

C5
1

SUBDIVISION REVIEW SHEET

CASE NO: C8J-2010-0016.0A

ZAP DATE: February 1, 2011
January 4, 2011
December 21, 2010

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

AREA: 4.14 acres

LOTS: 4

APPLICANT: Noel & Susan Kelly

AGENT: Texas Engineering Solutions
LLC (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 & approved by Travis County On-Site Wastewater Program).

Attached is further information from Mr. Delgado (dated 11/15/2010) showing locations of water lines from existing well on the site.

Additionally, Mr. Josh Kelly has submitted a request to pull this item from the agenda (See Attached, dated 1/25/2011).

STAFF RECOMMENDATION:

The Single Office staff reviewed this application along with supporting materials provided by the engineer and have determined that this application meets all applicable regulations. Therefore, staff recommends approval of this resubdivision as it meets all applicable Land Development and State Local Government Code regulations.

ZONING AND PLATTING COMMISSION ACTION:

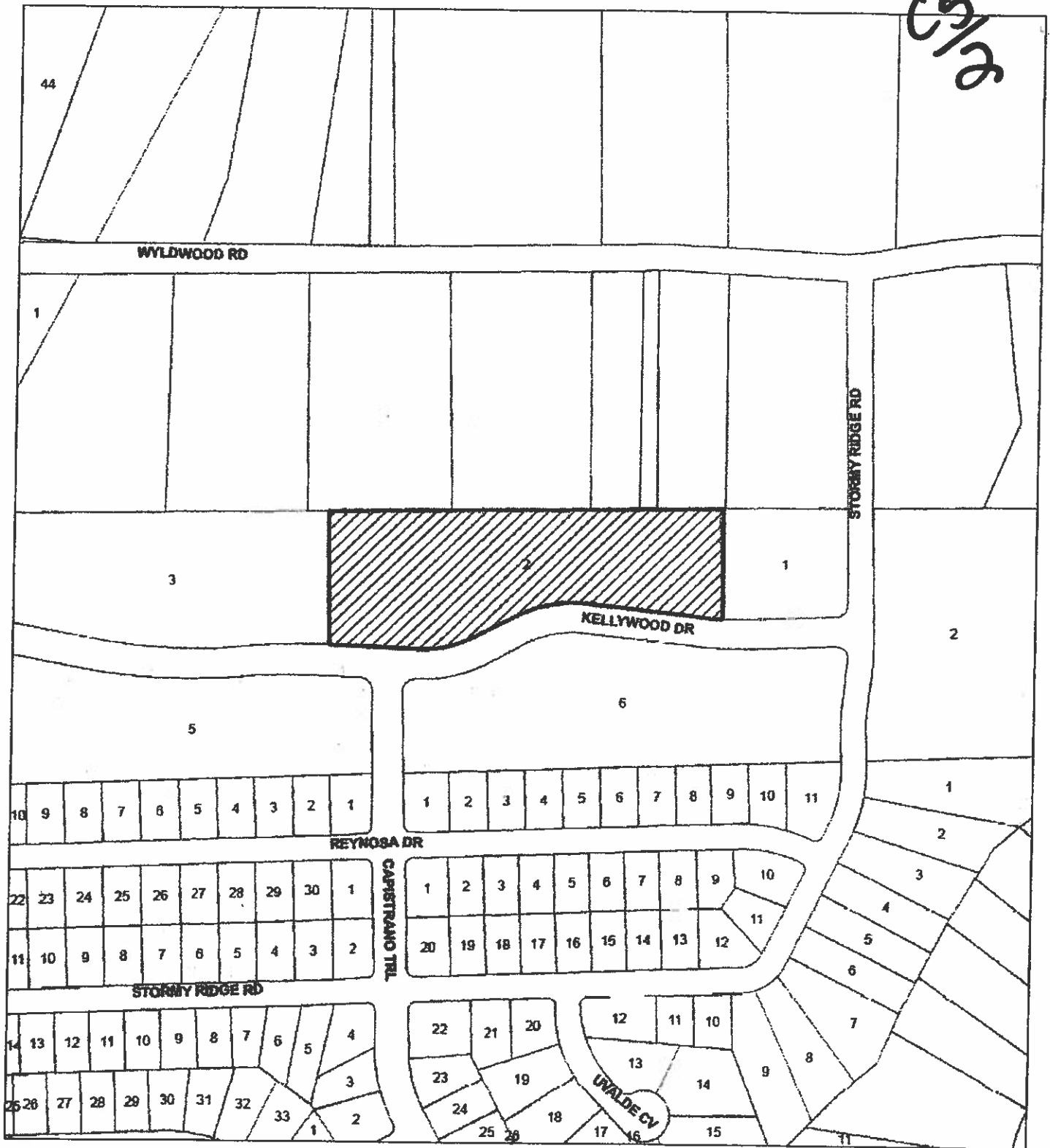
CASE MANAGER: Sylvia Limon
email address: sylvia.limon@ci.austin.tx.us

PHONE: 974-2767

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

PHONE: 854-7687

C5/2



 Subject Tract

 Base Map

Kellywood Estates

CASE#: C8J-2010-0016.0A

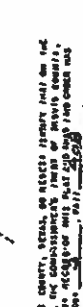
ADDRESS: 4110 Kellywood Drive

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.



