

C18  
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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2013-0181

**Z.A.P. DATE:** October 7, 2014

**SUBDIVISION NAME:** Great Hills Country Club Two

**AREA:** 55.76 acres

**LOT(S):** 7

**OWNER/APPLICANT:** Great Hills Golf Club of Austin, Inc. (Larry Harper)

**AGENT:** Garrett-Ihnen Civil Engineers (Steve Ihnen, P.E.)

**ADDRESS OF SUBDIVISION:** 5914 Lost Horizon Drive

**GRIDS:** MH-34

**COUNTY:** Travis

**WATERSHED:** Bull Creek

**JURISDICTION:** Full-Purpose

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

**PROPOSED LAND USE:** Single Family and Retail

**DEPARTMENT COMMENTS:** The request is for approval of the preliminary plan, namely Great Hills Country Club Two. The plan is composed of 7 lots on 55.76 acres.

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

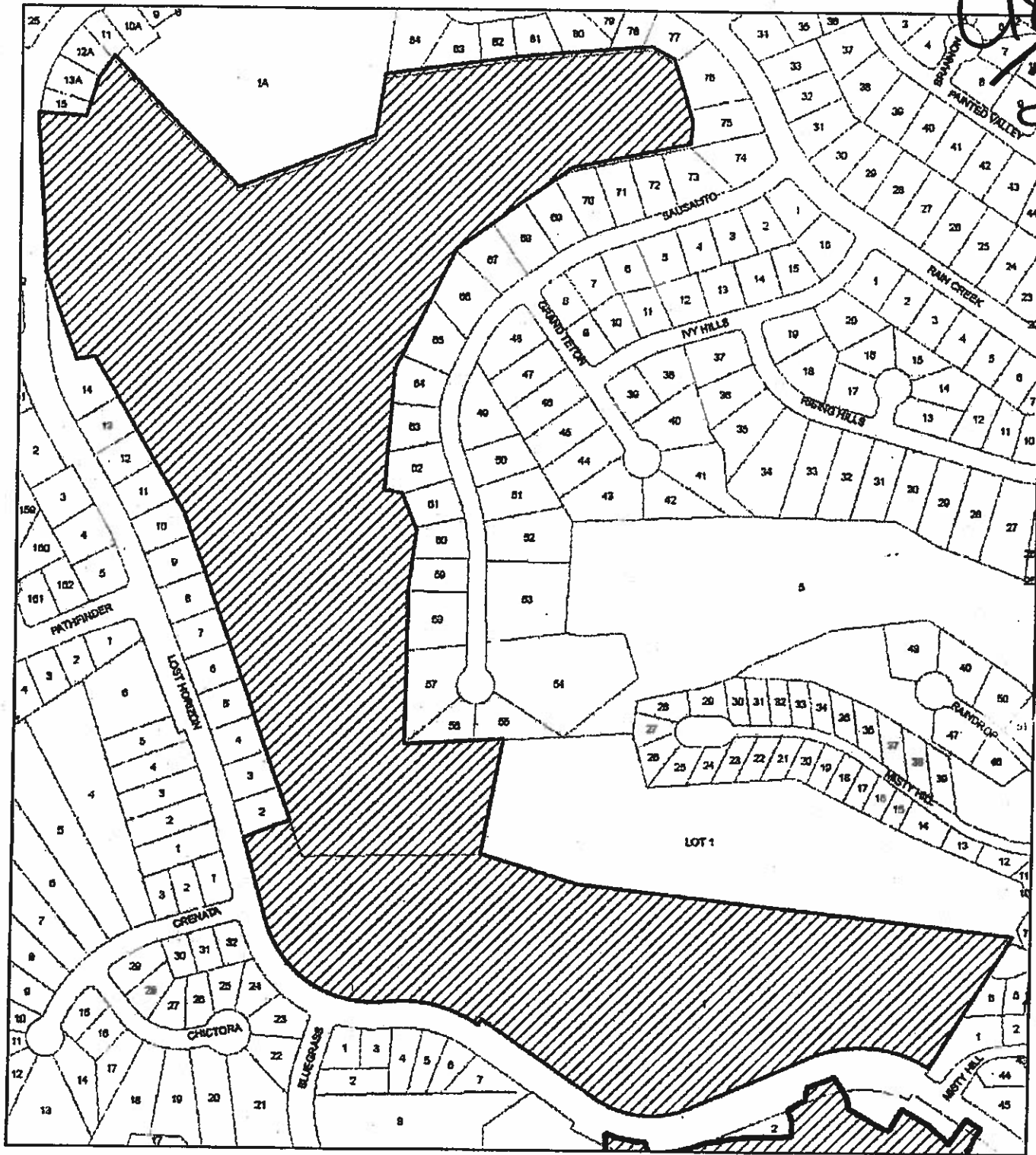
**ZONING AND PLATTING ACTION:**



**CASE MANAGER:** Sylvia Limon

**PHONE:** 512-974-2767

**E-mail:** [Sylvia.limon@austintexas.gov](mailto:Sylvia.limon@austintexas.gov)

C8-2013-0181



 Subject Tract  
 Base Map

CASE#: C8-2013-0181  
 ADDRESS: 5914 Lost Horizon Dr.



