

**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2016-0148.0A**Z.A.P. DATE:** May 2, 2017**SUBDIVISION NAME:** Highland Village Section 2, Resubdivision of Lots 1 and 2, Block I**AREA:** .483**LOT(S):** 3**OWNER/APPLICANT:** Najib Wehbe**AGENT:** Hector Avila**ADDRESS OF SUBDIVISION:** 5019 and 5021 West Frances Place**GRIDS:** MH27**COUNTY:** Travis**WATERSHED:** Shoal Creek**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-2**DISTRICT:** 10**PROPOSED LAND USE:** single-family**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 Highland Village Section 2 Phase 1, resubdivision of Lots 1 and 2, Block I. The proposed plat is composed of 3 lots on .483 acres. The applicant proposes to resubdivide two existing legal lots into 3 lots for single-family residential use. All lots are proposed to take access to West Frances place via a joint use access easement between Lots 1A and 2A. The existing access to Hancock from existing Lot 1A will be abandoned. All utilities are available from the City of Austin. The developer will be responsible for all costs associated with any required improvements.

Staff notes that there is significant opposition from the adjacent neighborhoods, however, the plat has been reviewed and found to meet all City of Austin requirements.

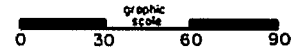
**STAFF RECOMMENDATION:** The staff recommends approval of the plat. This plat meets all applicable State and City of Austin LDC requirements.

**ZONING AND PLATTING ACTION:****CITY STAFF:** Don Perryman**PHONE:** 512-974-2786**e-mail:** [don.perryman@austintexas.gov](mailto:don.perryman@austintexas.gov)

# RESUBDIVISION OF LOT 1 AND LOT 2 BLOCK 1 HIGHLAND VILLAGE SECTION TWO PART ONE

PLAT PREPARATION DATE: June 20, 2016  
APPLICATION SUBMITTAL DATE: August 10, 2016

SCALE: 1" = 30'

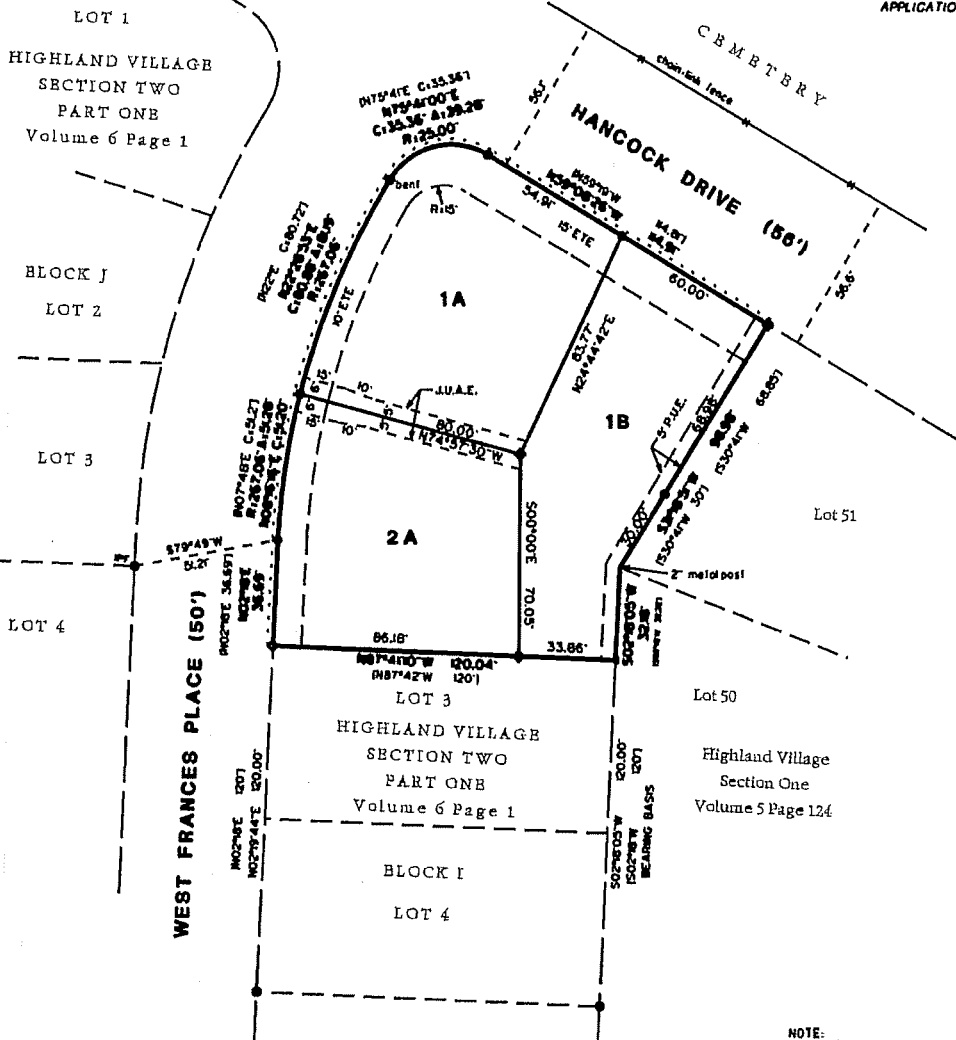
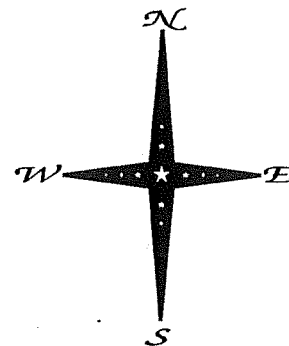


