

SUBDIVISION REVIEW SHEET**CASE NO.:** C8-2019-0100.0A**Z.A.P. DATE:** Octobe 6, 2020**SUBDIVISION NAME:** Resubdivision of Lot 3, Block E, Westover Hills Section Four Phase Two**AREA:** 0.4329 acres**LOTS:** 2**APPLICANT:** Stephen and Ellyn Yacktman**AGENT:** Avalon Engineering
(Bruce S. Aupperle, P.E.)**ADDRESS OF SUBDIVISION:** 4201 Hyridge Dr.**WATERSHED:** Bull Creek**COUNTY:** Travis**EXISTING ZONING:** SF- 3**JURISDICTION:** Full Purpose**PROPOSED LAND USE:** Residential**VARIANCE:** none**STAFF RECOMMENDATION:** Staff recommends approval of the subdivision, 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 3, Block E, Westover Hills Section Four Phase Two composed of 2 lot on 0.4329 acres. The applicant proposes to resubdivide an existing lot for residential use. The developer will be responsible for all cost associated with required improvements.**CASE MANAGER:** Cesar Zavala
E-mail: cesar.zavala@austintexas.gov**PHONE:** 512-974-3404



B-4 Property Profile

2 of 14

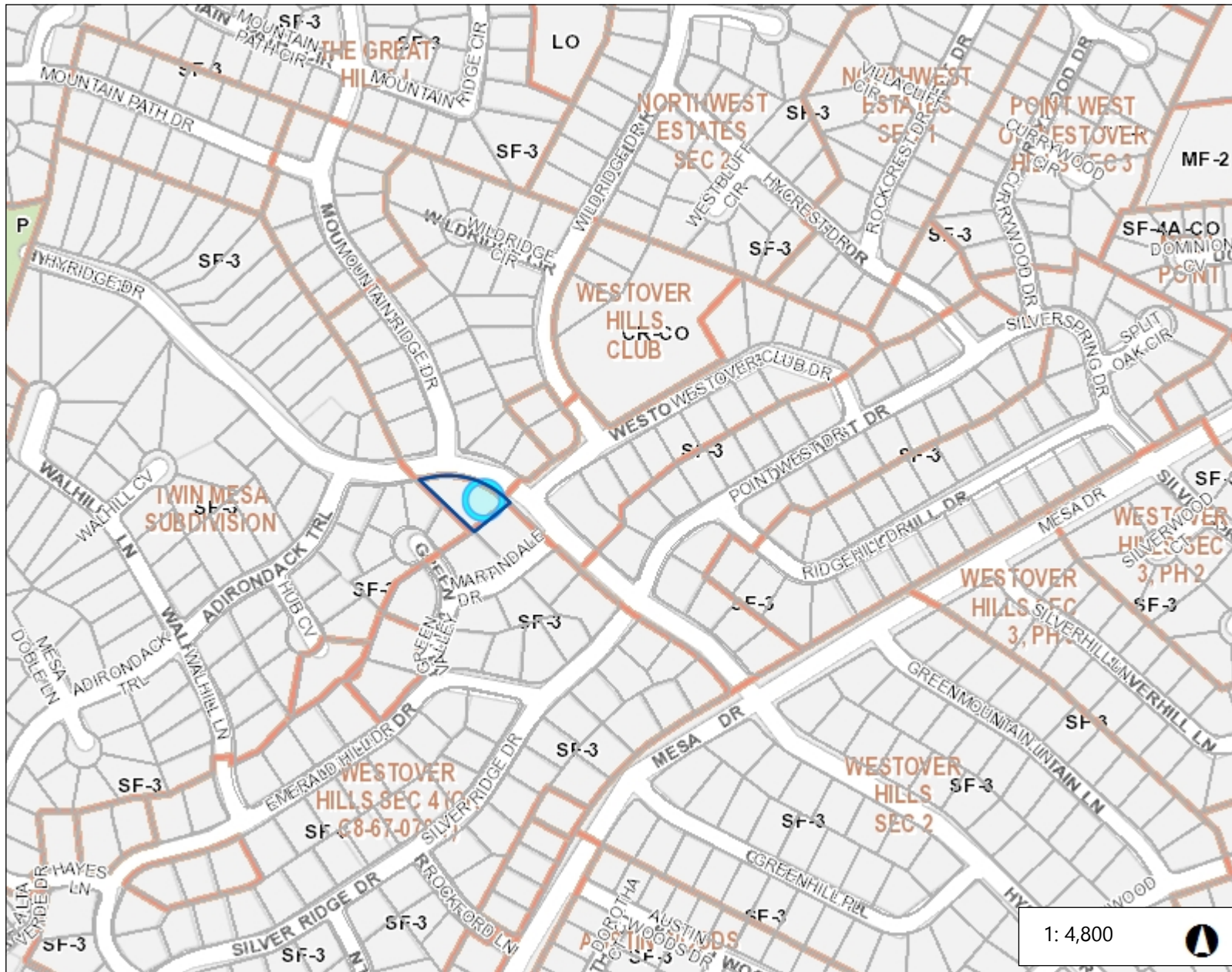
