

**SUBDIVISION REVIEW SHEET**

C17  
↑

**CASE NO.:** C8-2014-0230.0A

**ZAP DATE:** July 7, 2015

**SUBDIVISION NAME:** Davis Subdivision, a Resubdivision of Lot 1, R.L.D. Addition.

**AREA:** 3.13 acres

**LOTS:** 2

**APPLICANT:** Robert and Peggy Davis

**AGENT:** Urban Design Group  
(Don Samson)

**ADDRESS OF SUBDIVISION:** 3607 Pinnacle Rd

**GRIDS:** MF22

**COUNTY:** Travis

**WATERSHED:** Eanes Creek

**JURISDICTION:** Full Purpose

**EXISTING ZONING:** SF-2

**COUNCIL DISTRICT:** 8

**PROPOSED LAND USE:** Residential

**NEIGHBORHOOD PLAN:** none

**VARIANCES:** LDC 25-4-175, a residential flag lot on platted land.

**SIDEWALKS:** Sidewalks will be provided along Allen Road and Pinnacle Road.

**DEPARTMENT COMMENTS:** The request is for a flag lot variance and approval of the Davis Subdivision, a Resubdivision of Lot 1, R.L.D. Addition. The plat is comprised of two lots on 3.13 acres. The applicant proposes to resubdivide an existing lot into two lots (one regular lot, one flag lot) for residential use. LDC 25-4-175 requires a variance for the flag lot. The applicant has obtained the required signatures from the Fire Department, Austin Electric, Austin Water Utility, the city arborist, and the environmental reviewer, and has submitted the deed restrictions and map of the area, as required by LDC 25-4-175. If the variance is approved, the proposed lots will comply with zoning requirements for use, lot width and lot size.

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

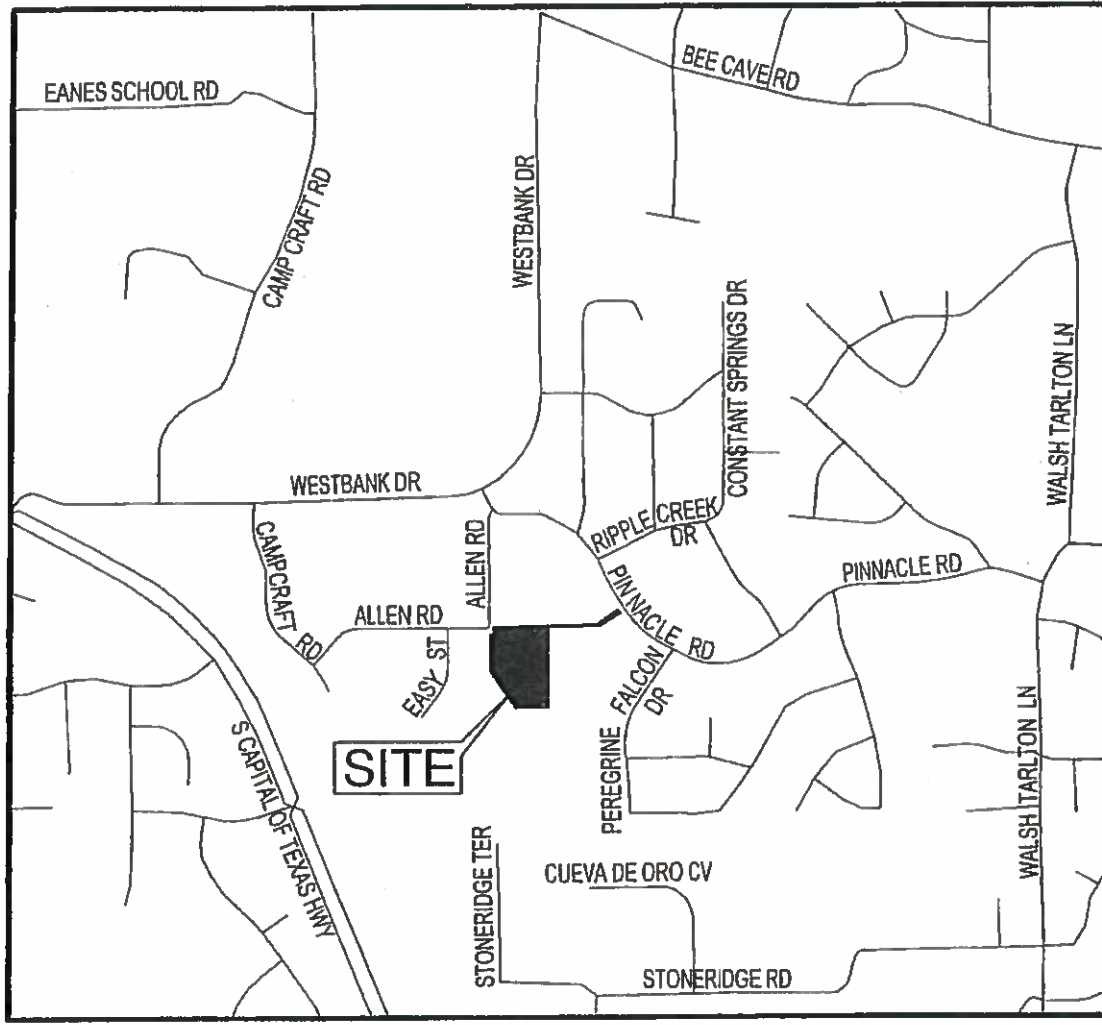
**ZONING AND PLATTING COMMISSION ACTION:**