## Legend

- Iron Rod Found
- Iron Pipe Found
- ◇ Iron Rod Set with plastic cap imprinted with "Holt Corson, Inc."
- ▲ PK Nail Set
- Incised X Set in Concrete
- Sidewalk
- (Record Bearing and Distance)
- E/E = Electric and Telecommunications Easement
- J.U.A.E. = Joint Use Access Easement

## LOT SUMMARY

Number of Lots: 3  
LOT 1A = 7,678 Square Feet  
LOT 1B = 6,788 Square Feet  
LOT 2A = 6,620 Square Feet  
TOTAL AREA = 21,086 Square Feet



THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

KNOW ALL MEN BY THESE PRESENTS

That I, Najb Wehbe, owner of all of Lot 1 and Lot 2, Block 1, Highland Village Section Two Part One, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 6 Page 1 of the Plat Records of Travis County, Texas, as conveyed to me by General Warranty Deed recorded in Document No. 2014129799 and by Warranty Deed recorded in Document No. 201613165 of the Official Public Records of Travis County, Texas, said subdivision having been approved for resubdivision pursuant to the public notification and hearing provision of Chapter 212.04 of the Local Government Code, do hereby resubdivide said lots in accordance with the attached map or plat shown hereon to be known as

## RESUBDIVISION OF LOT 1 AND LOT 2 BLOCK 1 HIGHLAND VILLAGE SECTION TWO PART ONE

and do hereby dedicate to the Public the use of all streets and easements shown hereon, subject to any easements and/or restrictions heretofore granted, and not released.

WITNESS MY HAND this the \_\_\_\_ day of \_\_\_\_\_, A.D. 20 \_\_\_\_

Najb Wehbe  
5902 Mountain Villa Drive  
Austin, Texas 78731

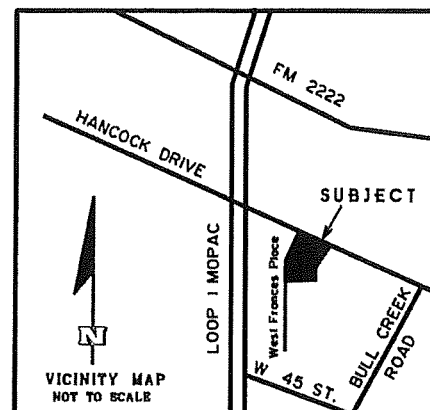
THE STATE OF TEXAS  
THE COUNTY OF TRAVIS

I, the undersigned authority, on this the \_\_\_\_ day of \_\_\_\_\_, A.D. 2016, did personally appear Najb Wehbe, known to me to be the person whose name is subscribed to the foregoing instrument of writing, and he acknowledged before me that he executed the same for the purposes and considerations therein expressed.

