

C13
1

SUBDIVISION REVIEW SHEET

CASE NO.: C8-2015-0030.0A

Z.A.P. DATE: September 15, 2015

SUBDIVISION NAME: Resubdivision of a Portion of Lot 1, Shoalwood Addition Section 4

AREA: 0.727 acres

LOTS: 3

APPLICANT: Andrew Carr

AGENT: Jim Bennett Consulting
(Jim Bennett)

ADDRESS OF SUBDIVISION: 2615 Pembroke Trail

GRIDS: J27

COUNTY: Travis

WATERSHED: Shoal Creek

JURISDICTION: Full Purpose

EXISTING ZONING: SF-2

PROPOSED LAND USE: Residential

SIDEWALKS: Sidewalks will be provided on the subdivision side of all boundary streets.

DEPARTMENT COMMENTS: The request is for the approval of the Resubdivision of a Portion of Lot 1, Shoalwood Addition Section 4. The applicant proposes to resubdivide a portion of an existing lot into a three lot subdivision for residential use.

The City of Austin will provide electric services, and water and wastewater. The developer will be responsible for all cost associated with required improvements.

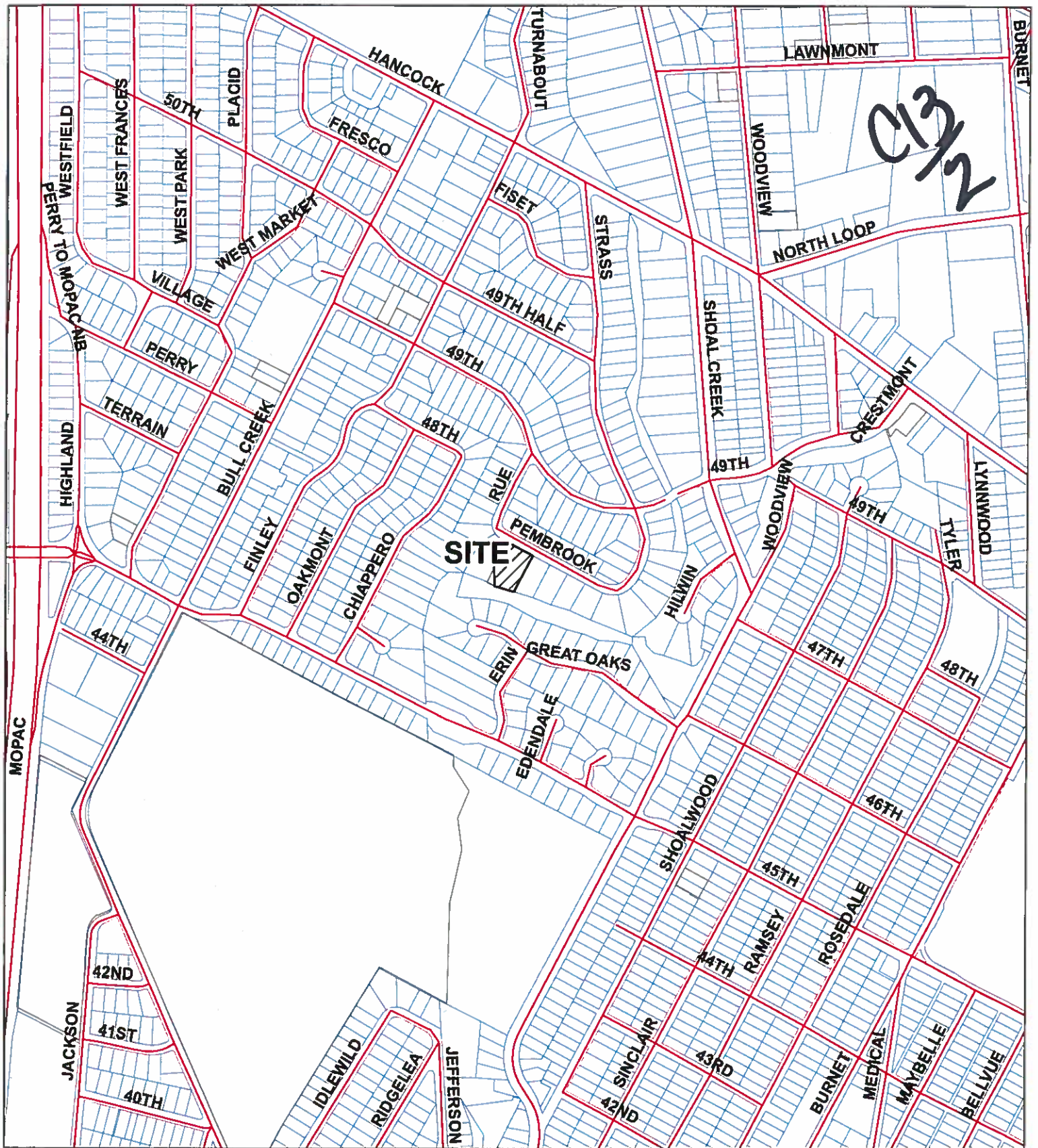
STAFF RECOMMENDATION: Staff recommends approval of the resubdivision, the plat meets applicable State and City of Austin Land Development Code requirements.