**CASE MANAGER:** Steve Hopkins

**PHONE:** 512-974-3175

**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)

CHA 2



LOCATION MAP

DRAWING  
NOT TO SCALE

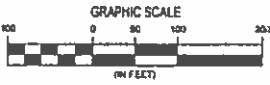


DAVIS SUBDIVISION  
AUSTIN, TEXAS 78746



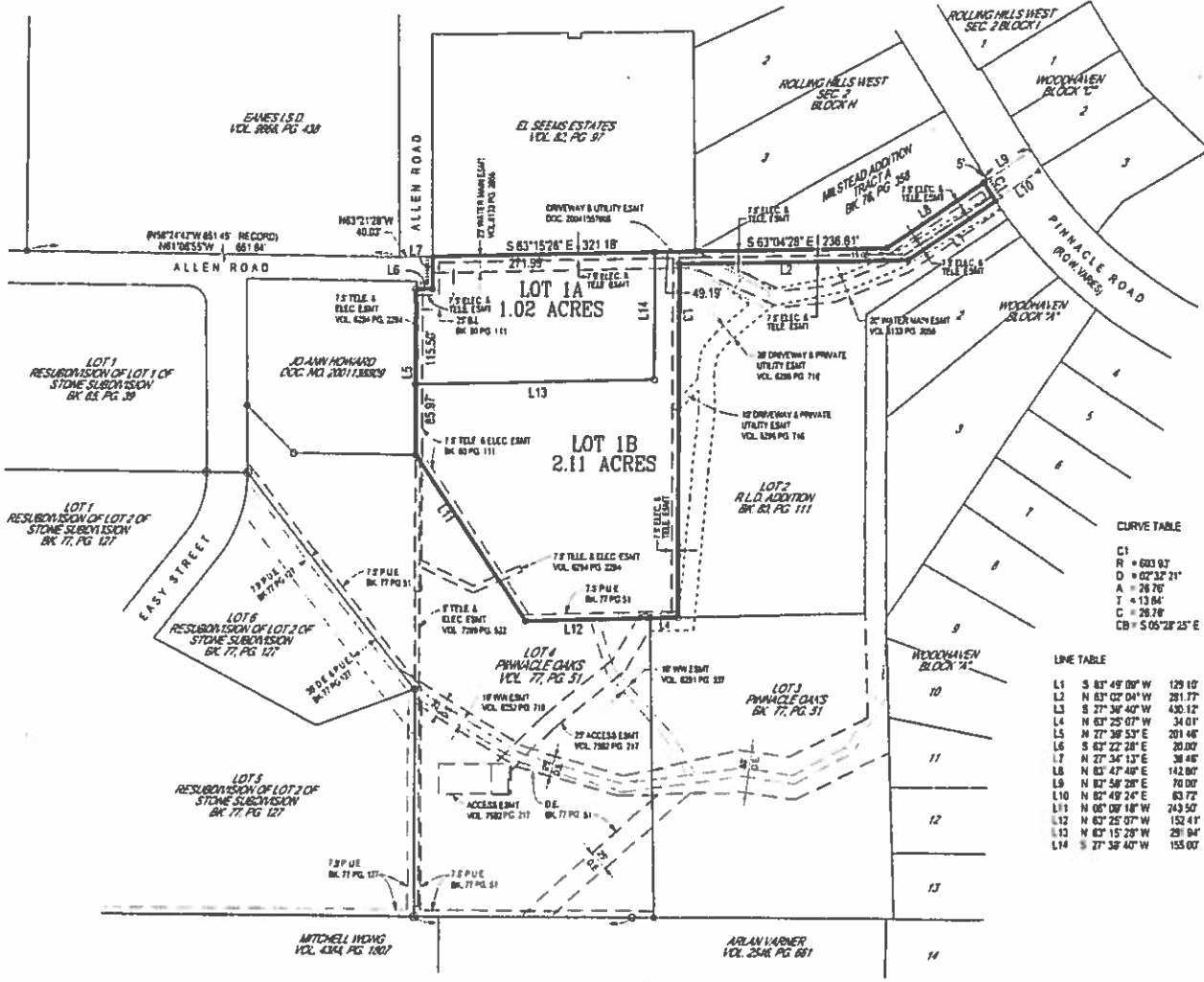
Urban Design Group  
TX Registered Engineering Firm #F-1843  
3660 Stoneridge Road  
Suite E101  
Austin, TX 78746  
512.347.0040

