

C3
/

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2014-0184.0A

ZAP DATE: April 7, 2015

SUBDIVISION NAME: Parmer Crossing, Resubdivision of Lot 1, A/P 620 ATD, Section Two

AREA: 33.99 acres

LOTS: 2

APPLICANT: Liberty Bankers Life Insurance
Texas Division (Bradford Phillips, CEO)

AGENT: Pulte Group, Central
(Stephen Ashlock)

ADDRESS OF SUBDIVISION: 13910 N FM 620 Rd

GRIDS: MH40

COUNTY: Williamson

WATERSHED: Lake Creek

JURISDICTION: Full Purpose

EXISTING ZONING: GR-MU-CO

DISTRICT: 6

LAND USE: Commercial

NEIGHBORHOOD PLAN: none

ADMINISTRATIVE WAIVERS: none

VARIANCES: none

SIDEWALKS: Sidewalks will be constructed along Tom Kemp Lane and the Highway 45 frontage road.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of Lot 1 of A/P 620 LTD, Section Two. The plat is comprised of 2 lots on 33.99 acres. The applicant proposes to resubdivide an existing lot into two lots for commercial use. The proposed lots comply with zoning requirements for use, lot width and lot size.

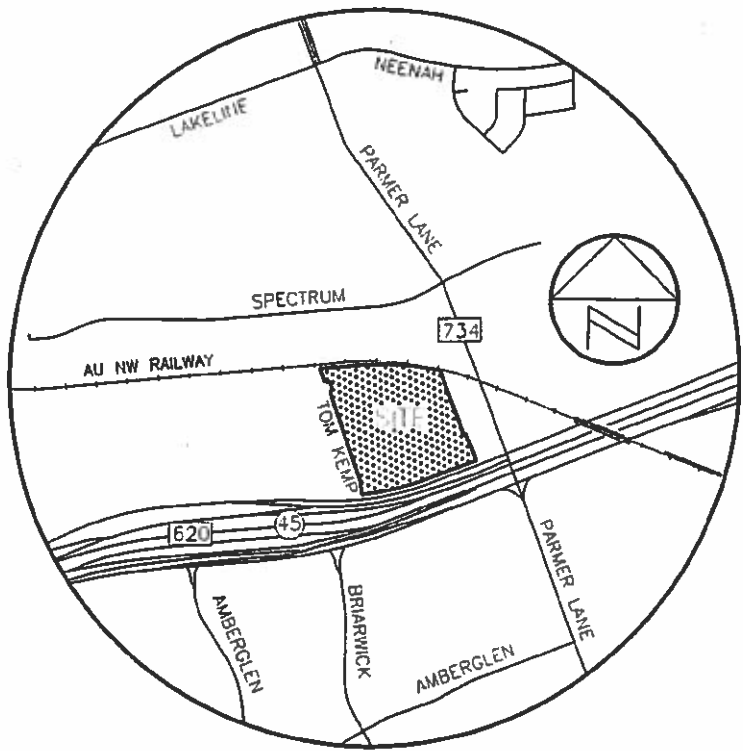
STAFF RECOMMENDATION: The staff recommends approval of the plat. The resubdivision meets all applicable State and City of Austin Land Development Code requirements.

ZONING AND PLATTING COMMISSION ACTION:

CASE MANAGER: Steve Hopkins
E-mail: steve.hopkins@austintexas.gov

PHONE: 512-974-3175

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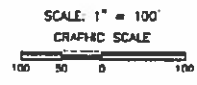
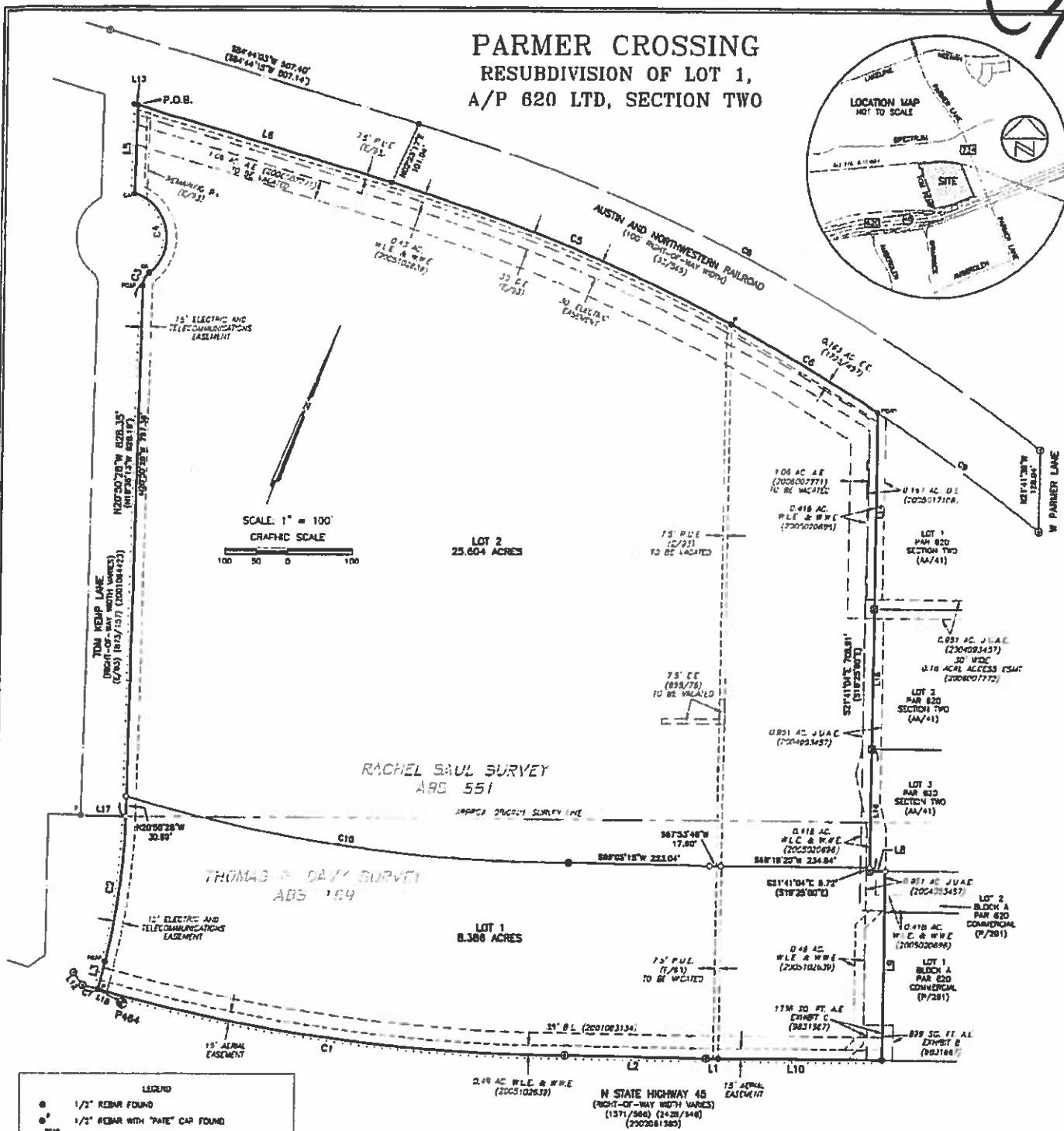
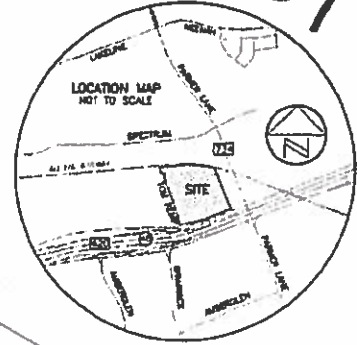


