

C/O

**SUBDIVISION REVIEW SHEET**

**CASE NO.:** C8J-2015-0077.0A

**ZAP DATE:** 08-04-2015  
08-18-2015

**SUBDIVISION NAME:** Resubdivision of Lots 87 A & 87 B St. Tropez P.U.D.;

**AREA:** 3.039

**LOT(S):** 1

**OWNER/APPLICANT:** Graham Mortgage Corp  
(Dean Castelhana)

**AGENT:** Conley Engineering  
(Carl Conley)

**ADDRESS OF SUBDIVISION:** Harbor Village Trail

**GRIDS:** G25

**COUNTY:** Travis

**WATERSHED:** Lake Austin

**JURISDICTION:** Limited-Purpose

**EXISTING ZONING:** PUD

**MUD:** N/A

**NEIGHBORHOOD PLAN:** N/A

**PROPOSED LAND USE:** residential

**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 Lots 87 A & 87 B St. Tropez P.U.D.; Resubdivision of (W&R of C8J-2013-0218.0A). The proposed plat is composed of 1 lot on 3.039 acres. The applicant proposes to resubdivide two lots and a private access easement into one lot for residential use. The proposed plat is being reconfigured to provide better ingress and egress based upon topographic constraints. City of Austin utilities are available. The applicant will be responsible for all costs associated with any required improvements.

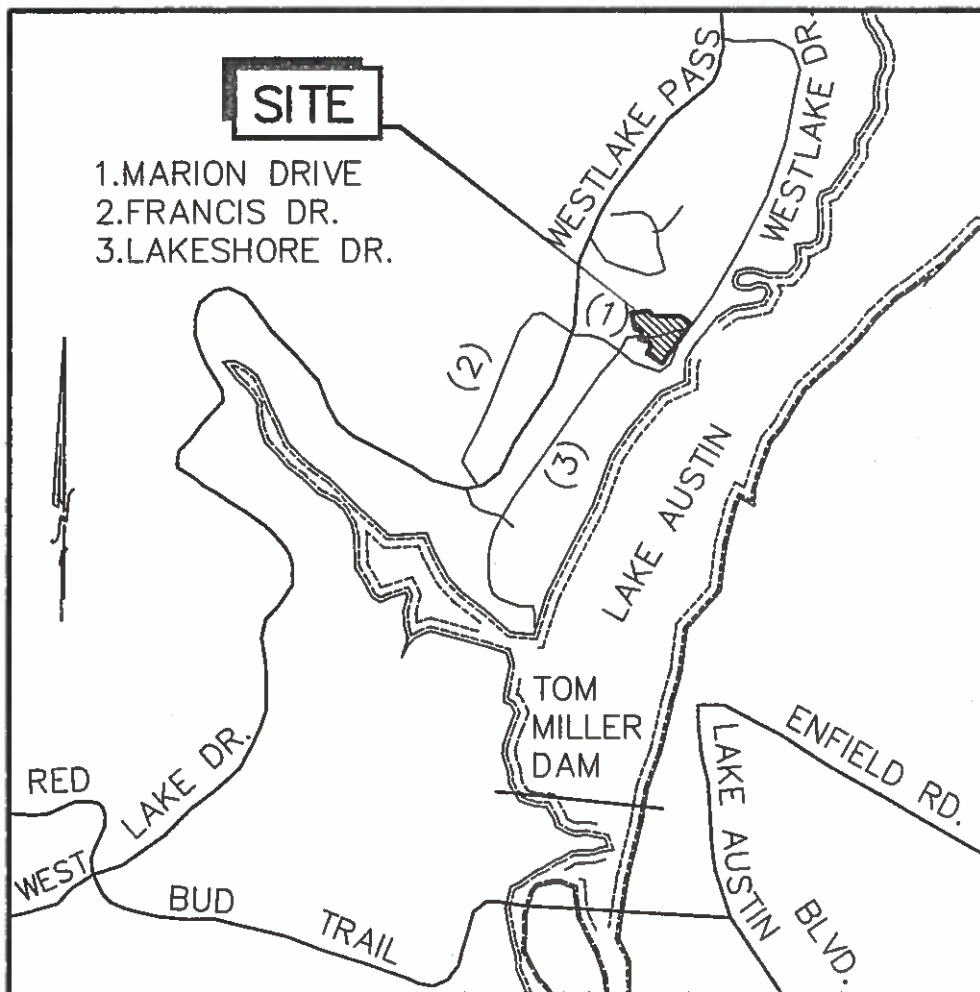
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING ACTION:**

