

C19/1

SUBDIVISION REVIEW SHEET

CASE NO.: C8J-2013-0148

Z.A.P. DATE: July 15, 2014

SUBDIVISION NAME: Tipco Subdivision

AREA: 85.27 acres

LOT(S): 24

OWNER/APPLICANT: Steven J Dell Trust
(Mary Sikora)

AGENT: Carlson, Brigrance & Doering, Inc.
(Geoff Guerrero)

ADDRESS OF SUBDIVISION: 1750 Far Gallant Drive

GRIDS: MF26

COUNTY:

WATERSHED: Bee Creek

JURISDICTION: 2 mile ETJ

EXISTING ZONING: n/a

PROPOSED LAND USE: Single-Family

ADMINISTRATIVE WAIVERS: None

VARIANCES: The applicant has requested a variance from Section 30-2-159 of the Land Development Code to make the streets in the proposed subdivision private streets. On June 10, 2014 the Travis County Commissioner's Court approved the variance request.

SIDEWALKS: Sidewalks will be provided on both sides of all internal streets.

DEPARTMENT COMMENTS: The request is for approval of the Tipco Subdivision. The proposed plat is composed of 24 lots on 85.27 acres. There are 21 single-family lots and 3 lots for open space, public utility easements and a private street lot. Access to the subdivision is proposed from far Gallant Drive and Scenic View Drive, with all internal (private) streets constructed with curb, gutter and sidewalks on both sides. The City of Austin will provide water and wastewater will be treated on-site via septic systems. Electric will be provided by Austin Energy. Parkland dedication requirements must be satisfied at time of final plat. The developer will be responsible for all costs associated with any required improvements.

STAFF RECOMMENDATION: The Joint Office staff recommends approval of the preliminary plan. This plan meets all applicable County and City of Austin LDC requirements.

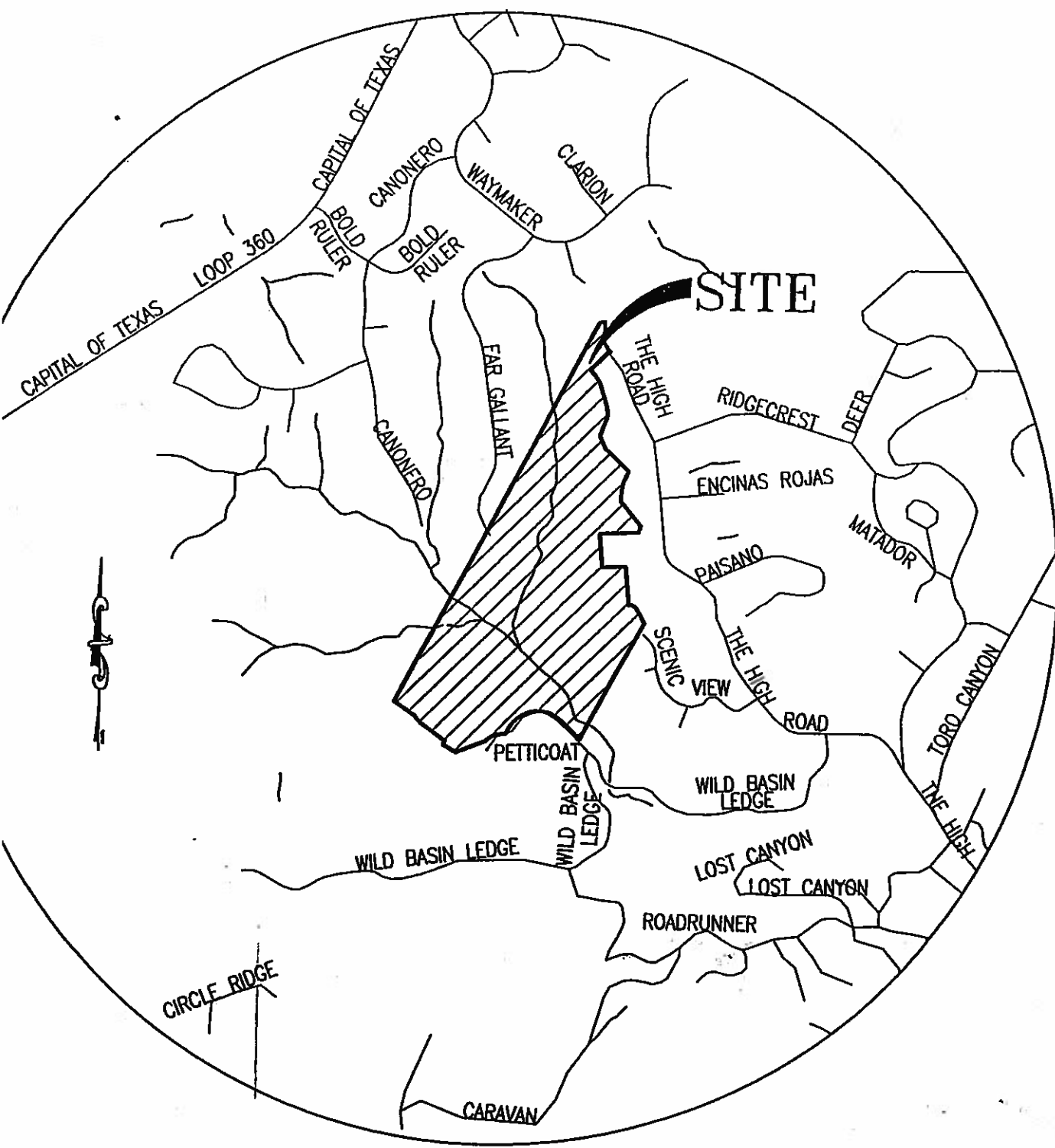
ZONING AND PLATTING ACTION:

CITY STAFF: Don Perryman

PHONE: 512-974-2786

E-MAIL: don.perryman@austintexas.gov

C19/2



LOCATION MAP

NOT TO SCALE

TIPCO SUBDIVISION

PRELIMINARY PLAN



LOCATION MAP

SUBMITTAL DATE OCTOBER 1, 2013

OWNER: TPCO, INC.
ATTN: MARY L. STONE
4700 WEST 10TH STREET
AUSTIN, TEXAS 78758

ENGINEER AND SURVEYOR:
SHERIDAN & ASSOCIATES, P.C.
SHERIDAN & ASSOCIATES, P.C.
AUSTIN, TEXAS 78758
PHONE: (512) 380-5100
FAX: (512) 380-5105

TOTAL ACRES: 85.27 ACRES
PTM MAP NO. 444455-04-00, 444455-04-24
PARALLEL-04-00, 444455-04-51
DATED SEPTEMBER 20, 2000
SUBJECT: 84.27 ACRES S.W. OF WILLIAM MICHOTCH
SURVEY NO. 70, DISTRICT 519
DEED NUMBER: 201509000 0799

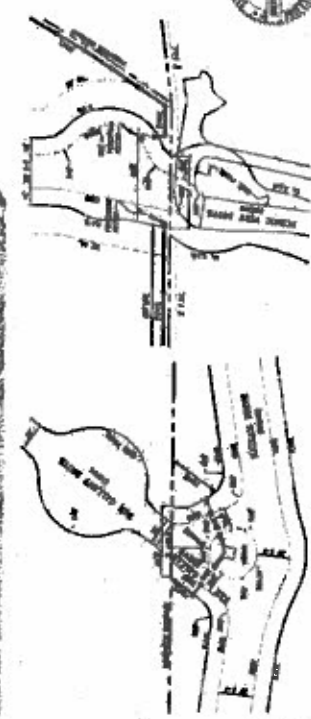
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4. PRELIMINARY PLAN - 100 SCALE (2 OF 2)
5. CEF MITIGATION SHEET