Legend

Street Labels

Jurisdiction

- FULL PURPOSE
- LIMITED PURPOSE
- EXTRATERRITORIAL JURISDICTION
- 2 MILE ETJ AGRICULTURAL AGR
- OTHER CITY LIMITS
- OTHER CITIES ETJ

- TCAD Parcels
- Recorded Subdivision
- Zoning Text



0.2 0 0.08 0.2 Miles

NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet

Date Printed:

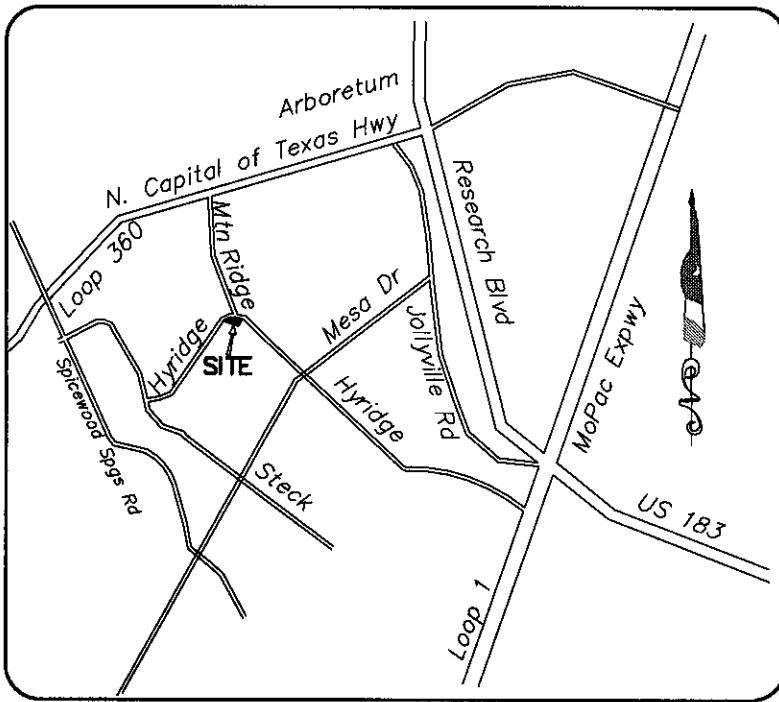
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Notes

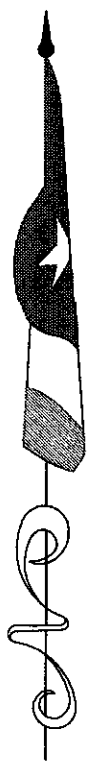
4201 Hyridge Dr.
C8-2019-0100.0A

RESUBDIVISION OF LOT 3 BLOCK "E", WESTOVER HILLS SECTION FOUR PHASE TWO

LOCATION MAP not to scale



TWO LOTS/ONE BLOCK
 LOT 3A-8,996 SQ FT/0.2065 AC
 LOT 3B-9,863 SQ FT/0.2264 AC
 BLOCK TOTAL- 18,858 SQ FT/0.4329 AC



LEGEND

FOUND 1/2" IRON ROD FIR
 FOUND 3/8" IRON ROD FIR 3/8"
 FOUND IRON ROD W/CAP FIRC
 FOUND 1" IRON PIPE FIP
 SET 1/2" IRON ROD W/CAP SIRC
 LABELED "WATERLOO RPLS 4324"
 (RECORD CALL)
 SIDEWALKS REQUIRED
 BUILDING LINE BL
 PUBLIC UTILITY EASEMENT PUE
 WATER QUALITY EASEMENT WQE