**CITY STAFF:** Don Perryman  
**E-MAIL:** [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov)

**PHONE:** 512-974-2786

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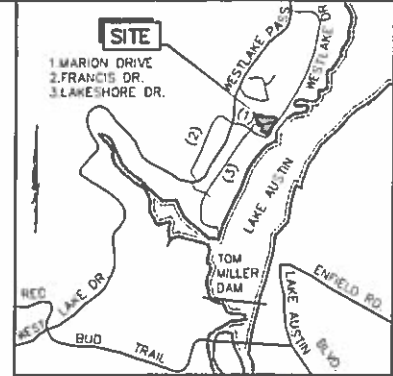
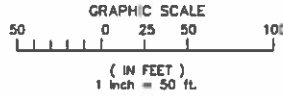


# LOCATION MAP

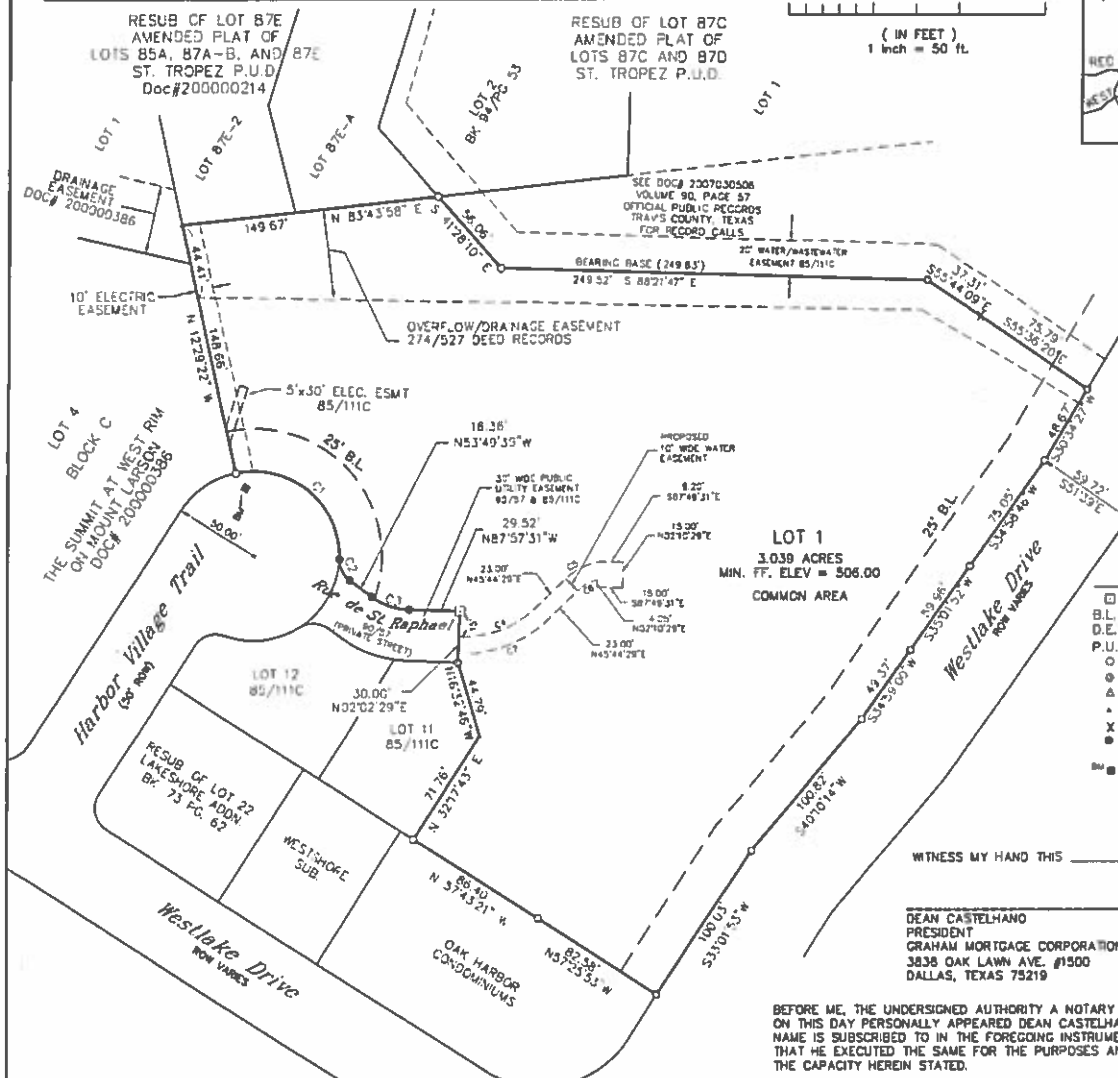
SCALE: N.T.S.

