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/1

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8J-2013-0089

**Z.A.P. DATE:** November 19, 2013  
December 17, 2013  
January 7, 2014

**SUBDIVISION NAME:** McCormick Ranch on Lake Austin Preliminary Plan

**AREA:** 211.58 acres

**LOT(S):** 146

**OWNER/APPLICANT:** TR Vista Preserve, LLC  
(Chris Thompson)

**AGENT:** Texas Engineering  
Solutions (Connor Overby)

**ADDRESS OF SUBDIVISION:** SELMA HUGHES PARK RD

**GRIDS:** WZ28, WZ27, A27, A28

**COUNTY:** Travis

**WATERSHED:** Lake Austin

**JURISDICTION:** Limited-Purpose,  
Full-Purpose

**EXISTING ZONING:** SF-2-CO & LA

**MUD:** N/A

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED LAND USE:** Single Family, Greenbelt, Right of Way, Public/Quasi-Public

**ADMINISTRATIVE WAIVERS:** None

**VARIANCES:** The applicant has requested the following variances and the variance requests were approved by the Travis County Commissioner's Court at their November 5, 2013 meeting:

1. A variance from Section 20-2-151 to not extend Merlene Drive into the subdivision.
2. A variance from Section 30-3-191 to not install sidewalks.
3. A variance from Section 30-2-159(a) to allow for private streets.
4. A variance from Section 30-2-158(c) to allow Granite Shoals Road to be greater than 2,000 feet in length.

**SIDEWALKS:** Sidewalks will not be required, (see variance request #2 above).

**DEPARTMENT COMMENTS:** The request is for approval of the McCormick Ranch on Lake Austin preliminary plan. The proposed plat is composed of 146 lots on 211.58 acres proposed for single-family use, (131 single-family lots, 3-private street lots, 11-openspace lots and 1-cemetery lot). Access to the site will be via Quinlan Park Road or Selma Hughes Park Road. The lots will be served by an internal network of private streets. Water and wastewater will be provided by Travis County W.C.I.D. #17. Austin Energy will provide electric service. Parkland dedication

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requirements must be satisfied at time of final plat applications. The application is subject to and has been reviewed under the Steiner Ranch Development Agreement. The developer will be responsible for all costs associated with any required improvements.

**STAFF RECOMMENDATION:** The staff recommends approval of the preliminary plan. This plan meets all city and county requirements.

**ZONING AND PLATTING COMMISSION ACTION:**

**CITY STAFF:** Don Perryman  
**e-mail:** don.perryman@austintexas.gov

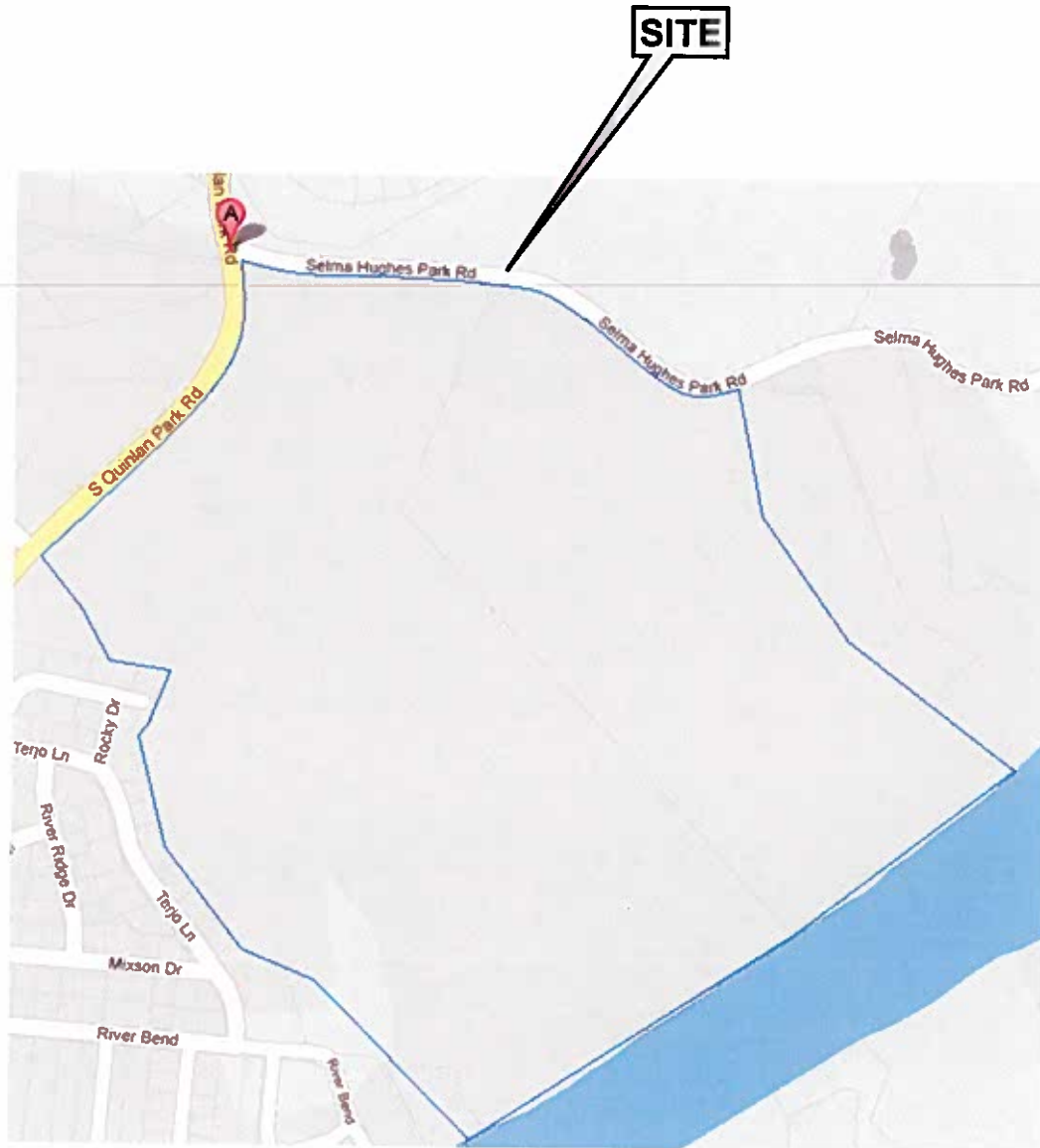
**PHONE:** (512) 974-2786



# Location Map

McCormick Ranch

TBPE Firm #11206



SCANNED

# PRELIMINARY PLAN FOR McCORMICK RANCH ON LAKE AUSTIN



SHEET INDEX	
1	COVER SHEET
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92	MEASUREMENTS
93	MEASUREMENTS
94	MEASUREMENTS
95	MEASUREMENTS
96	MEASUREMENTS
97	MEASUREMENTS
98	MEASUREMENTS
99	MEASUREMENTS
100	MEASUREMENTS

[illegible]

EXCHANGER	SURVIVOR	LEGAL DESCRIPTION
AMERICAN NATIONAL	AMERICAN NATIONAL TECHNOLOGIES	
1000 14th STREET NW, 2ND	1000 14th STREET NW, 2ND	
WASHINGTON, DC 20004	WASHINGTON, DC 20004	
202-775-1729	202-775-1729	

**PARKLAND DEDICATION**

THE FOLLOWING DEDICATIONS REPRESENTED BY THE FOLLOWING CITY AND COUNTY:

[illegible][illegible]

**FLOOD PLAIN NOTE**

A PORTION OF THIS TRACT IS WITHIN THE UNDESIGNATED FLOOD PLAIN AREA OF SECTION 28, T4S, R12E, S12E, NEBRASKA. FLOODING OF ANY OF THE ADJACENT FLOOD PLAINS COULD AFFECT THIS TRACT.

### STEINER RANCH DEVELOPMENT AGREEMENT ALL LOCATIONS

**CITY OF AUSTIN WAIVER NOTES**

STATIONARY AND MOVING SERVICES

MADE, INC. ON JANUARY 20

to identify those who would benefit from the new QTY. Although the company is not yet open, it is expected that the new QTY will be a significant improvement over the old one. The company is currently in the process of developing a new product line, and it is expected that the new QTY will be a significant improvement over the old one. The company is currently in the process of developing a new product line, and it is expected that the new QTY will be a significant improvement over the old one.