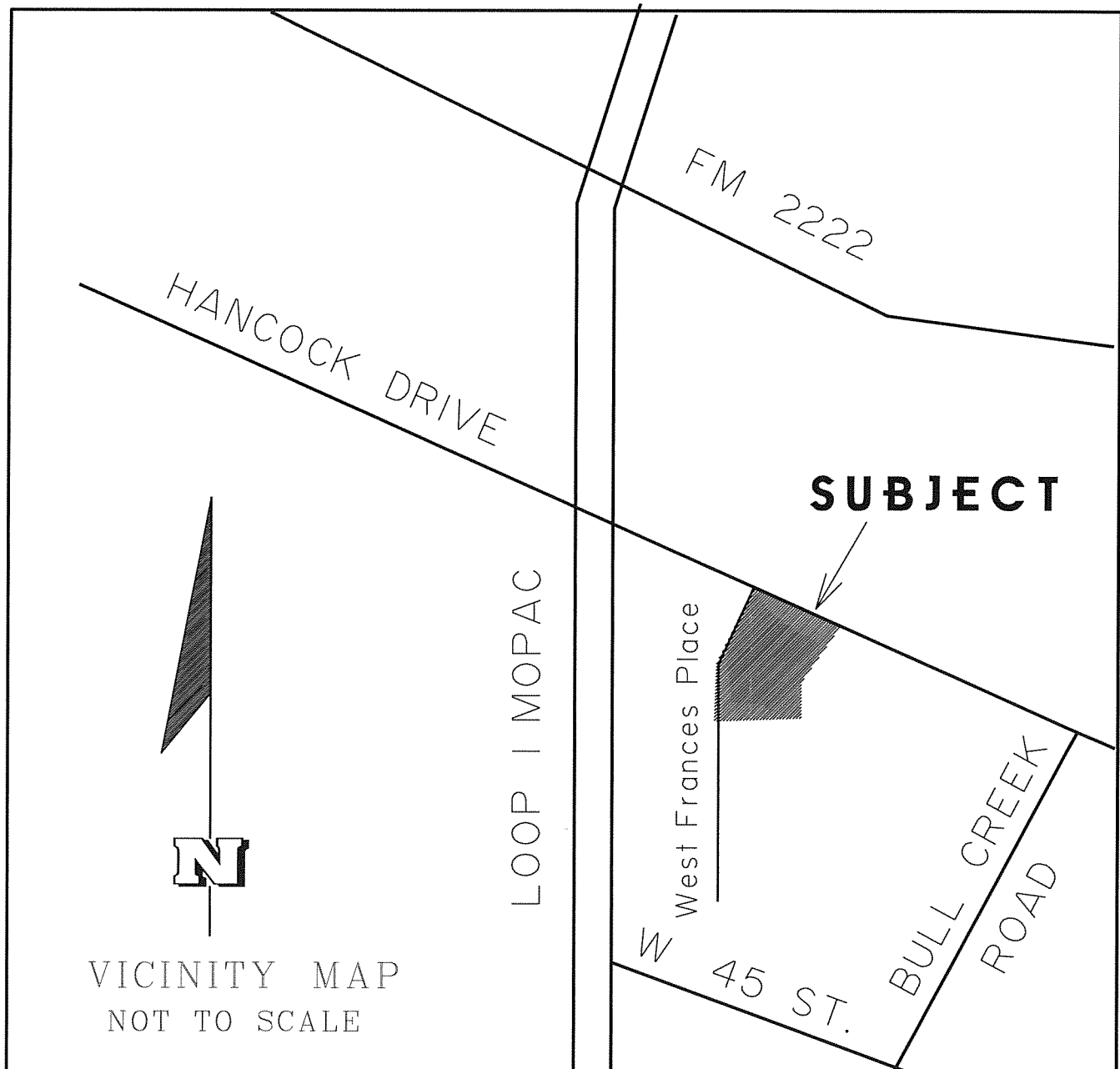
NOTARY PUBLIC \_\_\_\_\_

Printed Name \_\_\_\_\_

Commission Expires \_\_\_\_\_



CASE NUMBER C8-2016-0148.0A





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

**Don Perryman**  
City of Austin Senior Planner  
City of Austin Development Services Department  
One Texas Center, 4th Floor  
505 Barton Springs Rd.

Re: 5021 West Frances Place, Case Number: C8-2016-0148.0A

Dear Mr. Perryman:

As an Executive Committee Member and the Zoning Committee Chairperson for the Allandale Neighborhood Association (ANA), I am responding to the notice received from the City of Austin Planning and Development Review Department that the Zoning and Platting Commission will hold a public hearing on the proposed subdivision at 5021 West Frances Place, case number C8-2016-0148.0A, on March 7, 2017.

First of all, thank you for prompt responses to my questions and providing requested documents related to this re-subdivision case. After reviewing the original deeds for the property provided by the owner, I did determine that the re-subdivision violates the restriction for the lots which states, "No lot with a frontage at the building set back line shall be less than 60 feet ...." The maximum width of the new lot is 60 feet along Hancock Dr. and then tapers to approximately to 34 feet. Therefore, any improvements added that face Hancock cannot comply with this deed restrictions. As you explained to me in previous discussions, the City will not deny approval based on lack of compliance with deed restrictions. However, ANA will request that the owner follow the appropriate legal process for amending the deed allowing this re-subdivision and future development on this new lot.

