

SUBDIVISION REVIEW SHEET

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CASE NO.: C8-2014-0153.0A

ZAP DATE: July 21, 2015

SUBDIVISION NAME: Restoration Subdivision

AREA: 4.51 acres

LOTS: 1

APPLICANT: Restoration Temple of Deliverance
Ministries (Pastor John Horne)

AGENT: I.T. Gonzalez Engineers
(Bill Graham)

ADDRESS OF SUBDIVISION: 6301 Moonglow Dr

GRIDS: MP24

COUNTY: Travis

WATERSHED: Walnut Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-4A

COUNCIL DISTRICT: 1

PROPOSED LAND USE: Religious assembly

NEIGHBORHOOD PLAN: none

VARIANCES: LDC 25-4-151

SIDEWALKS: Because Moonglow Drive ends at the property line, no sidewalks will be required.

DEPARTMENT COMMENTS:

The request is for approval of the Restoration Temple final plat and a variance to LDC 25-4-151. The plat consists of one lot on 4.51 acres. The lot will be developed with a church. The variance is needed because LDC 25-4-151 requires the streets of new subdivisions to align with and connect to existing streets on adjoining property. The variance will allow Moonglow Drive to end at the property line rather than being extended. If the variance is approved, the proposed lot 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 subdivision 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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MEMORANDUM

DATE: January 21st, 2015
TO: Chair and Members of the Planning Commission
CC: Steve Hopkins, Case Manager
FROM: Caleb Gutshall, Transportation Review
SUBJECT: Variance Request for Restoration Temple, C8-2014-0153.0A
RECOMMENDATION: To approve the variance

PROPERTY LOCATION:

The proposed subdivision is located on 4.51 acres zoned SF-4A approximately 0.25 miles south of Loyola Lane and 0.20 miles east of Johnny Morris Road. The site has right-of-way access to Moonglow Drive along the northern property boundary via a stubbed-out roadway connection

DESCRIPTION OF WAIVER:

The applicant for the proposed Restoration Temple Subdivision is requesting a variance from the Land Development Code (LDC) requirement:

- (1) Section 25-4-151 that states streets of a new subdivision shall be aligned with and connect to existing streets on adjoining property unless the Land Use Commission determines that the Comprehensive Plan, topography, requirements of traffic circulation, or other considerations make it desirable to depart from the alignment or connection.

The variance requested is for Moonglow Drive.

STAFF RECOMMENDATION:

Both The Austin Transportation Department and Planning and Development Review Department provided input and support the following recommendation.

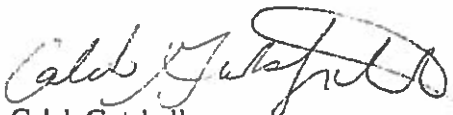
The Transportation Review Section recommends the variance to be granted for the following reasons:

- Extension of the roadway adds a substantial amount of impervious cover in the lower 150' of the Critical Water Quality Zone (CWQZ). The roadway extension would also negatively affect the adjacent Walnut Creek watershed 100-year floodplain causing potential safety hazards. Due to the environmentally sensitive issues, it is not desirable to extend Moonglow Drive.

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- The site is currently bound by single-family detached housing to the north and south, an open space easement to the west, and a creek to the east. The extension of Moonglow Drive does not implement Imagine Austin or provide additional connectivity options in the area due to the site's constraints.