ONE (1) ENDORSEMENT IS NECESSARY. PLEASE PRINT NAME, ADDRESS AND CITY AND STATE OF THE ENDORSEMENT. IF THE ENDORSEMENT IS FOR A PERSON OTHER THAN THE LICENSEE, THE ENDORSEMENT MUST BE FOR A PERSON WHO IS A MEMBER OF THE NATIONAL ASSOCIATION OF REALTORS.

[illegible]

SIGNATURE BLOCK

cl

4COA CASE NO. \_\_\_\_\_[illegible]

### PRELIMINARY PLAN NOTES

[illegible][illegible][illegible][illegible][illegible]

PRELIMINARY PLAN NOTES (CONT'...)		REVISIONS			
NO.	DATE	BY	DATE	DESCRIPTION	APPROVED
1	10/1/88	JAC	10/1/88	REVISIONS	JAC
2	10/1/88	JAC	10/1/88	REVISIONS	JAC
3	10/1/88	JAC	10/1/88	REVISIONS	JAC
4	10/1/88	JAC	10/1/88	REVISIONS	JAC
5	10/1/88	JAC	10/1/88	REVISIONS	JAC
6	10/1/88	JAC	10/1/88	REVISIONS	JAC
7	10/1/88	JAC	10/1/88	REVISIONS	JAC
8	10/1/88	JAC	10/1/88	REVISIONS	JAC
9	10/1/88	JAC	10/1/88	REVISIONS	JAC
10	10/1/88	JAC	10/1/88	REVISIONS	JAC
11	10/1/88	JAC	10/1/88	REVISIONS	JAC
12	10/1/88	JAC	10/1/88	REVISIONS	JAC
13	10/1/88	JAC	10/1/88	REVISIONS	JAC
14	10/1/88	JAC	10/1/88	REVISIONS	JAC
15	10/1/88	JAC	10/1/88	REVISIONS	JAC
16	10/1/88	JAC	10/1/88	REVISIONS	JAC
17	10/1/88	JAC	10/1/88	REVISIONS	JAC
18	10/1/88	JAC	10/1/88	REVISIONS	JAC
19	10/1/88	JAC	10/1/88	REVISIONS	JAC
20	10/1/88	JAC	10/1/88	REVISIONS	JAC
21	10/1/88	JAC	10/1/88	REVISIONS	JAC
22	10/1/88	JAC	10/1/88	REVISIONS	JAC
23	10/1/88	JAC	10/1/88	REVISIONS	JAC
24	10/1/88	JAC	10/1/88	REVISIONS	JAC
25	10/1/88	JAC	10/1/88	REVISIONS	JAC
26	10/1/88	JAC	10/1/88	REVISIONS	JAC
27	10/1/88	JAC	10/1/88	REVISIONS	JAC
28	10/1/88	JAC	10/1/88	REVISIONS	JAC
29	10/1/88	JAC	10/1/88	REVISIONS	JAC
30	10/1/88	JAC	10/1/88	REVISIONS	JAC
31	10/1/88	JAC	10/1/88	REVISIONS	JAC
32	10/1/88	JAC	10/1/88	REVISIONS	JAC
33	10/1/88	JAC	10/1/88	REVISIONS	JAC
34	10/1/88	JAC	10/1/88	REVISIONS	JAC
35	10/1/88	JAC	10/1/88	REVISIONS	JAC
36	10/1/88	JAC	10/1/88	REVISIONS	JAC
37	10/1/88	JAC	10/1/88	REVISIONS	JAC
38	10/1/88	JAC	10/1/88	REVISIONS	JAC
39	10/1/88	JAC	10/1/88	REVISIONS	JAC
40	10/1/88	JAC	10/1/88	REVISIONS	JAC
41	10/1/88	JAC	10/1/88	REVISIONS	JAC
42	10/1/88	JAC	10/1/88	REVISIONS	JAC
43	10/1/88	JAC	10/1/88	REVISIONS	JAC
44	10/1/88	JAC	10/1/88	REVISIONS	JAC
45	10/1/88	JAC	10/1/88	REVISIONS	JAC
46	10/1/88	JAC	10/1/88	REVISIONS	JAC
47	10/1/88	JAC	10/1/88	REVISIONS	JAC
48	10/1/88	JAC	10/1/88	REVISIONS	JAC
49	10/1/88	JAC	10/1/88	REVISIONS	JAC
50	10/1/88	JAC	10/1/88	REVISIONS	JAC
51	10/1/88	JAC	10/1/88	REVISIONS	JAC
52	10/1/88	JAC	10/1/88	REVISIONS	JAC
53	10/1/88	JAC	10/1/88	REVISIONS	JAC
54	10/1/88	JAC	10/1/88	REVISIONS	JAC
55	10/1/88	JAC	10/1/88	REVISIONS	JAC
56	10/1/88	JAC	10/1/88	REVISIONS	JAC
57	10/1/88	JAC	10/1/88	REVISIONS	JAC
58	10/1/88	JAC	10/1/88	REVISIONS	JAC
59	10/1/88	JAC	10/1/88	REVISIONS	JAC
60	10/1/88	JAC	10/1/88	REVISIONS	JAC
61	10/1/88	JAC	10/1/88	REVISIONS	JAC
62	10/1/88	JAC	10/1/88	REVISIONS	JAC
63	10/1/88	JAC	10/1/88	REVISIONS	JAC

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1. The following are the names of the persons who are the authors of the works mentioned in the preceding table, and the names of the persons who are the authors of the works mentioned in the preceding table, and the names of the persons who are the authors of the works mentioned in the preceding table.

[illegible]



**Texas Engineering Solutions**  
 10000 West Loop South  
 Suite 1000  
 Houston, TX 77042  
 281.460.1000

**PROJECT DATA**

Project Name: **McCormick Ranch on Lake Austin**

Project No: **2013-0088**

Client: **McCormick Ranch on Lake Austin**

City: **Austin, Texas**

County: **Dallas**

State: **Texas**

Project Date: **10/1/2013**

Project Status: **Final**

**DESIGNER**

Design Engineer: **John A. Smith**

Design Date: **10/1/2013**

Design Status: **Final**

**CONTRACTOR**

Contractor Name: **McCormick Ranch on Lake Austin**

Contractor Address: **10000 West Loop South, Suite 1000, Houston, TX 77042**

Contractor Phone: **281.460.1000**

**PROJECT LOCATION**

Project Address: **McCormick Ranch on Lake Austin**

Project City: **Austin, Texas**

Project County: **Dallas**

Project State: **Texas**

**PROJECT DESCRIPTION**

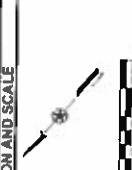
Project Description: **McCormick Ranch on Lake Austin**

Project City: **Austin, Texas**

Project County: **Dallas**

Project State: **Texas**

**ORIENTATION AND SCALE**



Scale: 1" = 100'