ZONING & PLATTING COMMISSION ACTION:

CASE MANAGER: Cesar Zavala

PHONE: 512-974-3404

E-mail: cesar.zavala@austintexas.gov



CASE#: C8-2015-0030.0A
 ADDRESS: 2615 PEMBROOK TRAIL
 PROJECT: RESUBDIVISION OF A PORTION
 OF LOT 1, SHOALWOOD
 ADDITION SECTION 4
 CASE MANAGER: CESAR ZAVALA

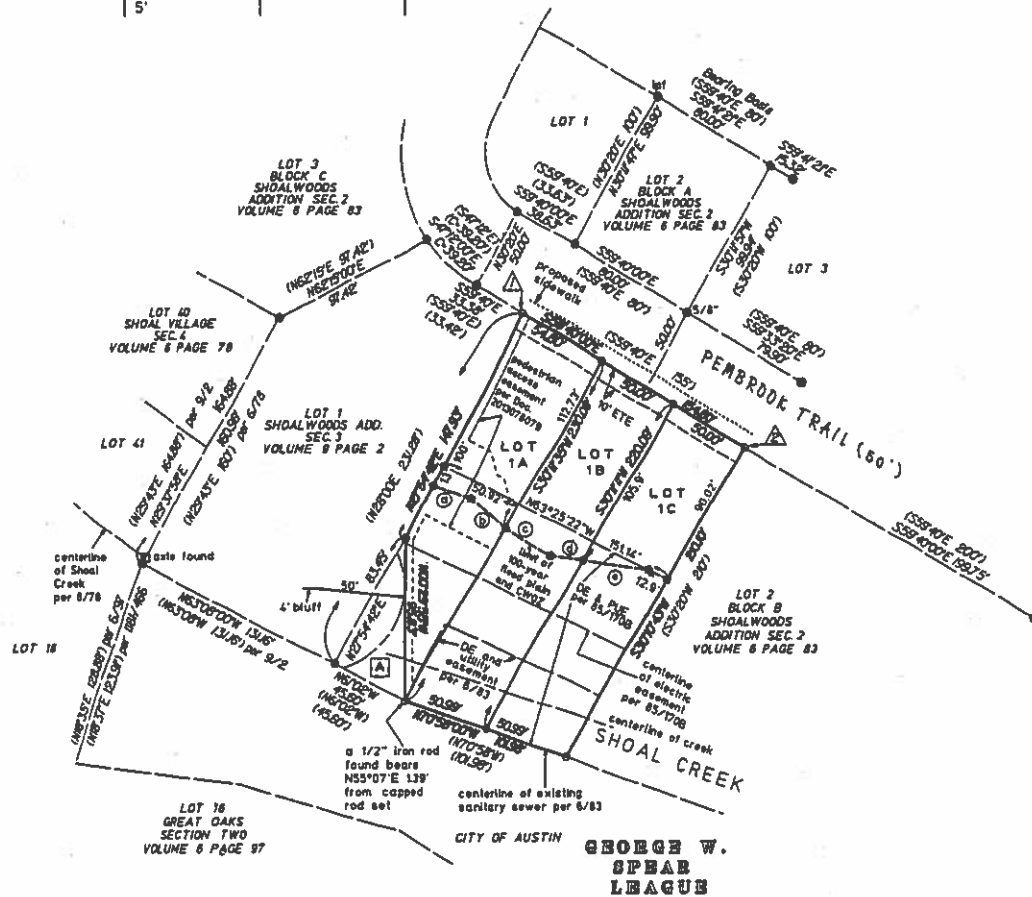
This map has been produced by site plan review for the sole purpose of geographic reference.
 No warranty is made by the City of Austin regarding specific accuracy or completeness.

RESUBDIVISION OF A PORTION OF LOT 1, SHOALWOOD ADDITION SECTION 4

prepared July 19, 2013

C13/3

SCALE 1"=50'



ADDITIONAL INFORMATION

- ① S70°16'E 23.2'
- ② S51°12'E 27.8'
- ③ S58°46'E 32'
- ④ S81°44'E 19.47'
- ⑤ S81°44'E 40.03'

A CITY OF AUSTIN
DOCUMENT
NO. 2013070079

- △ a 1/2" iron rod found
bears S49°05'W 124'
from capped rod set
- △ a 1/2" iron
rod found
bears
S43°24'W 0.061'

LEGEND

- 1/2" Iron Rod Found
- lpf ● 1/4" Iron Pipe Found
- Calculated Point
- 1/2" Iron Rod Set with Plastic Cap
Marked "Hot Carbon, Inc."
- Proposed Sidewalk
(Record Bearing and Distance)
- DE- Drainage Easement
- PUE- Public Utility Easement
- CWQZ- Critical Water Quality Zone
- ① Easement Line Bearing and Distance
see Additional Information
- A** Deed Information see Additional Information
- △ Notation on Boundary Corners
see Additional Information

PUBLIC HEARING INFORMATION

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Case Number: C8-2015-0030-0A

Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: September 1, 2015,

Zoning and Platting Commission

Jeff & Jill Frank

Your Name (please print)

2612 Pembroke Trail

Your address(es) affected by this application

Jeff & Jill Frank

Signature

Date

Daytime Telephone: 512 771-3002

Comments: *Grave concerns about the impact on Shoal Creek watershed and the heritage trees on the property.*

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

City of Austin – Development Service Department / 4th Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: September 1, 2015,

Zoning and Platting Commission

EDUARDO BORRISON

Your Name (please print)

2614 PEBBLEBROOK TRAIL, Austin, TX

Your address(es) affected by this application

Cesar Zavala

Signature

Date

Daytime Telephone: 512-550-5652

Comments: THERE ARE SERIOUS

ENVIRONMENTAL PROBLEMS WITH A

THREE-LOT RESUBDIVISION. A

TWO-LOT RESUBDIVISION WOULD

AVOID MUCH OF THE ENVIRONMENTAL

ISSUE.