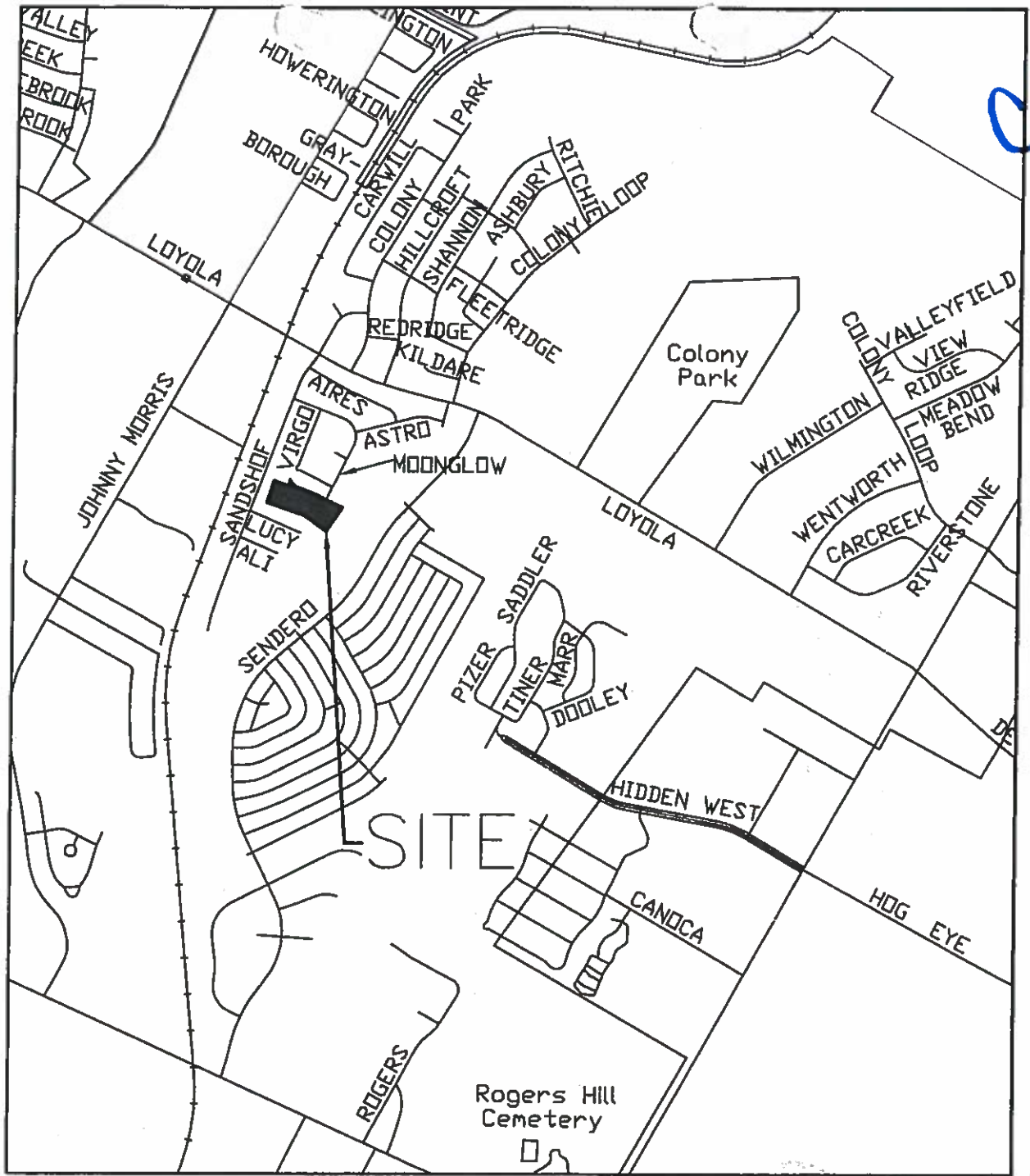
If you have any further questions or require additional information, please contact me at 974-6420.



Caleb Gutshall

Senior Planner

Planning and Development Review Department, Transportation Review Section



VICINITY MAP
N.T.S.