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

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

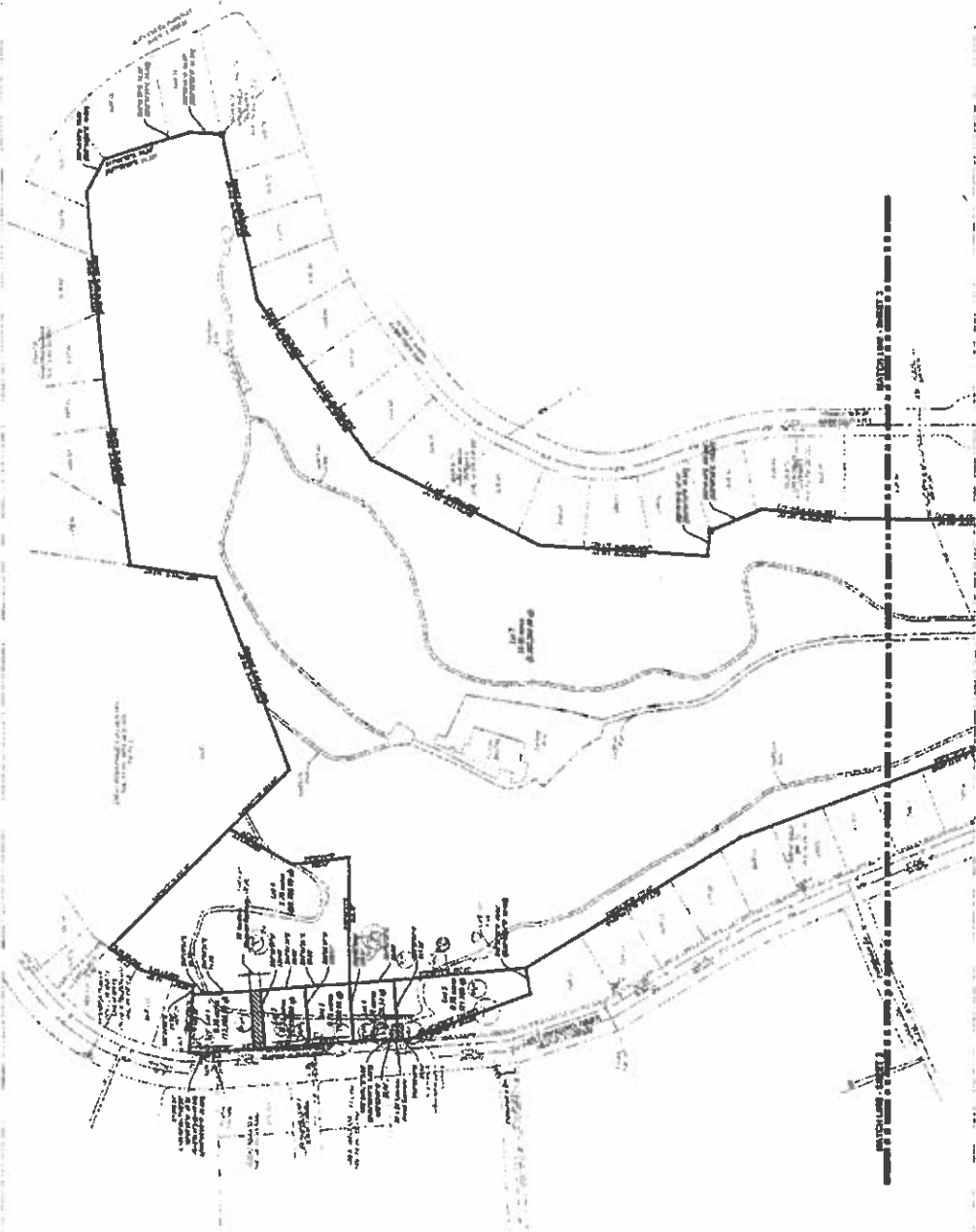


**GARRETT-IHNEN**  
 CIVIL ENGINEER  
 6007 TOWNSEND BLVD.  
 SUITE 100  
 AUSTIN, TEXAS 78759  
 PHONE: 512-454-5450  
 FACSIMILE: 512-454-5450  
 TAKE FROM ME: 9-25-80