BENCHMARK BM:

TRIANGLE SET IN BACK OF CURB
 ASSUMED ELEVATION 100.00'

BEARING BASE

WESTOVER HILLS SECTION FOUR SECTION TWO
 BK 52/ PG 87 PRCT

GRAPHIC SCALE

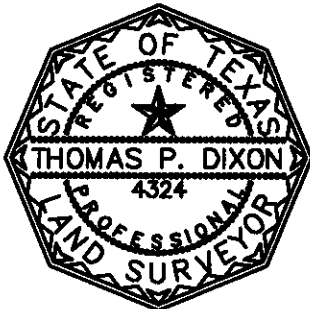


(IN FEET)

1 INCH = 50 FT.

SURVEYOR'S CERTIFICATION:

I, THOMAS P. DIXON, AM AUTHORIZED UNDER THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF SURVEYING AND HEREBY CERTIFY THAT THIS PLAT COMPLIES WITH THE SURVEY RELATED PORTIONS OF THE AUSTIN CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON SEPTEMBER 24, 2018.



JANUARY 9, 2020

THOMAS P. DIXON R.P.L.S. #4324

DATE

WATERLOO SURVEYORS, INC.

P.O. BOX 160176

AUSTIN, TEXAS 78716-0176

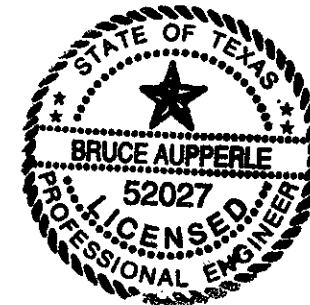
thomas@waterloosurveyors.com

ENGINEERS CERTIFICATION

THIS IS TO CERTIFY THAT: I AM AUTHORIZED TO PRACTICE THE PROFESSION OF ENGINEERING IN THE STATE OF TEXAS AND HEREBY CERTIFY THAT THIS PLAT IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH CHAPTER 25 OF THE AUSTIN CITY CODE AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

NO PORTION OF THE SUBJECT PROPERTY IS WITHIN THE BOUNDARIES OF THE 100 YEAR FLOODPLAIN AS SHOWN ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP (FIRM) NO. 48453C0245J, FOR TRAVIS COUNTY, TEXAS, DATED JANUARY 6, 2016.

