

**SUBDIVISION REVIEW SHEET**

C7  
/

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

**ZAP DATE:** 08-04-2015  
08-18-2015  
09-01-2015

**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.

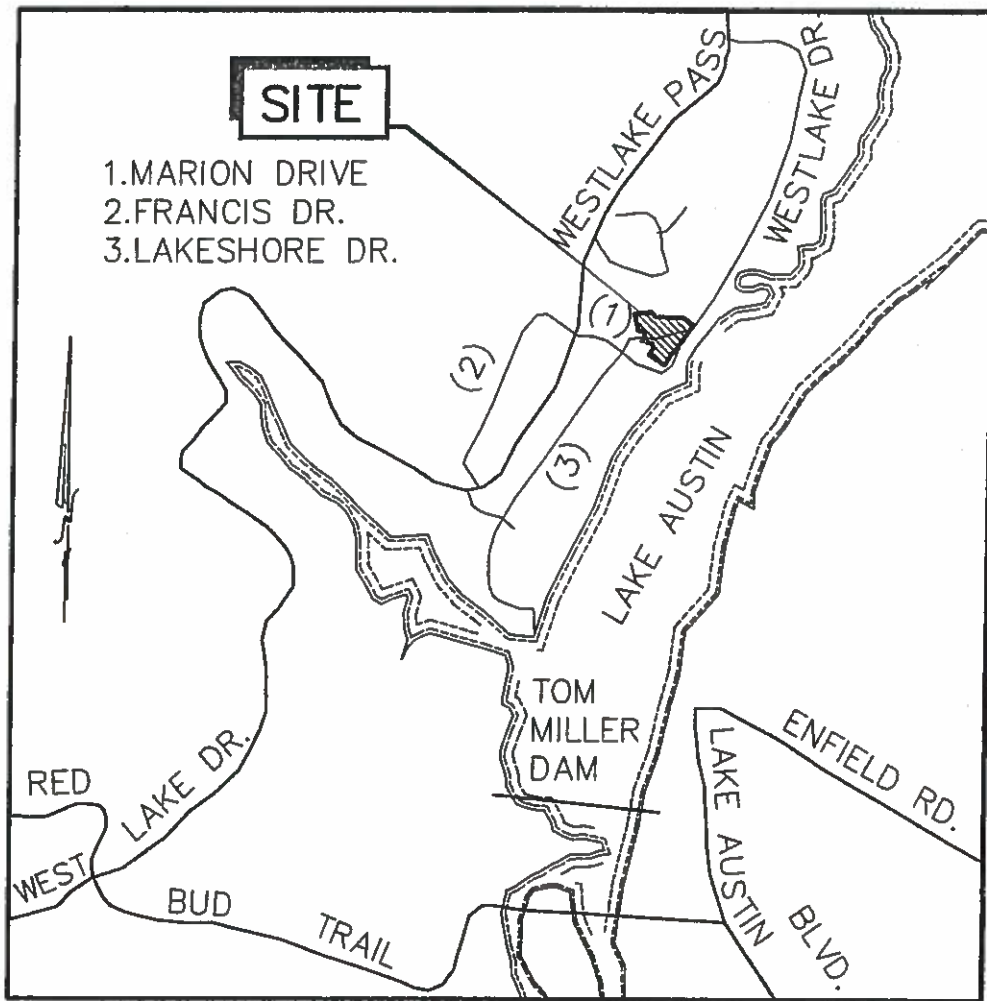
**ZONING AND PLATTING ACTION:**

**CITY STAFF:** Don Perryman

**PHONE:** 512-974-2786

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

CM  
2/2

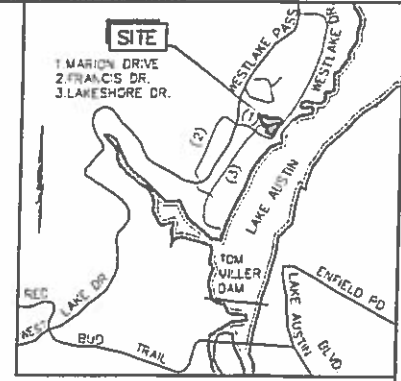


# LOCATION MAP

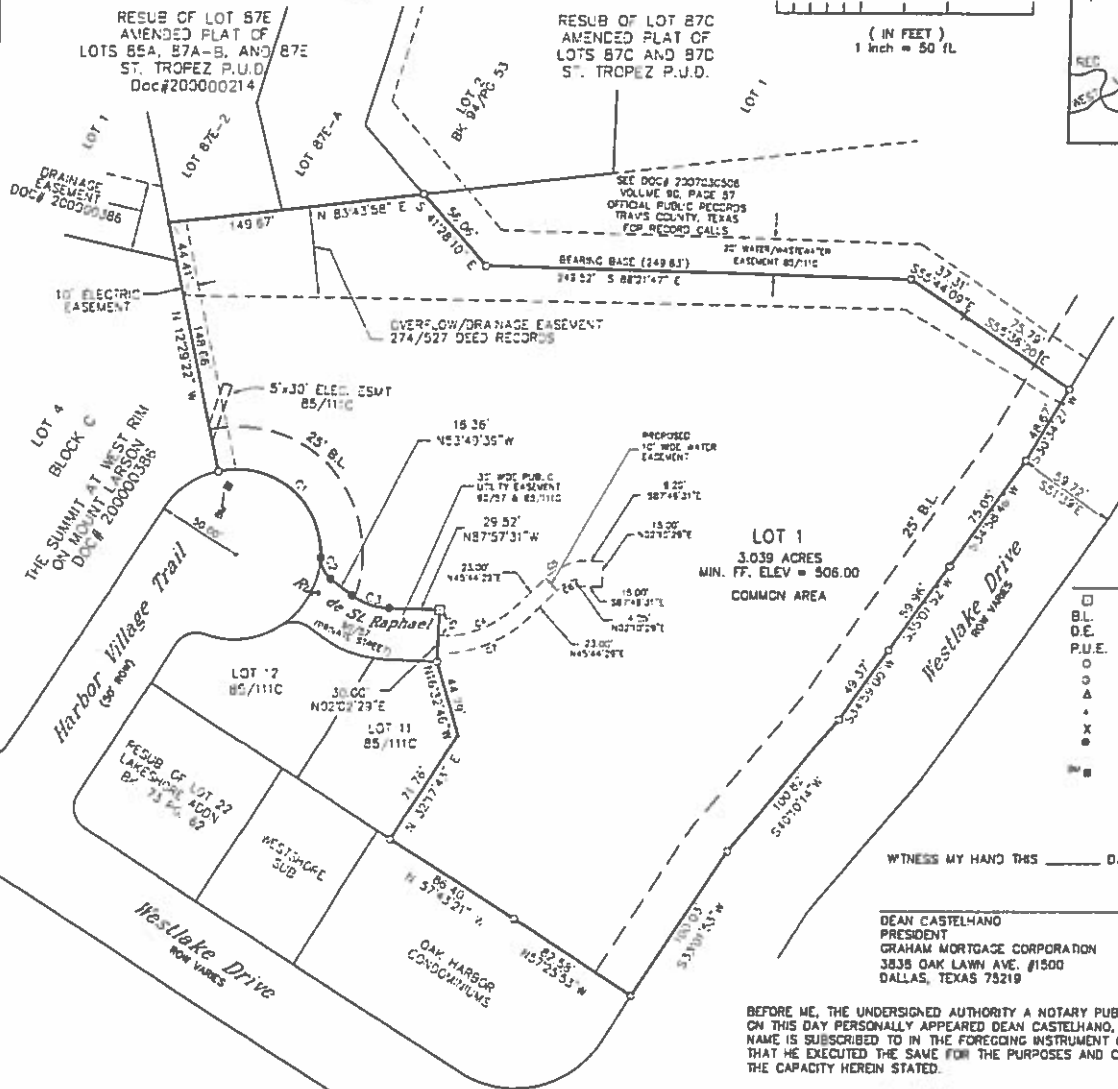
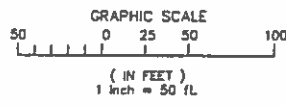
SCALE: N.T.S.

# 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	83.17	78.41'	N49°38'42"W	103°18'45"
C2	14.53'	15.00	7.83	13.97'	S78°54'59"E	252°51'18"
C3	23.18'	38.91	11.84	22.64'	S76°31'35"E	34°07'53"
C4	50.47'	62.48	26.71	43.71'	N68°53'29"E	46°00'00"
C5	28.29'	34.91	14.37	27.52'	S68°57'29"W	46°28'00"
C6	13.30'	24.91	8.51	13.14'	S61°21'17"W	37°35'29"
C7	58.95'	72.48	30.98	56.97'	N68°53'29"E	46°00'00"



LOCATION MAP  
SCALE: N.T.S.



