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**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8-2011-0101.2A

**P.C. DATE:** October 28, 2014

**SUBDIVISION NAME:** Crestview Station, Phase 4, Lot 7 Resubdivision

**AREA:** 3.769

**LOT(S):** 66

**OWNER/APPLICANT:** Gray Engineering  
(Brian A. Williams)

**AGENT:** Gray Engineering  
(Brian A. Williams)

**ADDRESS OF SUBDIVISION:** Wildcat Pass and Wolverine Street

**GRIDS:** MK29

**COUNTY:** Travis

**WATERSHED:** Waller Creek

**JURISDICTION:** Full-Purpose

**EXISTING ZONING:** TOD-NP

**MUD:** N/A

**NEIGHBORHOOD PLAN:** Crestview

**PROPOSED LAND USE:** Single Family, Alley, and open space

**VARIANCES:** None

**SIDEWALKS:** Sidewalks will be provided on both sides of all internal streets and the subdivision side of boundary streets.

**DEPARTMENT COMMENTS:** The request is for approval of the Crestview Station, Phase 4, Lot 7 Resubdivision. The proposed plat is composed of 66 lots (51 single family, 1 alley, and 14 open space lots) on 3.769 acres.

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

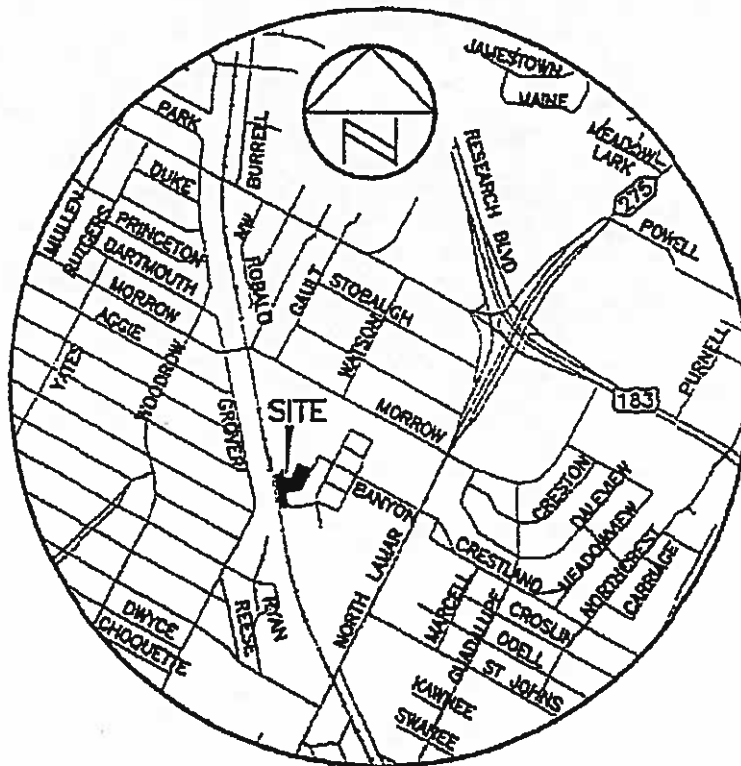
**PLANNING COMMISSION ACTION:**

**CASE MANAGER:** David Wahlgren  
Email address: [david.wahlgren@austintexas.gov](mailto:david.wahlgren@austintexas.gov)