UNIT OF 2010 CENTS, 0000 900. 7.25 000 00
001 000000, 00000

is less than 10% of the total number of cases.

100019, T-1000.

1974. W. D. ✓
OF THE JOINTED GOVERNMENT OF THE DISTRICT OF THE DISTRICT, 1974.
AGREED IN THE DISTRICT OF THE DISTRICT OF THE DISTRICT

Langelet Line - Kansas

DATE OF NEXT RELEASE TO BE DETERMINED WITH
JANUARY 6, 1977

BOOK'S
SURVEYOR NO. 1356

STATE OF TEXAS,
COUNTY OF TRAVIS;

or Distings _____

STATE OF TEXAS,
COUNTY OF TRAVIS,
before me, the undersigned, clerk of the court, came
JOHN W. HARRIS, personally known to me, and
known to be the person whose name is subscribed
to the foregoing instrument, and acknowledged to
me that he executed the same for the purposes
and consideration therein expressed.

APPROVED FOR ACCEPTANCE.

3411 January 25, 1977

FILED FOR RECORD AT 2:15 PM
COURT HOUSE, CLARK COUNTY, MISSISSIPPI
ON 11/16/2017

THIS IS THE LAST COPY AVAILABLE
BY *W. J. ...*
SURVEY COMPLETED

WILLIAM M.
REGISTERED PUBLIC

Year	1970	1971	1972	1973	1974	1975	1976	1977	1978	1979	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043	2044	2045	2046	2047	2048	2049	2050	2051	2052	2053	2054	2055	2056	2057	2058	2059	2060	2061	2062	2063	2064	2065	2066	2067	2068	2069	2070	2071	2072	2073	2074	2075	2076	2077	2078	2079	2080	2081	2082	2083	2084	2085	2086	2087	2088	2089	2090	2091	2092	2093	2094	2095	2096	2097	2098	2099	2100
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2. MEMORANDUM FOR THE COUNTY OF SANTA BARBARA
DATE: 10/17/77
PAGE: 10

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© 1999 by the American Psychological Association, 0893-3200/99/\$12.00 DOI: 10.1037/0893-3200.13.4.565

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Golden Eagle, "New York"

[illegible]

100-443687-100

[illegible]

LEGEND

1. HOUSE QUALITY ELEMENT
2. HOUSE JOINT

NOTE:

WEIGHT ELEMENT FOR

MEMPHIS TELETYPE UNIT
FBI MEMPHIS
FBI WASHINGTON
FBI NEW YORK
FBI BUREAU
FBI CHICAGO
FBI CLEVELAND
FBI DETROIT
FBI INDIANAPOLIS
FBI KANSAS CITY
FBI LOS ANGELES
FBI MILWAUKEE
FBI MINNEAPOLIS
FBI OMAHA
FBI PHOENIX
FBI PORTLAND
FBI RICHMOND
FBI ST. LOUIS
FBI TAMPA
FBI WASHINGTON
FBI WICHITA

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED
DATE 01-27-2001 BY 60322 UCBAW

OLD ESTATES, SECTION TWO
 I, the undersigned, being a duly qualified and sworn
 officer of the County of San Diego, State of California,
 do hereby certify that the foregoing is a true and correct
 copy of the original as the same appears in the records
 of the County of San Diego, State of California,
 this 10 day of September, 1976.
 My Commission Expires September 10, 1977.
 Notary Public for California

Mrs. J. H. Smith

[illegible]

APPROVED FOR RELEASE BY THE DIRECTOR OF CENTRAL INTELLIGENCE

SEAL OF OFFICE was on 22 Oct or 23 Oct.

Dr. J. A. Smith
WVP to help the international students

[illegible][illegible]

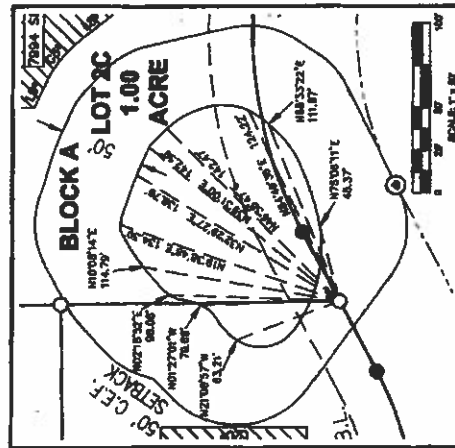
Neil H. Keller
BOL 30-5113
1041 Mendocino Ave., Eureka, 10228 996

STATE OF TEXAS.
COUNTY OF TRAVIS;

STATE OF TEXAS,
COUNTY OF BEXAR;
JAMES C. WILSON, Sheriff.

PLEASE NOTE THAT IS SUBJECT TO THE
THE PATENT OFFICE AND CONSTRUCTION
GIVEN UNDER MY HAND AND

F.B. 58, PG. 22-59
PLAN - 4153



DETAIL OF C.F.F. LOCATION AND SURVEY CALCULATION
BASED UPON POINTS PROVIDED BY
UNDESIGNED PROFESSIONAL AND OVERSIGHT REVIEW DEPARTMENT

Notes

BASIS OF BEARINGS: GRID BEARINGS OF THE TEXAS COORDINATE SYSTEM OF 1965, CENTRAL ZONE, U.S. SURVEY FEET.
COMBINED SCALE FACTOR OF 0.99999.
UTILIZING GPS COOPERATIVE RTK NETWORK. REFERENCE FRAME NAD83 (CON88-98) (EPOCH2002.0000).
DISTANCES SHOWN HEREON ARE IN USACFS.