SCANNED

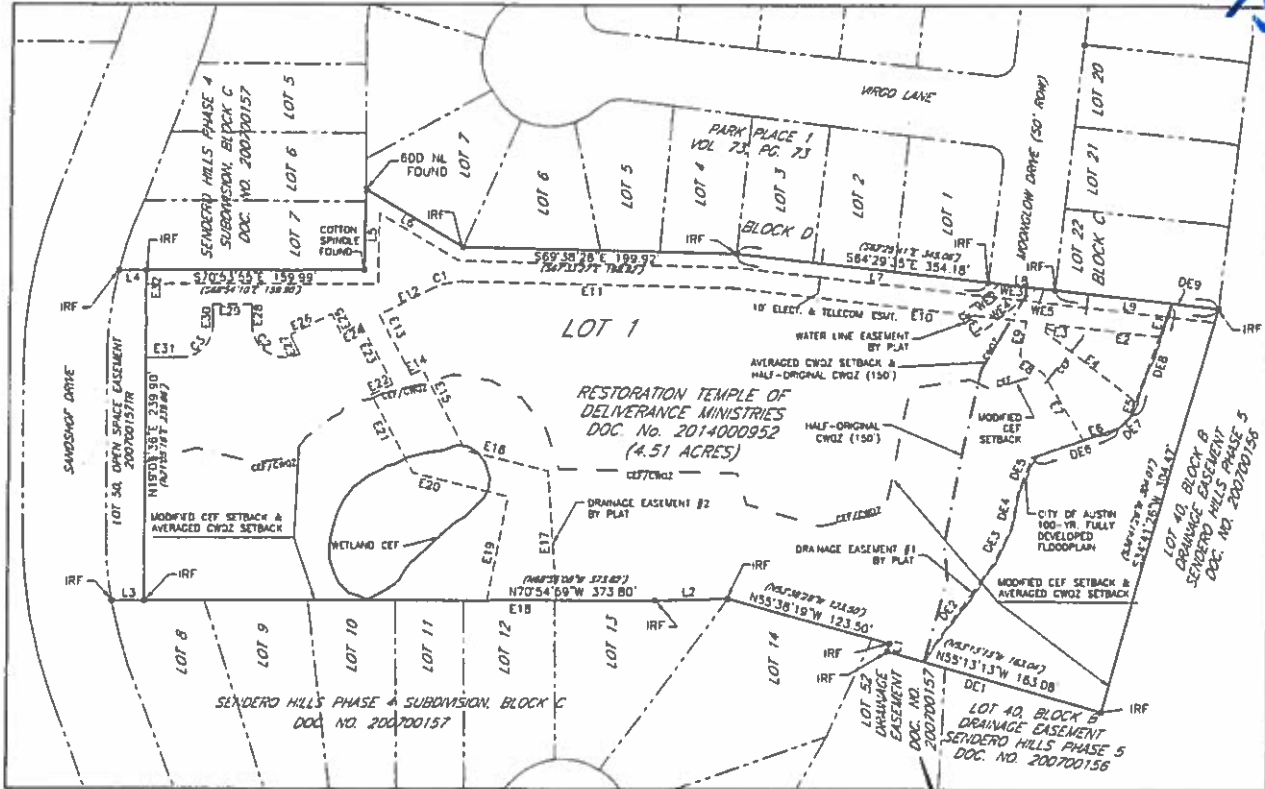
RESTORATION TEMPLE SUBDIVISION
6301 MOONGLOW DRIVE
AUSTIN, TX 78724

RESTORATION TEMPLE SUBDIVISION

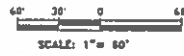
LEGEND

- BOUNDARY LINE
- BLANKET BOUNDARY LINE
- IRF RECORD
- IRON ROD FOUND
- IRON PIPE FOUND
- IRON ROD SET
- IRB NAIL FOUND
- COTTON SPINDLE FOUND
- CEP/CEWZ MODIFIED CEP SETBACK & AVERAGED CEWZ SETBACK

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TREE SURVEY NOTE
TREES WITH TRUNK DIAMETER OF 19"
OR LARGER EXIST ON THE SITE



