

SUBDIVISION REVIEW SHEET

C: 7
1

CASE NO: C8J-2010-0016.0A

ZAP DATE: January 4, 2011

SUBDIVISION NAME: Resubdivision of Lot 2, Kellywood Estates Section Two

AREA: 4.14 acres

LOTS: 4

APPLICANT: Noel & Susan Kelly

AGENT: C Faulkner Engineering
(Stephen Delgado)

ADDRESS OF SUBDIVISION: 4110 Kellywood Drive

GRIDS: C-14

COUNTY: Travis

WATERSHED: Slaughter Creek

JURISDICTION: 2-Mile ETJ

EXISTING ZONING: None

PROPOSED LAND USE: Single Family

ADMINISTRATIVE WAIVERS: An Administrative waiver to 30-5-281(B) and (C) was granted on March 23, 2009.

VARIANCES: None

SIDEWALKS

Sidewalks will be provided on Kellywood Drive once curb and gutter is provided.

DEPARTMENT COMMENTS:

The request is for approval of the resubdivision namely, Resubdivision of Lot 2, Kellywood Estates Section Two. The subdivision is composed of 4 lots on 4.14 acres. The site will be serviced by on site wells for water (See attached copy of letter from Barton Springs Edwards Aquifer Conservation District), and septic for wastewater (the plat has been reviewed by Travis County On-Site Wastewater Program).

STAFF RECOMMENDATION:

The staff recommends approval of this resubdivision as it meets all applicable Land Development and State Local Government Code regulations.

ZONING AND PLATTING COMMISSION ACTION:

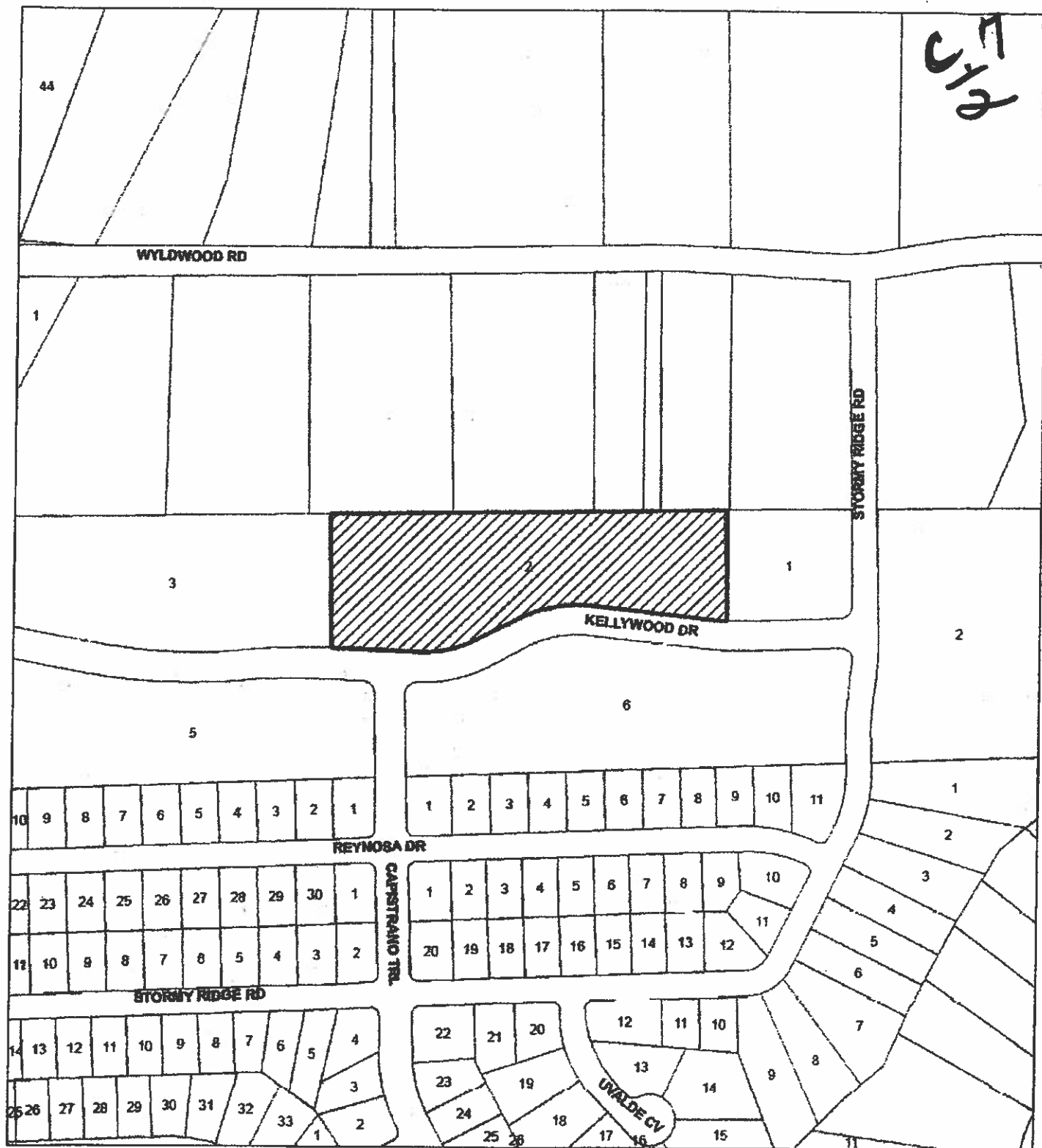
CASE MANAGER: Sylvia Limon
email address: sylvia.limon@ci.austin.tx.us