Texas Engineering Solutions, LLC
6000 Bee Caves Road, Suite 206
Austin, Texas 78746
P: (512) 904-0806
F: (512) 904-0809

www.Tdsindia.com

TRAVIS COUNTY, TEXAS

DATE	JANUARY, 2010
SUPERVISOR	ANTHONY D. NEWSOME, RPLS # 5857
TECHNICALS	B.D. NEWSOME
FIELDWORK	N/A
LABOR IN RESERVE	2131/2011.01
TESTS/INSTRUMENTS	N/A
TRAINING	IN Depth Vessel-based Survey (2009) Final Plan

**RESUBDIVISION OF
LOT 2
KELLYWOOD ESTATES
SECTION TWO**

TES PLAT. NO.
KELLYWOOD-FP

1 OF 2

C8J-2010-0016.OA



**VICINITY MAP
(NOT TO SCALE)**

LEGEND

- ⑥ 1" IRON PIPE FOUND (UNLESS OTHERWISE NOTED)
● 1" IRON ROD FOUND
○ 1" IRON ROD w/ CAP STAMPED "ONE" FOUND
☒ 3" BRONZE MONUMENT w/ PLACEMARK, STAMPED "P.O. EAST" SET

4 ~ SINGLE FAMILY LOTS:

- | 4 - SINGLE FAMILY LOTS: | | TOTAL |
|-------------------------|-----------------------------|------------------------------|
| 2A - | 44,134 SQ. FT. (1.01 ACRES) | |
| 2B - | 43,560 SQ. FT. (1.00 ACRES) | |
| 2C - | 43,900 SQ. FT. (1.00 ACRES) | |
| 2D - | 46,223 SQ. FT. (1.13 ACRES) | |
| | | 180,477 SQ. FT. (4.14 ACRES) |

Applicable Floor	Step Use Table
1 st - 4 th	1000
5 th - 8 th	1000
9 th - 12 th	1000
13 th - 16 th	1000
17 th - 20 th	1000
21 st - 24 th	1000
25 th - 28 th	1000
29 th - 32 th	1000
33 rd - 36 th	1000
37 th - 40 th	1000
41 st - 44 th	1000
45 th - 48 th	1000
49 th - 52 nd	1000
53 rd - 56 th	1000
57 th - 60 th	1000
61 st - 64 th	1000
65 th - 68 th	1000
69 th - 72 nd	1000
73 rd - 76 th	1000
77 th - 80 th	1000
81 st - 84 th	1000
85 th - 88 th	1000
89 th - 92 nd	1000
93 rd - 96 th	1000
97 th - 100 th	1000

Curve β	Length	Radius	Dials	Chart Reading	Chart
C15	34.84	807.61	3°20'51"	1655 14' 54"	36.83
C2	19.83	74.00	1°13'46"	1337 34' 37"	10.76
C3	31.37	74.00	2°54'28"	1611 31' 49"	31.11
C4	21.26	268.76	5°45'22"	589 21' 46"	21.57

CURVE	DO/2	SHOULDER	LENGTH	CHORD	BEARING	CORRO
C1	245.38°	DO/2.11	48.00'	3882.40	337.7°	48.00'
C2	244.58°	DO/2.11	60.07'	3887.40	337.7°	60.00'
C3	332.38°	248.08'	163.66'	3782.11	327.7°	161.45'
C4	327.64°	312.90'	131.64'	3772.72	328.0°	132.15'
C5	171.38°	1291.00'	48.70'	3887.17	161.9°	49.70'

NAME	DATE	TIME	LOCATION	REMARKS
1. J. J. J. J. J.	1/1/19	10:00	1000	1000
2. J. J. J. J. J.	1/1/19	10:00	1000	1000
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10. J. J. J. J. J.	1/1/19	10:00	1000	1000



**Barton Springs
Edwards Aquifer**
CONSERVATION DISTRICT

CS/5

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

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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

TEXAS ENGINEERING SOLUTIONS
5000 BEE CAVES RD, SUITE 206
AUSTIN, TEXAS 78746
P: (512) 904-0505
F: (512) 904-0509

TBPE FIRM #11206



Ms. Sarah Sumner
Travis County TNR, 8th Floor
Austin, TX 78701

November 15, 2010

RE: Kellywood Resubdivision Existing Water Line Findings

Ms. Sumner,

After our conversations about the existing water lines locations and the sketches that we have been shown by Josh Kelly as well as Mike Kelly, my client, we conducted a site visit for verification. This site visit occurred on 10/29 and based on the attached photos, the locations and distances from the property boundary for the existing water main lines are placed within the adjacent public utility easements (PUEs) surrounding the existing lot configuration. It should be noted that there are some service lines to existing homes that extend from the mains throughout the lot. Based on this information, I feel confident that the resubdivision of the lots will not impair the use and existence of these lines.