Secondly, the City's Transportation Department initially prohibited the owner from constructing a driveway from Hancock Dr. associated with this re-subdivision because the Transportation Criteria Manual does not allow access to single family residences from minor arterials and according to City Transportation Staff, "The future right-of-way improvements will affect the operations of North Loop and the residential frontage creates concerns for future vehicular maneuverability along the arterial." It is our understanding that City staff after initially requiring

driveway access from West Frances Place, have changed their position and are now permitting driveway access from Hancock Dr. once the owner has an approved joint use access agreement for a shared driveway. We do not agree with this arrangement as it does not comply with the Transportation Criteria Manual and the increased use of a single shared driveway will correspondingly increase safety risks to bike riders along Hancock Dr., a primary route for Highland Park Elementary students.

Furthermore, the re-subdivision of these two lots will create a property that is not compatible with the character of surrounding neighborhoods. Allowing the re-subdivision of properties when there is clearly not adequate space for a driveway and that creates the necessity for a shared use agreement with adjoining properties is not compatible with neighborhoods within Allandale.

Please contact me at (512) 567-3536, if you have any questions concerning this letter.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd Shaw", with a long, sweeping horizontal line extending to the right.

Todd Shaw  
Allandale Neighborhood Association  
Zoning Committee Chairperson



March 21, 2017

Ms. Jolene Kiolbassa, Chair  
Members of the Zoning and Platting Commission  
City of Austin  
301 West 2nd Street  
Austin, Texas 78701

Re: March 21, 2017 Agenda Item C6, C8-2016-0148.0A- Highland Village Section 2 Resubdivision

Dear Chair Kiolbassa:

On behalf of the Highland Park West Balcones Area Neighborhood Association Board, I wish to support the concerns expressed by the Allandale Neighborhood Association and the neighbors nearby the proposed resubdivision of 5019 and 5021 West Frances Place. The area of this resubdivision is overlapped by the Allandale Neighborhood Association and the Highland Park West Balcones Area Neighborhood Association.

The biggest concern is the use of an access point on Hancock Drive for a new lot voluntarily being created by the owner/developer to the rear of 5019 and 5021 West Frances Place. In the most recent public document available on the City's website and in the file as of Friday, March 17, 2017, the Subdivision Application-Master Comment Report (with a Final Report Date of January 3, 2017) contains the following:

DSD Transportation Review - Natalia Rodriguez - 512-974-3099

FYI — As of October 1, 2015, a fee is required for all requests for transportation waivers and variances from the LOG and TCM.

TR1. Single-family residential lots should not normally front on arterial streets or neighborhood collectors. TCM, Sec. 1.3.2.B.2 and C.1. Please establish a joint use access easement (JUAE) providing access from West Frances Place to Lot 1A, Lot 1B, and Lot 2A. Add plat note stating that motor vehicle access to Lots 1A, 1B, and 2A shall be through the JUAE only.

*Update 1: Comment outstanding. Hancock Drive has been indicated within the Austin Metropolitan Area Transportation Plan as a minor arterial (North Loop). Regardless if there is an existing driveway currently accessing Hancock Drive, single family residences should not take access from arterials per the Transportation Criteria Manual. Currently there are bicycle lanes along Hancock Drive and per the 2014 Bicycle Plan, protected bike lanes are proposed. The future right-of-way improvements will affect the operations of North Loop and the residential frontage creates concerns for future vehicular maneuverability along the arterial. Either redesign to eliminate residential frontage onto Hancock Drive or provide joint use access to Lot 1B from an adjacent lot. The JUAE can be recorded via plat or as a separate instrument; staff recommends recordation through a separate instrument and provide the required plat note. Include "Motor vehicular access from Hancock Drive to Lots 1A and 1B is prohibited."*

**U2: Comment not cleared. The joint use access easement shall be from West Frances Place to Lot 1B, not from Hancock Drive. The existing driveway does not comply with the City of Austin standards. Please revise the joint use access location. Additionally, revise plat note #19 "motor vehicular access..." to the plat note as indicated by staff.**



How can a subdivision/resubdivision which does not meet the requirements of the Austin Metropolitan Area Transportation Plan, a plan adopted in 1995 as an amendment to the Comprehensive Plan, be approved? There are protected bicycle lanes on both sides of Hancock Drive at West Frances Place that were installed pursuant to the Bicycle Master Plan adopted in 2014 (Ordinance 20141106-118) as a component of the Austin Metropolitan Area Transportation Plan which serves as the transportation element of the Imagine Austin Comprehensive Plan. Again, how can a subdivision/resubdivision which does not meet the requirements of the Comprehensive Plan be approved?