DRAINAGE EASEMENT #2 LINE TABLE

BEARING	DISTANCE
DE8 N64° 29' 35" W	33.82'
F1 S53° 15' 45" W	25.83'
E2 N64° 29' 35" W	82.81'
E3 S29° 30' 25" W	9.75'
E4 S35° 40' 12" E	83.83'
E5 S36° 15' 45" W	11.22'
DE7 S63° 08' 42" W	11.34'
E6 N89° 48' 38" W	28.26'
E7 N12° 18' 54" W	58.10'
E8 N35° 40' 12" W	22.14'
E9 N28° 30' 29" E	25.13'
E10 N64° 29' 35" W	216.08'
E11 N69° 38' 28" W	187.24'
E12 S82° 38' 32" W	41.82'
E13 S9° 37' 49" E	49.53'
E14 N82° 38' 32" E	9.04'
E15 S9° 37' 49" E	87.28'
E16 S57° 12' 48" E	82.08'
E17 S14° 50' 55" W	94.43'
E18 N70° 04' 50" W	50.81'
E19 N30° 00' 33" E	78.82'
F20 N57° 12' 48" W	71.87'
C21 N9° 37' 49" W	64.85'
E22 N82° 38' 32" E	17.90'
C23 N9° 37' 49" W	49.53'
E24 S82° 38' 32" W	15.16'
C25 N7° 23' 28" W	18.00'
E26 S82° 38' 32" W	34.00'
E27 S7° 23' 28" E	15.50'
E28 N19° 03' 36" E	13.97'
C29 N70° 54' 08" W	29.80'
E30 S19° 03' 36" W	15.48'
E31 N70° 53' 55" W	25.51'
E32 N19° 03' 36" E	83.50'

WATER LINE EASEMENT LINE TABLE

BEARING	DISTANCE
WE1 N19° 41' 22" W	19.60'
WE2 N70° 30' 24" E	37.14'
WE3 S64° 29' 35" E	27.72'
WE4 S70° 30' 29" W	58.67'
WE5 S64° 29' 35" E	13.82'

DRAINAGE EASEMENT #1 LINE TABLE

BEARING	DISTANCE
DE1 N55° 13' 13" W	136.14'
DE2 N59° 00' 00" E	86.01'
DE3 N48° 55' 52" E	29.33'
DE4 N29° 54' 28" E	28.07'
DE5 N40° 40' 41" E	28.93'
DE6 S89° 48' 38" E	67.96'
DE7 N63° 08' 42" E	11.34'
DE8 N38° 15' 45" E	86.83'
DE9 S64° 29' 35" E	33.89'

PROPERTY LINE TABLE

BEARING	DISTANCE
L1 N55° 13' 13" W	9.85'
(L1) N57° 18' 14" E	(8.89)'
L2 N72° 38' 51" W	53.82'
(L2) N70° 59' 00" W	(55.62)'
L3 N70° 50' 07" W	23.30'
(L3) N68° 33' 08" W	(25.30)'
L4 S70° 54' 25" E	19.87'
(L4) S68° 54' 10" E	(19.87)'
L5 N19° 03' 36" E	58.83'
(L5) N17° 57' 53" E	(58.82)'
L6 S40° 29' 13" E	82.58'
(L6) S38° 00' 00" E	(82.57)'
L7 S64° 29' 35" E	185.87'
(L7) S62° 23' 41" E	(183.80)'
L8 S64° 29' 35" E	49.54'
(L8) S62° 23' 41" E	(49.00)'
L9 S64° 37' 04" E	118.78'
(L9) S62° 23' 41" E	(118.72)'



VICINITY MAP
N.T.S.

