

## SUBDIVISION REVIEW SHEET

**CASE NO.:** C8-2017-0064.0A

**P.C. DATE:** April 24, 2018

**SUBDIVISION NAME:** Resubdivision of Lot 9, Block 1, Marlo Heights, Section 2

**AREA:** 0.421 acres

**LOTS:** 2

**APPLICANT:** Thomas Philpott

**AGENT:** Cude Engineers  
(Anthony Goode, P.E.)

**ADDRESS OF SUBDIVISION:** 4627 Marlo Dr.

**WATERSHED:** Fort Branch / Tannehill Branch

**COUNTY:** Travis

**EXISTING ZONING:** SF-3-NP

**JURISDICTION:** Full Purpose

**NEIGHBORHOOD PLAN:** M.L.K.

**PROPOSED LAND USE:** Single Family

**VARIANCE:** none

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

**DEPARTMENT COMMENTS:** The request is for the approval of the Resubdivision of Lot 9, Block 1, Marlo Heights, Section 2 composed of 2 lots on 0.421 acres. The applicant proposes to subdivide the property for residential uses. The developer will be responsible for all cost associated with required improvements.

**CASE MANAGER:** Cesar Zavala

**PHONE:** 512-974-3404

**E-mail:** cesar.zavala@austintexas.gov



CASE#: C8-2017-0064.0A  
ADDRESS: 4627 MARLO DR.  
PROJECT: RESUBDIVISION OF LOT 9, BLOCK 1,  
MARLO HEIGHTS, SECTION 2  
CASE MANAGER: CESAR ZAVALA

RESUBDIVISION OF LOT 9, BLOCK 1, MARLO HEIGHTS, SECTION 2

OWNER'S CONSENT

That THOMAS PHILPOTT, owner of Lot 9, Block 1, Marlo Heights, Section 2, a subdivision recorded in Volume 5, Page 89 of the Plat Records of Travis County, Texas, and conveyed to me by instrument of record in Document No. 201202965, 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 212.014, of the Local Government Code, do hereby resubdivide Lot 9, Block 1, Marlo Heights, Section 2 in accordance with the map or plat attached hereto, to be known as:

RESUBDIVISION OF LOT 9, BLOCK 1, MARLO HEIGHTS, SECTION 2

and do hereby dedicate to the public use of the streets and easements as shown hereon. Subject to any easements and restrictions heretofore granted and not recorded.

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

AREA TABULATION

LOT 9A	12,517 SQ. FT. (0.289 ACERS)
LOT 9B	5,750 SQ. FT. (0.132 ACERS)
TOTAL	18,267 SQ. FT. (0.421 ACERS)

NO.	SECT.	TOWNSHIP
11	37	W 63.31

NO.	SECT.	TOWNSHIP
11	37	W 63.31

NO.	SECT.	TOWNSHIP
11	37	W 63.31

THOMAS PHILPOTT  
4627 MARLO DRIVE  
AUSTIN, TEXAS 78723

NOTARY'S CERTIFICATE

Before me, the undersigned authority, on this day personally appeared THOMAS PHILPOTT, known by me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations expressed therein.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

Notary Public in and for the State of Texas

GENERAL NOTES

1. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, MARLO HEIGHTS, SECTION 2, RECORDED IN BOOK 5, PAGE 89, PLAT RECORDS, TRAVIS COUNTY, TEXAS SHALL APPLY TO THIS RESUBDIVISION PLAT.

2. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN CITY OF AUSTIN.

3. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS WILL BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUN-OFFS SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PAVING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 9A AND 9B REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.

4. NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

5. THE WATER AND WASTEWATER UTILITY SYSTEM SERVING THIS SUBDIVISION MUST BE IN ACCORDANCE WITH THE CITY OF AUSTIN UTILITY DESIGN CRITERIA. THE WATER AND WASTEWATER UTILITY PLAN MUST BE REVIEWED AND APPROVED BY THE AUSTIN WATER UTILITY. ALL WATER AND WASTEWATER CONSTRUCTION MUST BE INSPECTED BY THE CITY OF AUSTIN. THE LANDOWNER MUST PAY THE CITY INSPECTION FEE WITH THE UTILITY CONSTRUCTION.