Another concern is that the complicated method to make this voluntary lot creation work will be overlooked in the remainder of the development process review and approvals which may result in a totally different configuration. The two current lots involved were platted in 1952 and were subject to the Deed Restrictions filed for the Highland Village, Section 2, Part One in 1952. The two existing lots are compatible with the neighborhood. The resubdivision as proposed will take away from that compatibility and will potentially negatively impact traffic and bicycle safety on Hancock Drive.

Only after the owner/developer complies with the comments of the Transportation Review of January 3, 2017 ("**The joint use access easement shall be from West Frances Place to Lot 1B, not from Hancock Drive. The existing driveway does not comply with the City of Austin standards. Please revise the joint use access location. Additionally, revise plat note #19 'motor vehicular access...' to the plat note as indicated by staff.**") should the resubdivision be considered. And, in accordance with state law the existing Deed Restrictions should clearly convey to the resubdivision (Local Government Code, Chapter 212 Regulation of Subdivisions, "Sec. 212.014. REPLATTING WITHOUT VACATING PRECEDING PLAT. A replat of a subdivision or part of a subdivision may be recorded and is controlling over the preceding plat without vacation of that plat if the replat:

- (1) is signed and acknowledged by only the owners of the property being replatted;
- (2) is approved, after a public hearing on the matter at which parties in interest and citizens have an opportunity to be heard, by the municipal authority responsible for approving plats; and
- (3) does not attempt to amend or remove any covenants or restrictions.

Acts 1987, 70th Leg., ch. 149, Sec. 1, eff. Sept. 1, 1987.")

If you have any questions, please contact me at 512-453-3497.

Sincerely,



Pieter Sybesma, President

Highland Park West Balcones Area Neighborhood Association





The City of Austin, in partnership with Highland Park Elementary, invites you to celebrate the

# HANCOCK

PROTECTED BICYCLE LANE

## *Ribbon Cutting*

The two-way protected bicycle lane is the result of a unique collaboration between the City of Austin's Neighborhood Partnering Program, Austin Transportation and the Highland Park Elementary Scotties on the Move Team. The main purpose of the protected bicycle lane is to provide an enhanced safe route to school for students and the community. These improvements also lead to an increase in human-powered transportation by making it easier for people to walk and bike to their destination.

FRIDAY

**11.18.16**

TIME

Meet at 7:20 a.m.  
Depart at 7:30 a.m.

WHERE TO MEET

Ride starts on the east side  
of Hancock Bridge at the corner of  
West Francis Place and Hancock Drive

Questions? [scottiesonthemove@hppia.org](mailto:scottiesonthemove@hppia.org)





## THE NEIGHBORHOOD PARTNERING PROGRAM: EMPOWERING NEIGHBORHOODS, BUILDING COMMUNITY

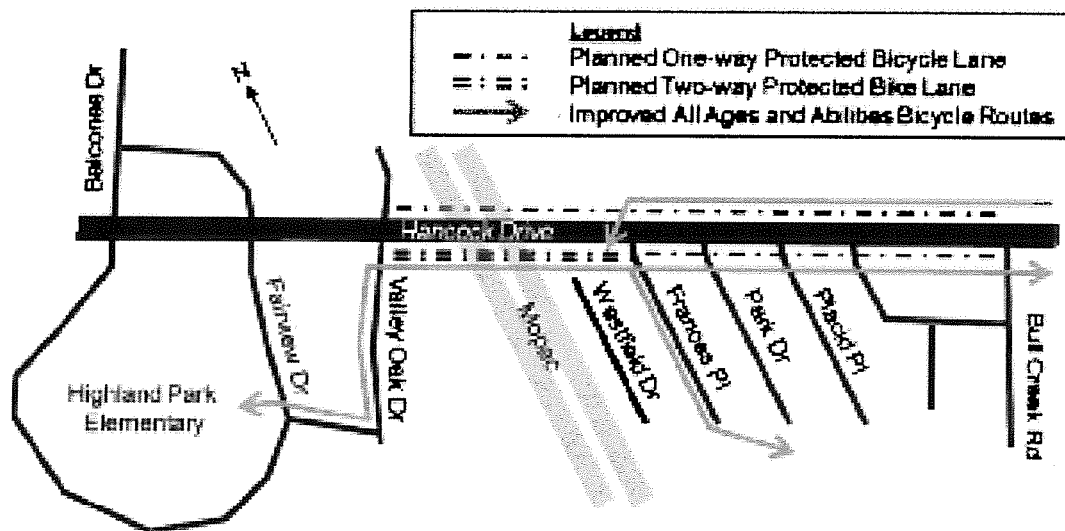
### Hancock Drive from Bull Creek to Valley Oak - Project Description and Background