LEGEND

●	EXISTING LOT CORNER
○	PROPOSED LOT CORNER
—	EXISTING LOT BOUNDARY
- - -	PROPOSED LOT BOUNDARY
—	EXISTING ROAD
- - -	PROPOSED ROAD
—	EXISTING UTILITY
- - -	PROPOSED UTILITY
—	EXISTING FENCE
- - -	PROPOSED FENCE
—	EXISTING EASEMENT
- - -	PROPOSED EASEMENT
—	EXISTING RIGHT-OF-WAY
- - -	PROPOSED RIGHT-OF-WAY
—	EXISTING ADJACENT PROPERTY
- - -	PROPOSED ADJACENT PROPERTY
—	EXISTING ADJACENT ROAD
- - -	PROPOSED ADJACENT ROAD
—	EXISTING ADJACENT UTILITY
- - -	PROPOSED ADJACENT UTILITY
—	EXISTING ADJACENT FENCE
- - -	PROPOSED ADJACENT FENCE
—	EXISTING ADJACENT EASEMENT
- - -	PROPOSED ADJACENT EASEMENT
—	EXISTING ADJACENT RIGHT-OF-WAY
- - -	PROPOSED ADJACENT RIGHT-OF-WAY

THIS PLAN IS SUBMITTED TO THE COMMISSIONER OF THE TEXAS DEPARTMENT OF TRANSPORTATION (TxDOT) FOR REVIEW AND APPROVAL. THE TxDOT REVIEW IS LIMITED TO THE TECHNICAL ASPECTS OF THE PLAN AND DOES NOT CONSTITUTE A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE TxDOT REVIEW IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON. THE TxDOT REVIEW IS NOT A GUARANTEE OF THE ACCURACY OF THE INFORMATION PROVIDED HEREON.



ADJACENT PROPERTY

OWNER	ADDRESS	SECTION	RANGE	TOWNSHIP	COUNTY
1. TPCO, INC.	4700 WEST 10TH STREET	10	10	10	10
2. TPCO, INC.	4700 WEST 10TH STREET	10	10	10	10
3. TPCO, INC.	4700 WEST 10TH STREET	10	10	10	10
4. TPCO, INC.	4700 WEST 10TH STREET	10	10	10	10
5. TPCO, INC.	4700 WEST 10TH STREET	10	10	10	10
6. TPCO, INC.	4700 WEST 10TH STREET	10	10	10	10
7. TPCO, INC.	4700 WEST 10TH STREET	10	10	10	10
8. TPCO, INC.	4700 WEST 10TH STREET	10	10	10	10
9. TPCO, INC.	4700 WEST 10TH STREET	10	10	10	10
10. TPCO, INC.	4700 WEST 10TH STREET	10	10	10	10

1. ALL RIGHTS IN THE SUBDIVISION SHALL BE CONVEYED TO THE CITY OF SAN JOSE, CALIFORNIA, AND SHALL BE SUBJECT TO THE CITY'S EASEMENTS, RIGHTS, AND INTERESTS IN THE SUBDIVISION. THE CITY OF SAN JOSE, CALIFORNIA, IS THE OWNER OF THE SUBDIVISION AND SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE SUBDIVISION'S INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO THE STREETS, SIDEWALKS, AND UTILITIES. THE CITY OF SAN JOSE, CALIFORNIA, IS THE OWNER OF THE SUBDIVISION'S INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO THE STREETS, SIDEWALKS, AND UTILITIES. THE CITY OF SAN JOSE, CALIFORNIA, IS THE OWNER OF THE SUBDIVISION'S INFRASTRUCTURE, INCLUDING BUT NOT LIMITED TO THE STREETS, SIDEWALKS, AND UTILITIES.