PHONE: 974-2767

Travis County: Sarah Sumner
email address: sarah.sumner@co.travis.tx.us

PHONE: 854-7687

C 1/2



 Subject Tract
 Base Map

Kellywood Estates
CASE#: C8J-2010-0016.0A
ADDRESS: 4110 Kellywood Drive
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.



VICINITY MAP
(NOT TO SCALE)

LEGEND

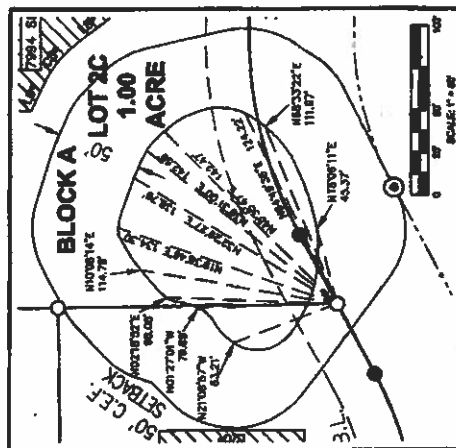
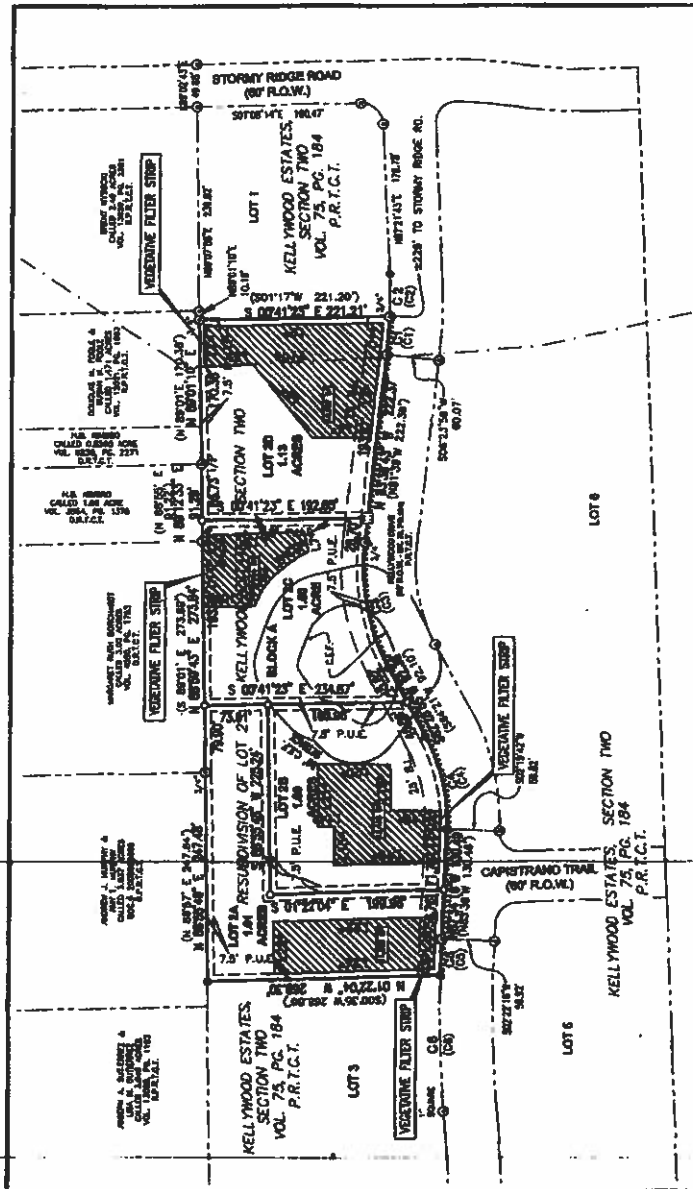
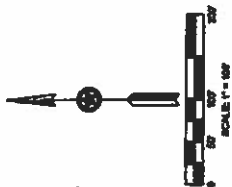
- 1" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
- 2" IRON ROD FOUND
- 2" IRON ROD w/CON STAMPED "C" FOUND
- 3" SINKHOLE MONUMENT w/PUNCHMARK, STAMPED "TALS C&S" SET
- SEWER
- BUILDING SETBACK LINE
- P.U.E. PUBLIC UTILITY EASEMENT
- D.E. DRAINAGE EASEMENT
- WATER QUALITY TRANSGRANT ZONE
- C.E.F. CRITICAL ENVIRONMENTAL FEATURE
- DEED RECORDS TRAVIS COUNTY, TEXAS
- PLAT RECORDS TRAVIS COUNTY, TEXAS
- OFFICIAL PUBLIC RECORDS TRAVIS COUNTY, TEXAS
- VEGETATION FILTER STRIPS

