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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2012-0093.0A

**PC DATE:** February 12, 2013

**SUBDIVISION NAME:** Resubdivision of Lots 4 and 5, Zilker Hills

**AREA:** 0.796 acre

**LOT(S):** 4

**OWNER/APPLICANT:** 2101 Rabb Glen, LLC  
(Scott Turner)

**AGENT:** Axiom Engineers, Inc.  
(Alan Rhames)

**ADDRESS OF SUBDIVISION:** 2010 Rabb Glen Street

**GRIDS:** G20

**COUNTY:** Travis

**WATERSHED:** West Bouldin Creek

**JURISDICTION:** Full

**EXISTING ZONING:** SF-3

**NEIGHBORHOOD PLAN:** Zilker (Underway)

**PROPOSED LAND USE:** Single-Family

**VARIANCES:** A variance to section 25-4-175 to allow a residential flag lot(s) has been requested. The applicant is proposing two residential flag lots with this application. The applicant has obtained approval from the Fire Department to verify accessibility for emergency responders, approval from the Austin Water Utility, Austin Energy, and the City Arborist to verify there is adequate room for the required utilities and enhanced tree protection on the site. It is the Staff's opinion that the proposed subdivision is compatible with the surrounding development, and is consistent with the existing duplex lots surrounding this site. These 4 lots will be accessed by a Joint Use Access Drive which keeps from adding multiple drives onto the street. It should also be noted that there are no known deed restrictions on the site, and a note has been added that requires all addresses for residential lots utilizing a flag lot design must be displayed at their closest point of access to a public street for emergency responders. Because the application meets the flag lot criteria as required by the Land Development Code, the Staff recommends approval of the variance. **RECOMMENDED.**

**SIDEWALKS:** Sidewalk is required.

**DEPARTMENT COMMENTS:** The applicant is proposing to resubdivide two lots into four lots all located on the 0.796 acre site. Two of the proposed lots are flag lots which require a variance.

**STAFF RECOMMENDATION:** If the variance is approved, the staff recommends approval of the plat. With variance approval, this plat would meet all applicable State and City of Austin LDC requirements.

**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** Sylvia Limon  
Email address: [Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov)

**PHONE:** 974-2767

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C13/3



Subject Tract



Base Map

CASE#: C8-2012-0093.0A  
LOCATION: 2010 Rabb Glen

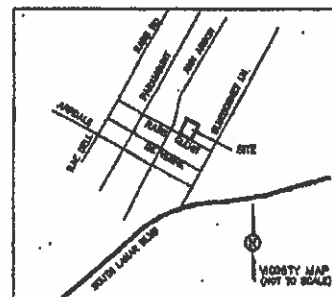
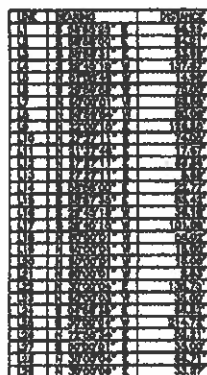
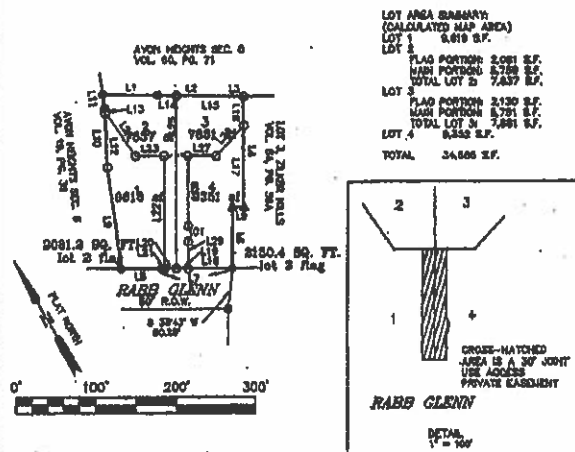


This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

# RESUBDIVISION OF LOTS 4 AND 5, ZILKER HILLS

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FILE NO.	DATE	DESCRIPTION
1	10/1/01	PLAT
2	10/1/01	PLAT
3	10/1/01	PLAT
4	10/1/01	PLAT
5	10/1/01	PLAT
6	10/1/01	PLAT
7	10/1/01	PLAT
8	10/1/01	PLAT
9	10/1/01	PLAT
10	10/1/01	PLAT
11	10/1/01	PLAT
12	10/1/01	PLAT
13	10/1/01	PLAT
14	10/1/01	PLAT
15	10/1/01	PLAT