LOT SIZE

LOT	SQ FT
1	196,450.43
TOTAL	196,450.43

DRAINAGE EASEMENT #2 CURVE TABLE

CHORD	RADIUS	DELTA	LENGTH
C1	N83°52'47"W 25.33'	51.50'	28°28'38" 29.60'
C2	N39°12'56"W 41.68'	24.50'	116°27'04" 49.80'
C3	S64°04'50"W 32.54'	23.00'	90°02'29" 36.14'

SHEET 1 OF 2
CASE #CB-2014-0153.0A
PLAT APPLICATION SUBMITTAL DATE: 9-8-2014
PLAT PREPARATION DATE: 6-19-2015

I.T. GONZALEZ ENGINEERS
SURVEYING FIRM REGISTRATION NO. 100573-0
ENGINEERING FIRM REGISTRATION NO. F-3216
3501 MANOR ROAD
AUSTIN, TEXAS 78723
TEL: (512) 447-7400 FAX: (512) 447-6389

RESTORATION TEMPLE SUBDIVISION

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Accepted and authorized for record by the Zoning & Platting Commission of
the City of Austin, Texas, this, the _____ day of _____ 20____

STATE OF TEXAS
COUNTY OF TRAVIS
KNOW ALL MEN BY THESE PRESENTS:

Bethy Baker, Chair

Cynthia Banks, Secretary

THAT I, JOHN W. HORNE, ACTING HEREIN BY AND THROUGH AND AS THE AUTHORIZED OFFICER OF RESTORATION TEMPLE OF DELIVERANCE MINISTRIES, A NON-PROFIT CORPORATION, BEING THE OWNER OF 4.509 ACRES OF LAND OUT OF THE JAMES BURLISON SURVEY IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, BEING THAT 4.509 ACRE TRACT OF LAND AS CONVEYED BY WARRANTY DEED 2014000982 RECORDED IN THE REAL RECORDS OF TRAVIS COUNTY, TEXAS, SAID TRACT HAVING BEEN APPROVED FOR SUBDIVISION PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISIONS OF CHAPTER 212 OF THE LOCAL GOVERNMENT CODE, DO HEREBY SUBDIVIDE SAID 4.509 ACRE TRACT ACCORDING TO THE ATTACHED MAP OR PLAT SHOWN HEREON TO BE KNOWN AS "RESTORATION TEMPLE SUBDIVISION" AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY EASEMENTS AND/OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

FLOODPLAIN NOTE:

A PORTION OF THIS SUBDIVISION IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN THAT IS WITHIN THE LIMITS FOR PLANS FOR SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

GENERAL NOTES:

1. THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL-PURPOSE JURISDICTION OF THE CITY OF AUSTIN ON THIS THE _____ DAY OF _____ 20____.
2. NO LOT WILL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.
3. THE WATER AND WASTEWATER UTILITY SYSTEMS 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.
4. THE LANDOWNER(S) IS RESPONSIBLE FOR PROVIDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS, OFFSITE MAIN EXTENSIONS, SYSTEM UPGRADES, UTILITY RELOCATION, AND ABANDONMENT TO SERVE EACH LOT.
5. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR SUBDIVISION 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. EROSION/SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LAND DEVELOPMENT CODE AND THE ENVIRONMENTAL CRITERIA MANUAL.
7. THE ELECTRIC UTILITY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. THE UTILITY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-8, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
8. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE THE ELECTRIC UTILITY COMPANY 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 LOT, AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
9. THE OWNER SHALL BE RESPONSIBLE FOR ANY INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY TREE PRUNING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. AUSTIN ENERGY WORK SHALL ALSO BE INCLUDED WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.
10. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER OBSTRUCTION ARE PERMITTED IN DRAINAGE EASEMENTS AND WATER QUALITY EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN OR TRAVIS COUNTY.
11. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
12. 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.
13. PARTICIPATION IN THE REGIONAL STORMWATER MANAGEMENT PROGRAM WAS GRANTED FOR THIS SUBDIVISION ON _____ BY THE CITY OF AUSTIN WATERSHED PROTECTION DEPARTMENT.
14. 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 JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
15. PRIOR TO DEVELOPMENT ON LOT 1, A SITE DEVELOPMENT PERMIT, TO INCLUDE WATER QUALITY PLANS, SHALL BE OBTAINED FROM THE CITY OF AUSTIN.
16. THE CITY OF AUSTIN 100-YEAR FULLY DEVELOPED FLOODPLAIN WITHIN THE TRACT BOUNDARY AS SHOWN ON THE PLAT FOR THIS SUBDIVISION, AND LABELED AS DRAINAGE EASEMENT #1, IS HEREBY DEDICATED AS A DRAINAGE EASEMENT.
17. DRAINAGE EASEMENT #2 AS SHOWN ON THE PLAT FOR THIS SUBDIVISION IS HEREBY DEDICATED AS A DRAINAGE EASEMENT.
18. THE WATER LINE EASEMENT AS SHOWN ON THE PLAT FOR THIS SUBDIVISION IS HEREBY DEDICATED AS A WATERLINE EASEMENT.
19. ALL ACTIVITIES WITHIN THE CRITICAL ENVIRONMENTAL FEATURE (CEF) AND ASSOCIATED SETBACK (CEF SETBACK) MUST COMPLY WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE. THE NATURAL VEGETATIVE COVER MUST BE RETAINED TO THE MAXIMUM EXTENT PRACTICABLE; CONSTRUCTION IS PROHIBITED; AND WASTEWATER DISPOSAL OR IRRIGATION IS PROHIBITED.
20. A VARIANCE TO SECTION 25-4-151 OF THE LAND DEVELOPMENT CODE WAS GRANTED BY THE ZONING & PLATTING COMMISSION ON _____ 20____.