LOCATION MAP
NOT TO SCALE

SCANNED

27/18

PARMER CROSSING RESUBDIVISION OF LOT 1, A/P 620 LTD, SECTION TWO



- LEGEND**
- 1/2" REBAR FOUND
 - 1/2" REBAR WITH "PATE" CAP FOUND
 - 1/2" REBAR WITH ELDEGEE CAP FOUND
 - 1/2" REBAR WITH "CUMMINGS ALLEN" CAP FOUND
 - 1/2" REBAR WITH "CHAPARRAL" CAP SET
 - △ WAC NAIL WITH "CHAPARRAL" WASHER SET
 - 1/2" IRON PIPE FOUND
 - T&D TYPE B DSA FOUND
 - COTTON SPINDLE FOUND
 - COTTON SPINDLE WITH "CHAPARRAL" WASHER SET
 - 2 IN. CONG. FOUND
 - CONTROL POINT/BENCHMARK LOCATION
 - B.L. BUILDING SETBACK LINE
 - P.U.E. PUBLIC UTILITY EASEMENT
 - E.E. ELECTRIC EASEMENT
 - A.E. ACCESS EASEMENT
 - J.U.A.E. JOINT USE ACCESS EASEMENT
 - W.W.E. WASTEWATER EASEMENT
 - W.L.E. WATERLINE EASEMENT
 - D.E. DRAINAGE EASEMENT
 - () RECORD INFORMATION
 - SIDEWALK LOCATION

THIS IS A SURFACE DRAWING.

BEARING BASIS: THE TEXAS COORDINATE SYSTEM OF 1983 (NAD83), CENTRAL ZONE, BASED ON GPS SOLUTIONS FROM THE NATIONAL COGNITIVE SURVEY (NCS) ON-LINE POSITIONING USER SERVICE (OPUS) FOR CHAPARRAL CONTROL POINT "P48".

4" ALUMINUM DISK SET IN CONCRETE

SURFACE COORDINATES:
N 10147288.78
E 31047034

TEXAS STATE PLANE COORDINATES:
N 10148038.23
E 3104088.03

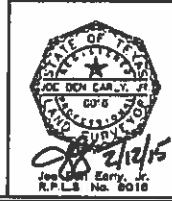
ELEVATION = 904.30'
VERTICAL DATUM: NAVD 88 (CGO0 08)

COMBINED SCALE FACTOR = 0.999880014398 (FOR SURFACE TO GRID CONVERSION)

MAJOR SCALE FACTOR = 1.000130 (FOR GRID TO SURFACE CONVERSION)

SCALED ABOUT D.I. (METH ANGLE 119.14')

CURVE TABLE						
CURVE	RADIUS	DELTA	ARC	BEARING	CHORD	(RECORD)
C1	2677.56'	15°55'27"	744.17'	S75°45'06"W	741.78'	
C2	1020.00'	12°50'58"	228.78'	N14°29'03"W	228.27'	(N12°09'48"W 228.25')
C3	25.00'	51°41'53"	22.56'	N0°43'23"E	21.80'	(N07°04'18"E 21.86')
C4	71.00'	128°43'31"	157.04'	N33°04'14"W	128.93'	(N30°48'24"W 127.15')
C5	2983.88'	11°09'21"	581.37'	S89°45'14"E	580.45'	(S87°17'E 580.89')
C6	2983.88'	5°11'29"	270.54'	S81°32'44"E	270.45'	(S81°17'E 270.85')
C7	2677.56'	0°31'28"	24.48'	S83°36'30"W	24.48'	
C8	3038.38'	20°58'50"	1111.48'	S84°48'29"E	1105.29'	(S84°47'11"E 1108.61')
C9	2983.88'	6°01'18"	313.77'	S79°01'00"E	313.63'	(S77°47'48"E 313.67')
C10	2377.56'	16°59'54"	709.38'	S76°12'33"W	702.78'	