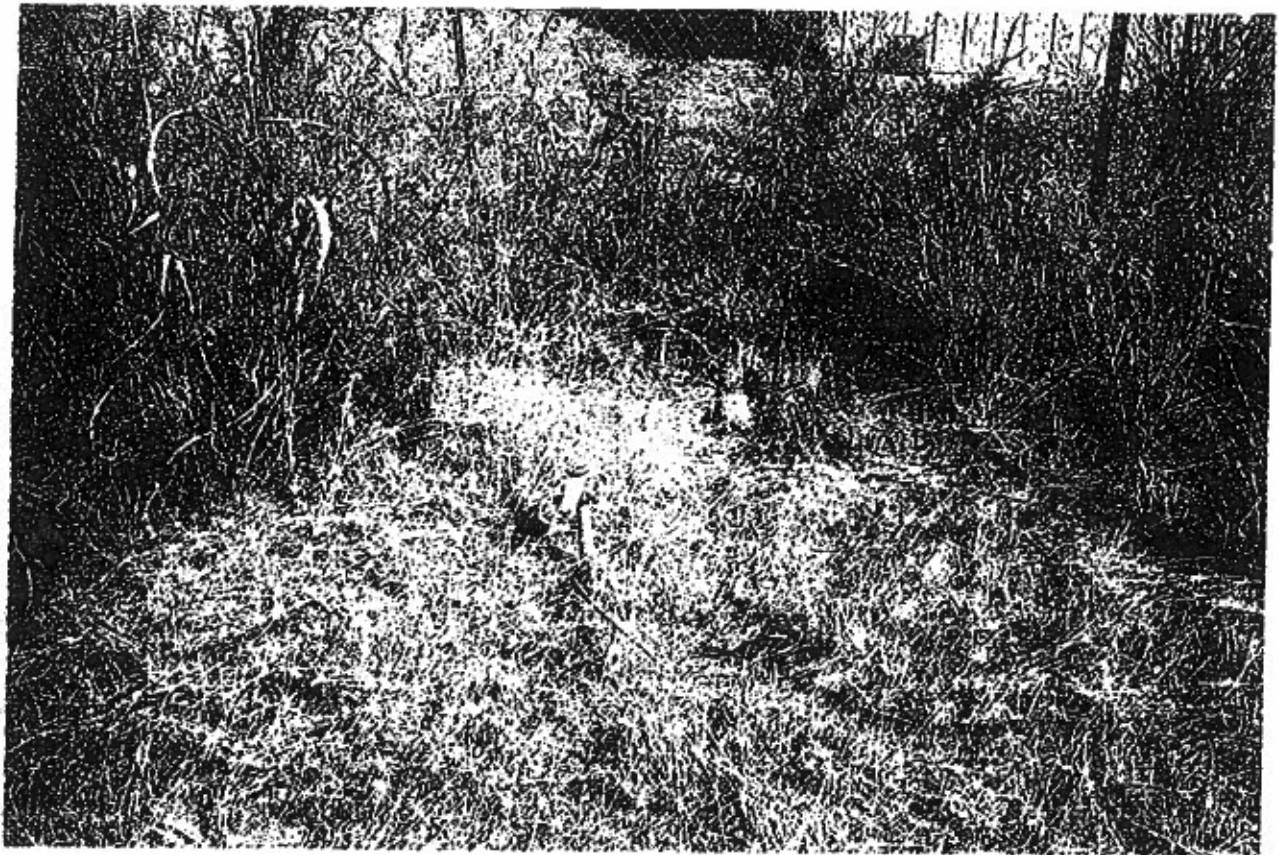
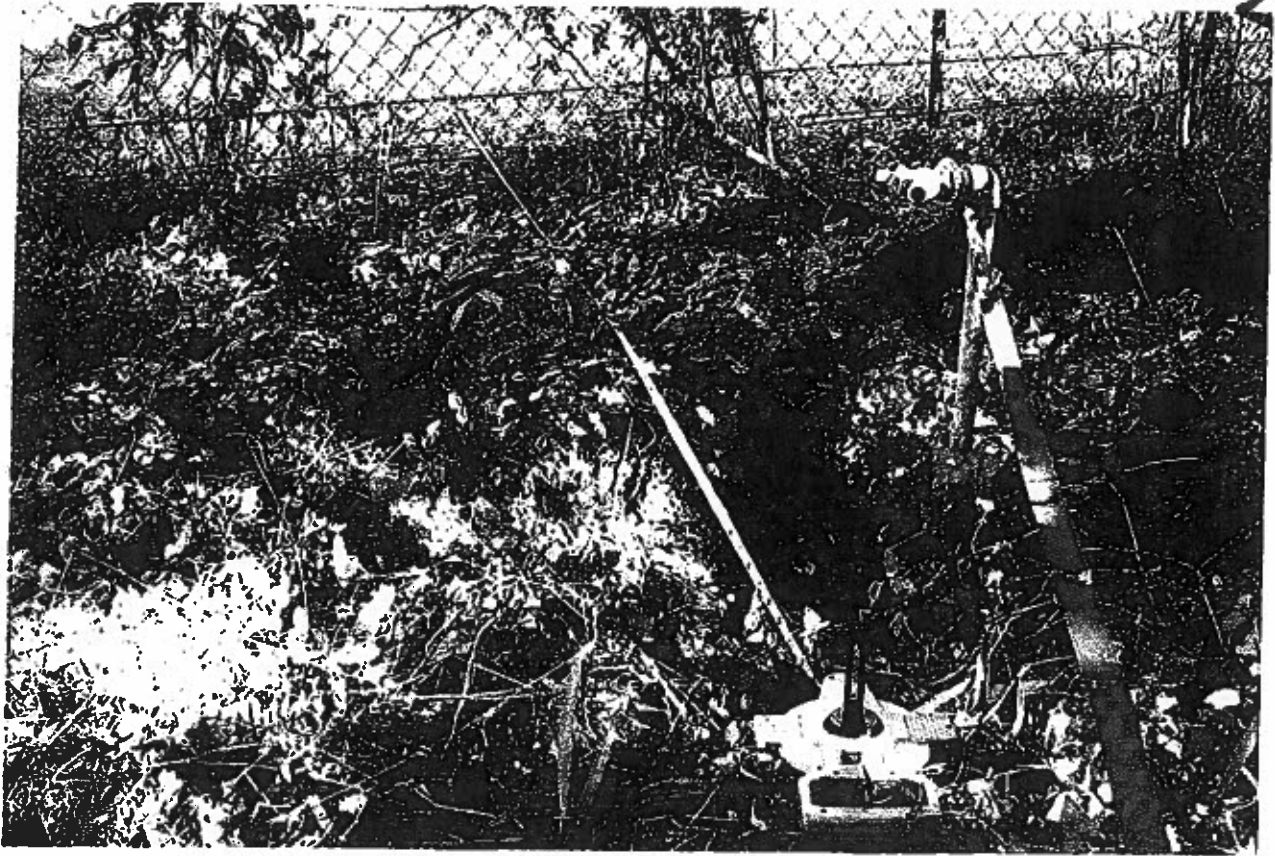
Please feel free to contact me if you have any questions or comments.