**LEGEND**

Proposed Roadway

Proposed Right-of-Way

Proposed Easement

Proposed Utility

Proposed Structure

Proposed Landmark

Proposed Boundary

Proposed Survey

Proposed Stationing

Proposed Curve Data

Proposed Curve Table

**NOTES**

1. All dimensions are in feet and inches.

2. All dimensions are to the centerline of the road.

3. All dimensions are to the centerline of the easement.

4. All dimensions are to the centerline of the utility.

5. All dimensions are to the centerline of the structure.

6. All dimensions are to the centerline of the landmark.

7. All dimensions are to the centerline of the boundary.

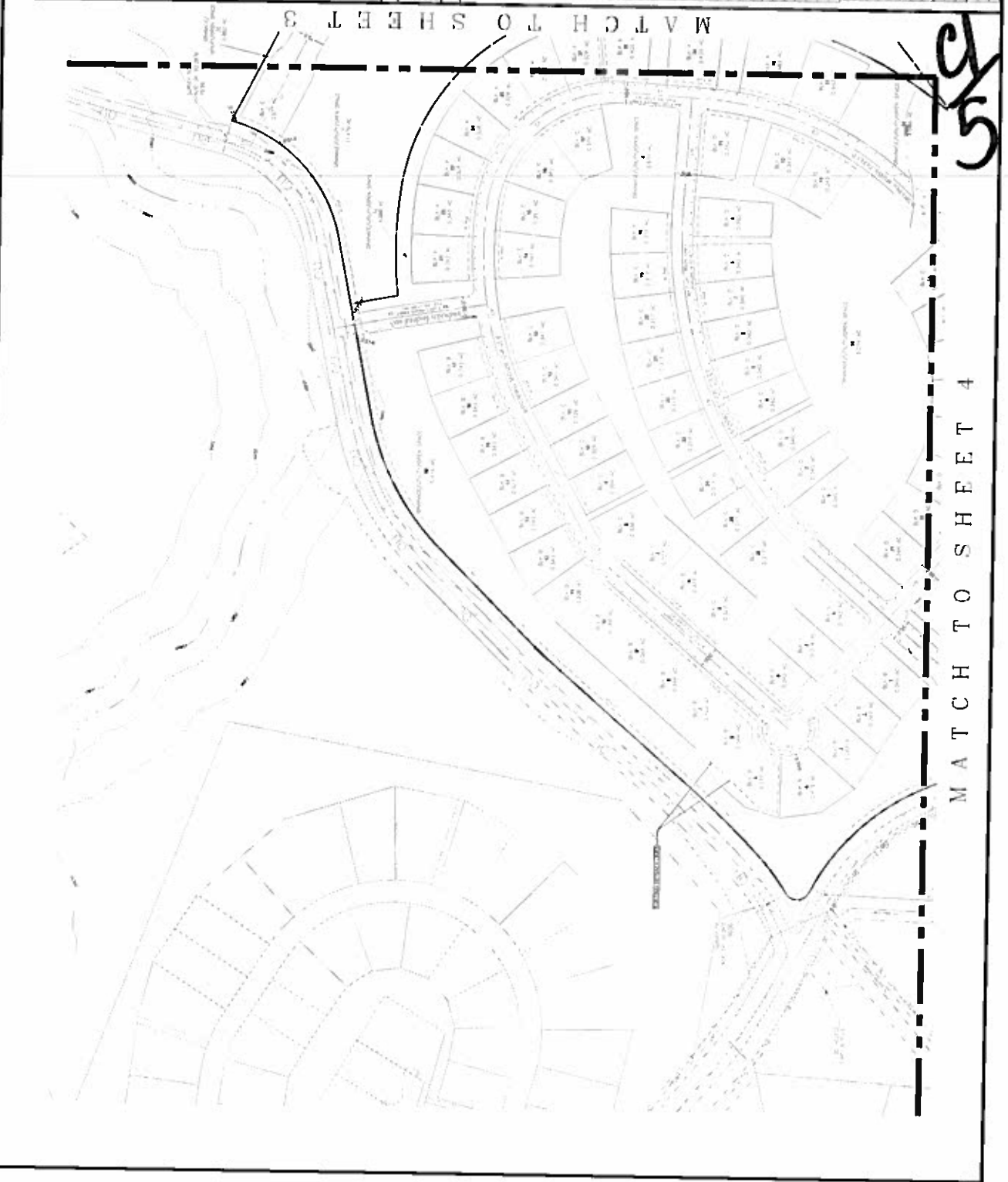
8. All dimensions are to the centerline of the survey.

9. All dimensions are to the centerline of the stationing.

10. All dimensions are to the centerline of the curve data.

**STREET LINE & CURVE TABLE**

Station	Curve Data	Station	Curve Data
1+00.00	100.00'	1+100.00	100.00'
1+100.00	100.00'	1+200.00	100.00'
1+200.00	100.00'	1+300.00	100.00'
1+300.00	100.00'	1+400.00	100.00'
1+400.00	100.00'	1+500.00	100.00'
1+500.00	100.00'	1+600.00	100.00'
1+600.00	100.00'	1+700.00	100.00'
1+700.00	100.00'	1+800.00	100.00'
1+800.00	100.00'	1+900.00	100.00'
1+900.00	100.00'	2+000.00	100.00'



MATCH TO SHEET 4

MATCH TO SHEET 3



MANA TCH TOSHEE 2

Circuit Table									
Circuit	Nodes	Inputs	Outputs	Size	Cost	Area	Delay	Power	Comments
C1	10	2	2	10	10	10	10	10	10
C2	15	3	3	15	15	15	15	15	15
C3	20	4	4	20	20	20	20	20	20
C4	25	5	5	25	25	25	25	25	25
C5	30	6	6	30	30	30	30	30	30
C6	35	7	7	35	35	35	35	35	35
C7	40	8	8	40	40	40	40	40	40
C8	45	9	9	45	45	45	45	45	45
C9	50	10	10	50	50	50	50	50	50
C10	55	11	11	55	55	55	55	55	55
C11	60	12	12	60	60	60	60	60	60
C12	65	13	13	65	65	65	65	65	65
C13	70	14	14	70	70	70	70	70	70
C14	75	15	15	75	75	75	75	75	75
C15	80	16	16	80	80	80	80	80	80
C16	85	17	17	85	85	85	85	85	85
C17	90	18	18	90	90	90	90	90	90
C18	95	19	19	95	95	95	95	95	95
C19	100	20	20	100	100	100	100	100	100
C20	105	21	21	105	105	105	105	105	105
C21	110	22	22	110	110	110	110	110	110
C22	115	23	23	115	115	115	115	115	115
C23	120	24	24	120	120	120	120	120	120
C24	125	25	25	125	125	125	125	125	125
C25	130	26	26	130	130	130	130	130	130
C26	135	27	27	135	135	135	135	135	135
C27	140	28	28	140	140	140	140	140	140
C28	145	29	29	145	145	145	145	145	145
C29	150	30	30	150	150	150	150	150	150
C30	155	31	31	155	155	155	155	155	155
C31	160	32	32	160	160	160	160	160	160
C32	165	33	33	165	165	165	165	165	165
C33	170	34	34	170	170	170	170	170	170
C34	175	35	35	175	175	175	175	175	175
C35	180	36	36	180	180	180	180	180	180
C36	185	37	37	185	185	185	185	185	185
C37	190	38	38	190	190	190	190	190	190
C38	195	39	39	195	195	195	195	195	195
C39	200	40	40	200	200	200	200	200	200
C40	205	41	41	205	205	205	205	205	205
C41	210	42	42	210	210	210	210	210	210
C42	215	43	43	215	215	215	215	215	215
C43	220	44	44	220	220	220	220	220	220
C44	225	45	45	225	225	225	225	225	225

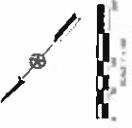
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MATCH TO SHEET 3

MATCH TO SHEET 4

ORIENTATION AND SCALE



LEGEND

- Proposed Boundary
- Proposed Easement
- Proposed Right-of-Way
- Proposed Street
- Proposed Lot
- Proposed Subdivision
- Proposed Survey
- Proposed Plat
- Proposed Map
- Proposed Plan
- Proposed Project
- Proposed Work
- Proposed Task
- Proposed Item
- Proposed Detail
- Proposed Section
- Proposed Part
- Proposed Piece
- Proposed Bit
- Proposed Drop
- Proposed Fall
- Proposed Let
- Proposed Put
- Proposed Up
- Proposed Down
- Proposed In
- Proposed Out
- Proposed On
- Proposed Off
- Proposed At
- Proposed From
- Proposed To
- Proposed Between
- Proposed Against
- Proposed Along
- Proposed Across
- Proposed Through
- Proposed Over
- Proposed Under
- Proposed Within
- Proposed Without
- Proposed With
- Proposed Without
- Proposed By
- Proposed For
- Proposed Of
- Proposed By
- Proposed For
- Proposed Of

