

PLANNING COMMISSION

HANDOUTS

SEPTEMBER 8, 2015

PUBLIC HEARING INFORMATION

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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.

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Case Number: C8-2015-0048.0A

Contact: Sylvia Limon, 512-974-2767 or Cindy Casillas, 512-974-3437

Public Hearing: September 8, 2015, Planning Commission

DEANE & ART OLBERT

Your Name (please print)

1906 RALEIGH AVENUE

Your address(es) affected by this application

 9/8/15

Signature

Date

Daytime Telephone: 512-322-9848

Comments:

PLEASE SEE ATTACHED SHEET

WE ASK THAT CITY COUNCIL NOT

APPROVE THE RESUBDIVISION UNTIL:

• THE REQUESTED FOLLOWS CITY

PROCEDURES

• THE CITY'S DEPARTMENTS REVIEW A

SINGLE, INTEGRATED POSITION,

ESPECIALLY U.B.-A-VIS THE RISKS TO

THE AUSTIN CAMERAS

If you use this form to comment, it may be returned to:
City of Austin - Development Service Department / 4th Fl
Sylvia Limon
P. O. Box 1088
Austin, TX 78767-8810

0-11

To: Austin City Council

From: Diane and Art Olbert
1906 Raleigh Avenue
Austin, Texas 78703

Subject: Protest of proposed resubdivision – case number: C8-2015-0048.0A

We ask that City Council not approve the resubdivision of 3600 Meredith until:

- the requester follows city procedures and
- the city's departments reach a single, integrated position on the resubdivision, especially vis-à-vis the risks of flooding and risks to the Austin Caverns.

Specifics:

1. The proposal has not met Austin's procedures and processes.
 - No sign alerting neighbors of the proposal has been posted on the property.
 - The City's arborist disagrees the heritage tree on the property should be removed. Only the owner's chosen arborist argues removal of the tree is appropriate.
 - City staff disapproved the resubdivision.
2. The proposed resubdivision will exacerbate a severe flooding problem in the neighborhood and will risk further damage to the Austin Caverns, which are beneath many of the properties in the neighborhood, including our house.
 - The city is moving forward with the multi-million dollar "Meredith Street Storm Drain Improvement" proposal. That proposal outlines these current risks to the neighborhood:
 - "... stormwater is causing erosion within the cave, which could lead to portions of the cave ceiling collapsing as has happened in the past" *
 - "Stormwater tends to be polluted with bacteria, fertilizers, pesticides, sediment and petroleum products. These pollutants are entering the cave system and potentially contaminating springs near Lake Austin. Any project will need to improve the water quality of the stormwater entering the cave by filtering out some of the pollutants." *
 - "The capacity of the cave is not known, but is not sufficient to prevent flooding of houses nearby. Several properties have experienced repeated flooding." *
 - A key advantage cited for the city's proposed storm drain solution is the "proposal also avoids any construction activity directly over the cave system." * Building two new houses very close to the cavern entrance is a danger to the neighborhood.
 - One of the proposed sub-divided lots will be in the 100 year flood plain.
 - The amount of water runoff directly into the caves will be increased by adding two structures and paving to the current single home layout.
 - The property was originally divided into two lots decades ago, before the risks of neighborhood flooding and risks to Austin Caverns were understood.

* <http://www.austintexas.gov/department/meredith-street-storm-drain-improvements>

 9-8-15

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Case Number: C8-2015-0048.0A

Contact: Sylvia Limon, 512-974-2767 or Cindy Casillas, 512-974-3437

Public Hearing: September 8, 2015, Planning Commission

DONALD O'BELL and LESLIE O'BELL

Your Name (please print)

1904 Raleigh Ave., Austin TX 78703

Your address(es) affected by this application

Donald O'Bell Leslie O'Bell 9/8/15

Date

Daytime Telephone: (512) 472-5080

Signature

Comments: The south lot of the proposed subdivision is subject to serious flooding. See the attached maps prepared by the City in April 2015. Neighbors report that after the May 2015 storm a lake formed on the west side of the lot.

Allowing this re-subdivision and subsequent construction with increased impervious cover will also worsen existing flooding at the foot of Maraditt St.

A major cavern adjacent to the proposed lots has been partially mapped and the City has voids under this property.