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This is a detailed topographic map of a mountainous region, likely in the Himalayas. The map features contour lines indicating elevation, with labels such as 610, 620, 630, 640, 650, 660, 670, 680, 690, 700, 710, 720, 730, 740, 750, 760, 770, 780, 790, 800, 810, 820, 830, 840, 850, 860, 870, 880, 890, 900, 910, 920, 930, 940, 950, 960, 970, 980, 990, 1000, 1010, 1020, 1030, 1040, 1050, 1060, 1070, 1080, 1090, 1100, 1110, 1120, 1130, 1140, 1150, 1160, 1170, 1180, 1190, 1200, 1210, 1220, 1230, 1240, 1250, 1260, 1270, 1280, 1290, 1300, 1310, 1320, 1330, 1340, 1350, 1360, 1370, 1380, 1390, 1400, 1410, 1420, 1430, 1440, 1450, 1460, 1470, 1480, 1490, 1500, 1510, 1520, 1530, 1540, 1550, 1560, 1570, 1580, 1590, 1600, 1610, 1620, 1630, 1640, 1650, 1660, 1670, 1680, 1690, 1700, 1710, 1720, 1730, 1740, 1750, 1760, 1770, 1780, 1790, 1800, 1810, 1820, 1830, 1840, 1850, 1860, 1870, 1880, 1890, 1900, 1910, 1920, 1930, 1940, 1950, 1960, 1970, 1980, 1990, 2000, 2010, 2020, 2030, 2040, 2050, 2060, 2070, 2080, 2090, 2100, 2110, 2120, 2130, 2140, 2150, 2160, 2170, 2180, 2190, 2200, 2210, 2220, 2230, 2240, 2250, 2260, 2270, 2280, 2290, 2300, 2310, 2320, 2330, 2340, 2350, 2360, 2370, 2380, 2390, 2400, 2410, 2420, 2430, 2440, 2450, 2460, 2470, 2480, 2490, 2500, 2510, 2520, 2530, 2540, 2550, 2560, 2570, 2580, 2590, 2600, 2610, 2620, 2630, 2640, 2650, 2660, 2670, 2680, 2690, 2700, 2710, 2720, 2730, 2740, 2750, 2760, 2770, 2780, 2790, 2800, 2810, 2820, 2830, 2840, 2850, 2860, 2870, 2880, 2890, 2900, 2910, 2920, 2930, 2940, 2950, 2960, 2970, 2980, 2990, 3000, 3010, 3020, 3030, 3040, 3050, 3060, 3070, 3080, 3090, 3100, 3110, 3120, 3130, 3140, 3150, 3160, 3170, 3180, 3190, 3200, 3210, 3220, 3230, 3240, 3250, 3260, 3270, 3280, 3290, 3300, 3310, 3320, 3330, 3340, 3350, 3360, 3370, 3380, 3390, 3400, 3410, 3420, 3430, 3440, 3450, 3460, 3470, 3480, 3490, 3500, 3510, 3520, 3530, 3540, 3550, 3560, 3570, 3580, 3590, 3600, 3610, 3620, 3630, 3640, 3650, 3660, 3670, 3680, 3690, 3700, 3710, 3720, 3730, 3740, 3750, 3760, 3770, 3780, 3790, 3800, 3810, 3820, 3830, 