NOTES

1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.  
2. ALL ANGLES ARE IN DEGREES AND MINUTES.  
3. ALL CURVES ARE CIRCULAR UNLESS OTHERWISE NOTED.  
4. ALL EASEMENTS ARE 30 FEET UNLESS OTHERWISE NOTED.  
5. ALL RIGHTS-OF-WAY ARE 60 FEET UNLESS OTHERWISE NOTED.  
6. ALL LOTS ARE 1/4 SECTION UNLESS OTHERWISE NOTED.  
7. ALL SUBDIVISIONS ARE 1/4 SECTION UNLESS OTHERWISE NOTED.  
8. ALL SURVEYS ARE 1/4 SECTION UNLESS OTHERWISE NOTED.  
9. ALL PLATS ARE 1/4 SECTION UNLESS OTHERWISE NOTED.  
10. ALL MAPS ARE 1/4 SECTION UNLESS OTHERWISE NOTED.  
11. ALL PLANS ARE 1/4 SECTION UNLESS OTHERWISE NOTED.  
12. ALL PROJECTS ARE 1/4 SECTION UNLESS OTHERWISE NOTED.  
13. ALL WORK IS TO BE DONE IN ACCORDANCE WITH THE LATEST EDITION OF THE TEXAS SURVEYING AND MAPPING ACT.  
14. ALL TASKS ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
15. ALL ITEMS ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
16. ALL DETAILS ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
17. ALL SECTIONS ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
18. ALL PARTS ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
19. ALL PIECES ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
20. ALL BITS ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
21. ALL DROPS ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
22. ALL FALLS ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
23. ALL LETS ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
24. ALL PUTS ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
25. ALL UPS ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
26. ALL DOWNS ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
27. ALL INS ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
28. ALL OUTS ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
29. ALL ONS ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
30. ALL OFFS ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
31. ALL ATS ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
32. ALL FROMS ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
33. ALL TOs ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
34. ALL BETWEENs ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
35. ALL AGAINSTs ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
36. ALL ALONGs ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
37. ALL ACROSSs ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
38. ALL THROUGHs ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
39. ALL OVERs ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
40. ALL UNDERs ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
41. ALL WITHINs ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
42. ALL WITHOUTs ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
43. ALL WITHs ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
44. ALL WITHOUTs ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
45. ALL BYs ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
46. ALL FORs ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
47. ALL OFs ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
48. ALL BYs ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
49. ALL FORs ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.  
50. ALL OFs ARE TO BE COMPLETED BY THE DATE SPECIFIED IN THE PROJECT SCHEDULE.

STREET LINE & CURVE TABLE

STATION	CHORD BEARING	CHORD DISTANCE	CHORD BEARING	CHORD DISTANCE
1	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
2	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
3	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
4	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
5	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
6	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
7	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
8	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
9	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
10	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
11	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
12	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
13	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
14	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
15	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
16	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
17	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
18	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
19	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
20	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
21	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
22	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
23	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
24	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
25	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
26	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
27	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
28	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
29	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
30	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
31	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
32	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
33	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
34	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
35	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
36	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
37	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
38	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
39	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
40	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
41	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
42	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
43	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
44	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
45	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
46	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
47	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
48	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
49	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00
50	N 00° 00' 00" E	100.00	S 00° 00' 00" E	100.00

8/19



## 15/6 PUBLIC HEARING INFORMATION

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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Nov 19, 2013

Your Name (please print) Raymond E. Lime, Jr.

☐ I am in favor  
☒ I object

1118 Terio Ln. Austin TX 78732

Your address(es) affected by this application

Raymond E. Lime, Jr.

Signature

11-12-13

Date

Daytime Telephone: 512-848-3776

Comments: The road system can't handle more development. I work 20 miles from home it takes me approx 45 min. to get to work and it takes 1 to 1.5 hrs to get home also. Since Ridge Elem. is full, where will all these children go to school. Anywhere else that is closer or 2002 and the traffic backed up on Quindlen just the legacy store, that's great!

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

City of Austin - Planning & Development Review Dept., 4<sup>th</sup> Floor

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810



## PUBLIC HEARING INFORMATION

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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Nov 19, 2013

Your Name (please print)

Mathia R. Valle

☐ I am in favor  
☒ I object

Your address(es) affected by this application

111 Terrell Lane Austin TX 78732

Mathia R. Valle

Signature

Date

11/12/2013

Daytime Telephone: 512-266-3048

Comments: We have only one way out of

Steiner via Ogden Park Road.

When we moved here 28 years ago there

were 200 homes or less in this

little subdivision by River Ridge.

Now we, Austin City Council have

granted thousands of permits to build.

Now this (area) are in danger in case of

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

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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Nov 19, 2013

Your Name (please print)

Simon P. Vallee

☐ I am in favor  
☒ I object

111 Terio Lane Austin Texas 78732

Your address(es) affected by this application

Simon P. Vallee

Signature

Date

Daytime Telephone 512 266 1363

Comments: Quindan Park Road is the only way out for thousands of people on Steiner's Five miles up the road to 620. Find a way to build another road out to 2222 and then grant more permits if you must. The Steiner's contract when selling this land to developer's stated so many acres to wildlife where is it? We're sick of the traffic congestion. It's unbearable.

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

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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Nov 19, 2013

NEWMAN R. LITCHENS

Your Name (please print)

1116 TEEBO, Austin, 78732

Your address(es) affected by this application

Heather M. Williams

Signature

11-18-13

Date

Daytime Telephone: 512-423-4444

Comments: Understanding development, there must be with out damage to existing community. At a sign in we try to get out passing the elementary school and one mile before crossing the river. Two more signs will be needed. This is a primary and needs to be needed as such safety for all residents. Do you want 200 x 2 lane x 5 people x 200 homes. Do we have kids to

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

City of Austin - Planning & Development Review Dept./4<sup>th</sup> Floor  
Don Perryman  
P. O. Box 1088  
Austin, TX 78767-8810

## 5/2 PUBLIC HEARING INFORMATION

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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Nov 19, 2013

Kenneth Franklin

Your Name (please print)

1121 Terio Ln

Your address(es) affected by this application

*Don Perryman*

Signature

11/19/13

Date

Daytime Telephone:

512-266-9271

Comments: Our road cannot handle more traffic.

There is only one way in & one way out.

There is no escaped route. Odianan

Park Rd. is choked down to 2 lanes

and during school zone times, emergency

vehicles can't get in or out easily.

620 & 2222 are marked out of city's and

of the worst intersections in Austin.

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

City of Austin - Planning & Development Review Dept./4<sup>th</sup> Floor

Don Perryman

P.O. Box 1088

Austin, TX 78767-8810

FIX OUR ROADS!

☐ I am in favor  
☒ I object

# 13/14

## PUBLIC HEARING INFORMATION

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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Nov 19, 2013

Your Name (please print)

TOM BOWMAN  
12417 River Bend, #13

Your address(es) affected by this application

512-680-9221

Signature

Date

Daytime Telephone: 512-680-9221

NOV 15, 2013

Comments:

increase traffic in  
A neighborhood that has  
ONE WAY IN AND ONE WAY OUT.

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

City of Austin - Planning & Development Review Dept./4<sup>th</sup> Floor

Don Perryman

P.O. Box 1088

Austin, TX 78767-8810

☐ I am in favor  
☒ I object



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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Nov 19, 2013

Your Name (please print)

1025 Morlane Dr  
Simy Dimaroff

☐ I am in favor  
☒ I object

Your address(es) affected by this application

Signature

Date

Daytime Telephone:

844-2152

Comments:

Concerned about traffic

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

City of Austin - Planning & Development Review Dept./4<sup>th</sup> Floor

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Castillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Nov 19, 2013

Your Name (please print)

☐ I am in favor  
☒ I object

Your address(es) affected by this application

1116 Teller Austin TX 78732  
 11-17-13  
 Signature Date

Daytime Telephone: 512-422-4444

Comments: One way out and too many cars whips. No more room for wildlife

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

City of Austin - Planning & Development Review Dept. 4<sup>th</sup> Floor  
 Don Perryman  
 P. O. Box 1088  
 Austin, TX 78767-8810



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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Nov 19, 2013

Your Name (please print)

Sadi Hanson

☐ I am in favor  
☒ I object

Your address(es) affected by this application

1214 Melrose Dr.

Signature

Date

Daytime Telephone:

512-585-5063

Comments: Safety concerns because of traffic congestion

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

City of Austin - Planning & Development Review Dept./4<sup>th</sup> Floor

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

11/8  
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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Castillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Nov 19, 2013

Your Name (please print)

1003 Rocky Dr

Your address(es) affected by this application

Don Perryman

Signature

Date

Daytime Telephone: 512-344-2425

Comments: Traffic & Wildlife Concerns

☒ 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., 4<sup>th</sup> Floor  
Don Perryman  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Nov 19, 2013

Your Name (please print)

*Gene Christensen*

☐ I am in favor  
☒ I object

Your address(es) affected by this application

*1020 McFarlane*

Signature

Date

Daytime Telephone:

*512 771-1214*

Comments:

*Public Engagement*

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City of Austin - Planning & Development Review Dept./4<sup>th</sup> Floor

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

**Perryman, Don**

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**From:** ~~Erica Lambert@Dell.com~~  
**Sent:** Thursday, December 19, 2013 8:23 AM  
**To:** Perryman, Don  
**Subject:** Safety Concerns- Steiner Ranch

C1  
20

Dell - Internal Use - Confidential

Mr Perryman –

I understand there is a proposal to add additional homes to the back of Steiner Ranch in a new community called McCormick Ranch. I would ask they this be denied unless we add additional roads to leave the neighborhood – including a bridge to 2244.

The safety concerns are growing with this added development...  
Please help us!

---

Respectfully,

*Erica Lambert*

Executive Director - NA Sales Operations and Strategy  
Mobile: 512-917-2134 | Office: 512-723-8712  
[erica\\_lambert@dell.com](mailto:erica_lambert@dell.com)



**Perryman, Don**

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**From:** Russell, Rick (~~TRC-Texas~~) <~~rick@trc-texas.com~~>  
**Sent:** Thursday, December 19, 2013 8:23 AM  
**To:** Perryman, Don  
**Subject:** opposition to McCormick Ranch in Steiner Ranch

CL  
21

Mr. Perryman,

As a resident of the Bella Mar neighborhood out in the back of Steiner Ranch I am writing to ask you to deny any further development out back here, specifically the new developments planned for McCormick Ranch. As I am sure you have heard from multiple folks, it is simply too dense and too crowded already. The access and egress out of our neighborhoods during the AM and PM rush already resembles MoPac! This in addition to our schools bursting at the seams and they haven't even brought the 300+ apartment units on line at the front of Steiner. Please consider the folks already here, not the developers looking to make a buck out here. Thank you.

Rick Russell  
12101 Azure Shores Ct.  
Austin, TX 78732  
Mobile +512-569-2503

**Perryman, Don**

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**From:** Cheryl Anderson <~~CherylAnderson@steiner.com~~>  
**Sent:** Thursday, December 19, 2013 8:49 AM  
**To:** Perryman, Don  
**Subject:** McCormick Ranch - PLEASE VOTE NO!

cl  
1/22

Dear Mr. Perryman,

Good morning!

I would like to put on record that our family is opposed to this new addition. I am opposed for the following reasons:

- **Safety:** We were here during the wild fires 2 years ago. The lack of alternate routes for extreme cases like are a huge concern. And, because we live in the back of the neighbor (Bella Mar), our risk of getting out in a timely manner is that much more dangerous. Adding another 131 homes and 300 cars to the exit of these neighborhoods is just too much of a liability.
- **Education:** My children go to River Ridge Elementary. Their class rooms are already 10% over the standard headcount for their class due to overcrowding. I am concerned that my children's education will suffer due lack of time and attention needed for each student & teacher ratio.

We moved here for the great schools and education Steiner Ranch provides its families, I am afraid that the builders we are taking their eye of the ball and are just being greedy at the detriment of our children and family community.

Sincerely,

Cheryl Anderson  
220 Emerald Ridge Drive

**Perryman, Don**

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**From:** Lisa Monts ~~l.monts@bigblue.com~~  
**Sent:** Thursday, December 19, 2013 9:11 AM  
**To:** Perryman, Don  
**Subject:** Opposition to planned neighborhood

CL  
23

My family is very much opposed to the planned neighborhood by Lake Austin. We are so frustrated with the traffic in Steiner Ranch and 620 already! We have even discussed moving out of Steiner Ranch because of the amount of traffic and the safety issues that are due to overbuilding in Steiner Ranch and Quinlan Park. Steiner Ranch was attractive to us because of it's beautiful trees and comfortable neighborhood "feel". The trees are disappearing and the traffic is terrible. Please, no more homes!!

*Lisa Monts*

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**Perryman, Don**

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**From:** Cheryl Moehling <moehling@cityofaustin.gov>  
**Sent:** Thursday, December 19, 2013 10:17 AM  
**To:** Perryman, Don  
**Subject:** Hearing Jan. 7th regarding planned subdivision at the end of Steiner Ranch

CL  
24

Dear Don Perryman and whom this regards,

I am resident in the Bella Mar section of Steiner Ranch. I would like to start off by stating I am not against growth in my area or across the city of Austin. The issue I personally have is the poor planning and inability to look at the impact each new project brings to the area it is trying to enter.

The most recent issue being the intersection of 2222 and 620. How can a business' entrance be more important than the 1,000's of cars stuck in traffic? How can adding a new apartment complex on 2222 next to Target be acceptable when the road can not handle the traffic load already? How many accidents trying to turn left onto 2222 from Target will it take to get help? Will it take a death? These are just a few major issues we have in our area. The city keeps APPROVING more growth with no plans to improve roads. I know it comes down to money! Life is more important than money.

This brings me to my main issue: The planned subdivision by Lake Austin at the end of Steiner Ranch. As you are aware of Steiner Ranch basically has one way in and out. Even with the improvement in the past such as signal lights and widen or adding lanes the roads can not handle the flow of traffic in and out in emergency situations or everyday use.

The Steiner Ranch fires should of been a big enough "wake- up" call to the city that another exit/road is required for Steiner Ranch. I had a 3 week old baby at at home when the fires started. It took me over an hour from my home (which is close to the end of Steiner) to get to 620. I can not tell you terror I felt for my family. I also had my mother in law from out of state with us too. It was truly a horrible experience. I then had to take my baby in to be seen by the doctor to check on her. There was so much heavy smoke and high winds. Just having an evacuation plan in emergency situations is NOT enough! More recently a person was having a heart attack during the morning school drop off and traffic from Quinlan Park was so bad that the ambulance could not get to the person. They had to run 3 blocks just to get to the person! We need a new road! Currently with morning /everyday traffic it will take me 30 minutes to just get to 2222 from my home!

I have watched the November meeting and applaud the council members on not approving the the new subdivision without more discussion. I will not pretend to understand or be completely knowledgeable on every aspect of the approval process. What I gathered from the meeting is there a some agreement/code back in 2000 that the developer is following. Since 2000 I think you can agree a lot has changed. Who could of thought back then we would be facing fires, severe drought, and overloaded schools? This agreement/code or whatever it is called should be revisited or just thrown out. It is not up to date on the current situations in the area.

I understand the city bought land as preserve which now makes it impossible for the developer to even build another road out. I am all for protecting life, but MY life and all other humans in the area need to be protected too! We are in essence an "endangered specie" . The city must revisit the need for a road in protection of all living things which includes HUMANS! The developer should be granted approval to make an additional road out of the area prior to adding a subdivision or any future project. Nothing but a road needs to be approved. No business'.... Nothing more that impacts the preserved area.

Please consider the already overcrowded schools. Many well over capacity. More importantly please consider the safety of the people living in the area before approving this subdivision.



**Perryman, Don**

---

**From:** Yunhui Lee ~~yunhui.lee@att.net~~  
**Sent:** Thursday, December 19, 2013 11:16 AM  
**To:** Perryman, Don  
**Subject:** Steiner Ranch expansion - McCormick Ranch

cl  
1/5

Mr. Perryman,

I am a resident in Emerald Ridge and I am against the development of McCormick Ranch. I am from the Austin area but my husband is from California and when we first considered moving into Steiner, safety was a huge concern of his. He was very concerned about the single entry in and out of Steiner in case of emergencies, specifically grass fires which he had experienced in California.