Sincerely,

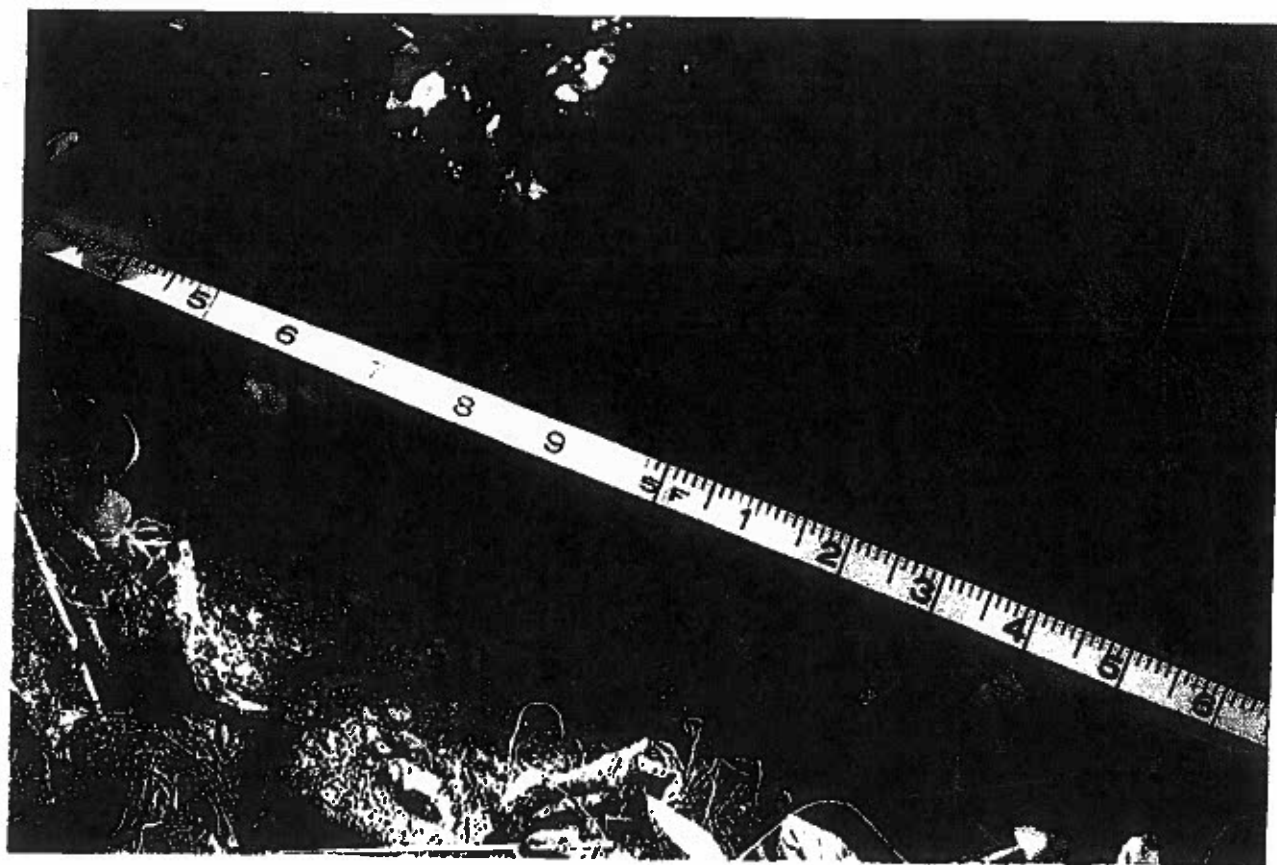
Stephen R Delgado, P.E.