WITNESS MY HAND THIS _____ DAY OF _____, 20____

JOHN W. HORNE
AUTHORIZED OFFICER
RESTORATION TEMPLE OF DELIVERANCE MINISTRIES
8301 MOONGLOW DRIVE
AUSTIN, TX 78724

STATE OF TEXAS
COUNTY OF TRAVIS

THIS INSTRUMENT ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____, 20____

NOTARY PUBLIC, IN AND FOR THE STATE OF TEXAS

(PRINT NAME)

(ADDRESS)

MY COMMISSION EXPIRES: _____

SURVEYOR'S CERTIFICATION

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF SURVEYING IN THE STATE OF TEXAS; AND THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE SURVEYING PORTIONS THEREOF; AND THAT SAID PLAT COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE, AND OTHER APPLICABLE CODES AND ORDINANCES.

WITNESS MY HAND THIS _____ DAY OF _____, 20____

I.T. GONZALEZ
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 2780
IT GONZALEZ ENGINEERS
3501 MANOR ROAD
AUSTIN, TEXAS 78723
(512) 447-7400

ENGINEER'S CERTIFICATION

THIS IS TO CERTIFY THAT I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS; THAT I PREPARED THE PLAT SUBMITTED HEREWITH; THAT ALL INFORMATION SHOWN THEREON IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AS RELATED TO THE ENGINEERING PORTIONS THEREOF; AND THAT SAID PLAT IS COMPLETE, ACCURATE AND IN COMPLIANCE WITH THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

WITNESS MY HAND THIS _____ DAY OF _____, 20____

I.T. GONZALEZ
REGISTERED PROFESSIONAL ENGINEER NO. 41307
IT GONZALEZ ENGINEERS
3501 MANOR ROAD
AUSTIN, TEXAS 78723
(512) 447-7400

APPROVED FOR ACCEPTANCE:

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, PLANNING AND DEVELOPMENT REVIEW DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 20____, A.D.

DATE

GREG QUINCY, DIRECTOR
PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

STATE OF TEXAS
COUNTY OF TRAVIS

I, DANA DEBEAUVOR, 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 _____, 20____, A.D. AT _____ O'CLOCK _____ M. DAILY RECORDED ON THE _____ DAY OF _____, 20____, A.D. AT _____ O'CLOCK _____ M. PLAT RECORDS OF SAID COUNTY AND STATE IN DOCUMENT NUMBER _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY.