# RESUBDIVISION OF LOTS 87A-87B ST. TROPEZ P.U.D.

CURVE TABLE						
CURVE	ARCH LENGTH	RADIUS	TANGENT	CHORD LENGTH	CHORD BEARING	DELTA
C1	90.13'	50.00	63.17	76.41'	N49°38'42"W	103°16'45"
C2	14.53'	15.00	7.89	13.97'	S26°04'59"E	55°29'18"
C3	23.18'	36.91	11.94	22.84'	S70°53'35"E	34°07'53"
C4	50.47'	62.46	26.71	49.11'	N68°53'29"E	48°18'00"
C5	28.29'	34.91	14.97	27.52'	S88°37'29"W	48°26'00"
C6	13.30'	24.91	8.81	13.14'	S81°32'13"W	39°35'29"
C7	58.55'	72.46	30.98	56.97'	N68°53'29"E	48°18'00"



LOCATION MAP  
SCALE: N.T.S.



LAND USE TABLE		
LOT	AREA	USE
1	3.039 ACRES	RESIDENTIAL CONDOMINIUM

- LEGEND**
- CONCRETE MONUMENT SET
  - B.L. BUILDING LINE
  - D.E. DRAINAGE EASEMENT
  - P.U.E. PUBLIC UTILITY EASEMENT
  - FOUND 1/2" IRON ROD
  - FOUND IRON ROD WITH CAP
  - △ FOUND COTTON SPINDLE
  - FOUND PK NAIL
  - x FOUND "x" IN CONCRETE
  - SET 1/2" IRON ROD W/CAP
  - LABELED "WATERLOO RPLS 4324"
  - BENCH MARK: SQUARE CUT IN CONCRETE CURB ---ELEV. 551.33 NAVD88

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2015.

DEAN CASTELHANO  
PRESIDENT  
GRAHAM MORTGAGE CORPORATION  
3838 OAK LAWN AVE. #1500  
DALLAS, TEXAS 75219

BEFORE ME, THE UNDERSIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS ON THIS DAY PERSONALLY APPEARED DEAN CASTELHANO, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS  
My Commission Expires \_\_\_\_\_

WITNESS MY HAND THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 2015.

JOE GRAHAM  
PRESIDENT  
GMC LAKE AUSTIN, INC.  
3838 OAK LAWN AVE. #1500  
DALLAS, TEXAS 75219

BEFORE ME, THE UNDERSIGNED AUTHORITY A NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS ON THIS DAY PERSONALLY APPEARED JOE GRAHAM, KNOWN BY ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO IN THE FOREGOING INSTRUMENT OF WRITING, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATION THEREIN EXPRESSED AND IN THE CAPACITY HEREIN STATED.

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

NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS  
My Commission Expires \_\_\_\_\_

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

THAT GRAHAM MORTGAGE CORPORATION, ACTING BY AND THROUGH DEAN CASTELHANO, ITS PRESIDENT, BEING OWNERS OF LOTS 87A AND 87B AMENDED PLAT OF LOTS 87A AND 87B AMENDED PLAT OF LOTS 85A, 87A-87B, AND 87E, ST. TROPEZ P.U.D., A SUBDIVISION OF RECORD IN VOLUME 90, PAGES 57-58 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS, SAID LOTS HAVING BEEN CONVEYED TO GRAHAM MORTGAGE CORPORATION BY TRUSTEE'S DEED RECORDED AS DOCUMENT NO. 2007203279 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND THE SUCCESSOR DECLARANT, GMC LAKE AUSTIN, INC., ACTING BY AND THROUGH JOE GRAHAM, ITS PRESIDENT, SAID SUBDIVISION HAVING BEEN APPROVED FOR SUBDIVISION, PURSUANT TO THE PUBLIC NOTIFICATION AND HEARING PROVISION OF CHAPTER 212.015 OF THE LOCAL GOVERNMENT CODE DO HEREBY RESUBDIVIDED SAID LOTS 87A-87B ACCORDING TO THE ATTACHED PLAT TO BE KNOWN AS RESUBDIVISION OF LOTS 87A-87B ST. TROPEZ P.U.D., AND DOES HEREBY DEDICATE TO THE PUBLIC THE USE OF THE EASEMENTS AND PUBLIC RIGHTS-OF-WAY, IF ANY, SHOWN HEREON. AN EXPRESSED EASEMENT IS HEREBY GRANTED ACROSS ALL ACCESS EASEMENTS AND COMMON AREAS, IF ANY, FOR PUBLIC USE OF THE SURFACE FOR ALL GOVERNMENTAL FUNCTIONS, VEHICULAR AND NON-VEHICULAR, INCLUDING FIRE AND POLICE PROTECTION SERVICES, SOLID AND OTHER WASTE MATERIAL PICKUP, AND ANY OTHER PURPOSES ANY GOVERNMENTAL AUTHORITY DEEMS NECESSARY AND DOES FURTHER AGREE THAT ALL GOVERNMENTAL ENTITIES, THEIR AGENTS OR EMPLOYEES SHALL NOT BE RESPONSIBLE OR LIABLE FOR ANY DAMAGE OCCURRING TO THE SURFACE OF THE COMMON AREAS AND PRIVATE ACCESS EASEMENTS AS A RESULT OF GOVERNMENTAL VEHICLES TRAVERSING OVER THE SAME.