Attachments: Photos of water lines

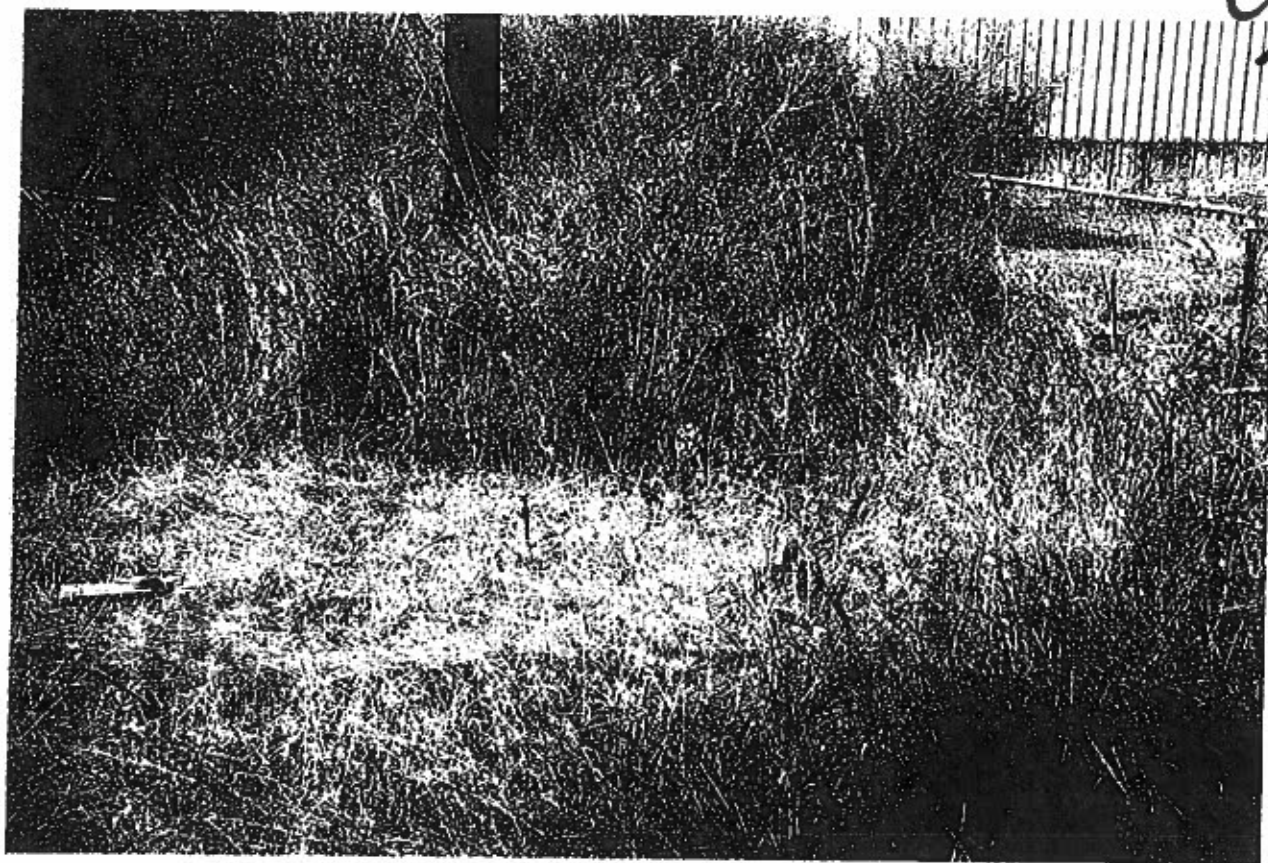
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