3840, 3850, 3860, 3870, 3880, 3890, 3900, 3910, 3920, 3930, 3940, 3950, 3960, 3970, 3980, 3990, 4000, 4010, 4020, 4030, 4040, 4050, 4060, 4070, 4080, 4090, 4100, 4110, 4120, 4130, 4140, 4150, 4160, 4170, 4180, 4190, 4200, 4210, 4220, 4230, 4240, 4250, 4260, 4270, 4280, 4290, 4300, 4310, 4320, 4330, 4340, 4350, 4360, 4370, 4380, 4390, 4400, 4410, 4420, 4430, 4440, 4450, 4460, 4470, 4480, 4490, 4500, 4510, 4520, 4530, 4540, 4550, 4560, 4570, 4580, 4590, 4600, 4610, 4620, 4630, 4640, 4650, 4660, 4670, 4680, 4690, 4700, 4710, 4720, 4730, 4740, 4750, 4760, 4770, 4780, 4790, 4800, 4810, 4820, 4830, 4840, 4850, 4860, 4870, 4880, 4890, 4900, 4910, 4920, 4930, 4940, 4950, 4960, 4970, 4980, 4990, 5000, 5010, 5020, 5030, 5040, 5050, 5060, 5070, 5080, 5090, 5100, 5110, 5120, 5130, 5140, 5150, 5160, 5170, 5180, 5190, 5200, 5210, 5220, 5230, 5240, 5250, 5260, 5270, 5280, 5290, 5300, 5310, 5320, 5330, 5340, 5350, 5360, 5370, 5380, 5390, 5400, 5410, 5420, 5430, 5440, 5450, 5460, 5470, 5480, 5490, 5500, 5510, 5520, 5530, 5540, 5550, 5560, 5570, 5580, 5590, 5600, 5610, 5620, 5630, 5640, 5650, 5660, 5670, 5680, 5690, 5700, 5710, 5720, 5730, 5740, 5750, 5760, 5770, 5780, 5790, 5800, 5810, 5820, 5830, 5840, 5850, 5860, 5870, 5880, 5890, 5900, 5910, 5920, 5930, 5940, 5950, 5960, 5970, 5980, 5990, 6000, 6010, 6020, 6030, 6040, 6050, 6060, 6070, 6080, 6090, 6100, 6110, 6120, 6130, 6140, 6150, 6160, 6170, 6180, 6190, 6200, 6210, 6220, 6230, 6240, 6250, 6260, 6270, 6280, 6290, 6300, 6310, 6320, 6330, 6340, 6350, 6360, 6370, 6380, 6390, 6400, 6410, 6420, 6430, 6440, 6450, 6460, 6470, 6480, 6490, 6500, 6510, 6520, 6530, 6540, 6550, 6560, 6570, 6580, 6590, 6600, 6610, 6620, 6630, 6640, 6650, 6660, 6670, 6680, 6690, 6700, 6710, 6720, 6730, 6740, 6750, 6760, 6770, 6780, 6790, 6800, 6810, 6820, 6830, 6840, 6850, 6860, 6870, 6880, 6890, 6900, 6910, 6920, 6930, 6940, 6950, 6960, 6970, 6980, 6990, 7000, 7010, 7020, 7030, 7040, 7050, 7060, 7070, 7080, 7090, 7100, 7110, 7120, 7130, 7140, 7150, 7160, 7170, 7180, 7190, 7200, 7210, 7220, 7230, 7240, 7250, 7260, 7270, 7280, 7290, 7300, 7310, 7320, 7330, 7340, 7350,