CLERK	RECORD	FILE NO.	DATE	DESCRIPTION
1	10/1/01	10/1/01	10/1/01	PLAT
2	10/1/01	10/1/01	10/1/01	PLAT
3	10/1/01	10/1/01	10/1/01	PLAT
4	10/1/01	10/1/01	10/1/01	PLAT
5	10/1/01	10/1/01	10/1/01	PLAT
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12	10/1/01	10/1/01	10/1/01	PLAT
13	10/1/01	10/1/01	10/1/01	PLAT
14	10/1/01	10/1/01	10/1/01	PLAT
15	10/1/01	10/1/01	10/1/01	PLAT

STATE OF TEXAS  
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

THAT 2010 RABE GLEN, LLC, OWNER OF LOTS 4 AND 5 OF "ZILKER HILLS" A SUBDIVISION IN TRAVIS COUNTY, TEXAS, AS RECORDED IN VOLUME 84, PAGE 584 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, AS CONVEYED TO IT BY DEED RECORDED IN DOCUMENT NO. 100,000,000 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, ACTING HEREIN BY AND THROUGH ITS MANAGER, SCOTT TURNER, HAS PROPOSED TO RESUBDIVIDE SAID TRACT OF LAND IN ACCORDANCE WITH THE ATTACHED PLAT, TO BE KNOWN AS "RESUBDIVISION OF LOTS 4 AND 5, ZILKER HILLS," AND IT DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE STREETS AND EASEMENTS AS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

WITNESS MY HAND THIS 20th DAY OF 2010 A.D.

SCOTT TURNER, MANAGER, 2010 RABE GLEN, LLC  
1400 WEST 8TH STREET  
AUSTIN, TEXAS 78703

NOTARY CERTIFICATION  
STATE OF TEXAS  
COUNTY OF TRAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED SCOTT TURNER, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 20th DAY OF 2010 A.D.

NOTARY IN AND FOR THE STATE OF TEXAS

PRINTED NAME OF NOTARY \_\_\_\_\_ MY COMMISSION EXPIRES: \_\_\_\_\_

THIS RESUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE CITY LIMITS JURISDICTION OF THE CITY OF AUSTIN THIS 20th DAY OF 2010.

ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVENUE DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS 20th DAY OF 2010 A.D.

CRAIG GORDON, ACP, DIRECTOR  
PLANNING AND DEVELOPMENT REVENUE DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS 20th DAY OF 2010 A.D.

BETTY BAKER, CHAIRPERSON

CRAIG GORDON, SECRETARY

STATE OF TEXAS  
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION, WAS FILED FOR RECORD IN MY OFFICE ON THE 20th DAY OF 2010 A.D. AT 10:00 O'CLOCK A.M. AND DULY RECORDED ON THE 20th DAY OF 2010 A.D. IN THE OFFICIAL PUBLIC RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER 100,000,000. OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS 20th DAY OF 2010 A.D.

DANA DEBEAUVOR, COUNTY CLERK  
TRAVIS COUNTY, TEXAS

DEPUTY

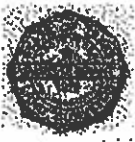
SURVEYOR'S CERTIFICATION

I, JAMES M. GRANT, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE OF 1988 AS AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