CM 1/3



# DAVIS SUBDIVISION

A RESUBDIVISION OF LOT 1, R. L. D. ADDITION

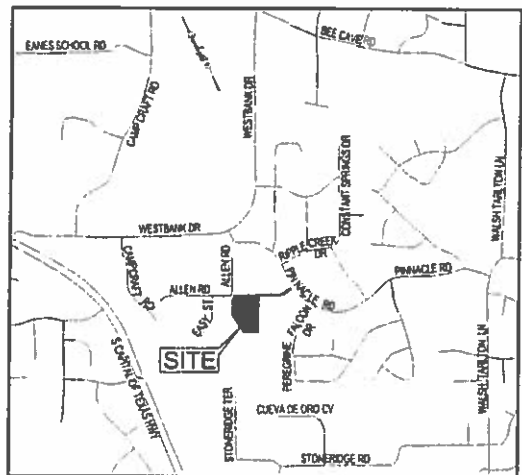


**CURVE TABLE**

C1	R = 603.97'
D	= 02°32'21"
A	= 26.76'
T	= 13.64'
C	= 26.76'
CB	= 5 05'28" 25" E

**LINE TABLE**

L1	S 83° 49' 00" W	129.10'
L2	N 83° 02' 04" W	291.77'
L3	S 27° 36' 40" W	430.12'
L4	N 83° 25' 07" W	34.01'
L5	N 27° 38' 53" E	201.46'
L6	S 83° 22' 28" E	30.00'
L7	N 27° 34' 13" E	38.65'
L8	N 83° 47' 40" E	142.00'
L9	N 83° 58' 28" E	70.00'
L10	N 83° 49' 24" E	83.72'
L11	N 08° 08' 18" W	243.50'
L12	N 83° 25' 07" W	152.41'
L13	N 83° 15' 28" W	291.94'
L14	S 27° 38' 40" W	153.00'



**LOCATION MAP**  
NO SCALE

**BASIS OF BEARINGS**

BEARINGS SHOWN HEREON ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (1986 ADJUSTMENT), TEXAS CENTRAL ZONE (4203). All bearings, distances and acreages shown hereon relate to this datum and grid coordinate system.