**PHONE:** (512) 974-6455

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RESUBDIVISION OF LOT 7, PHASE 4, CRESTVIEW STATION

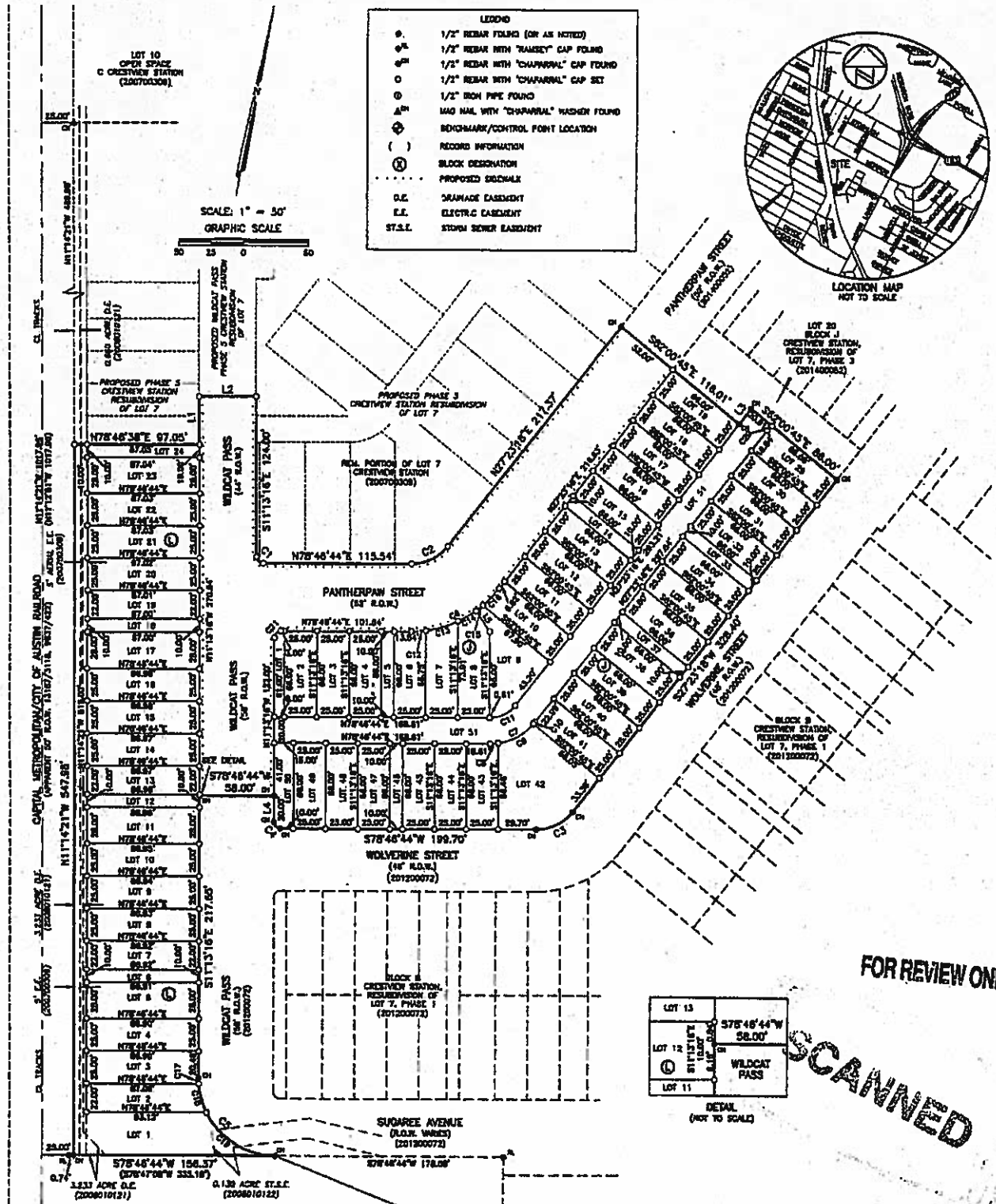


LOCATION MAP  
NOT TO SCALE

SCANNED

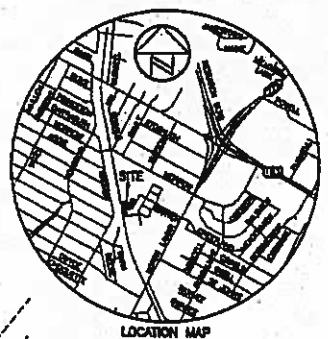
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# CRESTVIEW STATION, RESUBDIVISION OF LOT 7, PHASE 4