Having grown up in Austin, I assured him that it would never happen. Sure enough, during one of his international business trips, Steiner had the fires. The community was so ill prepared and the experience was horrifying. If my neighbor had never called, I would have been stuck home with my 2 boys unable to leave until it was too late.

Fortunately, we were able to leave but it took us over 2 hrs. to get from our street, Azure Shores Ct., to the signal at Quinlan and 620. This was over a year ago and since then many, many more homes have been developed in Steiner without any expansion to the roads. It terrifies me to think what would happen if another emergency incident was to occur in Steiner. It would truly be devastating because there was already too many of us a year ago.

Our schools are overcrowded and there is a lot of congestion on Quinlan Park. If an accident occurs on Quinlan Park, it is a nightmare trying to get in or out. Basically, we are at a stand still until the roads are cleared. More importantly, it makes it very difficult for the emergency vehicles to get in and out.

Therefore, until the current overcrowdedness can be addressed, it would be extremely irresponsible and potentially life threatening to approve the development of McCormick Ranch. The safety of our children, friends, and neighbors depend on it.

Sincerely,  
Yunhui Lee  
12108 Azure Shores Ct.

Comments against Case Number C8J-2013-0089

For Public Hearing Zoning and Planning Commission – December 17, 2013.

Affected Address – 1001 South Quinlan Park Road (Immediately Adjacent)

cl  
2/26

We are encouraging the City of Austin Planning and Development Review Department to reject the proposal for subdivision by Texas Engineering Solutions, Conner J. Overby on behalf of owner TR Vista Preserve, LLC, Chris Thompson. The basis of our rejection is as follows.

- **Environmental – Water**
  - This tract of land is located immediately beneath the Steiner Ranch development. Today, the runoff from Steiner ranch is already excessive and flows through this tract toward Lake Austin. The undeveloped state of this tract acts as a natural barrier, and allows some amount of surface water cleansing and flow reduction. Adding lot developments in this space will eliminate the only remaining barrier.
- **Environmental - Natural Green Belt as affects Austin beauty and Wildlife Habitat**
  - Selma Hughes Park and this adjacent green space are one of the few left in this area along Lake Austin. Part of the proposed development includes additional lake front lots. It is important that Austin preserves these spaces, both as habitat for deer and other wildlife as well as green space along its water ways.
- **Traffic –**
  - Quinlan Park road is the only in and out entrance to Steiner ranch. Traffic is well beyond road designs, and is particular unsafe when schools along Quinlan Park road are in session. 148 additional lots will likely add in excess of 250 cars on a road already beyond safe limits. The intersection of 620 and 2222 is already rated one of the worst traffic junctions in Austin. Most of the traffic from this development will likely go through that intersection during its worst rush hours.

Austin has many options for growth that are not in environmentally critical areas, nor in areas that add to burdened roads. We respectfully ask the city of Austin to reject this subdivision proposal.

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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Dec 17, 2013

Robert G. Visser

Your Name (please print)

1001 South Quince Park Road - Austin TX 78732

Your address(es) affected by this application

[Signature]

Signature

12/14/13

Date

Daytime Telephone: (512) 300-0136

Comments: See Attached

☐ 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. /4<sup>th</sup> Floor

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

C1  
27

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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Dec 17, 2013

TATIANA PETERSON

Your Name (please print)

1203 Terid Lane, Austin, 78732

Your address(es) affected by this application

*[Signature]*

Signature

Daytime Telephone: 281-788-9751

Date

12/13/13

Comments:

I, Ty and I am concerned about  
concerning in Quinlan Park Road,  
especially if there is an emergency.

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

City of Austin – Planning & Development Review Dept. /4<sup>th</sup> Floor

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

*cl*  
*28*

12/16/13

Dear Mr. Perryman,

dyg

I am writing this letter to let you know we oppose the building of McCormick Ranch - 148 houses. This will be a tremendous safety hazard to those of us that live all the way down in Steiner Ranch.

The roads were blocked & bottle necked when the fire occurred. It was very scary for everyone involved.

Please reduce the number of houses to be built until you can get roads built.

We have lived here since 1998 and it is our home.

Lisa Fallon

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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Dec 17, 2013

TOM BOWERMAN

Your Name (please print)

12407 Riverbend Rd #13

Your address(es) affected by this application

T Bowerman

Signature

Daytime Telephone: 512-680-9224

Date

12/15/13

Comments:

SAFETY CONCERNS

(1) during Stevey wildfire it all ready took 45 min to get out. Only gets worse with more houses

(2) Quinlan is all ready narrow & dangerous AS it is. No shoulders no turn lanes.

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

City of Austin - Planning & Development Review Dept. /4<sup>th</sup> Floor

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

Boat ramp for themselves.

C/30



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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Dec 17, 2013

Mack Erickson  
Your Name (please print)

☐ I am in favor  
☒ I object

1617 Meekene Dr. Austin, TX 78732  
Your address(es) affected by this application

Mack Erickson  
Signature

12/17/13  
Date

Daytime Telephone: 512-266-3395

Comments:

- They should have their own boat ramp

- fix intersections at G-Pack 620 and 2222 + 620

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

City of Austin - Planning & Development Review Dept. /4<sup>th</sup> Floor

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

C-1  
3/1

## PUBLIC HEARING INFORMATION

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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Dec 17, 2013

*Joan A. Kowler*

Your Name (please print)

*1408 E. Lakeland Drive*

Your address(es) affected by this application

*Joan A. Kowler*

Signature

Date

Daytime Telephone: *512-266-2676*

Comments: *It took me 3 1/2 hrs.*

*to get out of Steiner Ranch when we were evacuated for the fire. I have lived here for over 30 years and I am very concerned about the traffic and safety issues.*

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

City of Austin – Planning & Development Review Dept. /4<sup>th</sup> Floor

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

*C/32*



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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Dec 17, 2013

JIM LACY  
Your Name (please print)

1409 E. LAKELAND DR.

Your address(es) affected by this application

*[Signature]*

Signature

Date

Daytime Telephone: 512-517-5367

Comments:

IT TOOK US 1 1/2 HOURS TO EVACUATE  
STEINER RANCH WHEN THE WILD FIRE OCCURRED.  
HOW MUCH WORSE WILL IT BE WITH ANOTHER 300  
CARS TRYING TO FIX IT? SAFETY IS A MAJOR  
CONCERN TO US!

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

City of Austin – Planning & Development Review Dept. /4<sup>th</sup> Floor

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

C  
33

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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Dec 17, 2013

Geraldine Johnson

Your Name (please print)

1014 Merlene Dr. Austin, TX 78732

Your address(es) affected by this application

Geraldine Johnson 12/11/13

Signature

Date

Daytime Telephone: (512) 585-5062

Comments: This development will create more traffic, thus adding more time to reach the main roads. In the event of unforeseen circumstances and emergencies, it will have a severe effect on those attempting to reach safety. The community is fine as is.

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

City of Austin - Planning & Development Review Dept. /4<sup>th</sup> Floor

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

C1  
34

## PUBLIC HEARING INFORMATION

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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Dec 17, 2013

Saidi Johnson  
Your Name (please print)

☐ I am in favor  
☒ I object

1014 Merlene Dr. Austin, TX 78732

Your address(es) affected by this application

Dec 11, 2013

Date

Signature

Daytime Telephone: 512-845-7344

Comments: we are concerned for the residents of

Skinner Road and this immediate property (the subject of this public hearing) because there are not any evacuation routes or extra outlets that will allow a traffic to flow properly on normal days and/or safely upon an emergency. Please address the issue of the roads before allowing development of the subject property.

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

City of Austin - Planning & Development Review Dept. /4<sup>th</sup> Floor

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

C/35



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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Dec 17, 2013

Steve & Michelle Booth

Your Name (please print)

619 Markene Dr. Austin 78732

Your address(es) affected by this application

Michelle Booth

Signature

Daytime Telephone: 512.266.0411

Date

12/17/13

Comments: I implore you to not allow this number of home be added to Steiner Ranch. The 4 excellent school are each over capacity - adding 140 plus families will be detrimental to these schools, their staff and our students.