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City of Austin - Development Service Department / 4th Fl

Sylvia Limon

P. O. Box 1088

Austin, TX 78767-8810

C-11

Lake Austin - Meredith Storm Drain Improvement Project



Flooding on Meredith St.,
November 2001

Neighborhood Meeting April 21, 2015

SOURCE

Meredith Street Storm Drain Improvements

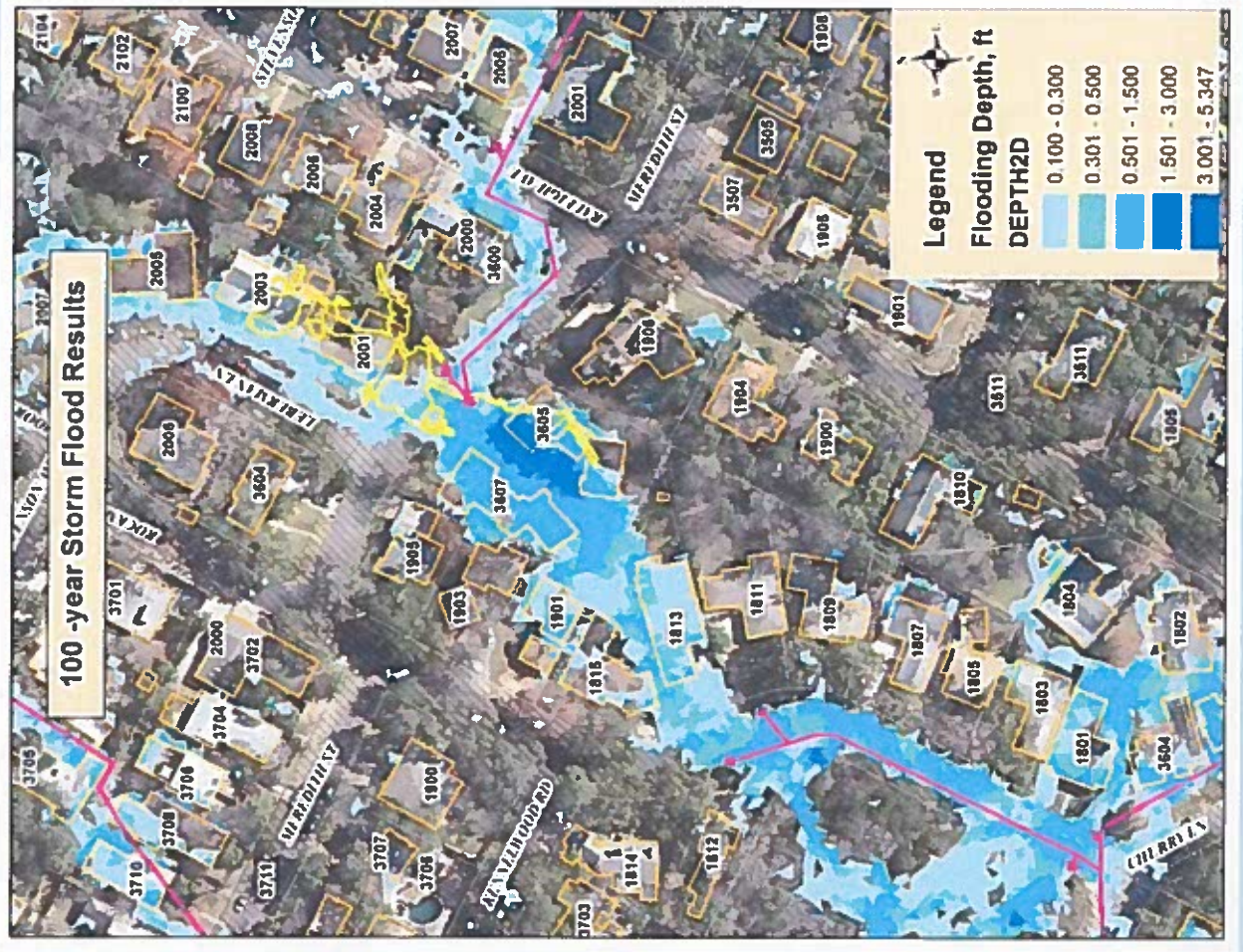
<http://www.austintexas.gov/department/meredith-street-storm-drain-improvements>