AS SURVEYED BY  
HARRIS-GRANT SURVEYING, INC.  
P.O. BOX 807  
MANHATTAN, TEXAS 76820  
(817) 444-1781

JAMES M. GRANT

REMOVED 8-16-11  
APRIL 18, 2012



## NOTES

1. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
2. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNEE.
3. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
4. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LOC. AND THE ENVIRONMENTAL CRITERIA MANUAL.
5. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND Ongoing MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-5 OF THE AUSTIN LAND DEVELOPMENT CODE.
6. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY, AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-5, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
7. THE OWNER SHALL BE RESPONSIBLE FOR REINSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY FINAL TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
8. RELOCATION OF ELECTRIC FACILITIES REQUESTED BY OWNER SHALL BE AT OWNER'S EXPENSE.
9. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER UTILITY SYSTEM AND TO THE CITY OF AUSTIN WASTEWATER SYSTEM.
10. WATER AND WASTEWATER SYSTEMS SERVING THIS SUBDIVISION SHALL BE DESIGNED AND INSTALLED IN ACCORDANCE WITH THE CITY OF AUSTIN PLANS AND SPECIFICATIONS. PLANS AND SPECIFICATIONS SHALL BE SUBMITTED TO THE CITY OF AUSTIN WATER UTILITY FOR REVIEW. THE WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY.
11. WITH THE EXCEPTION OF THE FRONT BUILDING SETBACK LINES SHOWN HEREON FOR LOTS 5.5, 4, BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
12. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VAGATION OR REPLACING MAY BE REQUIRED AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT IN THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
13. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
14. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET, FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
15. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
16. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR OWNER OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT, INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
17. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, ZILKER HILLS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
18. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THIS PLAT: NORTH SIDE OF RABE GLEN; THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHDRAWAL OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
19. THE MAINTENANCE AGREEMENT FOR THE JOINT USE ACCESS PRIVATE EASEMENT SHOWN HEREON IS RECORDED IN DOCUMENT NO. 100,000,000.
20. NO GROUND SLOPES IN EXCESS OF 10% EXIST WITHIN THIS SUBDIVISION.

## ENGINEER'S CERTIFICATION

I, ALAN D. RHAMES, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 32, AUSTIN CITY CODE AS AMENDED.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF DESIGNATED FLOOD HAZARD AREAS AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY RATE MAP NO. 4805000440 OF THE WITHDRAWAL OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

ALAN D. RHAMES, P.E.  
REGISTERED PROFESSIONAL ENGINEER NO. 72084  
AUSTIN ENGINEERS, INC.  
13200 RESEARCH BLVD., #200  
AUSTIN, TEXAS 78750  
PH: (512) 508-9338

DATE 05-22-12



CBJ-2012-  
SHEET 1 OF 1



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January 10, 2012

Director, Planning & Development Review Department  
City of Austin  
P.O. Box 1088  
Austin, Texas 78767

Re: Resubdivision of Lots 4 and 5, Zilker Hills Subdivision  
Lot Width Variance Request

Dear Director:

On behalf of the owner of the above referenced project, we wish to respectfully request a variance to the following provision of the Zoning Code of the City of Austin:

**Section 25-4-175, Site Flag Lots**

We are proposing to redevelop two existing SF-3 residential lots into four SF-3 residential lots, including two flag lots. The subject development will occupy approximately 0.80 acre of land fronting on Rabb Glen Street in south central Austin. The property currently exists as two platted legal lots. The project is located just east of the intersection of Rabb Glen Road and Ann Arbor Road about a quarter mile due north of the intersection of Lamar Boulevard and Bluebonnet Lane. A large 1950's single story home, a detached garage, two storage sheds and associated driveways, sidewalks, and patios currently occupy the property. All of the existing improvements on the site will be removed to allow for construction of the new development.

The project lies in the West Bouldin Creek watershed, an Urban watershed. According to the City of Austin GIS database, the project lies just east of the Edwards Aquifer zone and therefore lies outside of both the Edwards Aquifer recharge and contributing zones. Zoning suitable to the proposed development (SF-3) is currently in place. In addition, an existing plat note limits overall gross impervious cover limit to 35 percent, 10 percent less than would typically be allowed under SF-3 zoning. No private covenants and/or deed restrictions currently burden the property.

Overall, the site area is sufficient to allow the development of four lots. The relatively deep and narrow shape of the property, however, does not allow four typical lots that are a minimum of 50 feet wide. We are therefore proposing two flag lots to provide access to the developable land at the rear (north side) of the property, including adequate access for emergency responders.

The owner wishes to retain numerous mature trees on the property, generally Live Oaks and Pecans, some of which are Heritage trees. Combined with the 35% impervious cover limitation, the somewhat irregular shape of the property and the relative location of the trees on and around the property make configuring the proposed lots difficult.

Prior to submittal, the owner collaborated extensively with the Zilker Neighborhood Association and surrounding neighbors to explore various options for the subject tract. An email from the ZNA is attached for reference. After various options were evaluated, the proposed four lot configuration was chosen because it best fits the needs of stakeholders, including the neighborhood and the community, while accommodating the constraints of the site. The back (non-flag) portions of the flag lots, at just above the minimum SF-3 lot size requirement, allow for the construction of two modestly sized single family homes, which offer more flexible placement around the trees and also meet the needs of families wishing to live near Zilker Elementary. The two street fronting lots allow for the construction of a duplex on each lot.

Duplex units like these are significantly less expensive than a new single family home on a comparably sized lot.