BRUCE S. AUPPERLE TEXAS P.E. 52027
 AVALON ENGINEERING AND LAND DEVELOPMENT
 511 EAGLE
 LAKEWAY, TEXAS 78743

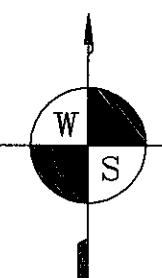
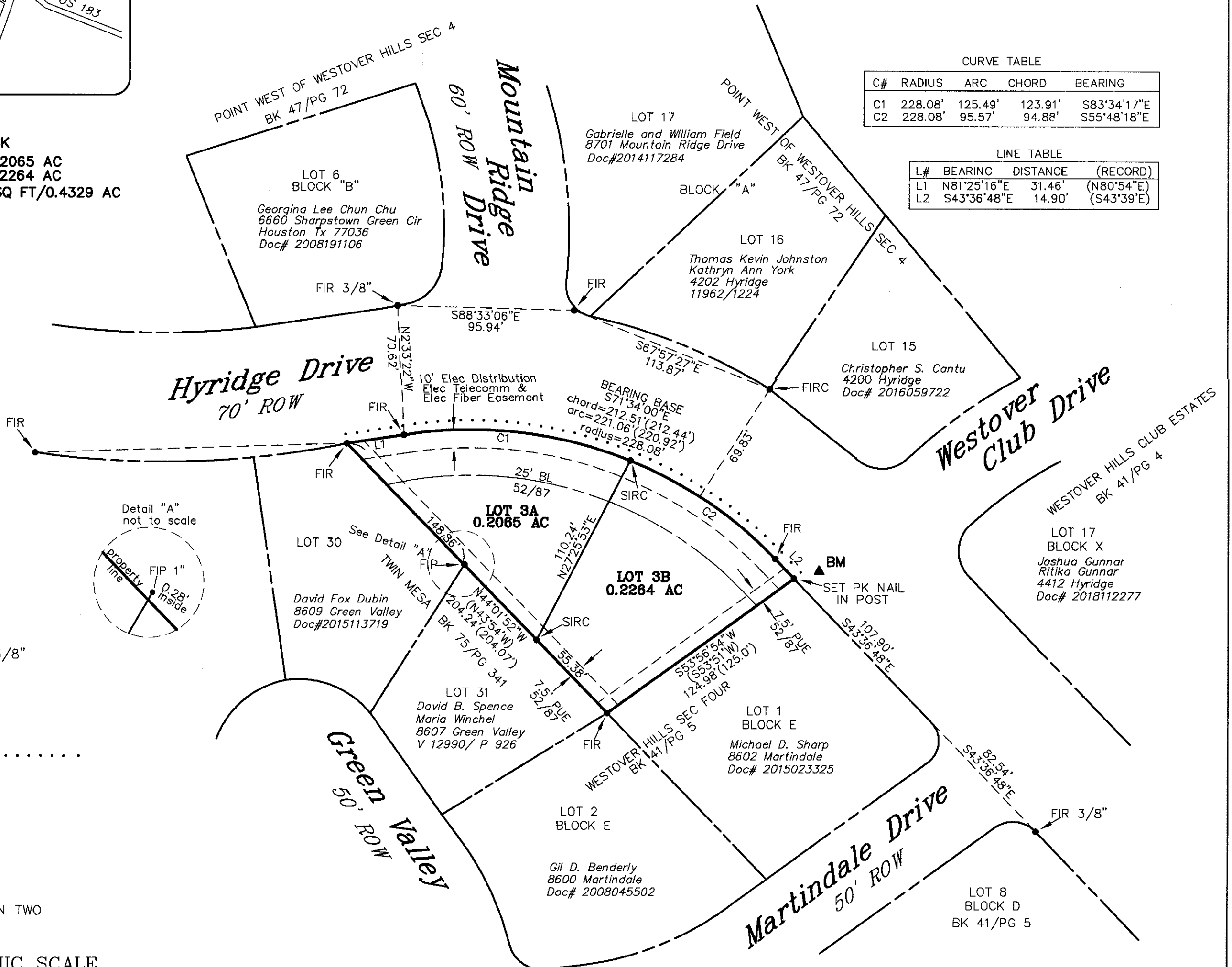


CURVE TABLE

C#	RADIUS	ARC	CHORD	BEARING
C1	228.08'	125.49'	123.91'	S83°34'17"E
C2	228.08'	95.57'	94.88'	S55°48'18"E

LINE TABLE

L#	BEARING	DISTANCE	(RECORD)
L1	N81°25'16"E	31.46'	(N80°54"E)
L2	S43°36'48"E	14.90'	(S43°39"E)



WATERLOO SURVEYORS INC.
 PO BOX 160176
 AUSTIN, TEXAS 78716-0176
 Phone: 512-481-9602
 www.waterloosurveyors.com
 T.B.P.L.S. FIRM#10124400
 J15568P

CASE # C8-2019-0100.OA

PAGE 1 OF 2

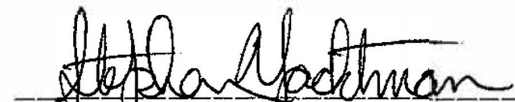
RESUBDIVISION OF LOT 3 BLOCK "E", WESTOVER HILLS SECTION FOUR PHASE TWO

STATE OF TEXAS:
COUNTY OF TRAVIS: KNOW ALL PERSONS BY THESE PRESENTS:

THAT WE, STEPHEN YACKTMAN AND ELLYN YACKTMAN, OWNERS OF 0.4329 ACRES OF LAND, BEING LOT 3, BLOCK "E", WESTOVER HILLS SECTION FOUR PHASE TWO, A SUBDIVISION IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 52, PAGE 87, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SAID LOT 3 HAVING BEEN CONVEYED TO US BY GENERAL WARRANTY DEED RECORDED IN DOCUMENT NO. 2009024294, OFFICIAL PUBLIC RECORDS, 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 SAID 0.4329 ACRE TO BE KNOWN AS:

RESUBDIVISION OF LOT 3, BLOCK "E", WESTOVER HILLS SECTION FOUR PHASE TWO

IN ACCORDANCE WITH THE MAP OR PLAT SHOWN HEREON, AND DO HEREBY DEDICATE TO THE PUBLIC THE USE OF ALL STREETS AND EASEMENTS SHOWN HEREON, SUBJECT TO ANY AND ALL EASEMENTS OR RESTRICTIONS HERETOFORE GRANTED AND NOT RELEASED.