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City of Austin - Development Service Department / 4th Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

Allandale Neighborhood Association
P.O. Box 10886
Austin, TX 78766

allandale.neighborhood@gmail.com

C13/6

August 31, 2015

Mr. Cesar Zavala
City of Austin Development Services
P. O. Box 1088
Austin, Texas 78767

VIA EMAIL

RE: Case # C8-2015-0030.0A. 2615 Pembroke Trail

Dear Mr. Zavala:

The Allandale Neighborhood Association Zoning Committee (the "Committee") unanimously adopted the following motion on August 28, 2015 regarding Case # C8-2015-0030.0A, at 2615 Pembroke Trail:

"Motion for the Allandale Neighborhood Association Zoning Committee to oppose the resubdivision of 2615 Pembroke Trail, and to recommend that the Zoning and Platting Commission deny the applicant's request for a resubdivision of the property."

The Committee is concerned that the resubdivision will negatively impact the neighborhood and surrounding neighbors by increasing impervious cover, adding to traffic congestion, and triggering a development that raises safety concerns, given the property's proximity to Shoal Creek. We also believe that dividing the property would likely expose the lot(s) to instability that could threaten the health and safety of Allandale residents, as the delicate Buda Limestone formation (upon which the lot sits) would be subject to stresses and disturbances from new construction. Further, any new connections to the City's sanitary sewer collection system would likely penetrate through existing root zones (which help prevent erosion).

The Committee appreciates your consideration of the above position and we ask that the Zoning and Platting Commission deny the application for resubdivision.

Please let us know as there are questions.

Sincerely,



Nathan E. Vassar
Zoning Chair,
Allandale Neighborhood Association

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Case Number: C8-2015-0030.0A

Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: September 1, 2015,

Zoning and Platting Commission

Bob (Robert) Dunn

Your Name (please print)

☐ I am in favor
☒ I object

2606 Trespock Trail

Your address(es) affected by this application

Robert E. Dunn

Signature

8/5/2015

Date

Daytime Telephone: RA

Comments: BAD FOR THE ENVIRONMENT

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

City of Austin – Development Service Department / 4th Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: September 1, 2015,

Zoning and Platting Commission

Your Name (please print)

Carolyn S. Nixon

☐ I am in favor
☒ I object

Your address(es) affected by this application

4416 Chiappero Trl, Austin TX 78731

Signature

Carolyn Nixon

Date

8-22-15

Daytime Telephone: 512-423-0650

Comments:

I oppose this proposed re-subdivision of the property. It will result in 3 houses and increased impervious ground cover leading to flooding of adjacent houses which are already flooded.

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

City of Austin - Development Service Department / 4th Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2015-0030.0A

Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: September 1, 2015,

Zoning and Platting Commission

Edward L. Mixon
Your Name (please print)

☐ I am in favor
☒ I object

4616 Chiappere Tr Austin, TX 78731
Your address(es) affected by this application

Edward L. Mixon *8/22/15*
Signature Date

Daytime Telephone: *012-632-0488*

Comments:

*I oppose the proposed
resubdivision of the property.*

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

City of Austin – Development Service Department / 4th Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Public Hearing: September 1, 2015,

Zoning and Platting Commission

Darrell & Teri Wistrom

Your Name (please print)

☐ I am in favor
☒ I object

4602 Rue St Austin TX

Your Address(es) affected by this application

Handwritten: *Handwritten Signature* 8/26/2015

Signature

Date

Daytime Telephone: 763-670-9587

Comments: *lots are too small, 2 lots would be OK. Back portion of this lot was cruded into 3rd lot. Sub divided lots should reflect the neighborhood, 3 lots of this size do not.*

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

City of Austin - Development Service Department / 4th Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Zoning and Platting Commission

Your Name (please print)

CAROLINE REYNOLDS

Your address(es) affected by this application

Caroline Reynolds

Signature

Date

Daytime Telephone: 512, 454, 8880

Comments:

It is sheer folly to allow the subdivision of "made land." This entire house is built on fill material behind a 65-year old retaining wall on an under-eroded footing. Even the demolition work will endanger workers lives and damage the roofs of several historic oak trees.

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Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

Caroline C. Reynolds, P.E.
CR Solutions
2611 West 49th Street
Austin Texas 78731

C13
12

31 August 2015

Mr. Cesar Zavala
City of Austin Development Services.
P.O. Box 1088
Austin Texas 78767

Subject: 2615 Pembroke Trail
Resubdivision
Case # C8-2015-0030.0A.

