

C28

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2013-0074.

P.C. DATE: January 14, 2014

SUBDIVISION NAME: Enclave at Covered Bridge

AREA: 51.823 acres

LOTS: 91

APPLICANT: Evelyn & Marvin Bassford; The Brohn Group, LLC

AGENT: Carlson, Brigrance & Doering (Geoff Guerrero)

ADDRESS OF SUBDIVISION: Nanda's Trail at covered Bridge Drive

GRIDS: A/B-20

COUNTY: Travis

WATERSHED: Williamson Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-2-CO-NP

PROPOSED LAND USE: Residential, Public, R.O.W.

NEIGHBORHOOD PLAN: Oak Hill

SIDEWALKS: Sidewalks will be provided along interior streets and subdivision side of boundary streets.

DEPARTMENT COMMENTS: The request is for approval of a preliminary subdivision plan namely, Enclave at Covered Bridge. The preliminary plan consists of 91 lots on 51.823 acres.

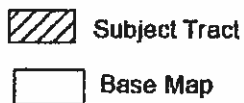
STAFF RECOMMENDATION: Staff recommends approval of the preliminary plan. This plan meets all applicable City of Austin Land Development and State Local Government requirements.

PLANNING COMMISSION ACTION:

CASE MANAGER: Sylvia Limon

PHONE: 512-974-2767

E-mail: Sylvia.limon@austintexas.gov



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.

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.

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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.

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.

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Case Number: C8-2013-0074

Contact: Sylvia Limon, 512-974-2767

Cindy Casillas, 512-974-3437

Public Hearing: Planning Commission, Jan 14, 2014

James & Nancy Sherman
Your Name (please print)

☒ I am in favor
☐ I object

8500 Red Willow Dr. C Austin, TX 78736
Your address(es) affected by this application

[Signature] 12-4-14
Signature Date

Daytime Telephone: 512-363-5583 (do not call in AM-sleeping)

Comments: We are on the hill with the Valley Below. It would really mess up the view. And we were told when we bought the land that the valley was a protected area and could not be built on.

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

City of Austin – Planning & Development Review Dept. /4th Floor
Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Sylvia Limon, 512-974-2767

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Public Hearing: Planning Commission, Jan 14, 2014

Frank Halabek

Your Name (please print)

7006 Smokey Hill Rd

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512-917-7631

Comments: I object to this development as it will diminish property values of existing homes and cause increased traffic on existing streets in the area which do not have sidewalks or crossings. This land would be better used as a park or green space.

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☒ I am in favor
☐ I object

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Public Hearing: Planning Commission, Jan 14, 2014

John K. ELLIOTT

Your Name (please print)

☐ I am in favor
☒ I object

7120 COVERED BLDG 78734

Your address(es) affected by this application

[Signature]

Signature

12/25/13

Date

Daytime Telephone: (512) 970-9216

Comments:

With a small ingress/egress and
potential hazard with topography
we are against project. Not to
mention noise pollution and
congestion

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Cindy Casillas, 512-974-3437

Public Hearing: Planning Commission, Jan 14, 2014

William Bower
Your Name (please print)

☒ I am in favor
☐ I object

7006 Smoke Hill Rd
Your address(es) affected by this application

William Bower 12/27/2013
Signature Date

Daytime Telephone: 512-917-7632

Comments: As a property owner adjacent to this property, I object to this development. As a safety issue, there will increased traffic and the existing neighborhood has no sidewalks. As an environmental issue, this is the last track of open land (there are no significant parks in this area). Finally, this development may adversely affect my property value by diminishing the view.

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