Chaparral
Professional Land Surveying, Inc.
Surveying and Mapping
3500 McCall Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124300

PROJECT NO.: 582-031
DRAWING NO.: 582-031-PL1
PLOT DATE: 2/12/18
PLOT SCALE: 1" = 100'
DRAWN BY: JEC
SHEET 01 OF 02

PARMER CROSSING RESUBDIVISION OF LOT 1, A/P 620 LTD, SECTION TWO

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STATE OF TEXAS
COUNTY OF WILLIAMSON

KNOW ALL MEN BY THE PRESENTS:

THAT LIBERTY BANKERS LIFE INSURANCE COMPANY, BEING OWNER OF A PORTION OF LOT 1, A/P 620 LTD, SECTION TWO, A RESUBDIVISION OF RECORD IN CABINET E, SLIDE 83 OF THE PLAT RECORDS OF WILLIAMSON COUNTY, TEXAS AND CONTROLLED BY DEED OF RECORD NO. 200944808 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS AND OWNER OF 3.982 ACRES, CONVEYED BY DEED OF RECORD IN DOCUMENT NO. 200944808 AND DESCRIBED IN DOCUMENT NO. 200944808 OF THE OFFICIAL PUBLIC RECORDS OF WILLIAMSON COUNTY, TEXAS.

SAID LOT 1, A/P 620 LTD, SECTION TWO HAVING BEEN APPROVED FOR RESUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.014, OF THE LOCAL GOVERNMENT CODE, DO HEREBY RESUBDIVIDE LOT 1 IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO.

DO HEREBY SUBDIVIDE 33.990 ACRES IN THE RACHEL SALL SURVEY, JMS 351 AND THE THOMAS F. DAVY SURVEY, ABS 189, IN WILLIAMSON COUNTY, TEXAS AND IN ACCORDANCE WITH THE MAP OR PLAT ATTACHED HERETO, TO BE OWNED AS:

PARMER CROSSING
RESUBDIVISION OF LOT 1, A/P 620 LTD, SECTION TWO

AND DO HEREBY EJECT TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT REPEALED.

WITNESS MY HAND THIS 16th DAY OF February, 2015 A.D.

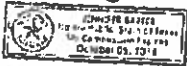
BY: Bradford A. Phillips
BRADFORD A. PHILLIPS, CEO
LIBERTY BANKERS LIFE INSURANCE COMPANY
1803 LYNNON B. SPRING PREWAY, STE 710
DALLAS, TEXAS 75234

STATE OF TEXAS
COUNTY OF DALLAS

SUBJECT ME, THE UNDERIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED BRADFORD A. PHILLIPS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND HE ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL IN MY OFFICE, THIS 16th DAY OF February, 2015 A.D.

Jennifer Carter
JENNIFER CARTER, COUNTY CLERK
COUNTY OF DALLAS
PRINTED NAME
MY COMMISSION EXPIRES 10/5/15



SURVEYOR'S CERTIFICATION

I, JOE BEN EARLY, JR., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLES WITH THE SURVEYING RELATED PORTIONS OF TITLE 25 OF THE ALBERTA CITY CODE OF 1889 AS AMENDED, IS TRUE AND CORRECT, AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR MADE UNDER MY SUPERVISION, MADE ON THE GROUND SEPTEMBER 2, 2014.

Joe Ben Early, Jr.
JOE BEN EARLY, JR., R.P.L.S. 6218



SURVEYING BY:
CHAPARRAL PROFESSIONAL LAND SURVEYING, INC.
3500 WOODLAWN LANE
AUSTIN, TEXAS 78744
(512) 443-1724
FIRM NO. 10124900

ENGINEER'S CERTIFICATION

I, JOHN A. CLARK, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, THAT I PREPARED THE PLAT SUBMITTED HERETO, THAT ALL INFORMATION SHOWN HEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF.

