

SUBDIVISION REVIEW SHEET

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CASE NO.: C8-2014-0103

Z.A.P. DATE: 03-17-15

SUBDIVISION NAME: Autumn Wood Preliminary Plan

AREA: 3.79 acres

LOT(S): 21

OWNER/APPLICANT: Geryl M McIntosh Winterowd & **AGENT:** Vigil & Associates
J. Brian Winterowd (Hermann Vigil) & Doug Harris

ADDRESS OF SUBDIVISION: 2600 Drew Ln

GRIDS: MD14

COUNTY: Travis

WATERSHED: Slaughter Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-2

DISTRICT: 5

NEIGHBORHOOD PLAN:

PROPOSED LAND USE: SF, ROW, WQ/Detention

ADMINISTRATIVE WAIVERS: None

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 Autumn Wood subdivision preliminary plan. The proposed plat is composed of 20 single-family lots and one water quality detention lot on 3.79 acres. The lots will take access a new internal street connecting to the existing Drew Lane. The City of Austin utilities are available. Parkland dedication requirements must be satisfied at time of final plat approval. The developer will be responsible for all costs associated with any required improvements.

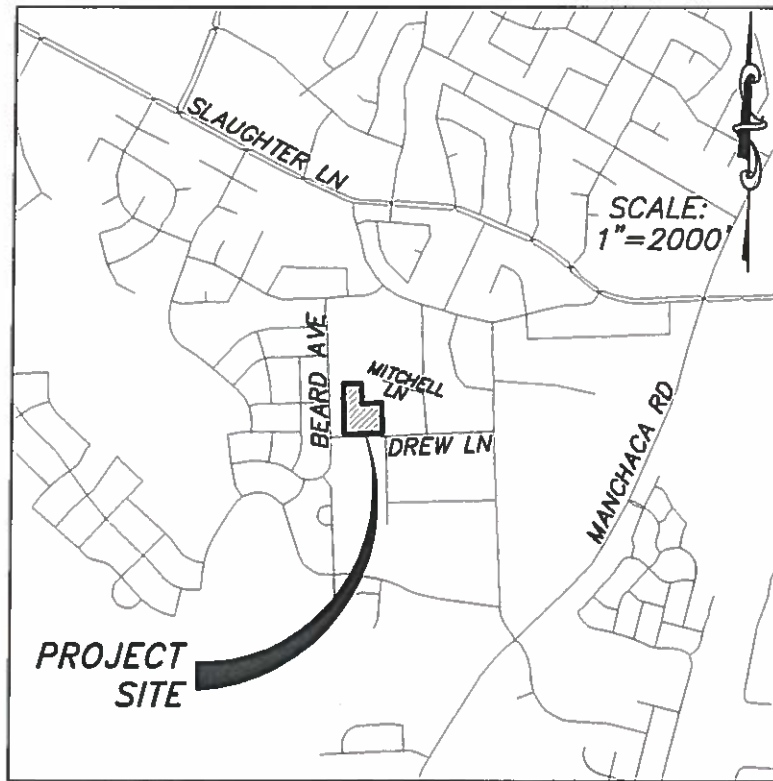
STAFF RECOMMENDATION: The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

ZONING AND PLATTING ACTION:

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

PHONE: 512-974-2786

CP/2



NOT A CONTRACT

Perryman, Don

From: Donna Johnson <~~donna@jane.com~~>
Sent: Tuesday, August 05, 2014 10:02 AM
To: Perryman, Don; Casillas, Cindy
Cc: ~~bvjeh4@jane.com~~, ~~djohnson@gdhn.com~~
Subject: Case No. C8-2014-0103 (2600 Drew Lane)

CE/4

As nearby neighborhood residents of the proposed subdivision development, we would like to offer our opposition to the addition of 21 single family homes to our neighborhood.

A few of our objections include:

1. Adding 21 new homes increases traffic in the neighborhood dramatically - far more than a duplex! I believe we were previously notified that the planned development of that property was to be one or possibly two duplexes.
2. Access to that subdivision would be via existing 2-lane, uncurbed streets. There is a lack of infrastructure to support the traffic necessary for 21 additional families and access to the one new street would clearly impact the traffic count on Drew and Wommack.
3. The existing open space shelters a multitude of wildlife, provides a green space in the neighborhood, and provides drainage and water run-off space. We believe the water run-off pattern would also be severely impacted.
4. These small lots would change the nature and appearance of the neighborhood. The existing homes and neighborhood have a uniquely "country" feel to them. Large lots and yards would be eliminated with the proposed subdivision.

Our intent is not to prevent the owner of the property from utilizing the lot, but only to request that the development be reasonable and preserve the value of the existing neighborhood.

Thank you.

Bobby and Donna Johnson
10409 Wommack Road
Austin, Texas 78748

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