Dear Mr. Zavala,

I strongly oppose any demolition or building activity on the property at 2615 Pembroke.

2615 Pembroke is no longer a feasible location for residential construction.

It has developed a potential for a dangerous, possibly life-threatening accident. Sixty five years of Del Rio soil-creep combined with severe erosion of the land below the retaining wall, the topography of the site has changed significantly since 1950.

I am an affected party and a Licensed Professional Engineer.

I live and work at my home within 200 feet of the subject property. I have been a Health and Safety Officer at a series of hazardous waste remediation companies since the early 1980s. As a Licensed Professional Engineer I believe that I should speak out about the conditions that I see on this property to protect the public health, safety and welfare and insure the safety of life, health and property.

The retaining wall footing is now undermined in several areas.

I have personally observed the retaining wall and it's footing over the past five years. The current lack of soil under the footing in some locations decreases the support and stability of the retaining wall. Moreover, there is no evidence that a geologist or a structural engineer has recently inspected the 65-year old retaining wall and its footing.

The current house is built on 'made land' behind the retaining wall.

Observing the topography of the two adjacent lots and the height and extent of the retaining wall that begins near the street on the south property line and continues around the entire house to the western edge of the carport, it appears that

well more than half of the house is supported by fill material behind the retaining wall.

Nearly all the flat land on the lot is included in the front 25-foot front easement and is occupied by historic trees as well as the driveway and carport.

C13/13

There is a significant weight and volume of fill material behind the retaining wall

-- soil weighs one ton per cubic yard, rock weighs 50% more. If the footing and/ or retaining wall fails, the wall and fill material may suddenly flow downhill onto the lower home to the east.

Mr. Carr has previously reported publicly that the house slab is cracked. It is well known that this local area is partially underlain by a slab of weathered Buda limestone and up to 40 feet of high shrink-swell Del Rio clay. It is **highly probable that flow of the Del Rio clay has carried the retaining wall down-slope over the past 65 years**. Consequently, the fill material behind the retaining wall has also moved downward and no longer adequately supports the slab. This is a probable cause of the cracked slab.

The City geologist who previously inspected and wrote waivers for this property, appears to be inexperienced in local soil conditions and has not pointed out this situation that an experienced geologist, such as Dr. Peter Flawn, would have noted. While the City may avoid liability for future events at this property, individual City engineers and geologist may be held to a higher standard by their professional board rules that expect a **Licensed Professional Geoscientist or Licensed Professional Engineer to demonstrate a regard and concern for the rights, health, safety, welfare and property of the public**. (See Attachments A and B, for engineers, and Attachment C, for geoscientists)

The strength and stability of the footing and retaining wall is of great importance to the workers who will be driving trucks, drilling rigs, tracked dozers, cement trucks and other equipment onto this property to demolish and remove the house, perform cut and fill operations, drill holes and install piers, pour cement caissons and install utilities. These vehicles may weigh from one to 20 tons. A tracked Caterpillar tractor weighs 20 to 49 tons.

If the footing fails, the wall may rupture and allow the fill material to escape, placing the truck or earth moving equipment on a slope of loose fill material. Trucks and dozers will place large static and dynamic downward forces on the fill material and outward forces on the retaining wall. To assure that the extra weight does not rupture the retaining wall or fracture the under-mined footing, a structural engineer should inspect the wall and footing to determine the current condition of the fill, wall and undermined footing. In the best case the heavy equipment may slide downhill with the fill material; in the worst case, the heavy equipment may flip, a potentially deadly event for the driver.

I have provided **links to a video and a report of heavy equipment roll over accidents** for your perusal.

- <https://www.youtube.com/watch?v=PpdO5UNArnY>
- <http://wildfiretoday.com/2012/06/27/california-dozer-rolls-mendocino-county/>

OSHA and an expert structural engineer could also provide you independent information regarding this property and the potential for a lost-life accident during construction on the steep, hilly lot.

CL3
14

I believe that, given the potential for untoward events, **neighbors may wish to video the development activities** for use in later discussions and negotiations.

For all of the above reasons, **I believe that the requested re-subdivision will negatively impact the neighborhood and surrounding neighbors** by increasing impervious cover, killing, damaging or removing large and historic trees, and triggering development that may endanger workers and the surrounding structures. If you have any questions or need additional information regarding the safety issues this property poses, please call me at 512.454.8880 during business hours. You may leave a voice message at any time.

Best regards,

Caroline C. Reynolds, P.E. (License No. 57350)
President, CR Solutions

CCR/ags

Attachment A

C13
15

OCCUPATIONS CODE

TITLE 6. REGULATION OF ENGINEERING, ARCHITECTURE, LAND SURVEYING, AND RELATED PRACTICES

SUBTITLE A. REGULATION OF ENGINEERING AND RELATED PRACTICES

CHAPTER 1001. ENGINEER

SUBCHAPTER A. GENERAL PROVISIONS

§ 1001.004. Legislative Purpose and Intent; Liberal Construction of Chapter

(a) The legislature recognizes the vital impact that the rapid advance of knowledge of the mathematical, physical, and engineering sciences as applied **in the practice of engineering has on the lives, property, economy, and security of state residents and the national defense.**

(b) The purpose of this chapter is to:

(1) **protect the public health, safety, and welfare;**

(2) enable the state and the public to identify persons authorized to practice engineering in this state; and (3) fix responsibility for work done or services or acts performed in the practice of engineering.