6. THE WATER AND/OR WASTEWATER EASEMENTS INDICATED ON THIS PLAT ARE FOR THE PURPOSE OF CONSTRUCTION, OPERATION, MAINTENANCE, REPAIR, REPLACEMENT, FACILITIES AND APPURTENANCES. NO OBJECTS, INCLUDING BUT NOT LIMITED TO, BUILDINGS, RETAINING WALLS, TREES OR OTHER STRUCTURES ARE PERMITTED IN WATER AND/OR WASTEWATER EASEMENTS EXCEPT AS APPROVED BY THE AUSTIN WATER UTILITY.

7. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH THE CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.

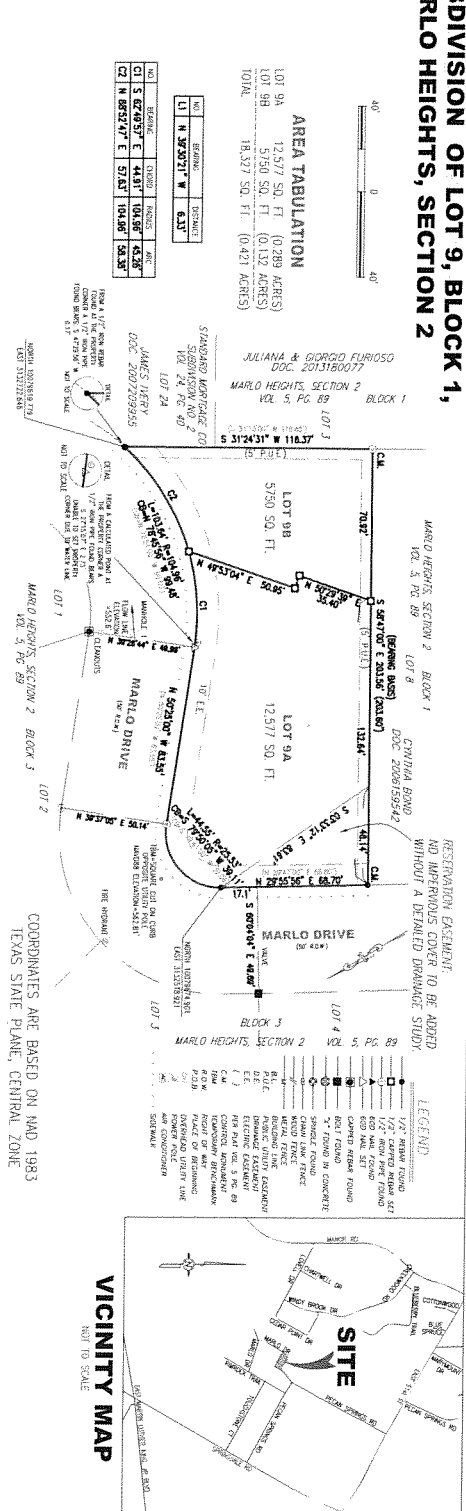
8. NO BUILDINGS, FENCES, LANDSCAPING, OR OTHER OBSTRUCTIONS ARE PERMITTED IN DRAINAGE EASEMENTS EXCEPT AS APPROVED BY THE CITY OF AUSTIN.

9. ALL DRAINAGE EASEMENTS ON PRIVATE PROPERTY SHALL BE MAINTAINED BY THE PROPERTY OWNER OR HIS ASSIGNS.

10. PROPERTY OWNER SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.

11. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERTAKES AND ACKNOWLEDGES THAT PLAT LOCATION OR RELATING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.

12. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS.



ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS, ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2017.

STEPHEN OLIVER, CHAIRPERSON

JAMES SMITH, SECRETARY

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, Dana DeBruin, Clerk of Travis County, Texas, do hereby certify that the foregoing instrument of writing and its certificate of Authentication was filed for record in my office on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D. at \_\_\_\_\_ o'clock \_\_\_\_\_ M.

Official Public Records of Travis County

WITNESS MY HAND AND SEAL OF OFFICE OF THE COUNTY CLERK,

this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ A.D.