**CONLEY ENGINEERING INC.**  
Civil Engineers    Land Planners    Development Consultants

1301 South Capital of Texas Highway, Bldg. A, Suite 230  
P.O. Box 162713 Austin, Texas 78716-2713. (512)328-3506

# COATS | ROSE

*A Professional Corporation*

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PAMELA MADERE

pmadcre@coatsrose.com  
Direct Dial  
512.541.3594

July 31, 2015

VIA EMAIL


Greg Guernsey, Director  
Planning & Development Review Department  
City of Austin  
P.O. Box 1088  
Austin, Texas 78767

RE: Lots 87A and 87B St. Tropez PUD Resubdivision – C8J-2015-0077.0A  
Zoning and Platting Commission (ZAP) Meeting Postponement Request

Dear Mr. Guernsey:

On behalf of our client, Robert Turner, a neighboring property owner of the above-referenced matter, we formally request to postpone Case Number C8J-2015-0077.0A, Lots 87A and 87B St. Tropez PUD Resubdivision, from the August 4, 2015, ZAP hearing to the September 1, 2015, ZAP hearing. Our client requests this postponement to allow for additional time to review the proposed project and existing entitlements. This is our first postponement request.

Sincerely,



Pamela Madere

cc: ZAP Commissioners  
Don Perryman, Case Manger  
Jerry Rusthoven, Manager

Barton Oaks Plaza, 901 South MoPac Expressway, Building 1 Suite 500, Austin, Texas 78746

Phone: 512-469-7987 Fax: 512-469-9408

Web: [www.coatsrose.com](http://www.coatsrose.com)

HOUSTON | AUSTIN | DALLAS | SAN ANTONIO | NEW ORLEANS

4825-2932-8678.v1

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**PUBLIC HEARING INFORMATION**

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

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Case Number: CAJ-2015-0077.0A  
Contact: Don Perryman, 512-974-2786 or Cindy Castias, 512-974-3437  
Public Hearing: August 4, 2015, Zoning and Platting Commission

Robert and Jill Turner  
Your Name (please print)

I am in favor  
 I object

1801 Westlake Pass, Austin, TX 78746  
Your address(es) affected by this application

[Signature]  
Signature

07/31/2015  
Date

Duplicate Telephone: 512-657-2332

Comments: See attached

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

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**Robert & Jill Turner Objection**  
**Case No. CBJ-2015-0077.0A**

**Comments:** I own property adjacent to the proposed project. I object to this requested subdivision because it is not appropriate for the surrounding area and will have an impact on drainage into and around Lake Austin. The area between and around Westlake Pass and Westlake Drive is environmentally sensitive and the subdivision proposed by the Applicant threatens the water quality of the Lake Austin Watershed. The portion of Westlake Drive that runs along Lake Austin is not in a condition that will support this Development. The street is crowded and deteriorated in certain areas. This project will create access, traffic and safety issues in an area where adults and children routinely walk, run, ride their bikes and play.

I also object to this property because the Applicant plans to cut down a Heritage Tree cluster which has 4 trunks and a combined circumference of 173 inches. The Austin City Arborist has confirmed both the size and location of the cluster.