Documents

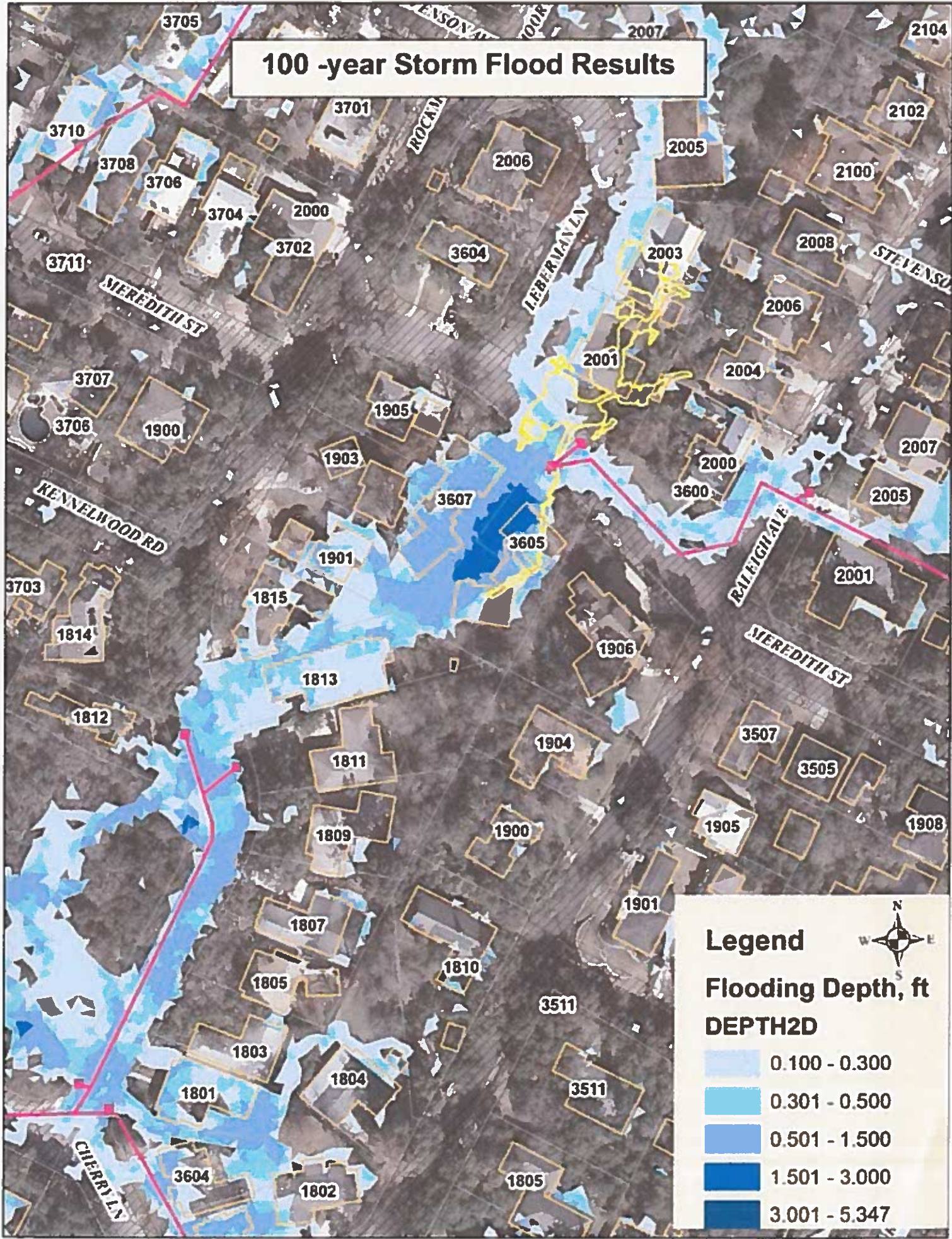
- [Presentation from April 2015 Meeting](#)
- http://www.austintexas.gov/sites/default/files/files/Watershed/flood/Meredith_20150421.pdf