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK, THIS DAY OF _____, 20____, A.D.

DANA DEBEAUVOR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

DEPUTY

SHEET 2 OF 2
CASE #CB-2014-0153.0A
PLAT APPLICATION SUBMITTAL DATE: 9-8-2014
PLAT PREPARATION DATE: 6-19-2015

I.T. GONZALEZ ENGINEERS
SURVEYING FIRM REGISTRATION NO. 100573-0
ENGINEERING FIRM REGISTRATION NO. F-3216
3501 MANOR ROAD
AUSTIN, TEXAS 78723
TEL: (512) 447-7400 FAX: (512) 447-6389

May 6, 2015

Zoning and Platting Commission
301 W 2nd Street
Austin, Texas 78701

C10
/X

Re: Street Alignment and Connectivity Variance
Restoration Temple Subdivision
6301 Moonglow Drive
C8-2014-0153.0A

Dear Members of ZAP Commission:

On behalf of our client, Restoration Temple of Deliverance Ministries, I. T. Gonzalez Engineers is requesting a variance from the requirements of the Land Development Code Section 25-4-151, Street Alignment and Connectivity. The tract of land to be subdivided to make one lot is currently undeveloped. The proposed improvements as shown on a site plan currently under review include a church building and associated drive and parking.

There is not practical way to extend Moonglow Drive to meet the requirements of Section 25-4-151. When the property surrounding 6301 Moonglow Drive was subdivided, no access was provided to the public roads that were constructed as part of the subdivision. To the west, the 6301 Moonglow Drive tract was blocked from access to Sandshof Drive by a conservation easement lot with an approximate depth of 25' that was created as part of the Sendero Hills Phase 4 Subdivision approved in 2007. The current owner will not grant an access easement to allow access across the conservation easement lot. To the south, access to Lucy Cove was not provided when this part of the property was developed as part of the same subdivision.

A creek with a CWQZ that must be crossed to access Moonglow Drive from the subject property lies to the east, with a portion of the Moonglow Drive being located in the lower 150' of this 300' wide CWQZ. A 100-year flood plain drainage easement for this creek is being dedicated as part of the subdivision of this property. A drainage easement lot, created as part of the Sendero Hills Phase 4 Subdivision, abuts the 100-year floodplain that will be dedicated.

The construction of a culdesac at the end of Moonglow Drive would result in a large area of impervious cover being located in the lower 150' of the CWQZ. The topography in this area is fairly steep, making needed grading for a possible culdesac extend even further into the lower 150' of the CWQZ.

To develop the tract at 6301 Moonglow, access must be taken by a drive with abutting ADA access sidewalk. This drive and sidewalk will cross the CWQZ that is located on the site in order

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to connect to the end of Moonglow Drive. The section of the drive and sidewalk that will be located in the lower 150' of CWQZ will be constructed to create the minimum change necessary to develop the land. Water quality buffering will be used for construction of the section of the drive and sidewalk and the parking in the upper 150' of the CWQZ.

With the constraints that have been discussed, the property cannot be developed without the requested variance.

Sincerely,



Bill Graham, P.E.

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.

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>.

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: C8-2014-0153.0A

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

Maria Castro

Your Name (please print)

6307 Sandshof Dr.

Your address(es) affected by this application

Maria Castro

Signature

Daytime Telephone: 512.850.0690

Date

7-29-15

Comments: I am extremely concerned about the amount of increase in traffic coming into the neighborhood by via of Sandshof Dr alone. Which is the street I live on. We always have children playing outside.