LAND USE TABLE

4 - SINGLE FAMILY LOTS:

- 21 - 44,134 SQ. FT. (1.01 ACRES)
- 22 - 44,380 SQ. FT. (1.00 ACRES)
- 23 - 44,380 SQ. FT. (1.00 ACRES)
- 24 - 44,223 SQ. FT. (1.13 ACRES)

184,177 SQ. FT. (4.14 ACRES) - TOTAL



DEAL OF CUS. LOCATOR AND SERVICE LOCATIONS
WATERING FACILITIES AND DEVELOPMENT AREAS REMAINING
OF THE CITY OF AUSTIN

Vegetation Filter Strip Area Table	Area #	Length	Width	Area
1	1	47.63	100' 00" 24"	47.63
2	2	50.53	100' 00" 24"	50.53
3	3	50.53	100' 00" 24"	50.53
4	4	50.53	100' 00" 24"	50.53
5	5	50.53	100' 00" 24"	50.53
6	6	50.53	100' 00" 24"	50.53
7	7	50.53	100' 00" 24"	50.53
8	8	50.53	100' 00" 24"	50.53
9	9	50.53	100' 00" 24"	50.53
10	10	50.53	100' 00" 24"	50.53
11	11	50.53	100' 00" 24"	50.53
12	12	50.53	100' 00" 24"	50.53
13	13	50.53	100' 00" 24"	50.53
14	14	50.53	100' 00" 24"	50.53
15	15	50.53	100' 00" 24"	50.53
16	16	50.53	100' 00" 24"	50.53
17	17	50.53	100' 00" 24"	50.53
18	18	50.53	100' 00" 24"	50.53
19	19	50.53	100' 00" 24"	50.53
20	20	50.53	100' 00" 24"	50.53
21	21	50.53	100' 00" 24"	50.53
22	22	50.53	100' 00" 24"	50.53
23	23	50.53	100' 00" 24"	50.53
24	24	50.53	100' 00" 24"	50.53
25	25	50.53	100' 00" 24"	50.53
26	26	50.53	100' 00" 24"	50.53
27	27	50.53	100' 00" 24"	50.53
28	28	50.53	100' 00" 24"	50.53
29	29	50.53	100' 00" 24"	50.53
30	30	50.53	100' 00" 24"	50.53
31	31	50.53	100' 00" 24"	50.53
32	32	50.53	100' 00" 24"	50.53
33	33	50.53	100' 00" 24"	50.53
34	34	50.53	100' 00" 24"	50.53
35	35	50.53	100' 00" 24"	50.53
36	36	50.53	100' 00" 24"	50.53
37	37	50.53	100' 00" 24"	50.53
38	38	50.53	100' 00" 24"	50.53
39	39	50.53	100' 00" 24"	50.53
40	40	50.53	100' 00" 24"	50.53
41	41	50.53	100' 00" 24"	50.53
42	42	50.53	100' 00" 24"	50.53
43	43	50.53	100' 00" 24"	50.53
44	44	50.53	100' 00" 24"	50.53
45	45	50.53	100' 00" 24"	50.53
46	46	50.53	100' 00" 24"	50.53
47	47	50.53	100' 00" 24"	50.53
48	48	50.53	100' 00" 24"	50.53
49	49	50.53	100' 00" 24"	50.53
50	50	50.53	100' 00" 24"	50.53