NO PORTION OF THIS TRACT IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOOD OF A WATERWAY THAT IS WITHIN THE FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM, AS SHOWN ON MAP NO. 48461C0818, DATED SEPTEMBER 28, 2009, FOR WILLIAMSON COUNTY, TEXAS AND INCORPORATED AREAS.

John A. Clark
JOHN A. CLARK, P.E.



ENGINEERING BY:
JA ENGINEERING, INC.
5318 HIGHWAY 290 WEST, SUITE 150
AUSTIN, TEXAS 78735
512-439-4700
TEXAS REGISTERED ENGINEERING FIRM FPN-11388

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS.

THIS THE _____ DAY OF _____, 20____ A.D.

CHAIRPERSON _____ SECRETARY _____

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE LIMITS OF THE CITY OF AUSTIN OH

THIS THE _____ DAY OF _____, 20____

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING & DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS.

THIS THE _____ DAY OF _____, 20____ A.D.

CRIS GRUBBSBY, DIRECTOR
PLANNING & DEVELOPMENT REVIEW DEPARTMENT

STATE OF TEXAS
KNOW ALL MEN BY THESE PRESENTS
COUNTY OF WILLIAMSON

I, NANCY ROSTER, CLERK OF THE COUNTY COURT OF WILLIAMSON COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IN WRITING, WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR

RECORD IN MY OFFICE, ON THIS THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK _____ M., AND

DULY RECEIVED THIS THE _____ DAY OF _____, 20____ A.D., AT _____ O'CLOCK _____ M., IN THE PLAT

RECORDS, OF SAID COURT IN DOCUMENT NO. _____

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, AT MY OFFICE IN COLUMBIANA, TEXAS, ON THE LAST DATE SHOWN ABOVE WRITTEN, NANCY ROSTER, CLERK, COUNTY COURT, WILLIAMSON COUNTY, TEXAS

BY: DEPUTY _____

1. WATER AND SEWER SERVICE FOR THIS SUBDIVISION WILL BE PROVIDED BY THE CITY OF AUSTIN.
2. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER SYSTEM.
3. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DECS ON CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.
4. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS, INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
5. THE OWNER OF THIS SUBDIVISION AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBSIDIA IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLACING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
6. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN OFF SHALL BE HELD TO THE AMOUNT ESTABLISHED BY THE REGIONAL DETENTION PLANS APPROVED BY THE CITY OF AUSTIN, EXCEPT THAT RUN-OFF IN EXCESS OF THE AMOUNT ESTABLISHED FOR THE REGIONAL DETENTION SYSTEM SHALL BE DETAINED BY THE USE OF ON-SITE PONDING OR OTHER APPROVED METHODS.
7. AUSTIN ENERGY HAS THE RIGHT TO PENAL AND/OR UNLAWFUL HAZARDOUS WASTE AND OTHER OBSTRUCTIONS AS NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-6, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED, IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND DRAINAGE MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-6 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
9. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY FINAL TREE REMOVAL AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL MAINTAIN AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
10. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
11. PUBLIC SCENARIOS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG THE FOLLOWING STREETS AND AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT, FOR 45MP LANE AND N STATE HIGHWAY 43. THESE SCENARIOS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SCENARIOS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.
12. EROSION/SEDIMENTATION CONTROLS AREA REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
13. NO OBSTACLES, INCLUDING BUT NOT LIMITED TO, BUILDINGS, FENCES, OR LANDSCAPING SHALL BE ALLOWED IN A DRAINAGE EASEMENT EXCEPT AS APPROVED BY THE CITY OF AUSTIN.
14. PROPERTY OWNER SHALL PROVIDE ACCESS TO THE DRAINAGE EASEMENT AS MAY BE NECESSARY AND SHALL NOT PROMOTELY ACCESS BY GOVERNMENTAL AUTHORITIES.
15. ALL DRAINAGE EASEMENTS SHALL BE MAINTAINED BY THE OWNERS OR HIS/HER ASSIGNS.
16. FACILITIES FOR OFF-STREET LOADING AND UNLOADING SHALL BE PROVIDED FOR ALL LOTS IN THIS SUBDIVISION.
17. THIS PLAT IS SUBJECT TO VCD AND WATER FLOW MITIGATION RULE (CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL AND CITY OF AUSTIN STANDARD SPECIFICATION MANUAL).
18. WATER QUALITY AND DETENTION SHALL BE PROVIDED WITH THE SITE DEVELOPMENT PERMIT PLANS.
19. PARKLAND DEDICATION IS REQUIRED PER ORDINANCE 2007021-027, OR AS AMENDED, PRIOR TO APPROVAL OF ANY SITE PLAN IN THIS SUBDIVISION.
20. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION(S) (A/P 620 LTD, SECTION TWO) SHALL APPLY TO THIS RESUBDIVISION PLAT.
21. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND REGULATIONS AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WHICH WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT REMOVE ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COST INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
22. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER'S/DEVELOPER'S EXPENSE.

