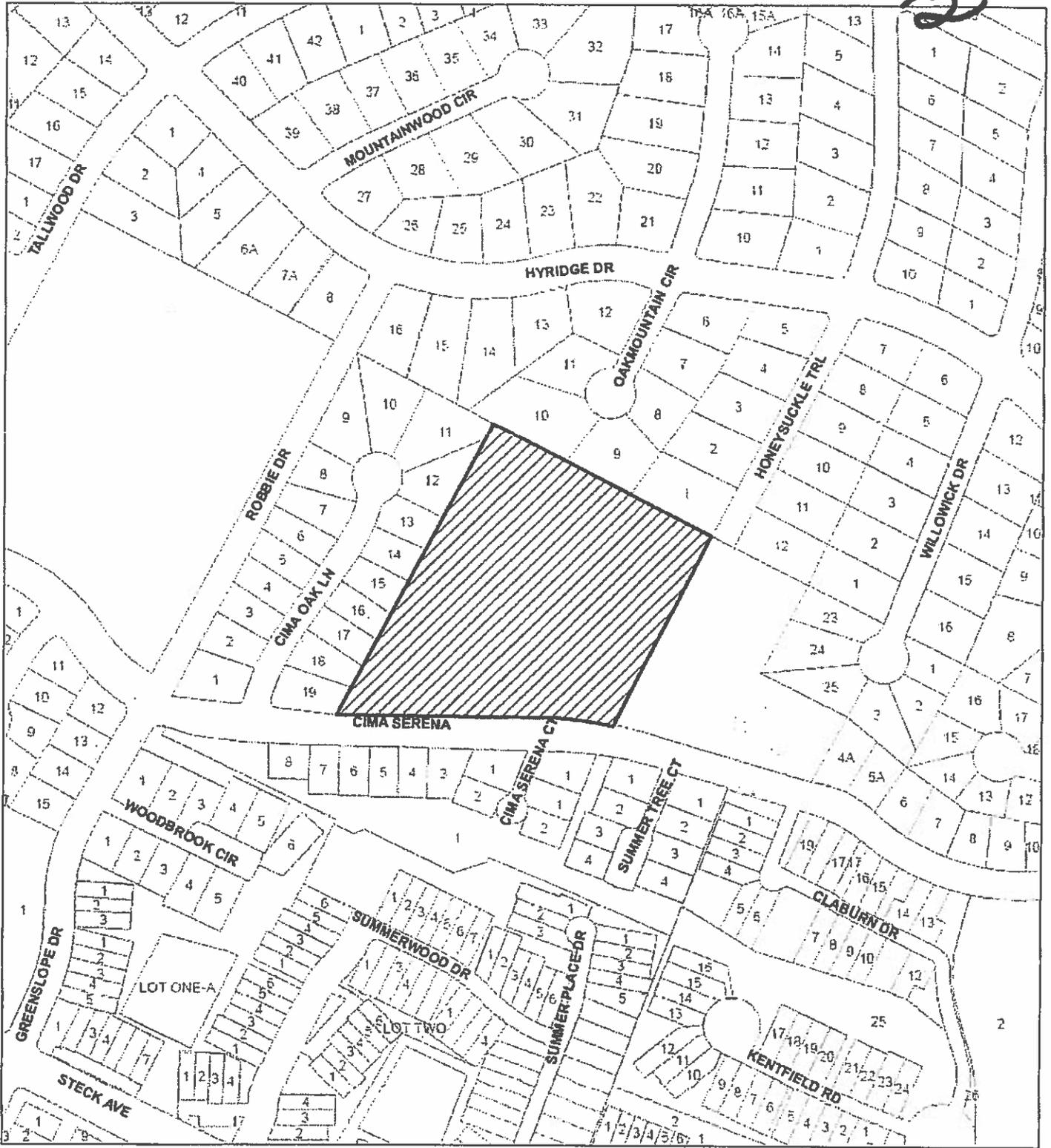
The staff recommends approval of the Preliminary Plan. The plan now meets all applicable State and City of Austin LDC requirements.

ZAP COMMISSION ACTION:

CASE MANAGER: David Wahlgren
Email address: david.wahlgren@ci.austin.tx.us

PHONE: 974-6455

C8-2



 Subject Tract
 Base Map

Savoy Subdivision

CASE#: C8-2010-0035
 ADDRESS: 3730 CIMA SERENA
 MANAGER: David Wahlgren

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.

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NOTES:
 1. THIS PLAN IS A PRELIMINARY PLAN AND IS NOT TO BE USED FOR CONSTRUCTION.
 2. THE PROPERTY LINES AND AREAS SHOWN ON THIS PLAN ARE BASED ON THE RECORD SURVEY AND FIELD MEASUREMENTS.
 3. THE PROPERTY LINES AND AREAS SHOWN ON THIS PLAN ARE SUBJECT TO THE RECORD SURVEY AND FIELD MEASUREMENTS.
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LOT	AREA (SQ. FT.)	AREA (SQ. YD.)
1	10,000	0.23
2	10,000	0.23
3	10,000	0.23
4	10,000	0.23
5	10,000	0.23
6	10,000	0.23
7	10,000	0.23
8	10,000	0.23
9	10,000	0.23
10	10,000	0.23
11	10,000	0.23
12	10,000	0.23
13	10,000	0.23
14	10,000	0.23
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17	10,000	0.23
18	10,000	0.23
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31	10,000	0.23
32	10,000	0.23
33	10,000	0.23
34	10,000	0.23
35	10,000	0.23
36	10,000	0.23
37	10,000	0.23
38	10,000	0.23
39	10,000	0.23
40	10,000	0.23