Hancock Drive from Valley Oak Drive to Bull Creek Road, as indicated in Figure 1, is planned to be upgraded to protected bicycle lanes to improve both the route to Highland Park Elementary and the city-wide all ages and abilities bicycle network, as called for in the City of Austin Bicycle Master Plan (Ordinance No. 20141106-118). The planned project was initiated through the Department of Public Works Neighborhood Partnering Program (NPP) and expanded through partnership with the Austin Transportation Department (ATD). You are receiving this notification because you live on and/or own property adjacent to Hancock Drive in Austin, Texas or are otherwise registered as a stakeholder in the area.

*Usted está recibiendo esta notificación porque vive cerca de Hancock Drive, es dueño de propiedad cerca de Hancock Drive, o es parte interesada de Hancock Drive en Austin, Texas. Si necesita un documento traducido en español, llame a (512) 974-7092.*

Figure 2 and 3 shows planned improvements at the intersections on the east and west side of the Hancock bridge over Mopac (Loop 1). Community members initiated the request to add the two-way protected bicycle lane connection on the south side of the bridge through the NPP. The two-way protected bicycle lane on the south side of the bridge solves the problem of providing a safer crossing of Hancock Drive to get to the school. Through a study of opportunities to improve access to the school for all roadway users, the opportunity to provide protected bicycle lanes between Bull Creek and Valley Oak Drive as well as a bicycle refuge island at Francis Place was identified and is also planned. The planned bicycle refuge island will enable people riding on the all ages and abilities route to make a safer two-stage crossing of Hancock and will have additional safety measures including advanced warning signs and yield signage for bicycle users. The planned improvements will have no adverse impacts to motor vehicle operations including turning movements for large vehicles such as fire trucks and school buses.

Figure 1 – Hancock Drive Project Limits





## Pamela Blaine Hughes

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February 11, 2017

City of Austin – Development Services Department, 4<sup>th</sup> Floor  
Don Perryman  
PO Box 1088  
Austin, Texas 78767

Case Number: C8-2016-0148.0A  
Public Hearing: Zoning and Platting, March 7, 2017

Dear Mr. Perryman,

I am writing to **object** to the proposed re-subdivision plans presented for: 5021 W. Frances Place.

In early conversations with the property owner, I considered supporting this proposal. I live across the street from this property, and would like to see improvements made to the two run-down, vacant houses that are currently there.

However as I learn more about it, and have had conversations with builders, and other members of the neighborhood association, I have changed my feelings. I do not think it is in the best interest of the neighborhood and our property values to allow owners to reconfigure their property in this way.

If the property owner had proposed development plans, and we had a concrete idea of what the new development would look, I might feel differently. However I think the re-platting proposed for the single purpose of one individual trying to get more money out of an investment property does not serve this neighborhood and community as a whole. I also have concern that approving this plan would set a precedent for other investors and developers to try to do the same in other areas.

I think the subdividing plans are very unconventional at best, and I respectfully oppose.

Thank you for your consideration of this matter.

Pamela Blaine  
5016 W. Frances Place  
Austin, Texas 78731  
512-413-9600



## 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.

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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>.

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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308  
Public Hearing: Zoning and Platting Commission, Mar 7, 2017

Chris Holmes

Your Name (please print)

5016 West Frances Place

Your address(es) affected by this application



Signature

Date

Daytime Telephone: 512-417-3475

Comments:

The application does not provide any detail about the plans for the property and the new layout seems w/o to crummed since there is heavy traffic on Hancock and now Blvd lanes. Just this week there was a car accident where ~~the~~ a car drove across its lane and into a parked car and house

house

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

City of Austin - Development Services Department / 4<sup>th</sup> Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor  
☒ I object

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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308  
Public Hearing: Zoning and Platting Commission, Mar 7, 2017

DAVID CARRALES

Your Name (please print)