(c) The legislature intends that:

(1) the privilege of practicing engineering be entrusted only to a person licensed and practicing under this chapter; (2) only a person licensed under this chapter may:

(A) engage in the practice of engineering;

(B) be represented in any way as any kind of "engineer"; or (C) make any professional use of the term "engineer"; and

(3) this chapter will be strictly complied with and enforced.

(d) This chapter shall be liberally construed to carry out the intent of the legislature. (e) This chapter does not:

(1) prevent a person from identifying the person in the name and trade of any engineers' labor organization with which the person is affiliated;

(2) prohibit or otherwise restrict a person from giving testimony or preparing an exhibit or document for the sole purpose of being placed in evidence before an administrative or judicial tribunal, subject to the board's disciplinary powers under Subchapter J regarding negligence, incompetency, or misconduct in the practice of engineering;

(3) repeal or amend a law affecting or regulating a licensed state land surveyor; or

(4) affect or prevent the practice of any other legally recognized profession by a member of the profession who is licensed by the state or under the state's authority.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 1, eff. June 1, 2003. Amended by Acts 2003, 78th Leg., ch. 1168, Sec. 1, eff. Sept. 1, 2003.

.....

§ 1001.304. Examination

(a) The board shall administer examinations to determine the qualifications of applicants for a license.

(b) The board shall prescribe the scope of the examination and the methods of procedure with special reference to an applicant's **ability to design and supervise engineering works to ensure the safety of life, health, and property.**

(c) On payment of the examination fee, the board shall administer an oral or written examination to a qualified applicant at a time and place determined by the board.

(d) The board by rule shall ensure that the examination is administered to applicants with disabilities in compliance with the Americans with Disabilities Act of 1990 (42 U.S.C. Section 12101 et seq.), and its subsequent amendments.

(e) The board shall:

- (1) adopt policies and guidelines detailing the procedures for the examination process, including examination admission, examination administration, and national examination requirements; and
- (2) post on the board's Internet website the policies that reference the examination procedures of the board or, if applicable, the national organization selected by the board to administer an examination.

Added by Acts 2001, 77th Leg., ch. 1421, Sec. 1, eff. June 1, 2003. Amended by Acts 2003, 78th Leg., ch. 1168, Sec. 24, eff. Sept. 1, 2003. Amended 83rd Leg., R.S., SB 204, eff. September 1, 2013.

013/16

Attachment B

C13
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Excerpt from

Rules Concerning the Practice of Engineering and Professional Engineering Licensure

Texas Administrative Code, Title 22: Examining Boards

Part 6 Texas Board of Professional Engineers

Chapter 131: Organization and Administration

SUBCHAPTER A: ORGANIZATION OF THE BOARD

SUBCHAPTER F: ADMINISTRATION

§131.81 Definitions

Texas Engineering Practice Act and Rules Page 33 of 72 Effective 12/17/13

In applying the Texas Engineering Practice Act and the board rules, the following definitions shall prevail unless the word or phrase is defined in the text for a particular usage. Singular and masculine terms shall be construed to include plural and feminine terms and vice versa.

(1) ABET - ABET, Inc., formerly the Accreditation Board for Engineering and Technology.

(2) Act - The Texas Engineering Practice Act, Chapter 1001, Texas Occupations Code.

.....

(15) Engineering - The profession in which a knowledge of the mathematical, physical, engineering, and natural sciences gained by education, experience, and practice is applied with judgment to develop ways to utilize, economically, the materials and forces of nature for the benefit of mankind.

.....

(18) Good Standing - (License or Registration) - A license or registration that is current, eligible for renewal, and has no outstanding fees or payments.

(19) Gross negligence - Any willful or knowing conduct, or pattern of conduct, which includes but is not limited to conduct that demonstrates a disregard or indifference to the rights, health, safety, welfare, and property of the public or clients. Gross negligence may result in financial loss, injury or damage to life or property, but such results need not occur for the establishment of such conduct.

(20) Incompetence - An act or omission of malpractice which may include but is not limited to recklessness or excessive errors, omissions or failures in the license holder's record of professional practice; or an act or omission in connection with a disability which includes but is not limited to mental or physical disability or addiction to alcohol or drugs as to endanger health, safety and interest of the public by impairing skill and care in the provision of professional services.

.....

C13
78

Excerpt from

Chapter 851. Texas Board of Professional Geoscientists Licensing and Enforcement Rules

Subchapter A. Definitions.

§851.10. Definitions.

The following words and terms, when used in this chapter, have the following meanings, unless the context clearly indicates otherwise:

(1) Act--Texas Occupations Code, Chapter 1002, cited as the Texas Geoscience Practice Act.

(2) Accredited institutions or programs--An institution or program which holds accreditation or candidacy status from an accreditation organization recognized by the Council for Higher Education Accreditation (CHEA) or other appropriate accrediting entity accepted by the Appointed Board.

.....