Vegetation Filter Strip Area Table	Area #	Length	Width	Area
1	1	47.63	100' 00" 24"	47.63
2	2	50.53	100' 00" 24"	50.53
3	3	50.53	100' 00" 24"	50.53
4	4	50.53	100' 00" 24"	50.53
5	5	50.53	100' 00" 24"	50.53
6	6	50.53	100' 00" 24"	50.53
7	7	50.53	100' 00" 24"	50.53
8	8	50.53	100' 00" 24"	50.53
9	9	50.53	100' 00" 24"	50.53
10	10	50.53	100' 00" 24"	50.53
11	11	50.53	100' 00" 24"	50.53
12	12	50.53	100' 00" 24"	50.53
13	13	50.53	100' 00" 24"	50.53
14	14	50.53	100' 00" 24"	50.53
15	15	50.53	100' 00" 24"	50.53
16	16	50.53	100' 00" 24"	50.53
17	17	50.53	100' 00" 24"	50.53
18	18	50.53	100' 00" 24"	50.53
19	19	50.53	100' 00" 24"	50.53
20	20	50.53	100' 00" 24"	50.53
21	21	50.53	100' 00" 24"	50.53
22	22	50.53	100' 00" 24"	50.53
23	23	50.53	100' 00" 24"	50.53
24	24	50.53	100' 00" 24"	50.53
25	25	50.53	100' 00" 24"	50.53
26	26	50.53	100' 00" 24"	50.53
27	27	50.53	100' 00" 24"	50.53
28	28	50.53	100' 00" 24"	50.53
29	29	50.53	100' 00" 24"	50.53
30	30	50.53	100' 00" 24"	50.53
31	31	50.53	100' 00" 24"	50.53
32	32	50.53	100' 00" 24"	50.53
33	33	50.53	100' 00" 24"	50.53
34	34	50.53	100' 00" 24"	50.53
35	35	50.53	100' 00" 24"	50.53
36	36	50.53	100' 00" 24"	50.53
37	37	50.53	100' 00" 24"	50.53
38	38	50.53	100' 00" 24"	50.53
39	39	50.53	100' 00" 24"	50.53
40	40	50.53	100' 00" 24"	50.53
41	41	50.53	100' 00" 24"	50.53
42	42	50.53	100' 00" 24"	50.53
43	43	50.53	100' 00" 24"	50.53
44	44	50.53	100' 00" 24"	50.53
45	45	50.53	100' 00" 24"	50.53
46	46	50.53	100' 00" 24"	50.53
47	47	50.53	100' 00" 24"	50.53
48	48	50.53	100' 00" 24"	50.53
49	49	50.53	100' 00" 24"	50.53
50	50	50.53	100' 00" 24"	50.53