5016 West Park Drive

Your address(es) affected by this application

David Carrales

Signature

2/13/2017  
Date

Daytime Telephone: 512.454.5046

Comments: *We oppose the proposed re-subdivision at the existing subdivision of 2 lots into 3. Allowing additional occupants in central Austin impacts the environment and traffic as well as stretching already thin city services.*

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

☐ I am in favor  
☒ I object

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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308  
Public Hearing: Zoning and Platting Commission, Mar 7, 2017

ROBERT THITS  
Your Name (please print)

☐ I am in favor  
☒ I object

5014 WESTFRED DR  
Your address(es) affected by this application

[Signature]  
Signature

2.9.17  
Date

Daytime Telephone: 512 844 5926

Comments: THIS IS THE 2ND NOTICE  
I RECEIVED REGARDING THIS  
PROPERTY. I'M TOTALLY AGAINST  
THIS & IT HAS NO PLACE IN  
OUR COMMUNITY OTHER THAN  
TO PUT MONEY IN SELLERS AND  
BUYERS POCKETS (IE. REVENUE BUILT

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



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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308  
Public Hearing: Zoning and Platting Commission, Mar 7, 2017

Landen Sims

Your Name (please print)

5010 W Berk Dr

Your address(es) affected by this application

*Landen Sims*

Signature

Date

Daytime Telephone: 512-323-9148

Comments: These lots are small enough already.

*This would not benefit a well-established neighborhood such as ours. The owner doesn't seem to have a real interest in the neighborhood.*

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

☐ I am in favor  
☒ I object

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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308  
Public Hearing: Feb 14, 2017, Planning Commission

BOUNIE JEAN COLEMAN  
Your Name (please print)

☐ I am in favor  
☒ I object

5001 W. FRANCES PL.

Your address(es) affected by this application

Donna J. Lator  
Signature Date 2/4/17

Daytime Telephone: (512) 331-6293

Comments:

I stand in solidarity with the community of those who have been affected by the loss of life and property.

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

City of Austin – Development Services Department / 4<sup>th</sup> Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308  
Public Hearing: Feb 14, 2017, Planning Commission

Your Name (please print)

VANESSA WILBURN

☐ I am in favor  
☒ I object

Your address(es) affected by this application

5017 WEST FRANCES PL 78731

Signature

Date

Daytime Telephone: 512.973.1049

*[Signature]*

*[Date: Jun 30, 2017]*

Comments: THE AMOUNT OF BUILDINGS & OCCUPANTS

ARE NOT COMPATIBLE WITH NEIGHBORHOOD.

ALREADY TOO MANY CARS ARE A PROBLEM

WITH CHILDREN WALKING TO SCHOOL.

LOT DENSITY WILL BE WHOLLY DIFFERENT

THAN COMPATIBLE NEIGHBORHOOD

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P. O. Box 1088

Austin, TX 78767-8810



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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308  
Public Hearing: Feb 14, 2017, Planning Commission

*Chris Davis*  
Your Name (please print)

☐ I am in favor  
☒ I object

*5017 W. Frances Place 78731*  
Your address(es) affected by this application

*Chris Davis*  
Signature

*Jan 29, 2017*  
Date

Daytime Telephone: *512-286-5816*

Comments: *Not enough room on lots for appropriate off street parking while children are trying to get to school.*

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

City of Austin – Development Services Department / 4<sup>th</sup> Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308  
Public Hearing: Feb 14, 2017, Planning Commission

Your Name (please print)

Brian Tucker

☐ I am in favor  
☒ I object

Your address(es) affected by this application

5013 Westhelf Ave  
POM

Signature

Date

Daytime Telephone:

512 535-2683

1/22/17

Comments: I am against this b/c all lots in this

area are currently (more or less) similar in size and are consistent w/ single family homes

The applicant trying to set a third residence into

a lot that should only have 2, in my opinion will change the look/feel/size of the block for

this area. To me it seems the only reason for this change is profit. It does not benefit the community.

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

City of Austin - Development Services Department / 4<sup>th</sup> Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308

Public Hearing: Zoning and Platting Commission, Mar 7, 2017

Rebekah Auster

Your Name (please print)

☐ I am in favor  
☒ I object

5013 Westfield Dr Austin TX 78731

Your address(es) affected by this application

Colleen Cluster

Signature

2/16/17

Date

Daytime Telephone: (409) 241-3761

Comments: I don't want the dynamic

of our neighborhood to be changed.

No other lots in the vicinity are

multi-home.