Additionally, the traffic situation on Quinlan Park and 620 is very

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

City of Austin - Planning & Development Review Dept. /4<sup>th</sup> Floor

Don Perryman

P.O. Box 1088

Austin, TX 78767-8810



CI  
3/6

cl  
3/31

Taxed as it is now, even with the new improvements in place. Drive time on weekday mornings getting kids to school and the residents leaving for their morning commute on 620 is gridlocked.

Have traffic surveys been done to estimate / calculate the number of vehicles that leave Steiner Ranch during the hours of 7:30 am - 9:00 am and again at 3 pm and 7:00 pm.

Another concern became a reality in September 2011 with the fire. As you know, there is one road in and one road out of this neighborhood, it took two hours for people down at the bottom of Quinlan Park to evacuate out of the neighborhood. What/how will adding 148 homes, (with probably at least 300 more cars and drivers) possibly benefit the residents of this great community neighborhood. Please look closely at these issues before making a decision. This isn't about putting more money in builders and developers pockets. It is about maintaining a safe, comfortable, manageable community. Respectfully, Michelle Booth

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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Dec 17, 2013

Gene Carruth  
Your Name (please print)

☐ I am in favor  
☒ I object

ID 26 KERRICK

Your address(es) affected by this application

Hester Crawford

Signature

Date

Daytime Telephone: \_\_\_\_\_

Comments:

Please think about our  
safety before allowing more  
development

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

City of Austin – Planning & Development Review Dept. /4<sup>th</sup> Floor

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

CJ  
38

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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Dec 17, 2013

*DARLENE SINGLETON*  
Your Name (please print)

☐ I am in favor  
☒ I object

*1003 Rocky Dr. Austin Tx 78732*  
Your address(es) affected by this application

*Darlene Singleton*  
Signature

Date

Daytime Telephone: *266-2625*

Comments:

*PLEASE CONSIDER OUR SAFETY!  
During the Fire it took  
hours for people to evacuate.  
Also they need to make Selma  
Hugher their main entrance  
I wish Commission would come  
and look at the competition in this Area.*

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

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

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

*C/39*



**Perryman, Don**

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**From:** Michael Gunlock <~~mgunlock@gmail.com~~>  
**Sent:** Tuesday, December 17, 2013 3:05 PM  
**To:** Perryman, Don  
**Subject:** McCormick Ranch Hearing

C1/40

Mr. Perryman

"Thousands trapped in Steiner Ranch as wildfires ravage west Austin..." may very well be a national news headline that haunts hearings like this in the future. My plea to the commission to reconsider approval of the McCormick Ranch subdivision is not predicated on an anti-growth or anti-development agenda, but rather on the shared responsibility of commission and developers to balance development with matching infrastructure. Quinlan Park Rd is ineffective as the sole emergency egress for the thousands of residents of Steiner Ranch as witnessed by those of us who lived through the 2011 wildfires. This is not just a traffic issue, but one of safety. Please share with the council.

---

Sincerest Regards

Michael Gunlock, MD  
Steiner Ranch Resident



**Perryman, Don**

---

**From:** fallon2853 <fallen2853@hotmail.com>  
**Sent:** Tuesday, December 17, 2013 10:23 AM  
**To:** Perryman, Don; Darlene Singleton; ~~luthempton@yahoo.com~~  
**Subject:** Info related to McCormick Ranch  
**Attachments:** 20131217\_081907.jpg; 20131217\_081846.jpg; 20131217\_082029.jpg

cl  
41

Mr Perryman:

I wanted to share these pictures taken on Quinlain Park Rd this morning at 810 as I was leaving River Ridge neighborhood.

I believe there was a single car accident at Quinlain Park Road/Selma Hughes Rd. The traffic was backed up all the way down Quinlain Park Road, school buses and all! The single lane road prohibits traffic flow.

Please share with the council.

I will be at the meeting tonight and I will be sending the form in as well.

Respectfully

Lisa Fallon

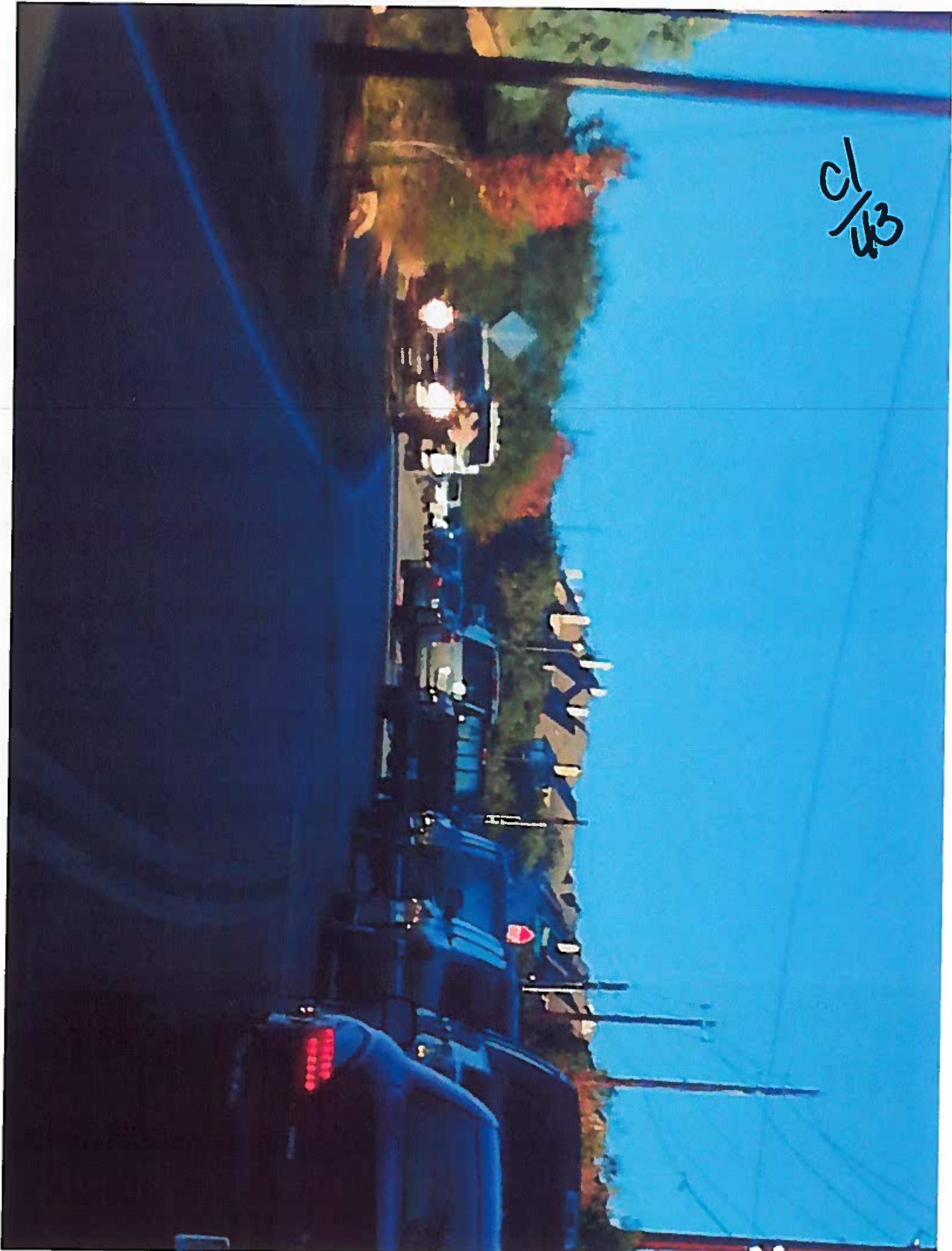
Sent via the Samsung Galaxy Note® II, an AT&T 4G LTE smartphone

C1  
42





cl  
43



**Perryman, Don**

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**From:** Dick Kitchens <dick.kitchens@gmail.com>  
**Sent:** Tuesday, December 17, 2013 2:40 PM  
**To:** Pet Marth Vallee  
**Cc:** Perryman, Don  
**Subject:** Improvement Quinlan Park Road for traffic.

cl  
44

Improvement Quinlan Park Road for traffic.

Dedicate an area for evacuation in this area to go.