DANA DEBRUIN, COUNTY CLERK, TRAVIS COUNTY, TEXAS

By \_\_\_\_\_  
DEPUTY

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13. AUSTIN ENERGY HAS THE RIGHT TO CUT AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS AND UTILITY LINES CLEAR. THE OWNER SHALL BE RESPONSIBLE FOR THE EASEMENTS CHAPTER 23-06, SUBCHAPTER 6 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

14. THE OWNER/DEVELOPER OF THIS SUBDIVISION/LOT SHALL PROVIDE AUSTIN ENERGY WITH ANY EASEMENT AND/OR ACCESS REQUIRED IN ADDITION TO THOSE INDICATED FOR THE INSTALLATION AND ONGOING MAINTENANCE OF OVERHEAD AND UNDERGROUND ELECTRIC FACILITIES. THESE EASEMENTS AND/OR ACCESS SHALL BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-08 OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.

15. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, RETENTION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL PAVING AND TREE REMOVAL THAT IS WITHIN TEN FEET OF THE CENTER LINE OF THE PROPOSED OVERHEAD ELECTRICAL FACILITIES DESIGNED TO PROVIDE ELECTRIC SERVICE TO THIS PROJECT. THE OWNER SHALL INCLUDE AUSTIN ENERGY'S WORK WITHIN THE LIMITS OF CONSTRUCTION FOR THIS PROJECT.

16. BY APPROVING THIS PLAT, THE CITY OF AUSTIN ASSUMES NO OBLIGATION TO CONSTRUCT ANY INFRASTRUCTURE IN CONNECTION WITH THIS SUBDIVISION. ANY SUBDIVISION INFRASTRUCTURE REQUIRED FOR THE DEVELOPER AND/OR THE OWNERS OF THE LOTS, FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO THE CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO REVOKE APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS INCLUDING BUILDING PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.

17. THE LANDOWNER IS RESPONSIBLE FOR PROVIDING THE SUBDIVISION INFRASTRUCTURE, INCLUDING THE WATER AND WASTEWATER UTILITY IMPROVEMENTS.

18. PROVISION/SEMI-ANNUAL CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, INCLUDING SINGLE FAMILY AND DUPLEX CONSTRUCTION, PURSUANT TO THE CITY OF AUSTIN LAND DEVELOPMENT CODE AND ENVIRONMENTAL CRITERIA MANUAL (ECM).

19. ANY RELOCATION OF ELECTRIC FACILITIES SHALL BE AT LANDOWNER/DEVELOPER'S EXPENSE.

20. THE OWNER OF THE PROPERTY IS RESPONSIBLE FOR MAINTAINING CLEARANCES REQUIRED BY THE NATIONAL ELECTRIC SAFETY CODE, OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) REGULATIONS, CITY OF AUSTIN RULES AND TEXAS STATE LAWS PERTAINING TO CLEARANCES WITH WORKING AND/OR OVERHEAD POWER LINES AND EQUIPMENT. AUSTIN ENERGY WILL NOT REPAIR OR REPLACE POWER LINES OR EQUIPMENT UNLESS REQUIRED CLEARANCES ARE MAINTAINED. ALL COSTS INCURRED BECAUSE OF FAILURE TO COMPLY WITH THE REQUIRED CLEARANCES WILL BE CHARGED TO THE OWNER.

21. PUBLIC SIDEWALKS, BUILT TO CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG MARLO DRIVE AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THESE SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE CITY OF AUSTIN, INCLUDING THE REQUIRED SIDEWALKS, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY.

22. A FEE-IN-LIEU OF PARKING DESIGNATION AND PARK DEVELOPMENT HAS BEEN PAID FOR 3 RESIDENCES. NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE.

23. DEVELOPMENT ACTIVITY FOR SINGLE FAMILY OR DUPLEX USE FOR LOTS 9A AND 9B IS NOT SUBJECT TO DRAINAGE CRITERIA MANUAL, 1.2(20) OR (E) IN ACCORDANCE WITH DRAINAGE CRITERIA MANUAL SECTION 1.2(20) AND ENGINEER'S CERTIFICATION DATED SEPTEMBER 14, 2017.