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A common driveway for the use of all four lots is proposed that facilitates off-street parking, another goal of the neighborhood association, with the driveway and lot lines skewed to allow a large Live Oak tree to be retained. The private on-site water and sewer plumbing lines have been aligned such that they will not lie under the common driveway pavement while remaining within the flag widths of 15.0 and 16.5 feet respectively. The common driveway alignment and proposed utility locations have been reviewed and approved by both Keith Mars on behalf of the City arborist as well as Lonnie Robinson, P.E. on behalf of the Austin Water Utility.

Existing duplexes built from the 1950's to the 1980's surround the property on all sides, some of which have been converted to condominium units. This use is compatible with the duplex use on the proposed front lots. In addition, there are multiple flag lot developments in the neighborhood. A TCAD tax map of the immediate surrounding area is attached for reference. Note that the smallest proposed lot (No. 3 @ 0.18 acre) is larger than any of the eight existing lots located directly across the street on the south side of Rabb Glen. Based on the surrounding existing land uses, we believe that the proposed development is compatible with the surrounding neighborhood.

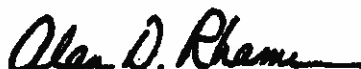
In summary, the proposed lot configuration will allow for the following:

1. Adequate accessibility for emergency responders will be provided for each home.
2. Adequate room is available to allow installation of on-site plumbing lines outside of the proposed common driveway pavement.
3. Allows numerous trees on the property to be retained. The configuration also allows the site to be constructed under the more-restrictive 35% gross impervious cover limitation.
4. The project is compatible with the surrounding area and was designed in cooperation with both the neighborhood and the community.

We appreciate your consideration of our request. If you have any questions, please feel free to call.

Very truly yours,

**Axiom Engineers Inc.**



Alan D. Rhames, P.E.

**LOCAL AREA MAP**

**RESUBDIVISION OF**

**LOTS 4 & 5, ZILKER HILLS**

**AXION**  
ENGINEERING

15206 Raintree Blvd. Ste. 100  
Austin, Texas 78740  
Phone (512) 394-4077  
Fax (512) 394-4077  
www.axion-engineering.com

**Travis Central Appraisal District**  
P.O. Box 149012  
Austin, Texas 78714  
Internet Address: [www.travisappraisal.org](http://www.travisappraisal.org)  
User: Telephone Number (512) 424-4317  
Appraisal Worksheet (512) 424-4318  
TDO (512) 424-4320

This map was compiled solely for the use of TCAD. Any errors and omissions. This map does not constitute a warranty or representation of the accuracy, completeness or timeliness of the information and is not to be used for any purpose other than that for which it was prepared. The user assumes all responsibility for the use of this map. The TCAD makes no claim, warranty or representation of the accuracy, completeness or timeliness of the information and is not to be used for any purpose other than that for which it was prepared. The user assumes all responsibility for the use of this map.

NAD, 1983, StatePlane  
Texas, Central FIPS 4203 Feet  
Projection: Lambert Conformal Conic  
Scale: 1" = 100 feet  
1" = 100 feet map  
1" = 100 feet map  
1" = 100 feet map

0 120 Feet

Revision Date  
8/07/2011

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**From:** Andy Elder [redacted]  
**Sent:** Tuesday, September 11, 2012 11:15 AM  
**To:** scott@turnerresidential.com; greg.guernsey@austintexas.gov  
**Cc:** 'Wahlgren, David'; George.Zapalac@austintexas.gov; 'Alan Rhames'; 'JJack2'  
**Subject:** Re: Zilker Hillis Replat Case Number C8-2012-0093.OA

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Hello Mr. Guernsey and all,

I would like to clarify the neighborhood's engagement with Mr. Turner regarding this case.

Mr. Turner met three times with the ZNA Executive Committee and Zoning Committee, solicited feedback, and adjusted his site plan accordingly. Given the specific constraints of this lot, Mr. Turner went through several productive discussions with us, emphasizing his desire to retain existing trees, respect neighborhood compatibility, and work within the deed restricted impervious cover limitations.

The Zilker Neighborhood Association does not have a voting position on Mr. Turner's application. It is our policy to only vote on applications as they are presented before city boards and committees, minimizing confusion among all parties. Given the circumstances of this application, we had not gotten to the point where a voting position would typically happen.

ZNA appreciates developers who engage with us in advance, as Mr. Turner has done. If you have any further questions about this matter, do not hesitate to contact me.