If you use this form to comment, it may be returned to:

City of Austin - Development Services Department, 4th Floor

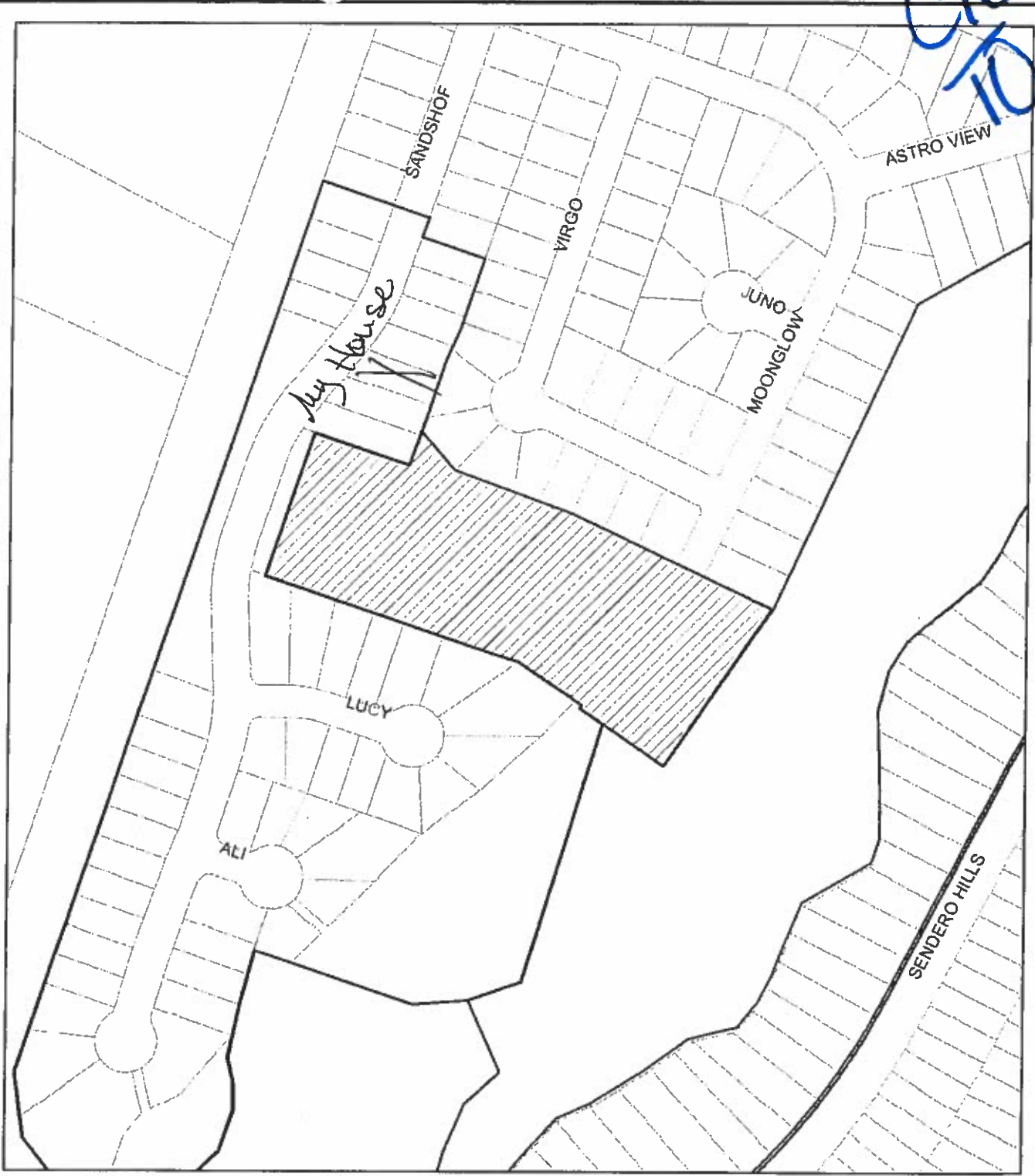
Steve Hopkins



P. O. Box 1088

Austin, TX 78767-8810

C/O
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-  Subject Tract
-  Base Map

CASE#: C8-2014-0153.0A
LOCATION: 6301 Moonglow Drive

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.