MATCHLINE

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PRELIMINARY PLAN - 100' SCALE (2 OF 2)

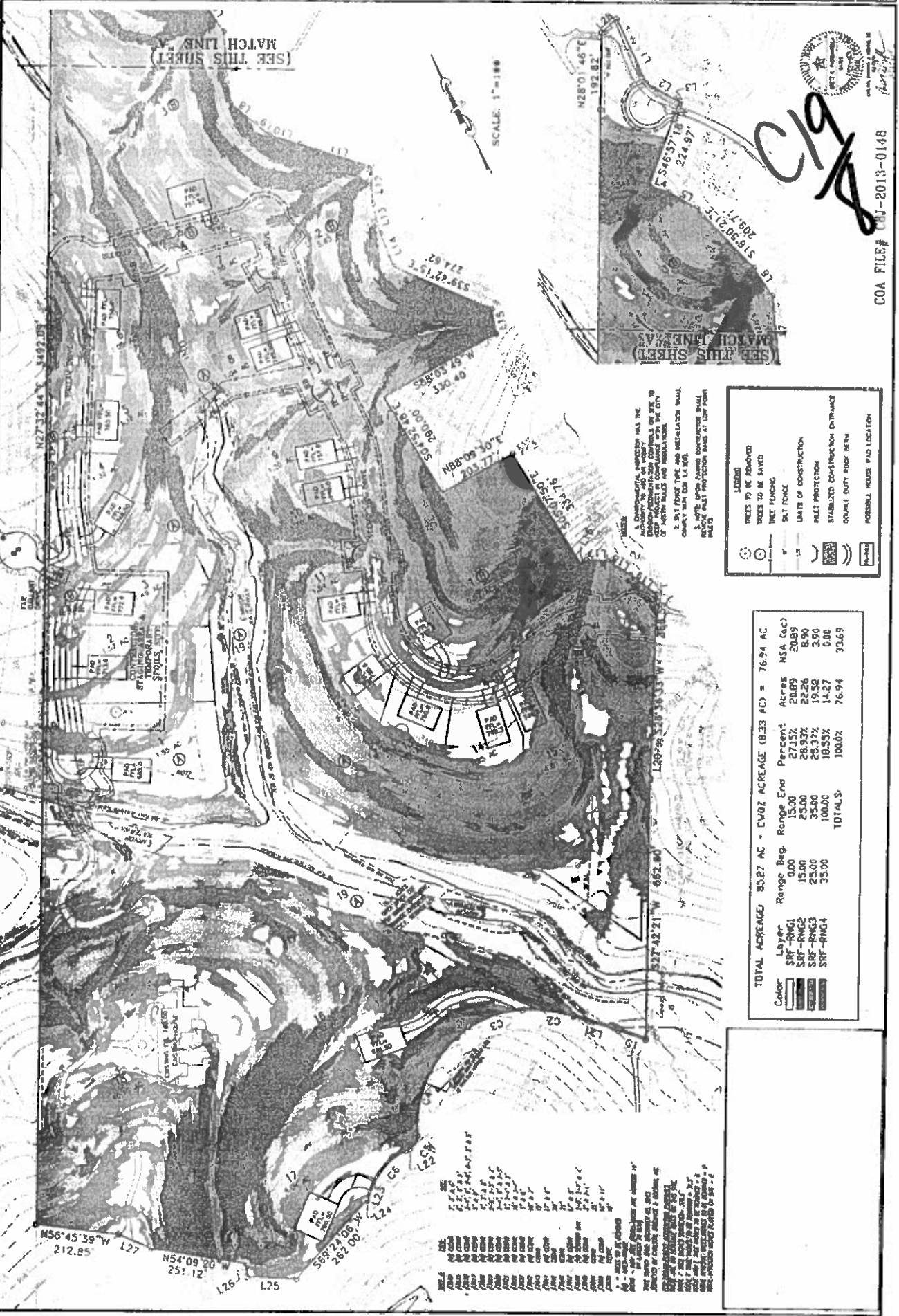


CIPD
The Chartered Institute of Personnel and Development
100 The Strand, London WC2R 0AL
Tel: 020 7460 8000 Fax: 020 7460 8001
www.cipd.co.uk



SCALE: 1"=100'





Perryman, Don

From: Rex Hall <[REDACTED]>
Sent: Wednesday, June 25, 2014 9:49 AM
To: Perryman, Don; Casillas, Cindy
Subject: Objection to Proposed Tipco Subdivision; Case No. C8J-2013-0148
Attachments: Rex Hall Tipco Objection.doc

C19
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Good morning Mr. Perryman and Ms. Casillas,

Attached is my written objection to the proposed subdivision. I understand that this may not be the appropriate way to deliver it to the Commission, and I will be prepared to offer it at the public hearing on July 1. Still, I wanted to give it to you in advance, both as a courtesy and in the hope that it might help you see the merit in my position. If you can make time in your busy schedules to review and consider it, I would appreciate it,

Also, if you can share in advance of the hearing any information about the staff's analysis of the proposed development, I would be happy to review and try to understand your thoughts, also.

Thank you for your attention and concern.

Rex Hall
5303 Scenic View Drive

Affected Landowner Comment in Opposition to Proposed Tipco Subdivision

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My name is Charles Rex Hall, Jr.. I live at 5303 Scenic View Drive, Austin, TX 78704. I **OBJECT** to the proposed Tipco Subdivision, **Case Number C9J-2013-0148**, because Scenic View Drive is proposed as one of two access roads for the subdivision, but this degraded, non-maintained road fails to meet county standards and is inadequate to handle additional traffic safely.