Regards,  
Andy Elder  
ZNA President  
andy.elder@turnerresidential.com  
512.751.3180 cell



# **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.austintexas.gov/development](http://www.austintexas.gov/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: C8-2012-0093.0A

Contact: Sylvia Limon, (512) 974-2767

Cindy Casillas, (512) 974-3437

Public Hearing: Feb 12, 2013, Planning Commission

FRED M. GIBSON

Your Name (please print)

☒ I am in favor  
☐ I object

2112 PARANOVIT AVE, AUSTIN, TX 78704-3736

Your address(es) affected by this application

Fred M. Gibson

Signature

Jan 30, 2013  
Date

Daytime Telephone: (512) 441-0021

Comments: NONE

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: C8-2012-0093.0A  
Contact: Sylvia Limon, (512) 974-2767  
Cindy Casillas, (512) 974-3437  
Public Hearing: Feb 12, 2013, Planning Commission

KRISTIN REA

Your Name (please print)

☐ I am in favor  
☒ I object

2011 MEADOW RIDGE DR. #A AUSTIN TX 78704

Your address(es) affected by this application

Kristin Rea

Signature

1.22.13

Date

Daytime Telephone: 805.665.6122

Comments:

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



## PUBLIC HEARING INFORMATION

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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.

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Case Number: C8-2012-0093.0A

Contact: Sylvia Limon, (512) 974-2767

Chindy Casillas, (512) 974-3437

Public Hearing: Feb 12, 2013, Planning Commission

Your Name (please print)

*Sara Bohm*

☐ I am in favor  
☒ I object

Your address(es) affected by this application

*2105 W. Vera St. 78704*

*Sara E. Bohm*

Signature

Date

Daytime Telephone: *512-370-3216*

Comments:

*I think splitting the lots  
bring down property values and  
nickle the neighborhood an area  
full of history rather than  
home buyers. Its not why I  
moved to this neighborhood.*

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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**PUBLIC HEARING INFORMATION**

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Case Number: C8-2012-0093.0A

Contact: Sylvia Limon, (512) 974-2767

Cindy Casillas, (512) 974-3437

Public Hearing: Feb 12, 2013, Planning Commission

**Marilyn Montano**

Your Name (please print) **2006 De Verne**

Austin, Texas 78704

☐ I am in favor  
☒ I object

Your address(es) affected by this application

*Marilyn Montano*

Signature

Date

Daytime Telephone: (512) 236-2379

Comments:

*A shame to subdivide one of the larger lots of the neighborhood. We don't need more oversized homes on oversized lots.*

*Please deny request.*

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

City of Austin - Planning & Development Review Dept. 14<sup>th</sup> Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2012-0093.0A

Contact: Sylvia Limon, (512) 974-2767

Cindy Castias, (512) 974-3437

Public Hearing: Feb 12, 2013, Planning Commission

*George W. Blankenship*

Your Name (please print)

George W. BLANKENSHIP

☐ I am in favor  
☒ I object

Your address(es) affected by this application

400 DEWEY RD  
AUSTIN, TEXAS 78704-3928 23 Jan 2013

Signature

Date

Daytime Telephone: 442 7508

Comments: I have lived at this address for 53 years. I own the property at 110 DeWitt St and I support Barber for a great number of years. I am a great 88 year old. I am very much against changing the Area Plan for Lyndon Biko and the Lyndon School area. I do not believe it is in the best interests to change the zoning law.

If you use this form to comment, it may be returned to:  
City of Austin - Planning & Development Review Dept. 14th Fl  
Sylvia Limon  
P. O. Box 1088  
Austin, TX 78767-8810

93  
14



- Subject Tract
- Base Map

CASE#: C8-2012-0093.0A  
LOCATION: 2010 Rabb Glen



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

X owned by H. W. Blankenship  
I have lived at 2160 De Verne St for 53+ years

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Contact: Sylvia Limon, (512) 974-2767

Chndy Casillas, (512) 974-3437

Public Hearing: Feb 12, 2013, Planning Commission

Your Name (please print)

Tamara Reich

☐ I am in favor  
☒ I object

Your address(es) affected by this application

2009 A+B MEADOW R. 066

Signature

Date

Daytime Telephone:

512 716-0879

Comments:

The main reason I bought my property was it backed up to a single family home on a large lot. To surround and build 4 houses would destroy some of the character of the property & goodness of property. This would planning to the main reason for purchasing my property. I am opposed to the zoning change.

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Sylvia Limon

P.O. Box 1088

Austin, TX 78767-8810