Is this plan just S021 or is it S014 + S021??

816 per the application S021 is one plot + should

NOT have 3 homes

Also almost, it not all other plots have I have

per plot & etc. Why does this person need

more?

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

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**Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308**  
**Public Hearing: Feb 14, 2017, Planning Commission**

*Landon Sims*

Your Name (please print)

☐ I am in favor  
☒ I object

*5010 W Park Dr*

Your address(es) affected by this application

*[Signature]*

*1-24-17*

Daytime Telephone: *512-323-9148*

Comments: *Allowing this would detract from*

*our neighborhood and set a bad precedent.*

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**City of Austin – Development Services Department / 4<sup>th</sup> Fl**

**Don Perryman**

**P. O. Box 1088**

**Austin, TX 78767-8810**



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**Case Number: C8-2016-0148.0A**

**Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308**  
**Public Hearing: Feb 14, 2017, Planning Commission**

*MITCHELL SUTHERLIN*  
 Your Name (please print)

☐ I am in favor  
☒ I object

*5013 WEST PARK, AUSTIN, TX 78731*  
 Your address(es) affected by this application

*[Signature]*  
 Signature

*01/23/17*  
 Date

Daytime Telephone: *(512) 453-5693*

Comments: \_\_\_\_\_

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**Don Perryman**

**P. O. Box 1088**

**Austin, TX 78767-8810**

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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308  
Public Hearing: Feb 14, 2017, Planning Commission

Your Name (please print)

ROBERT TILLYS

☐ I am in favor  
☒ I object

~~Your address (if affected by this application)~~

5014 WESTHELD DR

Signature

*[Handwritten Signature]*

Date

1-21-17

Daytime Telephone: 512 844 5926

Comments: THIS IS RIDICULOUS AND

I WILL NOT BE IN FAVOR OF  
SUCH A RESUB OF THESE  
LOTS AND STATE A PRESIDENT  
IN THE COUNCIL. ALSO  
VIOLATES THE RESTRICTIONS  
EVEN THE COA NOT RESUBS  
FOR. VOTE NO!

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

City of Austin – Development Services Department / 4<sup>th</sup> Fl

Don Perryman

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Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308  
Public Hearing: Feb 14, 2017, Planning Commission

Your Name (please print)

Donet Heach

☐ I am in favor  
☒ I object

Your address(es) affected by this application

5014 W. Frances Pl.

Signature

Date

Daytime Telephone: 512-476-5883

1-24-17

Comments: I spoke with Mr. Gula about this

project. Adding a 2800 sq. ft. house in the

backyard and would create more congestion

on Hancock & W. Frances. W. Frances has

only 1 double lane due to cars parked

on the street and Hancock is a main

due to new bike lanes. This type of

overcrowding doesn't fit in our street

the developer. Please don't let

developers ruin our neighborhood.

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

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Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

I live in my house since 1986.



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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308

Public Hearing: Zoning and Platting Commission, Mar 7, 2017

Your Name (please print)

Chris Davis

☐ I am in favor  
☒ I object

Your address(es) affected by this application

501700. FRANKS PL 78731

Signature

Date

Daytime Telephone:

Comments:

The recent traffic study shows too high traffic on this street. Now we already need road bumps, not even coating the multiple residences proposed opposite

Also short term rental across street increases transitory transportation

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

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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: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308  
Public Hearing: Zoning and Platting Commission, Mar 7, 2017

MANESSA WILBURN  
Your Name (please print)

☐ I am in favor  
☒ I object

507 W. FRANKLIN PL 78731  
Your address(es) affected by this application

  
Signature

2/14/2017  
Date

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

Comments: NEW TRAFFIC STUDY SHOWS  
TOO MANY TRIPS FOR RESI-  
DENTIAL STREET. ADDING MORE  
DENSITY MAKES THIS WORSE.

ALSO ADDED DENSITY WITH NEW  
SHORT TERM RENTAL @  
5018 W. FRANKLIN

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

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Case Number: C8-2016-0148.0A

Contact: Don Perryman, 512-974-2786 or Elsa Garza, 512-974-2308

Public Hearing: Zoning and Platting Commission, Mar 21, 2017

Your Name (please print)

Sheryl Kelley's

☐ I am in favor  
☒ I object

Your address(es) affected by this application

5018 West Park Dr

Sheryl Kelley's

Signature

March 12, 2017

Date

Daytime Telephone: 512-4501187

Comments:

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

City of Austin – Development Service Department / 4<sup>th</sup> Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810