**BENCHMARK**

Nail found at southeast corner of Lot 1, R.L.D. Addition in southwest right-of-way line of Pinnacle Road. Elev. 723.51

**LEGEND**

- IRON ROD FOUND
- IRON ROD WITH CAP SET (ADD #1428)
- ⊙ IRON PIPE FOUND
- ▲ NAIL FOUND
- SIDEWALK REQUIRED
- D.E. DRAINAGE EASEMENT
- P.U.E. PUBLIC UTILITY EASEMENT
- ROW — RIGHT-OF-WAY LINE

**UDG**  
Urban Design Group PC  
178 Reginald Engineering Firm #7-1411  
7393 Loop # 1100700  
3660 Stoneridge Road  
Suite E101  
Austin, TX 78746  
512.347.0040

3: Project/Draw: C:\projects\13-271\GIS\Draw\Final\Plan\Drawings\PLAN.dwg

DAVIS SUBDIVISION
A RESUBDIVISION OF LOT 1, R. L. D. ADDITION

Handwritten signature in blue ink at the top right of the page.

THE STATE OF TEXAS
COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS: THAT ROBERT L. DAVIS AND WIFE, PEGGY S. DAVIS, OWNERS OF LOT 1, R. L. D. ADDITION, A SUBDIVISION RECORDED IN BOOK 80, PAGE 111, PLAT RECORDS, TRAVIS COUNTY, TEXAS, TOGETHER WITH ALL IMPROVEMENTS AND APPURTANANCES THEREON...

ROBERT L. DAVIS PEGGY S. DAVIS

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ROBERT L. DAVIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND 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 OF OFFICE, THIS THE DAY OF 2015 A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

(PRINT NAME) MY COMMISSION EXPIRES

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED PEGGY S. DAVIS, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESS MY HAND AND SEAL OF OFFICE, THIS THE DAY OF 2015 A.D.

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS

(PRINT NAME) MY COMMISSION EXPIRES

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL-PURPOSE CITY LIMITS JURISDICTION OF THE CITY OF AUSTIN ON THIS THE DAY OF 2015 A.D.

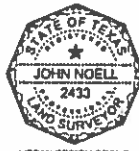
A VARIANCE TO SECTION 25-4-173 OF THE LAND DEVELOPMENT CODE, WAS GRANTED BY THE ZONING & PLATTING COMMISSION ON 2015

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING & PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS, THIS, THE DAY OF 2015

BETTY BAKER, CHAIR CYNTHIA BANKS, SECRETARY

SURVEYOR'S CERTIFICATION: I, JOHN NOELL, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE AUSTIN CITY CODE, AS AMENDED, IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY SUPERVISION ON THE GROUND.

AS SURVEYED BY: URBAN DESIGN GROUP PC 3680 STONERIDGE ROAD, E-101 AUSTIN, TEXAS 78748 (512) 347-0040



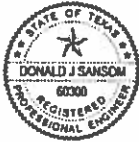
URBAN DESIGN GROUP 7615 1006500

Handwritten signature of John Noell and date 4-30-15.

ENGINEER'S CERTIFICATIONS: I, DONALD J. SANSON, AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING, AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF THE AUSTIN CITY CODE AS AMENDED

FLOODPLAIN NOTE THIS SUBDIVISION IS NOT WITHIN THE 100 YEAR FLOODPLAIN OF ANY WATERCOURSE. SEE ALSO FEDERAL FLOOD INSURANCE ADMINISTRATION FIRM PANEL #48453C0440H AND #48453C0449H, BOTH DATED SEPTEMBER 26, 2008.

DONALD J. SANSON, P.E. NO. 60300 URBAN DESIGN GROUP PC 3680 STONERIDGE ROAD, SUITE E101 AUSTIN, TEXAS 78746



Handwritten signature of Donald J. Sanson and date 4-30-15.

THE STATE OF TEXAS: COUNTY OF TRAVIS: I, DANA DEBEALVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF 2015 A.D. AT O'CLOCK M., AND DULY RECORDED ON THE DAY OF 2015 AT O'CLOCK M. IN DOCUMENT NUMBER OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY

WITNESS MY HAND AND SEAL OF THE OFFICE OF THE COUNTY CLERK, THIS THE DAY OF 2015 A.D.