24. EACH LOT WITHIN THE SUBDIVISION SHALL HAVE SEPARATE SANITARY LINES, SEPARATE WATER METERS, AND THEIR RESPECTIVE PRIVATE WATER AND WASTEWATER LINES SHALL BE POSITIONED OR LOCATED IN A MANNER THAT WILL NOT CROSS LOT LINES.

SURETOR'S CERTIFICATE

STATE OF TEXAS §  
COUNTY OF TRAVIS §

I, Victor M. Garza, am Registered in the State of Texas to practice the profession of Professional Engineer, and do hereby certify that this plat complies with the rules and regulations, and that the plat was prepared from a physical survey of the property under my direct supervision.

Victor M. Garza  
Registered Professional Seal: 4740,  
1404 West North Loop Blvd. Austin, Texas 78756  
Phone: (512) 458-6969

Date: 02/12/18

ENGINEER'S CERTIFICATION

I, Anthony Gadea, am authorized under the laws of the State of Texas to practice the profession of Professional Engineer, and do hereby certify that this plat is a true and correct copy of the original, and that the plat was prepared from a physical survey of the property under my direct supervision.

Anthony Gadea, P.E., No. 97263  
Gadea Engineers - Austin, LLC  
1815 E. F-39070  
4133 S. West Drive  
Leander, Texas 78641  
(512) 260-9100

Date: 11/10/16

REVISION: 02/12/18  
REVISION: 06/25/17  
REVISION: 02/15/17

300' ± BT104116-PLAT  
DATE: 11/10/16  
SCALE: 1" = 40'

CASE # CR-2017-0064.0A  
PLAT PREPARATION DATE: 11/10/16  
APPLICATION SUBMITTAL DATE: 03/28/17

B & G SURVEYING, LLC  
THE SURVEYOR HAS TAKEN OF  
WORK: B&G SURVEYING, LLC  
1404 West North Loop Blvd.  
Dallas, Texas 75201  
Phone: (214) 458-5889



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

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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: C8-2017-0064.0A

Contact: Cesar Zavala, 512-974-3404 or

Elsa Garza, 512-974-2308

Public Hearing: April 10, 2018, Planning Commission

*Mike Wilson*

Your Name (please print)

*5007 Pecan Springs Rd.*

Your address(es) affected by this application

*Handwritten signature*

Signature

*3-28-18*

Date

Daytime Telephone: *512-569-5063*

Comments: *When someone is willing to*

*create more density in the inner city, I support them 100%.*

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

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

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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

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**Item C-09**

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**Contact: Cesar Zavala, 512-974-3404 or**

**Elsa Garza, 512-974-2308**

**Public Hearing: April 10, 2018, Planning Commission**

Your Name (please print)

Victor Saenz

☒ I am in favor  
☐ I object

Your address(es) affected by this application

4601 Rimrock Trail Austin, TX 78723

*[Signature]*

Signature

03/28/18

Date

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

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

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

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

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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**Case Number: C8-2017-0064.0A**

**Contact: Cesar Zavala, 512-974-3404 or**

**Elsa Garza, 512-974-2308**

**Public Hearing: April 10, 2018, Planning Commission**

Your Name (please print)

☒ I am in favor  
☐ I object

4600 Rimrock Trail Austin 78723

Your address(es) affected by this application

Signature Date 4/10/18

Daytime Telephone: 512-574-1355

Comments:

Property owners should be able, within reason, to do what they want with their property.

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

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

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

Item C-09



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Contact: Cesar Zavala, 512-974-3404 or

Elsa Garza, 512-974-2308

Public Hearing: April 10, 2018, Planning Commission

Your Name (please print)

Elliott Morgan

☒ I am in favor  
☐ I object

Your address(es) affected by this application

4606 Rimrock Trail Austin TX 78723



Signature

Date

4/6/18

Daytime Telephone: 512-297-0238

Comments:

Character of neighborhood will benefit from this.