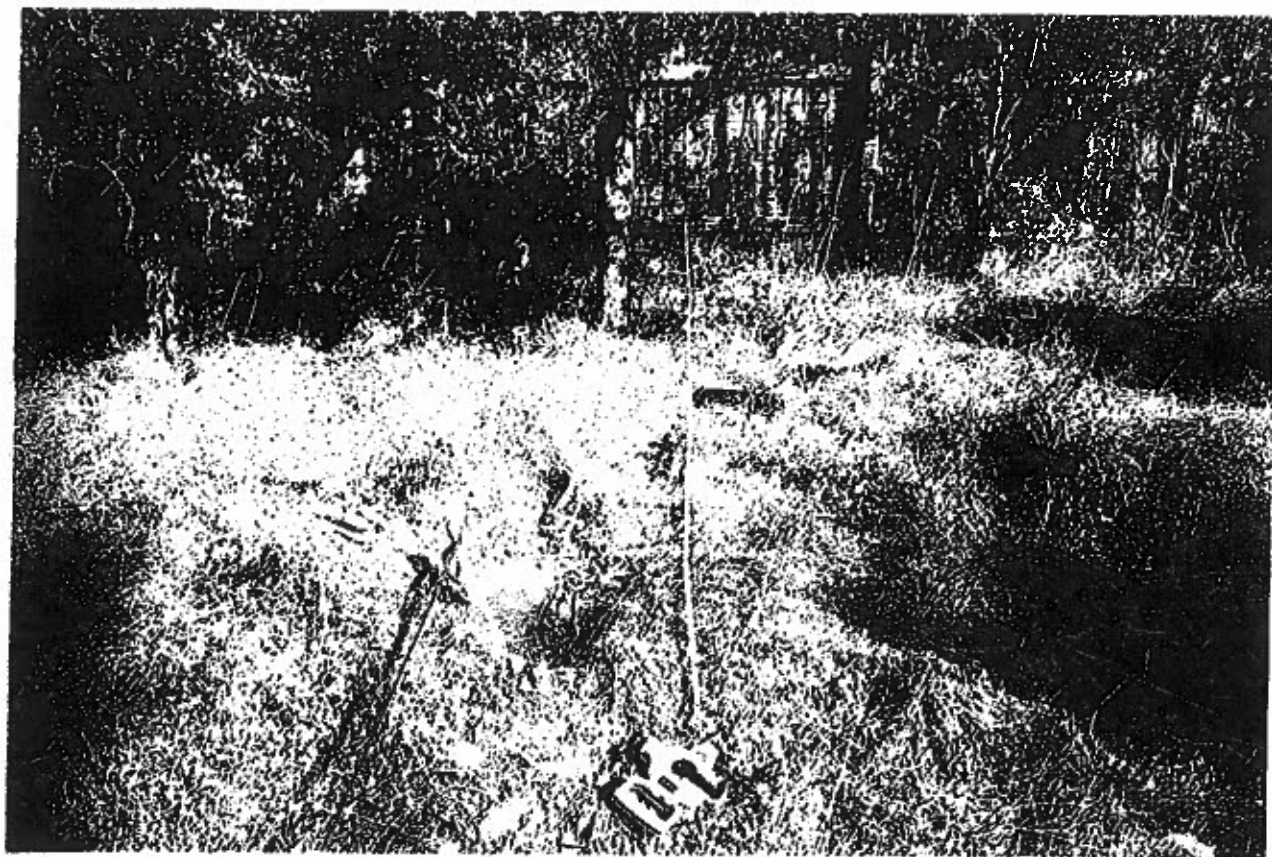
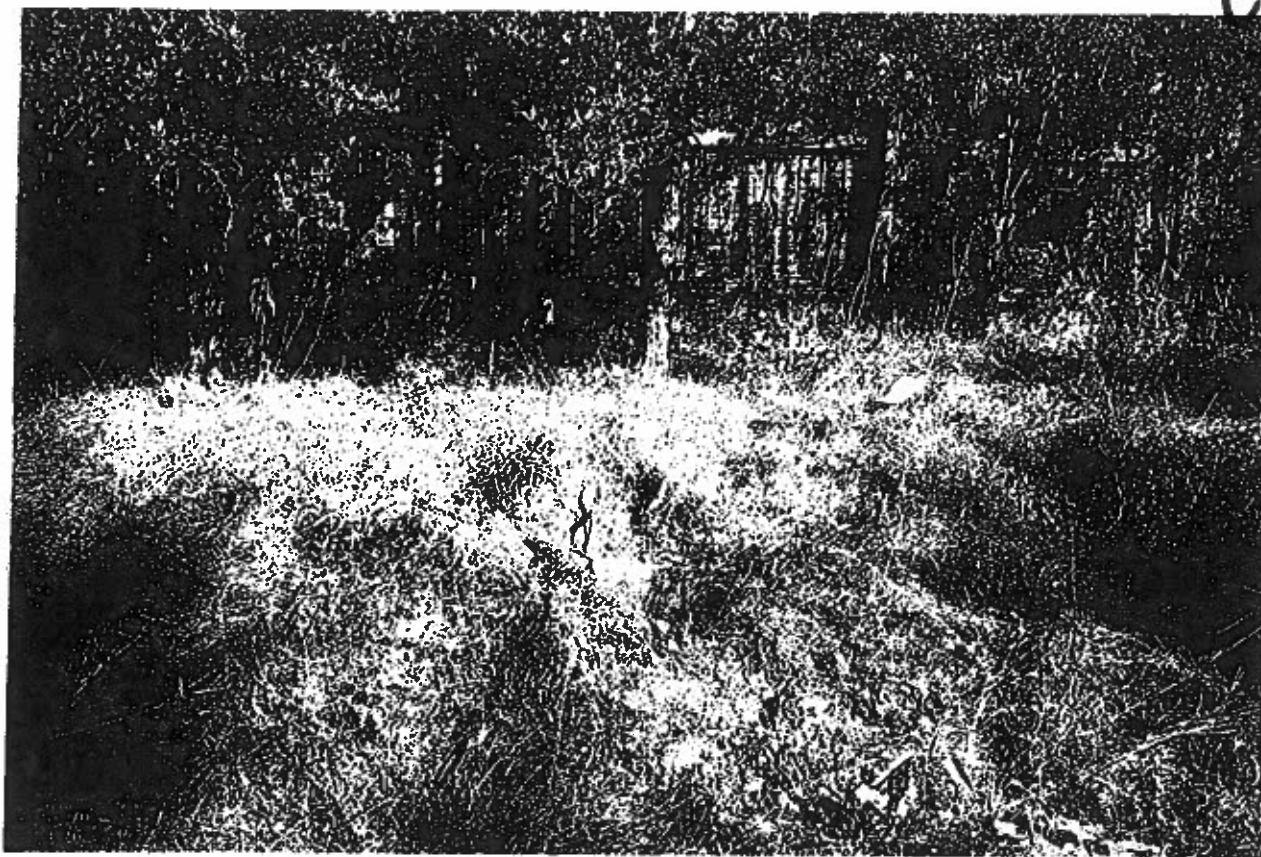
CS
10