DANA DEBEALVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

DEPUTY

NOTES:

- 1. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN AND TRAVIS COUNTY
2. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS
3. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
4. 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 ONGOING 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 25-8 OF THE AUSTIN LAND DEVELOPMENT CODE.
5. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
6. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, VEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING 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 INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT
7. RELOCATION OF ELECTRIC FACILITIES REQUESTED BY OWNER SHALL BE AT OWNER'S EXPENSE.
8. 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 WHEN WORKING IN CLOSE PROXIMITY TO OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT RENDER ELECTRIC SERVICE UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.
9. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER UTILITY SYSTEM AND TO THE CITY OF AUSTIN WASTEWATER SYSTEM.
10. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN 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.
11. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ORDINANCE REQUIREMENTS.
12. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF THE SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT IN THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
13. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN.
14. FOR A MINIMUM TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH SPECIFIC APPROVAL OF SURFACE AND GEOMETRIC DESIGN PROPOSALS BY THE CITY OF AUSTIN.
15. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.
16. 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 OWNER OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT, INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS AND/OR CERTIFICATES OF OCCUPANCY.
17. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG PINNACLE ROAD AND ALLEN ROAD AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALK MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR THE UTILITY COMPANY.
18. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, UPGRADE, DECOMMISSIONING AND REMOVAL OF WATER AND/OR WASTEWATER FACILITIES AND APPURTANANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN WATER UTILITY.
19. ALL ADDRESSES FOR RESIDENTIAL LOTS UTILIZING A FLAG LOT DESIGN MUST BE DISPLAYED AT THEIR CLOSEST POINT OF ACCESS TO A PUBLIC STREET FOR EMERGENCY RESPONDERS.
20. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, R.L.D. ADDITION, SHALL APPLY TO THIS RESUBDIVISION PLAT.
21. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS SHALL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. STORMWATER RUNOFF PEAK FLOW RATES SHALL NOT BE INCREASED IN ACCORDANCE WITH THE CITY'S DRAINAGE POLICIES BY PONDING OR OTHER APPROVED METHODS. MAINTENANCE OF DRAINAGE FACILITIES SHALL BE THE OWNERS RESPONSIBILITY.



# HUSCH BLACKWELL

*CLB*

Jerry L. Harris  
Partner

111 Congress Avenue, Suite 1400  
Austin, TX 78701  
Direct: 512-479-9710  
Fax: 512.479.1101  
Jerry.Harris@huschblackwell.com

April 20, 2015

Zoning and Platting Commission  
City of Austin, Texas  
c/o Steve Haskins  
Planning and Development Review Department

Re: C8-2014-0230.0A  
Davis Subdivision  
3607 Pinnacle Road  
VARIANCE REQUEST LETTER – FLAG LOT IN A SINGLE-FAMILY  
RESIDENTIAL SUBDIVISION ON PREVIOUSLY PLATTED LAND –  
Section 25-4-175 (A)(2)

Dear Zoning and Platting Commission,

The proposed Davis Subdivision involves subdividing Lot 1 of the R.L.D. Addition into two (2) lots. Lot 1 of the R.L.D. Addition is approximately 3.13 acres in size. The proposed Davis Subdivision subdivides Lot 1 of the R.L.D. Addition into Lot 1A (1.02 acres in size) and Lot 1B (2.11 acres in size).

Lot 1 of the R.L.D. Addition is an existing flag lot which has been platted as such since 1980, with the flag portion of Lot 1 having frontage on Pinnacle Road.

The proposed Lot 1B of Davis Subdivision will retain the existing flag lot frontage on Pinnacle Road.

The proposed Lot 1A of the Davis Subdivision will not be a flag lot and will front on and have access to Allen Road.

CL 17/10

April 20, 2015  
Page 2

The following addresses the five (5) criteria to be considered in approving this variance:

1. Access for Emergency Responders.

For 35 years all access, to Lot 1 of the R.L.D. Addition, including emergency access, has been from Pinnacle Road through the Driveway and Private Utility Easements established in 1978 and recorded in Volume 6296 at Page 716 of the Deed Records of Travis County, Texas, a copy of which is enclosed as Attachment 1, along with a drawing of same; and all access to the proposed Lot 1B of the Davis Subdivision will be by way of the same driveway and utility easements.