(21) Geology--The discipline of geoscience that addresses the science of the origin, composition, structure, and history of the Earth and its constituent soils, rocks, minerals, fossil fuels, solids, fluids and gasses, and the study of the natural and introduced agents, forces, and processes that cause changes in and on the Earth, and is applied with judgment to develop ways to utilize, economically, those natural and introduced agents, forces, and processes for the benefit of mankind. There are many subdivisions of geology, which include, but are not limited to the following: historical geology, physical geology, economic geology, mineralogy, paleontology, structural geology, mining geology, petroleum geology, physiography, geomorphology, geochemistry, hydrogeology, petrography, petrology, volcanology, stratigraphy, engineering geology, and environmental geology.

(22) Geophysics--Refers to that science which involves the study of the physical Earth by means of measuring its natural and induced fields of force, and its responses to natural and induced energy or forces, the interpretation of these measurements, applied with judgment to benefit or protect the public.

(23) Geoscience--The science of the Earth and its origin and history, the investigation of the Earth's environment and its constituent soils, rocks, minerals, fossil fuels, solids, and fluids, and the study of the natural and introduced agents, forces, and processes that cause changes in and on the Earth as applied with professional judgment to develop ways to utilize, economically, those natural and introduced agents, forces, and processes for the benefit of the public.

TBPG Rules for Professional Geoscience Licensure Page 8 March 18, 2015

.....

(30) **Professional geoscience**--Professional service which may include consultation, investigation, evaluation, planning, designing, or direct supervision of construction, **in connection with any public or private projects wherein the public welfare, or the safeguarding of life, health, and property is concerned or involved**, when such professional service requires the application of geoscience principles and the interpretation of geoscience data.

.....

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Case Number: C8-2015-0030.0A

Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308
Public Hearing: September 1, 2015,
Zoning and Platting Commission

SUSAN JARRETT
Your Name (please print)

4701 CHIAPPECO TRAIL
Your address(es) affected by this application

Alicia Jarrett
Signature

8/27/15
Date

Daytime Telephone: 512-451-9770

Comments:

☐ I am in favor
☒ I object

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

City of Austin – Development Service Department / 4th Fl
Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C8-2015-0030.0A

Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: September 1, 2015,

Zoning and Platting Commission

Seth Cunningham
Your Name (please print)

4700 Rue St Anthony TX 78731
Your address(es) affected by this application

Seth Cunningham
Signature

8/18/15
Date

Daytime Telephone: (512) 900-9547

Comments: Please see attached letter and Exhibit.

☐ I am in favor
☒ I object

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

City of Austin – Development Service Department / 4th Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

C13/21

AUGUST 18, 2015

Mr. Cesar Zavala
City of Austin – Development Services Department, 4th Floor
P.O. Box 1088
Austin, TX 78767-8810

RE: Case Number C8-2015-0030.0A

Dear Mr. Zavala,

I object to the subdivision requested for Case Number C8-2015-0030.0A. The request to subdivide the single lot into three lots is too dense given the location of the property on Shoal Creek. While a 0.727 acre lot appears to be a sizeable lot and one that could be divided into three lots almost a quarter acre in size, the review committee needs to also take into consideration the topography of the lot and its location along the floodplain of Shoal Creek. The attached Exhibit 1 shows the placement of the house on the lot and shows location of Shoal Creek. Exhibit 2 shows the floodplain for the subject property. Nearly half of the lot is in the floodplain and the back half of the lots slopes steeply to the creek. Therefore, the useable area (i.e., area suitable for building a home) will be closer to 0.12 acres for each of the lots once the other site specific conditions are taken into consideration.

The flooding that occurred on Memorial Day of this year is well documented and a number of homes in our area flooded that day. Building three single-family homes on a lot that is effectively half of the size of documented size will create a sharp increase in impervious cover for the subject property and create the potential for additional flooding for the neighboring properties.

I not opposed to development and would potentially be in favor of a more prudent approach to developing this property, such as limiting the subdivision to two single-family lots, assuming that the development met all of the other criteria for building a home in this area.

Thank you for reviewing the information I have submitted. I hope you and the review committee chose to reject the proposed subdivision in its current form.