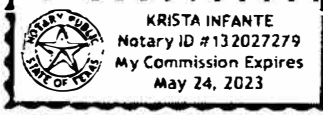

STEPHEN YACKTMAN
3571 FAR WEST BOULEVARD #82
AUSTIN, TEXAS 78731


ELLYN YACKTMAN
3571 FAR WEST BOULEVARD #82
AUSTIN, TEXAS 78731

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED STEPHEN YACKTMAN, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15 DAY OF JANUARY, 2020, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.


NOTARY: 
PRINT OR STAMP NAME HERE

May 24, 2023
MY COMMISSION EXPIRES

STATE OF TEXAS:
COUNTY OF TRAVIS:

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED ELLYN YACKTMAN, KNOWN TO BE THE PERSON OR AGENT WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT SHE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS THE 15 DAY OF JANUARY, 2020, A.D., NOTARY PUBLIC IN AND FOR TRAVIS COUNTY, TEXAS.

NOTARY: 
PRINT OR STAMP NAME HERE

May 24, 2023
MY COMMISSION EXPIRES

JURISDICTION:

THIS SUBDIVISION PLAT IS LOCATED WITHIN THE FULL PURPOSE JURISDICTION OF THE CITY OF AUSTIN, THIS THE _____ DAY OF _____, 202____, A.D.

APPROVED, ACCEPTED AND AUTHORIZED FOR RECORD BY THE DIRECTOR, DEVELOPMENT SERVICES DEPARTMENT, CITY OF AUSTIN, COUNTY OF TRAVIS, THIS THE _____ DAY OF _____, 202____ AD.

DENISE LUCAS, DIRECTOR
DEVELOPMENT SERVICES DEPARTMENT

ACCEPTED AND AUTHORIZED FOR RECORD BY THE ZONING AND PLATTING COMMISSION OF THE CITY OF AUSTIN, TEXAS,

ON THIS THE _____ DAY OF _____, 202____ AD.

JOLENE KIOLBASSA, CHAIR

ANA AGUIRRE, SECRETARY

NOTES:

1. NO LOT IN THIS SUBDIVISION SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY.
2. ELECTRIC SERVICE TO THIS SUBDIVISION SHALL BE PROVIDED BY AUSTIN ENERGY.
3. WATER/WASTEWATER SERVICE WILL BE PROVIDED BY THE CITY OF AUSTIN WATER & WASTEWATER UTILITY.
4. ALL STREETS, DRAINAGE, SIDEWALKS, EROSION CONTROLS, AND WATER AND WASTEWATER LINES ARE REQUIRED TO BE CONSTRUCTED AND INSTALLED TO CITY OF AUSTIN STANDARDS, LDC 25-6-171(a).
5. PRIOR TO CONSTRUCTION ON LOTS IN THIS SUBDIVISION, DRAINAGE PLANS MUST BE SUBMITTED TO THE CITY OF AUSTIN FOR REVIEW. RAINFALL RUNOFF SHALL BE HELD TO THE AMOUNT EXISTING AT UNDEVELOPED STATUS BY PONDING OR OTHER APPROVED METHODS. ALL PROPOSED CONSTRUCTION OR SITE ALTERATION ON LOTS 3A AND 3B, BLOCK "E" REQUIRES APPROVAL OF A SEPARATE DEVELOPMENT PERMIT.
6. THE OWNER OF THIS SUBDIVISION, AND HIS OR HER SUCCESSORS AND ASSIGNS, ASSUMES RESPONSIBILITY FOR THE PLANS FOR CONSTRUCTION OF SUBDIVISION IMPROVEMENTS WHICH COMPLY WITH APPLICABLE CODES AND REQUIREMENTS OF THE CITY OF AUSTIN. THE OWNER UNDERSTANDS AND ACKNOWLEDGES THAT PLAT VACATION OR REPLATTING MAY BE REQUIRED, AT THE OWNER'S SOLE EXPENSE, IF PLANS TO CONSTRUCT THIS SUBDIVISION DO NOT COMPLY WITH SUCH CODES AND REQUIREMENTS.
7. BUILDING SETBACK LINES SHALL BE IN CONFORMANCE WITH CITY OF AUSTIN ZONING ORDINANCE REQUIREMENTS.
8. NO BUILDINGS, FENCES, LANDSCAPING OR OTHER STRUCTURES 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 OWNERS OR HIS ASSIGNS.
10. PROPERTY OWNERS SHALL PROVIDE FOR ACCESS TO DRAINAGE EASEMENTS AS MAY BE NECESSARY BE NECESSARY AND SHALL NOT PROHIBIT ACCESS BY GOVERNMENTAL AUTHORITIES.
11. AUSTIN ENERGY HAS THE RIGHT TO PRUNE AND/OR REMOVE TREES, SHRUBBERY AND OTHER OBSTRUCTIONS TO THE EXTENT NECESSARY TO KEEP THE EASEMENTS CLEAR. AUSTIN ENERGY WILL PERFORM ALL TREE WORK IN COMPLIANCE WITH CHAPTER 25-A, SUBCHAPTER B OF THE CITY OF AUSTIN LAND DEVELOPMENT CODE.
12. 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 ELECTRICAL FACILITIES. THESE EASEMENTS AND/OR ACCESS ARE REQUIRED, TO PROVIDE ELECTRIC SERVICE TO THE BUILDING AND WILL NOT BE LOCATED SO AS TO CAUSE THE SITE TO BE OUT OF COMPLIANCE WITH CHAPTER 25-8 OF THE CITY OF AUSTIN L.D.C.
13. THE OWNER SHALL BE RESPONSIBLE FOR INSTALLATION OF TEMPORARY EROSION CONTROL, REVEGETATION AND TREE PROTECTION. IN ADDITION, THE OWNER SHALL BE RESPONSIBLE FOR ANY INITIAL TREE PRUNING 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.
14. THIS SUBDIVISION SHALL BE DEVELOPED, CONSTRUCTED AND MAINTAINED IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF CHAPTER 25 OF THE LAND DEVELOPMENT CODE.
 - (a) EROSION AND SEDIMENTATION CONTROLS ARE REQUIRED FOR ALL CONSTRUCTION ON EACH LOT, PURSUANT TO THE LDC AND THE ENVIRONMENTAL CRITERIA MANUAL.
 - (b) MAINTENANCE OF WATER QUALITY CONTROLS REQUIRED ABOVE SHALL BE TO THE STANDARDS AND SPECIFICATIONS CONTAINED IN THE LDC AND THE ENVIRONMENTAL CRITERIA MANUAL AND OTHER ORDINANCES AND REGULATIONS OF THE CITY OF AUSTIN.