LAND USE TABLE		
LOT	AREA	USE
1	3.039 ACRES	RESIDENTIAL CONDOMINIUM

- LEGEND**
- CONCRETE MONUMENT SET
  - BL. 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
  - ✕ 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 212.019 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)328-3508

# COATS | ROSE

*A Professional Corporation*

CJ  
/4

PAMELA MADERE

pmadere@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

5/15

**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 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;

- 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: C81-2015-0077 OA  
Contact: Don Pertyman, 512-974-2786 or Cindy Castlas, 512-974-3437  
Public Hearing: August 4, 2015, Zoning and Planning 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  
07/31/2015 Date

Dynite 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 Pertyman  
P. O. Box 1088  
Austin, TX 78767-8810

CM  
/6

**Robert & Jill Turner Objection**  
**Case No. C8J-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.

# 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: 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

Your Name (please print)

VICOL CLARENCE GILLES

I am in favor  
 I am object

Your address(es) affected by this application

2214 WESTLAKE DR AUSTIN TX 78746  
 Victoria Clarence Gilles

Signature

Date

Daytime Telephone:

512-517-4457

Comments:

The Area was Approved for  
 single family Buildings and  
 should not 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

## 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: **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

**JODY JONES**  
 Your Name (please print) \_\_\_\_\_  
**2309 B WESTLAKE DR**  
 Your address(es) affected by this application \_\_\_\_\_

I am in favor  
 I object

*Don Perryman*  
 Signature \_\_\_\_\_ for **JODY JONES** 7/27/15  
 Date \_\_\_\_\_

Daytime Telephone: **210-240-4499**

Comments: **Plan have not been discussed - PUD is too large for acreage**

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



C7/9

**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.

A 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 in 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: 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

Dr. & Mrs. Robt O. Williams III

Your Name (please print)

 I am in favor  
 I object

2305 A Westlake Dr, Austin, TX 78746

Your address (as affected by this application)

2321 #13 Westlake Dr

Joe L. Williams

Signature

8/1/15  
Date

Daytime Telephone: (512) 657-7814

Comments: ~~Best~~ The structure to be built on this acre, should be tasteful in size perspective to complement the surrounding neighborhood structures, and be able 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

**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: 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

8821 Rue Des RADHAC, 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

CM  
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

## 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 if it is 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.

or 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: **CSJ-2015-0077.0A**  
 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**

Signature *[Handwritten Signature]* Date **7/27/15**

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 / 4th Fl  
 Don Perryman  
 P. O. Box 1088  
 Austin, TX 78767-8810

**Perryman, Don**

---

**From:** Cheryl Ruhmann [REDACTED]  
**Sent:** Sunday, August 16, 2015 7:34 PM  
**To:** Courtney, Lynda; Perryman, Don  
**Cc:** Peter Botelho  
**Subject:** Proposed Subdivision along Westlake Drive / The Overlook at Lake Austin Project

C17  
/ 13

Dear Ms. Courtney and Mr. Perryman,

My husband and I live in the St. Tropez neighborhood and would like to express our emphatic opposition to the Overlook at Lake Austin development as proposed along Westlake Drive. We are strongly opposed for many of the same reasons shared by our neighbors:

1. We believe the proposed development is far too dense for the site and neighborhood.
2. We understand and do not believe the property as proposed to be developed is within the current city ordinances and restrictions.
3. We understand the developer plans to cut down a grove of heritage oaks along the western and potentially along the northern side of the property. Some of those trees are well over 100 years old for the sole purpose of maximizing the number of units on the site.
4. The developer plans appear to deliberately ignore the San Tropez Architectural Review Committee and certain terms of the legally, binding contract for sale/purchase to which approval is required by deed. **The St Tropez Architectural Review committee has formally and legally denied the developer plans as proposed.**
5. The developer plans depict 4-story buildings which will tower over the street, neighborhood and surrounding established properties. Height concerns have been expressed and opposed from the beginning. The developer has "sold" the project with lake views which requires him to build very tall units to look over the Peninsula development along the lake and adjacent home owners. The developer's proposed height for these structures is outside the limits set by the City of Austin and additionally the height has been formally denied by the St Tropez Architectural Review Committee.
6. We believe the project as proposed will significantly devalue and harmfully impact many, if not all, of the surrounding established properties.

It is our firm belief the City of Austin must give its utmost and diligent attention and investigation into this steep, sloped site which is impacted by a City road, environmental and 100 year old trees, view constraints, drainage, easements, parking concerns, etc.; and further, disallow the project to exceed current City ordinances and restrictions. This out-of-town developer must be prohibited by the City from side-stepping and/or obtaining exception to City and/or County rules, ordinances, regulations, etc., ignoring HOA restrictions/requirements, and further disregarding the concerns of established surrounding neighbors/neighborhoods as his interests will disappear once his project is complete and money is in his pocket.

Thank you for your consideration.

Sincerely,  
Cheryl Ruhmann and Peter Botelho  
1919 Rue de St Tropez, Austin, TX 78746