FILE: N:\CimaSerenia\Sub-Cima-Preliminary.dwg
 Job No. 207-01
 Scale (1/4" = 1'-0")
 Date: 04/12/10
 Checked By: [Signature]
 Drawn By: [Signature]
 Revision 1:
 Revision 2:
 Revision 3:



**SAVOY SUBDIVISION
 PRELIMINARY PLAN**

HANRAHAN • PRITCHARD ENGINEERING, INC.
 CONSULTING ENGINEERS (TX REG. PROJ. 4461)
 8333 Green Park Drive
 ALBERTA, TEXAS 76725
 OFFICE 817-434-4714 FAX 817-434-4713
 Hanp@eng.com

HPE

CS-2010-0035

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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

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.

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.

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: C8-2010-0035
 Contact: David Wahlgren, 512-974-6455 or
 Elsa Garza, 512-974-2308
 Public Hearing: Zoning and Platting Commission

Your Name (please print) Robert A Miller
 Your address(es) affected by this application 8315 Summer Place Dr.

I am in favor
 I object

Signature Robert A Miller Date 10-25-20

Daytime Telephone: 512/350-3741

Comments: _____

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

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 Elsa Garza, 512-974-2308
 Public Hearing: Zoning and Platting Commission

EVAR CHURCH
 Your Name (please print) I am in favor
 I object

3612 KENTFIELD ROAD
 Your address(es) affected by this application

Eva Lehnack
 Signature
 10/24/10
 Date

Daytime Telephone: 512-451-4611

Comments:
 WE NEED TO PRESERVE SOME OF
 OUR NATURAL AREAS.
 THIS AREA IS ALREADY OVERLOADED
 WITH BUILDINGS

Thank you for coming,
 Sincerely, Eva Lehnack

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

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PUBLIC HEARING INFORMATION

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 Elsa Garza, 512-974-2308
 Public Hearing: Zoning and Platting Commission

William S. Abrams

Your Name (please print)

8604-B Cinn Oak Ln., Austin 78759

Your address(es) affected by this application

William S. Abrams

Signature

Oct. 25, 2010

Date

Daytime Telephone: (512) 346-5366

Comments:

Please refer to my comments attached to this form.

I am in favor
 I object

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

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William Abrams

October 25, 2010

City of Austin Planning & Development Review, 4th floor
P.O. Box 1088
Austin, TX 78767-8810

Attn.: David Wahlgren

My comments regarding Case Number C8-2010-0035, Savoy Subdivision, 3730 Cima Serena project application are as follows:

I OBJECT to the proposed development due to the fact that the approval process is premature and has not taken into consideration any alternative land development plans, especially a more comprehensive collateral development of the Savoy Subdivision in conjunction with the adjacent property at 3710 Cima Serena Dr. (now being offered through McAden Properties) which involves a house sited at the far edge of a considerable piece of adjacent undeveloped land (approximately 4 acres). Linked together, the two conjoined subdivisions could form an ecologically intact public heritage site of 11 acres within an urban core development area; this would guarantee a high rate of visitor use. The resulting combined parcel of pristine undisturbed land with its significant native plant species and an active community of breeding birds (and up until a year or two ago a small breeding community of wild deer) will then also continue to function in its very significant hydrologic role of facilitating proper drainage within the "Serena Woods Neighborhood" area. The result will be the establishment of a permanent natural heritage land trust and pocket nature preserve within the immediate vicinity of a highly dense urban neighborhood area. These combined subdivisions, if enhanced with selective weeding and the addition of walking/jogging/hiking trails, would together form an ideal forest reserve, a high-visitor example of a pocket park, a dedicated easily accessible ecological study area for the two nearby schools (Anderson High and Hill Elementary), as well as an off-leash dog exercise area. The potential benefits of this proposed area (the combined subdivisions) would certainly exceed those presently being enjoyed by visitors to the somewhat comparable Stillhouse Hollow Nature area (7810 Sterling Dr.). Before proceeding any further with the applicant's near-term plan that addresses only the interests of a narrow-minded commercial development and thus a furtherance of urban sprawl, the City of Austin must first make a more sincere and concerted public effort in the form of a Comprehensive

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Plan that will enlist the help of Austin Parks Foundation and The Trust for Public Land, as well as county/state/and matching federal funding in order to transform this pristine natural area--one of the very last remaining high-quality natural areas in Travis County--into a nationally recognized land trust and pocket park.

FURTHERMORE, **I OBJECT** to the proposed development of Savoy Subdivision (3730 Cima Serena) specifically as regards the site plan's unreasonable proportion of **Number of Lots versus Size of Acreage**--namely, its siting of 27 lots within the total 5.94 acres. This anomalous urban density would be inappropriate and inconsistent with the current average number of lots/per acre of the adjacent developments to the west and north. It is my considered opinion that such a nearby overcapacity would negatively impact the property values of Cima Oaks Homeowners Association.

Thank you allowing me to voice my strong objections to the proposed development of Savoy Subdivision.



William S. Abrams, 8604-B Cima Oak Lane, Austin, TX 78759 (Lot 11 of Cima Oak HOA, adjoining the Savoy Subdivision)