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Case Number: C8J-2015-0077.0A  
 Contact: Don Perryman, 512-974-2786 or Cindy Casillas, 512-974-3437  
 Public Hearing: August 4, 2015, Zoning and Platting Commission

*Victor Clarence Stalicks*  
 Your Name (please print)  I am in favor  I object

*2214 WESTLAKE DR AUSTIN TX 78746*  
 Your address(es) affected by this application

*Victor Clarence Stalicks* *7.23.15*  
 Signature Date

Daytime Telephone: *512-517-4457*

Comments: *The Area was Appraised for Single Family Buildings and should be kept in that Designation.*

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

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Contact: Don Perryman, 512-974-2786 or Cindy Casillas, 512-974-3437  
Public Hearing: August 4, 2015, Zoning and Platting Commission

JODY JONES  
Your Name (please print)

2309 B WESTLAKE DR

Your address(es) affected by this application

Signature: David Jones for Jody Jones 7/27/15

Signature

Date

Daytime Telephone: 210-240-4499

Comments: Plan here not been discussed -

PUD is too large for acreage

I am in favor  
 I object

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

City of Austin - Planning & Development Review Department / 4<sup>th</sup> Fl  
Don Perryman  
P. O. Box 1088  
Austin, TX 78767-8810



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Public Hearing: August 4, 2015, Zoning and Platting Commission

Dr. & Mrs. Robt O. Williams III

Your Name (please print)

2305 A Westlake Dr, Austin, TX 78746

Your address (as affected by this application)

OR Best Address is 2321 #13 Westlake Dr

Robt O. Williams

Signature

I am in favor  
 I object

8/1/15  
Date

Daytime Telephone: (512) 657-7814

Comments: ~~Best~~ The structure to be built in this corner should be tasteful in size perspective to complement the surrounding neighborhood structures and desirable to complement the value of adjacent structures.

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

Pennisula on Lake Austin HOA Board member

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Case Number: C8J-2015-0077.0A

Contact: Don Perryman, 512-974-2786 or Cindy Casillas, 512-974-3437

Public Hearing: August 4, 2015, Zoning and Platting Commission

JOHN ZOOK

Your Name (please print)

I am in favor  
 I object

821 RUE DES RADYAC, 78746

Your address(es) affected by this application

*[Handwritten Signature]*

Signature

7/29/15

Date

Daytime Telephone: \_\_\_\_\_

Comments: SEE ATTACHED LETTER

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

Don Perryman  
P. O. Box 1088  
Austin, TX 78767-8810

July 29, 2015

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/11

Don Perryman

City of Austin, Planning & Development Review Dept/4<sup>th</sup> Floor

PO Box 1088

Austin, TX 78767-8810

Dear Mr Perryman,

Attached is my OBJECTIONS to Case Number C8J-2015-0077.0A for the Resubdivision of Lots 87A and 87B St. Tropez PUD.

On the attached map you provided, the shaded area to resubdivide does not include the portion of Rue De St Raphael private road that abuts lots 11 and 12. I own lot 12, 3821 Rue De St Raphael. My property has a right of way easement using this portion of the "private road". This resubdivision does not address, as far as I can discern, the small portion of the private road that is used to access my driveway/property. So, the question becomes, if you resubdivide as per the map that does not include this portion of the private road, what happens to the status/ownership of the private road abutting lots 11 and 12? I believe this should specifically be addressed in any resubdivision since right of way access easements exist.

Additionally, your paperwork shows the owner as Graham Mortgage. My understanding is that Graham Mortgage no longer owns this property so I question the accuracy of this notice.

For these reasons, I object to the resubdivision based on the information you have provided. I have called and left a voicemail with your office to clarify the issues outlined above. However, since I have not heard back, I must submit this objection to the proposed resubdivision.

Respectfully,



John Zook

Owner, 3821 Rue De St Raphael

Cell: 281 687 4563

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- 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: C8J-2015-0077 DA

Contact: Don Perryman, 512-974-2786 or Cindy Casillas, 512-974-3437  
Public Hearing: August 4, 2015, Zoning and Platting Commission

Your Name (please print) DAVID TONER

I am in favor  
 I object

Your address(es) affected by this application

2309 B WESTLAKE DR

*David Toner*

Signature

7/27/15

Date

Daytime Telephone: 202-284-3202

Comments: Complete plans have not been disclosed.

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

City of Austin – Planning & Development Review Department / 4<sup>th</sup> Fl  
Don Perryman  
P. O. Box 1088  
Austin, TX 78767-8810