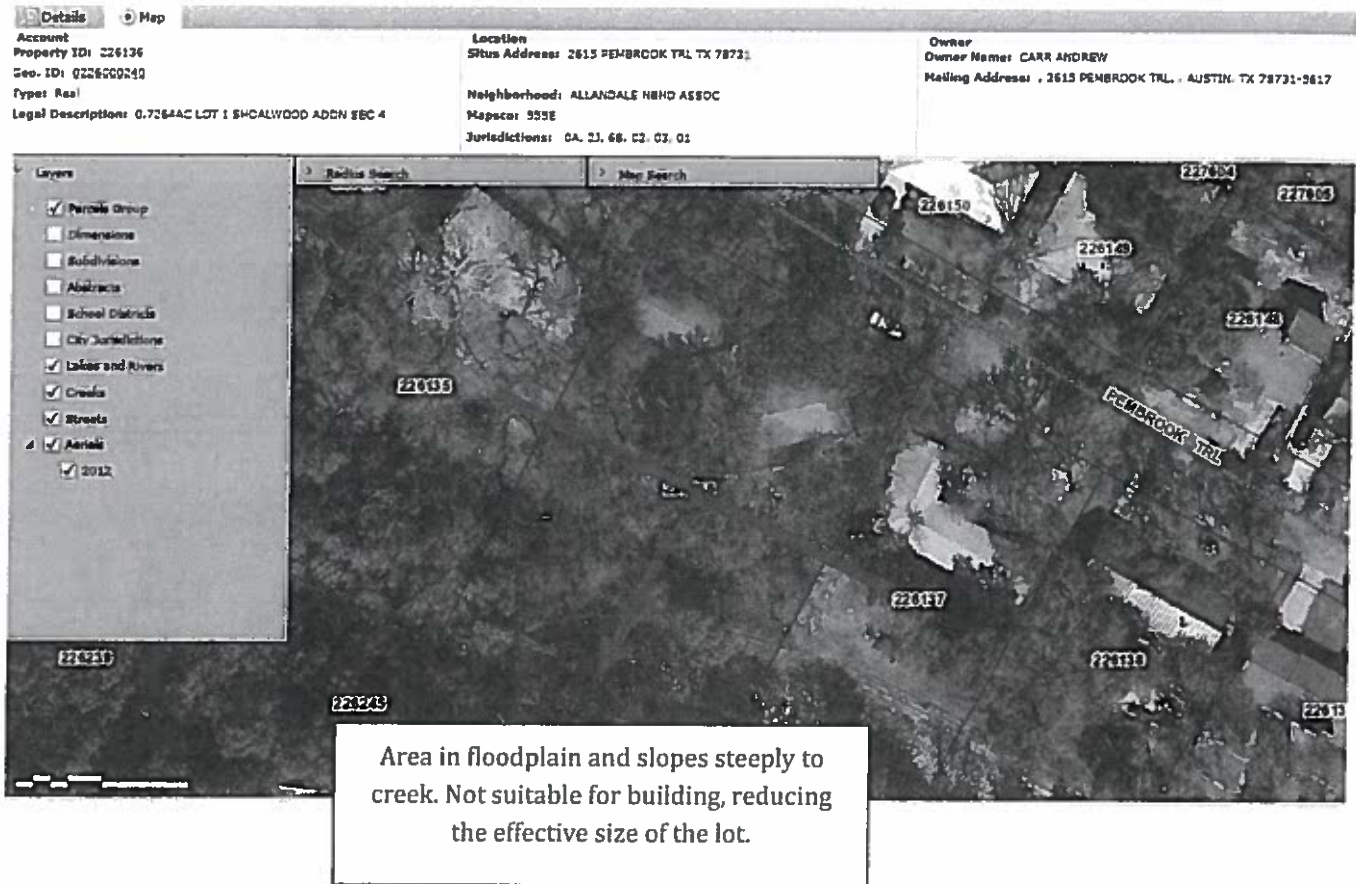
Sincerely,



Seth Cunningham
4700 Rue St
Austin, TX 78731

C13/22

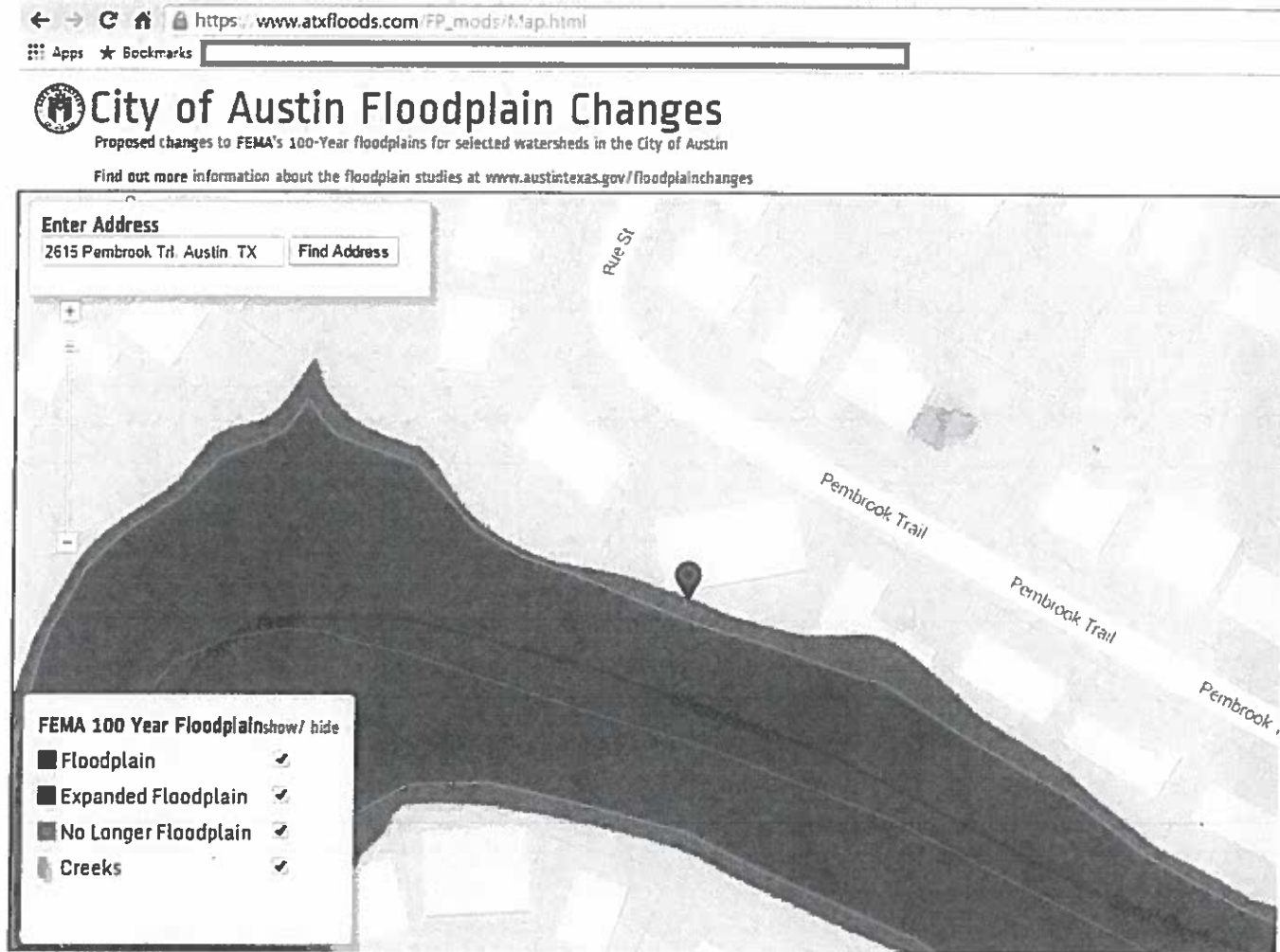
Exhibit 1 - Location Relative to Shoal Creek