CS
11



15
12



Limon, Sylvia

From: Josh Kelly [redacted]
Sent: Tuesday, January 25, 2011 5:04 PM
To: gregorytbourgeois@co.travis.tx.us; Limon, Sylvia; sarah.sumner@co.travis.tx.us; sbald@co.travis.tx.us
Cc: prseeger@co.travis.tx.us; stacey.scheffel@co.travis.tx.us
Subject: Re subdivision Kellywood Estate Section 2, Lot 2 ---Case- C8J-2010-0016.0A

05/13

Attachments: JoshKelly[1].pdf



JoshKelly[1].pdf
(176 KB)

Hello to All,

I, Josh Kelly, humbly ask that Case number C8J-2010-0016.0A be pulled from the February 1st Zoning and Platting Hearing. In the past few days, we (Kelly Family), have proved the Engineer's water line study was not true. As I review the Channel 6 video of our past Hearing, the Engineer clearly states that the study had been conducted over 10 days and handed out pictures of the measurements at different locations during said Water line study. I, with a cane or wheelchair, was able to locate the water lines in every lot. In some spots, the water main is in the PUE, but the majority of the Water Main is outside of the PUE which will be under subdivided City lots. Lot 2 of the proposed subdivision is the only lot that is not affected by the Water Main. Every other lot in the proposed subdivision has the Water Main running through them at several points each. Lot 1 has the Water Main 13' from the fence line with several other parts located at even a greater distance from the PUE. Lot 3 has the private Water Main at 9'+ from the boundary and enters the PUE further down toward lot 4. Lot 4 has 40' of the Water Main outside of the PUE toward the Eastern boundary of the proposed subdivision. I feel that this "study" was misrepresented during the Hearing and I seek advice regarding how to handle the filmed misrepresentation. I have over 400 pictures of the Water Main as it goes through the proposed lots and I am more than glad to send what ever you need to see that the Engineer's Study is false. How can an Engineering Firm miss what a slow moving cripple could easily find. The entire Kelly Family feels as though the blanket was almost thrown over our eyes. I began to dig into the next issue which is the well. Again, as I review the footage of the Hearing, I find that the Engineer stated that the well issue had already been handled through the BS/EACD (not quoted). I spoke at the BS/EACD and was told that the letter that the Engineer held up as proof of the "well approval" was the standard letter that anyone would get if they inquired about a well. There is no approval for a well on this proposed subdivision nor can there be (a may have availability clause)any type of yes, no, maybe until an application is received and studies have been reviewed at the specific location. I will attach a letter from the BS/EACD to show this.

We have met as a Family and have retained two attorneys due to the false information that has been explained to the Zoning and Platting Commissioners, City and County Review teams and to me.

As I asked in the beginning of this letter, again I ask that this case be pulled from the agenda until we can verify the validity of the entire proposal. I like and respect the Engineer, I simply cannot fathom how this case came for final review on January 4th, 2011 and has been ongoing and studied since 2007, yet someone as ignorant as I find two misrepresented case points in a few days. I deeply appreciate your time and consideration.

Most Respectfully, Josh Kelly



**Barton Springs
Edwards Aquifer**
CONSERVATION DISTRICT

CS
14

January 25, 2011

Josh Kelly
4217 Kellywood Dr.
Austin Texas 78739
512-527-3429
Oak33@austin.rr.com

RE: Water Well status at Lot 2, Kellywood Estates Section Two

Mr. Kelly,

This letter is in response to your inquiry about a statement made during the January 4th, 2011 City of Austin - Zoning and Flatting (COA ZAP) meeting claiming that there had been approval of a well through the Barton Springs/Edwards Aquifer Conservation District (BSEACD or District) on the proposed subdivision at Lot 2, Kellywood Estates Section Two.

My review of the Channel 6 Video documentation from that meeting confirms that Stephen Delgado did claim approval of a well from the District. However, there has been no application submitted to the District for a water well on the proposed subdivision property.

Mr. Delgado did inquire with the BSEACD about water well permit criteria. John Dupnik, BSEACD Regulatory Compliance Team Leader replied on July 30, 2010. (C7/p5-6 of COA ZAP-01/04/2011 Backup Information as RE: Inquiry to the Permitting of Domestic Use Water Well(s) in Kellywood Estates, located on Kellywood Drive in southern Travis County)

Dupnik's letter included that there are District Compliance Standards and Regulation Requirements associated with a well application. District staff would have to make an onsite assessment and inspection before any approval could be determined which cannot be initiated until a water well application is received.

There has not been an application for a water well at the proposed subdivision site submitted to the District, so there could not have been any approval for a well. Let me know if you need additional information.

Sincerely,

Gary Franklin, Director Precinct 2

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.

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Case Number: C81-2010-0016.0A

Contact: Sylvia Limon, 512-974-2767 or

Clady Castle, 512-974-3437

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

Josh Kelly

Your Name (please print)

4417 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 every member of the Kelly estate. Each and every member of the family will vote to you to oppose their estate's objection to this Re-Subdivision (C81-2010-0016.0A). I am heavily waiting now to ask if we could postpone the public hearing due to this holiday.

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
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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,

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 H. 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

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Case Number: C8J-2010-0016.0A

Contact: Sylvia Limon, 512-974-2767 or

Cindy Castilla, 512-974-3437

Public Hearing: Dec. 27, 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

12-17-10

Date

Daytime Telephone: 512-496-1247

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