Work with the city's Parks and Recreation Department to increase the boat ramp parking for Mary Quinlan Park boat ramp.

Route Boat traffic for Steiner Boat ramp thru McCormick to remove it from Terjo Lane.

Have a Balcones conservation evaluation of the watershed run off from this development. Keeping in mind we are all on septic from below the development to the water. The clearing of the property will remove the natural foliage that holds and keeps erosion to this area. Without this the watershed will come thru River Ridge and our septic systems and end into Lake Austin and make its way down River and past City Hall

Dick Kitchens  
Donate Life

C1  
45

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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Dec 17, 2013

TATIANA PETERSON

Your Name (please print)

☐ I am in favor  
☒ I object

1203 Terid Lane, Austin, 78732

Your address(es) affected by this application

T. Peterson

Signature

12/13/13  
Date

Daytime Telephone: 281-788-9751

Comments:

Ty and I are concerned about  
congestion on Quinlan Wade Road,  
especially if there is an emergency.

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

**Perryman, Don**

---

**From:** Dick Kitchens <~~dkitchens@gmail.com~~>  
**Sent:** Friday, December 13, 2013 11:00 AM  
**To:** Perryman, Don  
**Cc:** Pet Marth Vallee; Darlene Singleton  
**Subject:** Case Number C8J-2012-0089

C/46

I moved here to Steiner Ranch in 1989. At that time it was owned by the Steiner family and was a working ranch with the subdivision on the lake. There were three cattle crossings from 620 to Quinlan Park boat ramp. It was plentiful with not only cattle, horses, beautiful deer, long eared rabbits, squirrels, snakes, Road runners, coyotes and various amount of beautiful wildlife. Now I might see one deer twice a year. Knowing that they are still in the area the only area that they can go to which is in their habitat is to the area where there is water. On this water bound peninsula there is one area left! Now McCormick development wants to take the last piece of habitat on this beautiful Ranch. For me I have given up sacrifices for the development of the Steiner Ranch. They have always given in to leaving a preserve for the habitat of this last part of Steiner Ranch! Please look at their map and you can see the waterfront that this habitat animals can get to. Steiner Ranch is the only development in Austin Texas boarded on all three sides by water! It is a true meaning of one way in and one way out! Safety has always been a concern. Safety now has to be your concern! Do not let development over rule safety! They are protecting the cemetery but I hope not for the the wrong reason. If nothings been brought up about this historical cemetery someone needs to. As commissioners on the board of development for the city of Austin you must deny this request.

Dick Kitchens  
1116 Terjo Lane  
Austin, Texas 78732  
Donate Life

**Perryman, Don**

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**From:** Liz Hahn <lhahn@dulaw.com>  
**Sent:** Tuesday, December 17, 2013 9:32 AM  
**To:** Perryman, Don  
**Cc:** Casillas, Cindy  
**Subject:** Objection to McCormick Ranch on Lake Austin  
**Attachments:** Protest to new development.pdf

CL/47

Hello, Mr. Perryman and Ms. Casillas:

I am writing to protest the McCormick Ranch development. It is my understanding there will be a hearing tonight which I am unable to attend because we are dealing with recent flooding we had in our rental property. We have some people coming in this evening to do cleaning and work on the house so we need to be there for that.

I have attached a document which I have signed indicating my objections to this new development right next to our subdivision. I live in the River Ridge subdivision.

I appreciate your attention to this matter and hope for a good resolution.

Happy Holidays!

Sincerely,

Liz Hahn

DAVIS & WRIGHT, P.C.

Elizabeth Nader Hahn, RN, BSN, LNC  
Legal Nurse Consultant  
Davis & Wright, P.C.  
Travis Oaks Building  
5113 Southwest Parkway, Suite 115  
Austin, Texas 78735  
512.482.0614 (Phone)  
512.482.0342 (Fax)  
[www.dulaw.com](http://www.dulaw.com)

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For River Ridge Residents

C1/48

Many of us who reside in River Ridge and Steiner Ranch are protesting the construction of the McCormick Ranch on Lake Austin. We are concerned for the further destruction of wildlife and the added traffic congestion which already exists on Quinlan Park Road.

According to the plat of the future subdivision, three more roads will be formed off of Quinlan Park Road into this subdivision between Selma Hughes Park Road and Terjo Lane. The addition of 148 homes more will result in added vehicles on Quinlan Park Road. If you figure three cars per home, it adds up to 444.

We, in River Ridge Addition, are surrounded by water at the end of our road. In case of another fire or other disaster, we may not be able to escape with only one way out. Over 10,000 homes have been built on Steiner in the past ten years. This acreage is the last bit of land that can be built on. This property also contains a historic cemetery on Quinlan Park Road just across from Caslano Addition.

We are asking everyone who is interested to appear at the Public Hearing at 6:00 PM Tuesday night at City Hall. If you protest this subdivision and cannot appear, please sign at the bottom of this letter indicating your disagreement and I will deliver it to the council meeting tomorrow night.

Thank You,

Agree \_\_\_\_\_

Martha Vallee  
1111 Terjo Lane  
Austin, Tx 78732

Disagree Elizabeth H. Hales

I object to the development  
of McCormick Ranch.

It is a beautiful area with wildlife  
that would be destroyed.

There are already too many new homes  
that have been built in Steiner  
that has caused a lot of congestion.

Thank you,

Liz Hales

12513 Mixson Dr.

Austin, Tx. 78732



## 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](http://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-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Dec 17, 2013

Chabe Kiellan

Your Name (please print)

1119 Terjo Lane

Your address(es) affected by this application

Chabe Kiellan

12/9/13

Signature

Date

Daytime Telephone: 512-266-3017

Comments:

We can not fit this capacity  
of more houses in our neighborhood.  
Does anyone remember the Steiner  
fires? Another 148 houses means  
more traffic with only 1 way out.  
It also means more children at  
Pinar Bridges Elementary which is already  
over capacity! No, No No!

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

City of Austin - Planning & Development Review Dept./4<sup>th</sup> Floor

Don Perryman

P.O. Box 1088

Austin, TX 78767-8810

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

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Case Number: C8J-2013-0089

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Dec 17, 2013

Your Name (please print)

TOM BOUTMAN

☐ I am in favor  
☒ I object

Your address(es) affected by this application

2417 River Bend #13  
Austin, TX 78732

Signature

Date

Daytime Telephone: 512-180-9221

Comments: to much traffic on a  
one way in one way out  
street (Quilley Park)

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

City of Austin - Planning & Development Review Dept. /4<sup>th</sup> Floor

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

**Perryman, Don**

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**From:** Dick Kitchens <dickings@gmail.com>  
**Sent:** Tuesday, December 17, 2013 4:54 PM  
**To:** Perryman, Don  
**Cc:** Pet Marth Vallee  
**Subject:** River Ridge is a small neighborhood which where not all notified

cl  
1/5

River Ridge is a small neighborhood with approximately 300 homes. Nestled between the 4,600 aced master planned community Steiner Ranch and Lake Austin Spa and Resort (Condé Nast Traveler #1 Destination Spa of 2010).

This quiet neighborhood boasts a high population of golf cart owners, that rarely visit the local golf course. River Ridge is adjacent to two public boat ramps, Mary Quinlan Park and the River Bend boat ramp. Both ramps feed into the always cool crisp waters of Lake Austin. River Ridge is a wonderful neighborhood and a prime location for boat owners and lake enthusiasts. Quality, low-key, "Shiner Ranch" livin' is River Ridge.

River Ridge is on Austin City Water distributed through WCID #17. Each property uses a private sewer system. River Ridge has a Home Owner Association that mainly remains inactive. Which translates to NO HOA fees. River Ridge is located in the top rated Leander Independent School District. River Ridge Elementary, Canyon Ridge Middle School, and Vandegrift High School are the schools for this communities students. Depending on the time of year and the Principle's schedule, a tour of these schools may be available for new homeowners. The ESD #6 Fire Dept. is located approximately 2.5 miles away.

River Ridge has a uniqueness of having lots available for constructing your own custom home, with any builder you choose. The tax base in River Ridge is typically lower than it's neighboring communities.

Recent River Ridge Properties

Dick Kitchens  
Donate Life