Scenic View Drive was built in the mid-70's when the Scenic View West subdivision was created.. Since then, the road has never been accepted for maintenance by Travis County. For all practical purposes, then, this road has existed as a private road; being a dead-end street, it has served only residents and their guests for almost 40 years. The county's authority to assume the right to maintain at this point is unclear, but even if it desired to do so, it would be expensive and ultimately impossible to transform Scenic View Drive into an acceptable way to access the proposed subdivision..

Over time, the street has degraded along the outside edges to the point that the usable roadway measures anywhere from 16' to 24'. Also during this time, a number of residents have built walls and "curbs" of various types. For the most part, these structures are necessary to address drainage issues and prevent damage to property; they have existed for decades and they make it impossible to widen the roadway.

With a width as narrow as 16 feet in places, Scenic View Drive road fails to meet current standards for a road providing primary ingress and egress into a new subdivision, and it is inadequate, regardless of any formal standard. Not only is it impossible to widen Scenic View Drive to a sufficient width to make it adequate for transportation, the inability to widen the right of way leaves no room to operate road maintenance equipment or address the drainage issues that exist because of the hilly terrain and, relatedly, driveways with pitches that also do not meet current standards.

Currently, Scenic View Drive contains less than 20 homes; it is winding, narrow and already a bit difficult to navigate safely, particularly when anyone has company that parks on the street.. The proposed subdivision into 24 lots would more than double the traffic, which would create significant safety issues, particularly for children, but also for adults, pets and guests.

Finally, the road is wholly insufficient to handle the heavy equipment, cement trucks and other vehicles necessary for the proposed construction and development of over 85 acres of the Texas Hill Country.

The proposed subdivision is in an environmentally sensitive area. It is near Wild Basin, and also is in an area in which the development could present some threat to creeks and groundwater. It should be given appropriate scrutiny in that regard, also.

For these reasons, I oppose the Tipco development as presently proposed because it is unwise and unsafe.

Perryman, Don

From: Ruehlman, Dave <dave.ruehlman@stratusproperty.com>
Sent: Monday, June 30, 2014 3:49 PM
To: Baker, Betty - BC; Perryman, Don
Cc: John Joseph (jjoseph@centorree.com)
Subject: Tipco Subdivision
Attachments: Tipco Agreement letter.pdf

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Ms. Baker & Mr. Perryman

This message is concerning the Tipco Subdivision, Case No. C8J-2013-01448. I and several of my neighbors; Steve Gele, Rick Westervelt and Greg Keshishian live on Scenic View or Twilight Ridge Dr.

We have been meeting with Tipco's representative, John Joseph. Our major concern about the new subdivision is the safety of Scenic View, for pedestrians & children and vehicle traffic.

It's our understanding that this subdivision is "code compliant", but we still had these concerns. As a result of our meetings to address said concerns, Mr. Joseph and his clients have made a substantial offer to address our issues. Attached is a copy of Mr. Joseph's letter which outlines significant improvements to Scenic View. We feel this is a very important agreement for the safety and betterment of Scenic View; therefore we are in support of the Tipco Subdivision with this Agreement in place.

It should be noted, that our area does not have a Property Owners Association. So there may be other residence's that have different opinions which is understandable, but from our standpoint since this project is code compliant, we feel this Agreement will significantly improve the safety and the paving, drainage & sightlines on Scenic View Dr.

Your consideration is appreciated.

David Ruehlman
512-478-5788 Office

COATS | ROSE

A Professional Corporation

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JOHN M. JOSEPH

jmjoseph@coatsrose.com
Direct Dial
512.541.3593

June 4, 2014

Via Email

David Ruehlman
Stratus Properties, Inc.
2121 Lavaca St., Ste. 300
Austin, Texas 78701

Re: Tipco Subdivision
Case No. C8J-2013-01448

Dear Dave,

Following is my understanding of the accommodations and the neighbor's agreement.