LINE	BEARING	DISTANCE	RECORDS CHECKED
L1	S67°43'48"W	19.84'	(20011131W)
L2	S60°05'18"W	222.85'	(20030118W 222.72')
L3	N07°49'38"W	44.40'	(20040423W)
L5	N20°39'24"W	139.00'	(21011022W 139.21')
L8	N84°45'27"E	417.45'	(201708 438.80')
L9	N89°10'20"E	24.89'	(20170807E 24.87')
L9	S21°40'35"E	284.27'	(21022004E 284.14')
L10	S86°18'20"W	258.37'	(20170311W 258.34')
L12	N56°31'24"W	24.34'	(20160707W 24.23')
L13	S63°43'14"W	5.10'	(20170708 5.10')
L14	S21°41'04"E	308.02'	(21022004E 308.13')
L15	S21°41'04"E	218.30'	(21022004E 218.52')
L16	S21°41'04"E	180.10'	(21022004E 180.05')
L17	S86°09'33"W	70.13'	
L18	S85°04'07"E	43.75'	

Chaparral

Professional Land Surveying, Inc.
Surveying and Mapping

3500 McCar Lane
Austin, Texas 78744
512-443-1724
Firm No. 10124900

PROJECT NO.: 582-031

DRAWING NO.: 582-031-PL1

PLAT DATE: 2/12/15

PLAT SCALE: 1" = 100'

DRAWN BY: JBE

SHEET 02 OF 02

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: C8-2014-0184.0A

Contact: Steve Hopkins, 512-974-3175 or Elsa Garza, 512-974-2308
Public Hearing: April 7, 2015, Zoning and Platting Commission

DAN PARKER

Your Name (please print)

9400 W. PARNER

Your address(es) affected by this application

[Signature]

Signature

3/19/15

Date

Daytime Telephone: 512-294-7314

Comments: THE DRAFT SHEET

SEE ATTACHED SHEET

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

[Handwritten initials]

L8-2014-0184.DA

C3/6

Further development of the properties dependent on access from Spectrum Dr. will add to the number of vehicles using the left turn from North bound Parmer onto Spectrum. The traffic signal timing at Parmer and Spectrum should be adjusted to allow more time for traffic turning left onto Spectrum from North bound Parmer. This development will also increase the traffic at the intersection of 45-620 which has exceeded its design capacity. Provisions to increase the capacity of this intersection should be addressed during the development of the properties in the area. A U-turn bridge from East bound 620 frontage road to West Bound 620, and possibly the mirror on the East side of the Parmer overpass should be considered to relieve the congestion at the intersection. It wouldn't be a bad idea to reduce the speed limit on Parmer from the 60 MPH current limit.