 - (c) FOR A MINIMAL TRAVEL DISTANCE OF 25 FEET FROM THE ROADWAY EDGE, DRIVEWAY GRADES MAY EXCEED 14% ONLY WITH WRITTEN APPROVAL OF THE SURFACE AND GEOMETRIC DESIGN PROPOSAL BY THE TRANSPORTATION AND PUBLIC WORKS, AND PLANNING AND DEVELOPMENT DEPARTMENTS OF THE CITY OF AUSTIN.
15. 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 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.
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 DEVELOPMENT OF THE LOTS IN THIS SUBDIVISION IS THE RESPONSIBILITY OF THE DEVELOPER AND/OR THE OWNERS OF THE LOTS. FAILURE TO CONSTRUCT ANY REQUIRED INFRASTRUCTURE TO CITY STANDARDS MAY BE JUST CAUSE FOR THE CITY TO DENY APPLICATIONS FOR CERTAIN DEVELOPMENT PERMITS, SITE PLAN APPROVALS, AND/OR CERTIFICATES OF OCCUPANCY.
17. PUBLIC SIDEWALKS, BUILT TO THE CITY OF AUSTIN STANDARDS, ARE REQUIRED ALONG HYRIDGE DRIVE AS SHOWN BY A DOTTED LINE ON THE FACE OF THE PLAT. THE REQUIRED SIDEWALKS SHALL BE IN PLACE PRIOR TO THE LOT BEING OCCUPIED. FAILURE TO CONSTRUCT THE REQUIRED SIDEWALKS MAY RESULT IN THE WITHHOLDING OF CERTIFICATES OF OCCUPANCY, BUILDING PERMITS, OR UTILITY CONNECTIONS BY THE GOVERNING BODY OR UTILITY COMPANY. LDC 25-6-351
18. A 10 FOOT ELECTRIC AND TELECOMMUNICATIONS EASEMENT IS HEREBY DEDICATED ALONG THE ROW OF HYRIDGE DRIVE.
19. ALL RESTRICTIONS AND NOTES FROM THE PREVIOUS EXISTING SUBDIVISION, WESTOVER HILLS SECTION FOUR PHASE TWO, AS RECORDED IN VOLUME 52, PAGE 87, PLAT RECORDS, TRAVIS COUNTY, TEXAS, SHALL APPLY TO THIS RESUBDIVISION PLAT.
20. THIS SUBDIVISION IS LOCATED OVER THE EDWARDS AQUIFER RECHARGE ZONE.
21. THE OWNERS OF LOT 3, BLOCK "E", SHALL REALIGN THE EXISTING SEWER SERVICE LINE SO THAT IT WILL NOT CROSS COMMON LOT LINES.
22. THIS PROJECT IS SUBJECT TO THE VOID AND FLOW MITIGATION RULE (CITY OF AUSTIN ENVIRONMENTAL CRITERIA MANUAL AND CITY OF AUSTIN STANDARD SPECIFICATIONS MANUAL).
23. PRIOR TO CONSTRUCTION, EXCEPT DETACHED SINGLE FAMILY ON ANY LOT IN THIS SUBDIVISION, A SITE DEVELOPMENT PERMIT MUST BE OBTAINED FROM THE CITY OF AUSTIN (LDC 25-5-1).
24. FOR MAINTENANCE OF THE DETENTION FACILITY, SEE AGREEMENT FILED IN DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.
25. SLOPES IN EXCESS OF 15% EXIST ON LOT 3A AND 3B. CONSTRUCTION ON SLOPES IS LIMITED PER LAND DEVELOPMENT CODE.
26. A FEE-IN LIEU OF PARKLAND DEDICATION AND PARK DEVELOPMENT HAS BEEN PAID FOR ONE RESIDENCE NO FEE WAS CHARGED FOR THE EXISTING RESIDENCE. IF ADDITIONAL RESIDENCES ARE PLANNED, ADDITIONAL FEES MAY BE ASSESSED AT THE TIME OF BUILDING PERMIT.
27. THE DRIVEWAY FOR THE SITE SHALL BE LOCATED IN A POSITION THAT MAXIMIZES THE VISIBILITY OF A VEHICLE TO THE ADJACENT INTERSECTION.
28. ALL STREETS WILL BE CONSTRUCTED TO THE CITY OF AUSTIN STANDARDS. LDC 25-6-171(a).
29. FOR IMPERVIOUS COVER LIMITATIONS ON LOT 3A & 3B, SEE RESTRICTIVE COVENANT FILED IN DOCUMENT NO. _____, OFFICIAL PUBLIC RECORDS, TRAVIS COUNTY, TEXAS.