Vegetation Filter Strip Area Table	Area #	Length	Width	Area
1	1	47.63	100' 00" 24"	47.63
2	2	50.53	100' 00" 24"	50.53
3	3	50.53	100' 00" 24"	50.53
4	4	50.53	100' 00" 24"	50.53
5	5	50.53	100' 00" 24"	50.53
6	6	50.53	100' 00" 24"	50.53
7	7	50.53	100' 00" 24"	50.53
8	8	50.53	100' 00" 24"	50.53
9	9	50.53	100' 00" 24"	50.53
10	10	50.53	100' 00" 24"	50.53
11	11	50.53	100' 00" 24"	50.53
12	12	50.53	100' 00" 24"	50.53
13	13	50.53	100' 00" 24"	50.53
14	14	50.53	100' 00" 24"	50.53
15	15	50.53	100' 00" 24"	50.53
16	16	50.53	100' 00" 24"	50.53
17	17	50.53	100' 00" 24"	50.53
18	18	50.53	100' 00" 24"	50.53
19	19	50.53	100' 00" 24"	50.53
20	20	50.53	100' 00" 24"	50.53
21	21	50.53	100' 00" 24"	50.53
22	22	50.53	100' 00" 24"	50.53
23	23	50.53	100' 00" 24"	50.53
24	24	50.53	100' 00" 24"	50.53
25	25	50.53	100' 00" 24"	50.53
26	26	50.53	100' 00" 24"	50.53
27	27	50.53	100' 00" 24"	50.53
28	28	50.53	100' 00" 24"	50.53
29	29	50.53	100' 00" 24"	50.53
30	30	50.53	100' 00" 24"	50.53
31	31	50.53	100' 00" 24"	50.53
32	32	50.53	100' 00" 24"	50.53
33	33	50.53	100' 00" 24"	50.53
34	34	50.53	100' 00" 24"	50.53
35	35	50.53	100' 00" 24"	50.53
36	36	50.53	100' 00" 24"	50.53
37	37	50.53	100' 00" 24"	50.53
38	38	50.53	100' 00" 24"	50.53
39	39	50.53	100' 00" 24"	50.53
40	40	50.53	100' 00" 24"	50.53
41	41	50.53	100' 00" 24"	50.53
42	42	50.53	100' 00" 24"	50.53
43	43	50.53	100' 00" 24"	50.53
44	44	50.53	100' 00" 24"	50.53
45	45	50.53	100' 00" 24"	50.53
46	46	50.53	100' 00" 24"	50.53
47	47	50.53	100' 00" 24"	50.53
48	48	50.53	100' 00" 24"	50.53
49	49	50.53	100' 00" 24"	50.53
50	50	50.53	100' 00" 24"	50.53

Area #	Length	Width	Area
1	47.63	100' 00" 24"	47.63
2	50.53	100' 00" 24"	50.53
3	50.53	100' 00" 24"	50.53
4	50.53	100' 00" 24"	50.53
5	50.53	100' 00" 24"	50.53
6	50.53	100' 00" 24"	50.53
7	50.53	100' 00" 24"	50.53
8	50.53	100' 00" 24"	50.53
9	50.53	100' 00" 24"	50.53
10	50.53	100' 00" 24"	50.53
11	50.53	100' 00" 24"	50.53
12	50.53	100' 00" 24"	50.53
13	50.53	100' 00" 24"	50.53
14	50.53	100' 00" 24"	50.53
15	50.53	100' 00" 24"	50.53
16	50.53	100' 00" 24"	50.53
17	50.53	100' 00" 24"	50.53
18	50.53	100' 00" 24"	50.53
19	50.53	100' 00" 24"	50.53
20	50.53	100' 00" 24"	50.53
21	50.53	100' 00" 24"	50.53
22	50.53	100' 00" 24"	50.53
23	50.53	100' 00" 24"	50.53
24	50.53	100' 00" 24"	50.53
25	50.53	100' 00" 24"	50.53
26	50.53	100' 00" 24"	50.53
27	50.53	100' 00" 24"	50.53
28	50.53	100' 00" 24"	50.53
29	50.53	100' 00" 24"	50.53
30	50.53	100' 00" 24"	50.53
31	50.53	100' 00" 24"	50.53
32	50.53	100' 00" 24"	50.53
33	50.53	100' 00" 24"	50.53
34	50.53	100' 00" 24"	50.53
35	50.53	100' 00" 24"	50.53
36	50.53	100' 00" 24"	50.53
37	50.53	100' 00" 24"	50.53
38	50.53	100' 00" 24"	50.53
39	50.53	100' 00" 24"	50.53
40	50.53	100' 00" 24"	50.53
41	50.53	100' 00" 24"	50.53
42	50.53	100' 00" 24"	50.53
43	50.53	100' 00" 24"	50.53
44	50.53	100' 00" 24"	50.53
45	50.53	100' 00" 24"	50.53
46	50.53	100' 00" 24"	50.53
47	50.53	100' 00" 24"	50.53
48	5		



**Barton Springs
Edwards Aquifer**
CONSERVATION DISTRICT

C-7
3

July 30, 2010

Stephen R Delgado, P.E.
Principal / Owner
Texas Engineering Solutions, LLC
5000 Bee Caves Rd, Ste 206
Austin, TX 78746

RE: Inquiry to the Permitting of Domestic Use Water Well(s) in Kellywood Estates,
located on Kellywood Drive in southern Travis County.