All access to the proposed Lot 1A of the Davis Subdivision will be by way of Allen Road upon which Lot 1A fronts.

Therefore, satisfactory access for emergency responders is provided.

2. Adequate Room for Utilities.

The proposed Lot 1A has been served with Austin water, wastewater and electricity for 35 years and will remain served as it is served today.

The proposed Lot 1B will be served by Austin utilities by way of Allen Road.

Therefore, adequate room for utility service as to both Lots 1A and 1B has been provided..

3. Enhancement of Environmental and Tree Protection.

Altering the existing flag lot configuration would involve the disturbance of trees and other plants. Therefore, retaining the existing flag lot avoids such disturbance and enhances rather than hurts the environment and also, protects trees.

Therefore, environmental enhancement and tree protection is obtained by maintaining the existing flag lot.

4. Otherwise, Compatible with Surrounding Neighborhood.

As shown in Attachment 2, the proposed Lot 1B is adjacent to two (2) large acreage flag lots (Lot 2, R.L.D. Addition and Lot 3, Pinnacle Oaks subdivision). Lot 1B is also adjacent to Lot 4, Pinnacle Oaks Subdivision, another large acreage Lot. As shown on Attachment 2, there are several large lots in the area. The proposed Davis Subdivision consisting of Lot 1A and Lot 1B is very compatible with the surrounding neighborhood.

5. A copy of the existing private deed restrictions is attached as Attachment 3. This deed restriction permits the Davis subdivision consisting of Lots 1A and Lot 1B to be created.

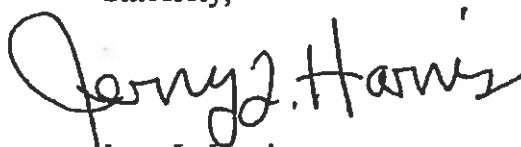
# HUSCH BLACKWELL

CL/A

April 20, 2015  
Page 3

It is respectfully requested that the flag lot variance be approved so that the existing flag lot can be continued as it has for the past 35 years.

Sincerely,



Jerry L. Harris  
Partner

JLH/cd

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: C8-2014-0230.0A  
Contact: Steve Hopkins, 512-974-3175 or Elsa Garza, 512-974-2308  
Public Hearing: June 16, 2015, Zoning and Platting Commission

Jacqueline & Ryan Goleman  
Your Name (please print)  I am in favor  
 I object

Your address(es) affected by this application

3607-IV Pinnacol Rd  
Jacqueline Goleman Signature 6/2/15 Date  
Daytime Telephone: 512-633-9428

Comments: We support the approval of the subdivision of one lot into two separate lots. This action has been contemplated since a deed purchase of the property and long prior to the acreage buyout as a part of the City of Austin

If you use this form to comment, it may be returned to:  
City of Austin - Development Services Department / 4th Fl

Steve Hopkins  
P. O. Box 1088  
Austin, TX 78767-8810

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: C8-2014-0230.0A  
Contact: Steve Hopkins, 512-974-3175 or Elsa Garza, 512-974-2308  
Public Hearing: June 16, 2015, Zoning and Platting Commission

JAMES LINDSEY  
Your Name (please print)  I am in favor  
 I object

Your address(es) affected by this application

3607 Pinnacol Road #2  
James Lindsey Signature 6.1.15 Date  
Daytime Telephone: 512-327-4969

Comments: Robert Davis has kept me informed and my wife and I approve  
James Lindsey

If you use this form to comment, it may be returned to:  
City of Austin - Development Services Department / 4th Fl

Steve Hopkins  
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. 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: C8-2014-0230.0A  
 Contact: Steve Hopkins, 512-974-3175 or Elsa Garza, 512-974-2308  
 Public Hearing: July 7, 2015, Zoning and Platting Commission

Alexis E. YARNER  
 Your Name (please print)

I am in favor  
 I object

1701 Stoveridge Terr, 78746 (Home Addr. not mailing Addr.)  
 Your address(es) affected by this application

*Alexis E. Yarnar*  
 Signature Date 6.23.15

Daytime Telephone: 512.327.0391

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

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