In exchange for you and your neighbors advising the Travis County Commissioner's Court of your support for the above-referenced variance requests and the pending preliminary plan application, and appearing at the Commissioner's Court hearing to show your support, my client agrees to the following:

1. Prior to infrastructure construction within the referenced subdivision, to clean and re-grade Scenic View road-side ditches so that storm water from Scenic View Drive flows to and through existing culvert pipes.
2. Prior to infrastructure construction within the referenced subdivision, to trim trees and shrubs to eliminate "blind corners" along Scenic View Drive.
3. Monitor the roadway during subdivision construction and patch pot holes and clear the roadway of spilled concrete and other construction debris on a weekly basis.
4. Meet with a designated representative of the Scenic View Drive neighbors on a regular basis to make sure the roadway is being maintained according to our agreement.
5. At the end of the subdivision construction, re-pave Scenic View Drive with 1 and ½ inches of asphalt. Our client will also make available the repaving contractor, so that the neighbors, at their expense, may repave Twilight Ridge at the same time.
6. If directed to do so by the neighborhood representative and if approved by Travis County TNR, install a "No Outlet" or "Dead End" sign at the entrance of Scenic

Barton Oaks Plaza, 901 South MoPac Expressway, Building 1 Suite 500, Austin, Texas 78746

Phone: 512-469-7987 Fax: 512-469-9408

Web: www.coatsrose.com

HOUSTON | CLEAR LAKE | AUSTIN | DALLAS | SAN ANTONIO | NEW ORLEANS
4823-7940-6619.v1

June 4, 2014
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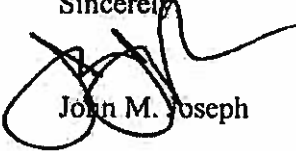
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View Drive, install a 25 mile per hour speed limit sign, place a speed hump on Scenic View Drive at the intersection with The High Road, and a speed hump on both sides of the intersection of Scenic View at its intersection with Twilight Ridge.

7. Contribute to a fund, designated by the neighbors, \$1,000 annually for the maintenance of Scenic View Drive, for a period of ten years or until the maintenance of Scenic View Drive is assumed by some governmental entity whichever event occurs first in time.

Please let me know if I have accurately related the agreement between you, your neighbors and my client. If you should have any questions or suggestions, please do not hesitate to contact me.

Sincerely,



John M. Joseph

Perryman, Don

From: Schallert, Timothy J <~~tschallert@austin.utexas.edu~~>
Sent: Tuesday, July 01, 2014 2:00 PM
To: Casillas, Cindy
Cc: Perryman, Don
Subject: case C8J-2013-0148

C19
/14

My main strong comment about the Seven J Dell Trust subdivision is that there needs to be a promise that in no way will residents of the Davenport Ranch housing area be permitted to use The High Road.

I also would like to have limits on the square foot space allowed per lot in this Tipco subdivision.

I wish Dell could sell to the city and guarantee it as an environmental protected area.

Thank you,

Tim and Diane Schallert.
1403 the High Rd
cell phone: 512-423-1150

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.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: C8J-2013-0148

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, July 15, 2014

Your Name (please print)

☐ I am in favor
☒ I object

Your address(es) affected by this application

DA-MARILYN WELLS
2107 Emma's Rojas (off The Park Rd.)

Daytime Telephone: (512) 327-0095 Signature: Maria X. Wells Date: 7-6-14

Comments:

We are already over-built
by me! Create a park,
for all the children who
live in this area!!

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

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

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

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.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: C8J-2013-0148

Contact: Don Perryman, 512-974-2786

Cindy Casillas, 512-974-3437

Public Hearing: July 1, 2014, Zoning and Platting Commission

Anne d'Arbo de Bernede

Your Name (please print)

☐ I am in favor
☒ I object

5429 Bethack Austin, TX 78746

Your address(es) affected by this application

Ad Bernede

06/23/2014

Signature

Date

Daytime Telephone: (512) 695-7740

Comments:

No traffic impact study conducted which creates fire exit risk. Traffic is expected to double on Bethack Lane which is a street not a city code street width. Even if these issues create city liabilities in case of fire or collision on Bethack Lane.

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