**LEGEND**

- ⊙ 1/2" REBAR FOUND (OR AS NOTED)
- ⊙ 1/2" REBAR WITH "RANSBY" CAP FOUND
- ⊙ 1/2" REBAR WITH "CHAPARRAL" CAP FOUND
- ⊙ 1/2" REBAR WITH "CHAPARRAL" CAP SET
- ⊙ 1/2" IRON PIPE FOUND
- ⊙ MAG NAIL WITH "CHAPARRAL" WASHER FOUND
- ⊙ BENCHMARK/CONTROL POINT LOCATION
- ( ) RECORD INFORMATION
- (X) BLOCK DESIGNATION
- (---) PROPOSED BENCHMARK
- D.E. DRAINAGE CASEMENT
- E.E. ELECTRIC CASEMENT
- ST.S.E. STORM SEWER CASEMENT



SCALE: 1" = 50'  
GRAPHIC SCALE

FOR REVIEW ONLY

LOT 13	57°46'44"W	28.00'
LOT 12	57°46'44"W	28.00'
LOT 11	57°46'44"W	28.00'

WILDCAT PASS  
(FOR BLOCK)

SCANNED

CASE NO.

**Chaparral**  
Professional Land Surveying, Inc.  
Surveying and Mapping

3500 McDoug Lane  
Austin, Texas 78744  
512-443-1724  
TBPLe Firm No. 10124800

PROJECT NO.: 897-008  
DRAWING NO.: 897-008-PL4  
PLOT DATE: 03/10/2014  
PLOT SCALE: 1"=50'  
DRAWN BY: CWH

SHEET 01 OF 03

C-40/4

**PUBLIC HEARING INFORMATION**

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

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

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
  - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
  - is the record owner of property within 500 feet of the subject property or proposed development; or
  - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: <http://www.austintexas.gov/development>.

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

Case Number: **C8-2011-01012A**  
 Contact: **David Wahlgren, 512-974-6455**  
**Elsa Garza, 512-974-2308**  
 Public Hearing: **Oct 28, 2014, Planning Commission**

*LORA B. TEMPLETON*

Your Name (please print) \_\_\_\_\_

I am in favor  
 Object

Your address(es) affected by this application

*Case B. Bumpkin. 10-15-14*

Daytime Telephone: *459-7749* Signature \_\_\_\_\_ Date \_\_\_\_\_

Comments: *Shir added later to this neighborhood while our neighbors with me spoke to Council at their home ~~the~~ a long past of the day.*

If you use this form to comment, it may be returned to:  
City of Austin - Planning & Development Review Department / 4<sup>th</sup> Fl

David Wahlgren  
P. O. Box 1088  
Austin, TX 78767-8810

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Case Number: ~~C8-2011-03012A~~  
 Contact: David Wahlgren, 512-974-6455  
 Elsa Garza, 512-974-2308  
 Public Hearing: Oct 28, 2014, Planning Commission

*Loretta Lindsey Temple*  
 Your Name (please print) *Loretta Lindsey Temple*  
 Your address(es) affected by this application *9105 Bluebell*

*[Signature]*  
 Signature *[Signature]*  
 Date *10-13-14*

Daytime Telephone: *415 9-7749*  
 Comments: *see re home owned since the 1950's. It will now be practically impossible to get out of my drive thru the neighborhood that was already for a while in our care. This will make it more "overwhelmed" please stop these additional requests please!*

I am in favor of subject

If you use this form to comment, it may be returned to:  
 City of Austin - Planning & Development Review Department / 4th Fl  
 David Wahlgren  
 P. O. Box 1088  
 Austin, TX 78767-8810

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 Contact: David Wahlgren, 512-974-6455  
 Elsa Garza, 512-974-2308  
 Public Hearing: Oct 28, 2014, Planning Commission

Rhonda Senkel  
 Your Name (please print)  I am in favor  object

7109 Grover Ave  
 Your address(es) affected by this application

Rhonda Senkel  
 Signature Date 10-10-14

Daytime Telephone: (512) 454-7015

Comments: open space and or parkland

are desperately needed in this

area - not more homes or development.

Graver is very busy traffic wise - children who ride bikes walkers etc are at risk. ~~more~~ more development = more cars on our street

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 David Wahlgren  
 P. O. Box 1088  
 Austin, TX 78767-8810