NO.	REVISIONS/CONNECTIONS

DATE	BY	REVISION

*Handwritten:* C18/3



Scale 1" = 100'

North Arrow

NOTES:  
 1. This plan was prepared in accordance with the provisions of the Texas Professional Engineering Act, Chapter 901, Texas Government Code, and the Rules of the State Board of Professional Engineers, Architects, and Surveyors, Chapter 100, Texas Administrative Code.  
 2. The owner of the property is responsible for the accuracy of the information furnished to the engineer, architect, or surveyor.  
 3. The engineer, architect, or surveyor is not responsible for the accuracy of the information furnished to the owner.  
 4. The engineer, architect, or surveyor is not responsible for the accuracy of the information furnished to the public.  
 5. The engineer, architect, or surveyor is not responsible for the accuracy of the information furnished to the government.

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SHEET NUMBER  
1 of 3

Great Hills County Club  
Preliminary Plan  
Austin, Texas 78750  
Preliminary Plan 2

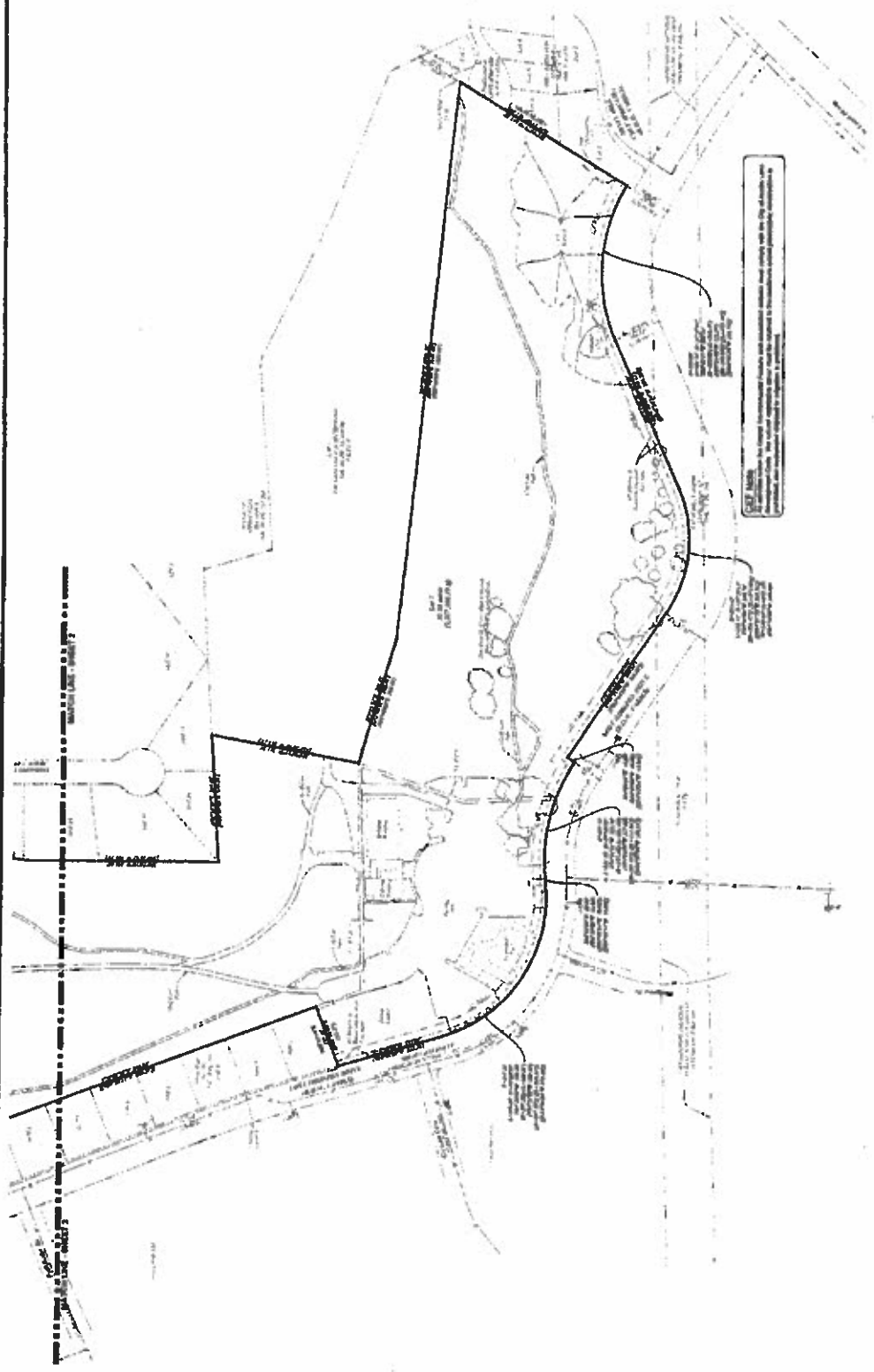
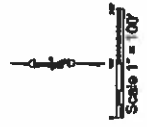