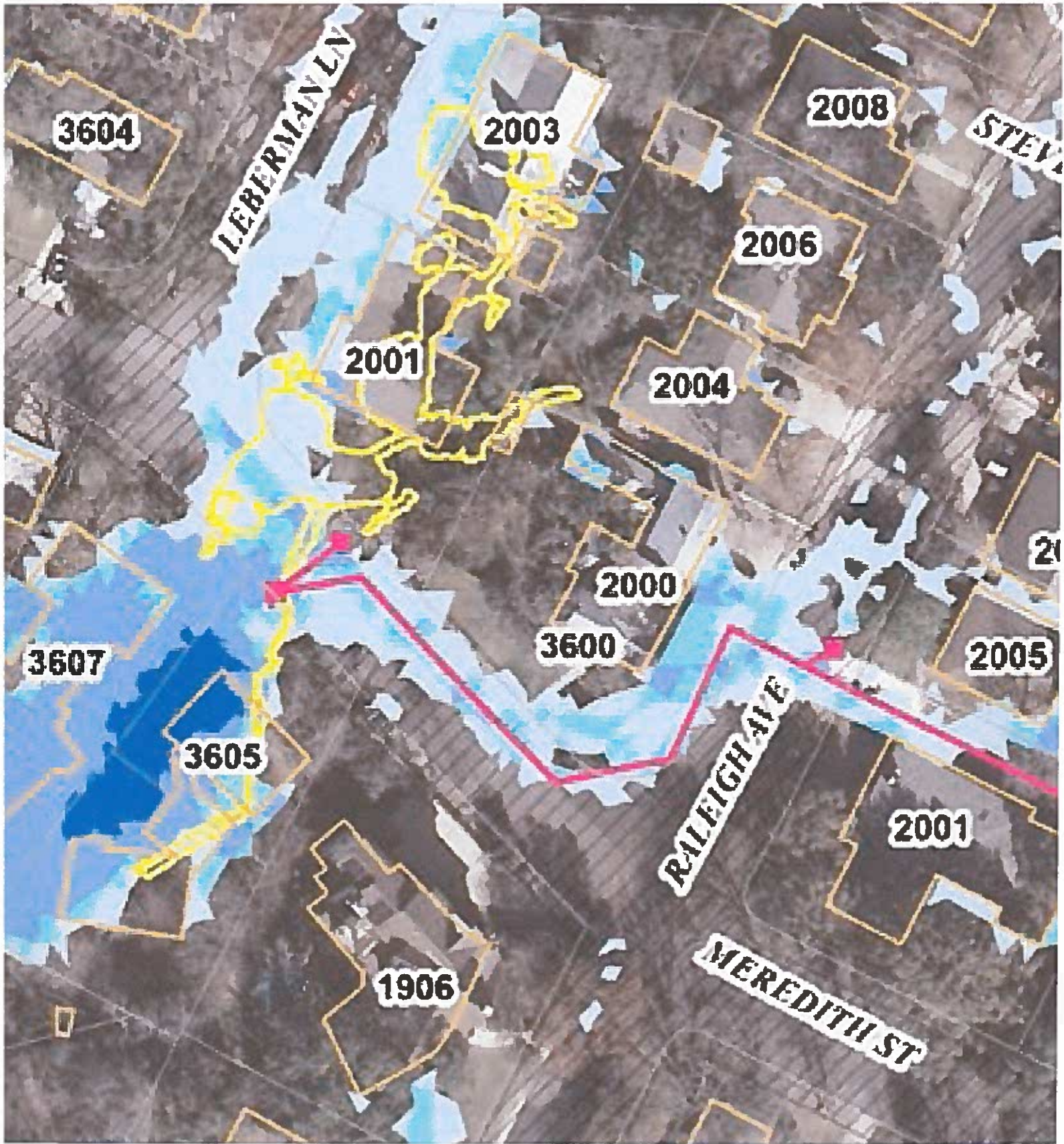
Flooding Problems

PAGE 7



100 -year Storm Flood Results





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Case Number: SPC-2015-0135A

Contact: Christine Barton-Holmes, 512-974-2788 or
Cindy Casillas, 512-974-3437

Public Hearing: Planning Commission, Sep 8, 2015

Stephen P. Reese

Your Name (please print)

6817 Kenosha Pass

Your address(es) affected by this application

SPH

Signature

9/2/15

Date

Daytime Telephone: 512-940-2051

Comments: enlargement is not

appropriate for neighborhood - too close to residential area. Negative impact of noise, traffic, rowdy element.

I am in favor
 I object

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

City of Austin
Development Services Department - 4th floor
Christine Barton-Holmes
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: SPC-2015-0140A

Contact: Rosemary Avila, 512-974-2784 or
Thomas Sievers, 512-974-1237

Public Hearing: Planning Commission, Sep 8, 2015

JERRY HARTUNG
Your Name (please print)

<input checked="" type="checkbox"/> I am in favor
<input type="checkbox"/> I object

202 204 PICKLE RD
Your address(es) affected by this application

Jerry Hartung
Signature

Date

9-2-2015

Daytime Telephone: 512-284-0749

Comments: THIS PROJECT WOULD

BE VERY CLOSE OVERSITE BY
THE CITY. THE DEVELOPER
AND APPLICANT HAVE NOT
BEEN HONEST ABOUT INFO
THEY HAVE SUPPLIED FOR
PERMITS.

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

City of Austin
Development Services Department -- 4th floor
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: SPC-2015-0140A

Contact: Rosemary Avila, 512-974-2784 or
Thomas Sievers, 512-974-1237

Public Hearing: Planning Commission, Sep 8, 2015

Maggie Hartung
Your Name (please print)

202 E 204 Pickle Rd

Your address(es) affected by this application

M. Hartung

Signature

Daytime Telephone: 512 799 6284

Date

9-2-15

Comments: This project demands extreme
oversite by the city of Austin.

The developer and applicant
have NOT been honest with info/
documentation regarding permits

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City of Austin
Development Services Department - 4th floor
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-8810

15

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Thomas Sievers, 512-974-1237

Public Hearing: Planning Commission, Sep 8, 2015

Thomas Sievers

Your Name (please print)

I am in favor

of object

232 Lesson Lane 78707

Your address(es) affected by this application

9/1/15

Date

Signature

Daytime Telephone: 512.441.0062

Comments:

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

City of Austin
Development Services Department – 4th floor
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-8810

C17