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

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

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

Item C-09

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Contact: Cesar Zavala, 512-974-3404 or

Elsa Garza, 512-974-2308

Public Hearing: April 10, 2018, Planning Commission

*Frederico Bragy*  
Your Name (please print)

☐ I am in favor  
☒ I object

*4611 Rim Rock Trail*  
Your address(es) affected by this application

*Frederico Bragy*  
Signature

*04-08-18*  
Date

Daytime Telephone: *512 - 300-6829*

Comments:

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

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

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810



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Case Number: C8-2017-0064.0A

Contact: Cesar Zavala, 512-974-3404 or

Elsa Garza, 512-974-2308

Public Hearing: April 10, 2018, Planning Commission

ELIZABETH KEATINGE

Your Name (please print)

4615 & 4617 Marlo Dr.

Your address(es) affected by this application

Elizabeth Keatinge

Signature

Date

Daytime Telephone: 281.851.9186

Comments: \* On a blind curve corner w/ parking issues already (another driveway will not help)

in an amazing by way area

② will affect quality of life for the whole neighborhood - it's already small and surrounded by poorly built ugly noisy development.

which is proven to decrease mental health, less

③ desire for healthy ecosystem? balance crowding

\* ④ preserving the history: uniqueness of this

⑤ greenbelt area for wildlife

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

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

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

Item C-09

## PUBLIC HEARING INFORMATION

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Contact: Cesar Zavala, 512-974-3404 or

Elsa Garza, 512-974-2308

Public Hearing: April 10, 2018, Planning Commission

Your Name (please print)

Linda McDonald

☐ I am in favor  
☒ I object

Your address(es) affected by this application

4616 Marlo Drive

Signature

Date

Daytime Telephone:

512-468-3660

Comments:

Destiny's habitat & community.

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

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

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

Item C-09



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Item C-09

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Case Number: C8-2017-0064.0A

Contact: Cesar Zavala, 512-974-3404 or

Elsa Garza, 512-974-2308

Public Hearing: April 10, 2018, Planning Commission

Your Name (please print)

Mathew Gentry

☐ I am in favor  
☒ I object

Your address(es) affected by this application

4620 Markle

Signature

Date

Daytime Telephone:

713-304-3985

Comments:

This lot split increases density, detracting from one of the major features of the neighborhood. The location on a sharply curved street makes for a dangerous traffic situation when cars are inevitably parked there

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

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

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810



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**Austin, TX 78767-8810**

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Elsa Garza, 512-974-2308

Public Hearing: April 10, 2018, Planning Commission

CYNTHIA BOND

Your Name (please print) (NEXT DOOR)

4621 MARLO DRIVE

78723

Your address(es) affected by this application

*Cynthia Bond*

Signature

Date

Daytime Telephone: (512) 695-3043

Comments: *True lot split w/ building. to follow*

*will contribute to the degradation of our beautiful west oak neighborhood and directly affect my QUALITY OF LIFE as my RETIREMENT SPACE is 10' from a proposed (possible) structure.*

*THIS IS VERY SMALL LOT ON A*

*DOUBLE BLIND CURVE on a narrow*

*street. \*A HERITAGE LIVE OAK HANGS*

*20' OVER INTO THE PROPERTY FROM A*

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

*City of Austin - Development Services Department / 4<sup>th</sup> Floor LMB.*

*Cesar Zavala*

*P. O. Box 1088*

*Austin, TX 78767-8810*

☐ I am in favor  
☒ Object

Item C-09



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Contact: Cesar Zavala, 512-974-3404 or

Elsa Garza, 512-974-2308

Public Hearing: April 10, 2018, Planning Commission

William P. O'Brien III

Your Name (please print)

4615 Marlo Dr, 4617 Marlo Dr.

Your address(es) affected by this application

*William P. O'Brien III*

Signature

Date

Daytime Telephone: 512-797-1782

Comments: I object to the subdivision request for the property at 4627 Marlo Dr., case number C8-2017-0064.0A, I have overcrowding concerns as this small and old neighborhood has small streets and additional traffic and noise could be more dangerous and disturbing. This neighborhood is a rich oasis full of trees, streams and wildlife. additional residents and construction would compromise the aesthetic and nature balance. The large lots and wild spaces give this neighborhood the charm and way of life we would like to maintain.

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

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

Thank you

☐ I am in favor  
☐ I object

Item C-09