**GARRETT-IHNEN**  
CIVIL ENGINEER  
5007 Reservoir Blvd.  
Austin, Texas 78750  
Professional Engineer License No. 4582

DATE	11/15/13
PROJECT	Great Hills County Club
CLIENT	Great Hills County Club
SCALE	AS SHOWN
DRAWN BY	Garrett-Ihnen
CHECKED BY	Garrett-Ihnen
DATE	11/15/13

DATE: 11/15/13  
PROJECT: Great Hills County Club  
CLIENT: Great Hills County Club  
SCALE: AS SHOWN  
DRAWN BY: Garrett-Ihnen  
CHECKED BY: Garrett-Ihnen  
DATE: 11/15/13

810/4



NOTES:  
1. This preliminary plan is prepared in accordance with the City of Austin.  
2. The City of Austin requires that all preliminary plans be submitted to the City of Austin for review and approval.  
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**PUBLIC HEARING INFORMATION**

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. 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 its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. 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.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:  
[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 board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2010-0017  
Contact: Sherrri Sirwaitis, 512-974-3057  
Public Hearing: Apr. 6, 2010, Zoning & Platting Commission  
May 13, 2010, City Council

*Stephan Vand*  
Your Name (please print) \_\_\_\_\_  
 I am in favor of subject

*6205 Lost Horizon*  
Your address(es) affected by this application \_\_\_\_\_  
*Stephan Vand*  
Signature \_\_\_\_\_  
*5-11-10*  
Date \_\_\_\_\_

Daytime Telephone: \_\_\_\_\_  
Comments: *There is too much traffic from outside the neighborhood, we do not want this business to expand*

If you use this form to comment, it may be returned to:  
City of Austin  
Planning & Development Review Department  
Sherrri Sirwaitis  
P. O. Box 1088  
Austin, TX 78767-8810

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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2013-0181  
Contact: Sylvia Limon, 512-974-2767 or  
Cindy Casillas, 512-974-3437  
Public Hearing: Oct 7, 2014, Zoning and Platting Commission

Muriel E. Wootton  
Your Name (please print)

I am in favor  
 I object

6206 East Horizon Drive  
Your address(es) affected by this application

Muriel E. Wootton  
Signature Date

Daytime Telephone: 512-342-8865

Comments: I don't mind the use of  
land for single family homes,  
but object to Commercial -  
Retail use which would  
spoil the quiet neighborhood  
in which we now live.

M. E. Wootton

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

*8/21*

**PUBLIC HEARING INFORMATION**

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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:  
<http://www.austintexas.gov/development>.

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Case Number: C8-2013-0181  
 Contact: Sylvia Limon, 512-974-2767 or  
 Cindy Casillas, 512-974-3437  
 Public Hearing: Oct 7, 2014, Zoning and Platting Commission

*Patricia Chapman*  
 Your Name (please print) \_\_\_\_\_  
 6204 Lost Horizon Dr, Apts 78759  
 Your address(es) affected by this application \_\_\_\_\_

Daytime Telephone: 512-422-5589  
 Signature: *Patricia Chapman* \_\_\_\_\_ Date: *9/29/14*  
 Comments: *will also would be*

*truly added.*  
*that I would*  
*already with the authority*  
*paid for this review*

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

I am in favor  
 I object

*887*

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Case Number: C8-2013-0181

Contact: Sylvia Limon, 512-974-2767 or  
Cindy Casillas, 512-974-3437

Public Hearing: Oct 7, 2014, Zoning and Platting Commission

*Stephen G. Oporendok*

Your Name (please print)

*6606 Stratton Cove Austin 78759*

Your address(es) affected by this application

*[Signature]*

Signature

*9/29/14*

Date

Daytime Telephone: *512/396-6299*

Comments: *(1) There is not enough land between lot 14 & lot 15. The result of impact would be unfair & delay for property.*

*(2) Increased traffic on East Horizon - please have one-way*

*turnaround accidents on East Horizon - latest - Friday 9/26*

*(3) Block golf course views & develop property*

*(4) There is a spring on lot making it not buildable.*

*(5) Endanger our children due to increased 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  
Sylvia Limon  
P. O. Box 1088  
Austin, TX 78767-8810

*This is a really bad idea - please reject.*

*Respectfully submitted - [Signature]*