Mr. Delgado,

The Barton Springs/Edwards Aquifer Conservation District (District) is currently under a moratorium on the filing and accepting of applications for new wells withdrawing groundwater from the freshwater portion of the Barton Springs segment of the Edwards Aquifer. The moratorium however, allows exception for new exempt wells or Nonexempt Domestic Use Wells (NDUs) that may be eligible for authorization under the District's General Permit for NDU wells (Rule 3-1.20(B)). The NDU General Permit provides the authorization to permit by rule the drilling and completion of NDU wells and the production of groundwater from these wells provided that certain criteria are met.

Pursuant to District Rule 3-1.20(B)(1), the primary initial eligibility criterion requires that the proposed well not be located in an area in which a water supplier has a valid Certificate of Convenience and Necessity (CCN). Information provided regarding the above referenced property indicates that this criterion will be satisfied therefore, the property is eligible for authorization. In addition to the eligibility criteria, NDU applications are also subject to all other applicable District Rules and Bylaws, more specifically, the District's Well Construction Standards and well spacing requirements. Compliance with these requirements cannot be determined until such time that an application is received and the preliminary inspection is performed.

It is important to note that the general location and mapped surface geology of the above referenced property indicates that a well at this location would not have access to the full thickness of the Edwards formation and would have limited saturated thickness of the groundwater production zones within the formation. This may be a limiting factor on the yield and production rates from the proposed well(s) on the property. A more detailed assessment will be provided by District staff upon receipt and review of an application, the site inspection, and field testing of existing wells on or near the subject property. This assessment may reveal any well spacing issues and may indicate the potential need

C 7
6

for increased storage due to limited production rates. It may also suggest consideration of the Middle Trinity Aquifer as an alternative target production zone.

Please note that this letter is not intended to serve as a definitive demonstration of sufficient water availability, but merely serves as a preliminary assessment and verifies that the property in question may be eligible for authorization under District Rules. If you have any questions or concerns related to this matter, feel free to contact me by phone at 512-282-8441.

Thank You,



John T. Dupnik, P.G.
Regulatory Compliance Team Leader

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: C81-2010-0016.0A

Contact: Sylvia Limon, 512-974-2767 or

Cheryl Castilla, 512-974-3437

Public Hearing: Dec. 21, 2010, Zoning & Planning Commission,

Josh Kelly

Your Name (please print)

☐ I am in favor
☒ I object

4317 Kellywood Dr. Austin, Texas 78739

Your address(es) affected by this application

Josh Kelly

Signature

6 Dec 2010

Date

Daytime Telephone: 512-527-3429

Comments: I strongly oppose the Re-Subdivision of Kellywood Dr. Section 2. I speak for the entire Kelly family and know on the Kellys' estate a good and every member of the family will with the year to expense their system of location. I wish to be subdivided C81-2010-0016.0A. I am usually working more to work if we could decrease the Public Hearing due to the holidays.

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

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: C8J-2010-0016.0A

Contact: Sylvia Limon, 512-974-2767 or
Cindy Castillas, 512-974-3437

Public Hearing: Dec. 21, 2010, Zoning & Platting Commission,

William Barron

Your Name (please print)

☐ I am in favor
☒ I object

3901 Reynosa Dr. Austin TX 78739

Your address(es) affected by this application

William K. Barron

Signature

Date

Daytime Telephone: _____

Comments: _____

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

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: C8J-2010-0016.0A

Contact: Sylvia Limon, 512-974-2767 or

Cindy Casillas, 512-974-3437

Public Hearing: Dec 21, 2010, Zoning & Planning Commission,

Jennifer Kelly Jackson

Your Name (please print)

☐ I am in favor
☒ I object

704 HOGAN KYLE, TX 78640

Your address(es) affected by this application

Jennifer Kelly Jackson

Signature

Date

Daytime Telephone: 512-496-1847

Comments: I am against the proposed development because we would like to keep our land family & having it developed would not only lead to more congestion, but no longer a family land. Also, the drainage retention that already excessively flows onto George Cox's land would be even more. I strongly object!!

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