Case # C8-2015-0030, 0A

C13/23

Exhibit 2 - Location of Floodplain



Case # C8-2015-0030.0A

PUBLIC HEARING INFORMATION

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Case Number: C8-2015-0030.0A

Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: September 1, 2015,

Zoning and Platting Commission

Katie Schaeffer
Your Name (please print)

4703 Rose Street Austin, TX 78731

Your address(es) affected by this application

Hurst Schaeffer
Signature

8/4/2015
Date

Daytime Telephone: 361-602-3154

Comments: I think the integrity of the

neighborhood will be diminished with
that many new houses on one lot.

☐ I am in favor
☒ I object

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

City of Austin - Development Service Department / 4th Fl

Cesar Zavala

P.O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2015-0030.0A

Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: September 1, 2015,

Zoning and Platting Commission

Adam Snatch

Your Name (please print)

4703 Re St

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512-879-7767

Comments: Turning a single lot with a

unique home into 3 lots is not only

excessive, it threatens the uniqueness of

this neighborhood. This reeks of a

developer trying to make a profit while

disregarding the neighbors wishes and taking

into consideration the surrounding character

of the homes

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

City of Austin - Development Service Department / 4th Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C8-2015-0030.0A

Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: September 1, 2015,

Zoning and Platting Commission

CHARLES SANCHEZ

Your Name (please print)

2608 W. 49TH AUSTIN, TX 78731

Your address(es) affected by this application

Charles Sanchez

Signature

Date

8-18-2015

Daytime Telephone: 512-744-5477

Comments:

I Am OPPOSED To THE PROPERTY BEING SUBDIVIDED INTO 3 LOTS BUT WOULD BE WILLING TO ACCEPT SUBDIVIDED INTO 2 LOTS. THREE LOTS WOULD OVERLAP THE AVAILABLE SPACE AND IMPOSE ON THE IMMEDIATE BOUNDARY NEIGHBORS. TWO LOTS WOULD BE A GOOD BALANCE FOR NEIGHBORS AND THE OWNER'S CARE.

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City of Austin - Development Service Department / 4th Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C8-2015-0030.0A

Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: September 1, 2015,

Zoning and Platting Commission

PHILLIP PRIM

Your Name (please print)

☐ I am in favor
☒ I object

2609 PEMBROOK TRAIL

Your address(es) affected by this application

Phillip Prim 8-27-15

Signature

Date

Daytime Telephone: 512-419-1850

Comments:

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

City of Austin - Development Service Department / 4th Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2015-0030.0A

Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: September 1, 2015,

Zoning and Platting Commission

Valerie Kelly

Your Name (please print)

4709 Chippewa Tr Austin, TX 78731

Your address(es) affected by this application

Valerie Kelly

Signature

8/18/15

Date

Daytime Telephone: 512-694-1862

Comments: We STRONGLY object. This is a single family household neighborhood. It is friendly. There is not sufficient space for parking additional vehicles at this property. Please preserve the nature of this neighborhood. I did not buy in a neighborhood of multi dwellings housing on purpose.

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

City of Austin - Development Service Department / 4th Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, they 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: C8-2015-0030.0A

Contact: Cesar Zavala, 512-974-3404 or Elsa Garza, 512-974-2308

Public Hearing: September 1, 2015,

Zoning and Platting Commission

STEFANIE MIZUWAL
Your Name (please print)

☒ I am in favor
☐ I object

2805 Glenhurst Trl
Your address(es) affected by this application

[Signature]
Signature

8/28/15
Date

Daytime Telephone: *512-484-3393*

Comments: *I am in favor.*

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

City of Austin – Development Service Department / 4th Fl

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810