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, DANA DEBEAUVOIR, CLERK OF TRAVIS COUNTY, TEXAS, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING AND IT'S CERTIFICATE OF AUTHENTICATION WAS FILED

FOR RECORD IN MY OFFICE ON THE _____ DAY OF _____, 202____, A.D. AT

_____ O'CLOCK _____ M., DULY RECORDED ON THE ____ DAY OF _____,

202____ A.D. AT _____ O'CLOCK _____ M., PLAT RECORDS IN SAID COUNTY AND STATE IN

DOCUMENT NO. _____ OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS.

DANA DEBEAUVOIR, COUNTY CLERK TRAVIS COUNTY, TEXAS

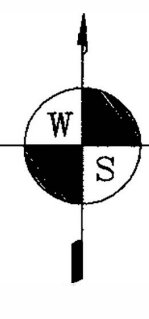
DEPUTY

PROJECT DATA

OWNER: STEPHEN YACKTMAN & ELLYN YACKTMAN
3571 FAR WEST BOULEVARD #82
AUSTIN, TEXAS 78731

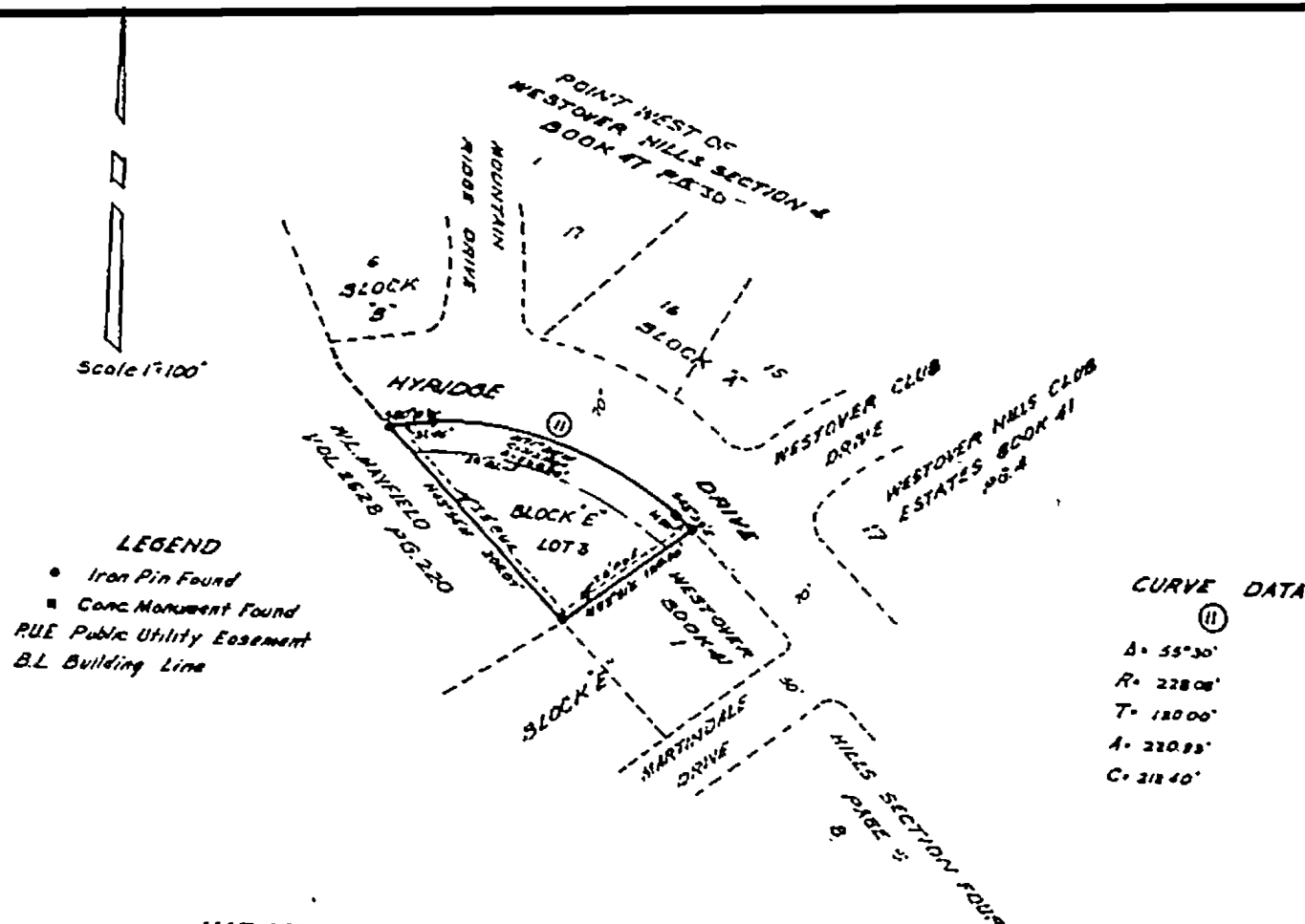
LEGAL DESCRIPTION: BEING 0.4329 ACRE OF LAND—LOT 3, BLOCK "E" WESTOVER HILLS SECTION FOUR PHASE TWO, A SUBDIVISION IN TRAVIS COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN VOLUME 52, PAGE 87, PLAT RECORDS TRAVIS COUNTY, TEXAS.

TWO LOTS/ONE BLOCK
SUBMITTAL DATE: JUNE 20, 2019


WATERLOO SURVEYORS INC.
PO BOX 160176
AUSTIN, TEXAS 78716-0176
Phone: 512-481-9602
www.waterloosurveyors.com
T.B.P.L.S. FIRM#10124400
J15568P

CASE # C8-2019-0100.0A

PAGE 2 OF 2



WESTOVER HILLS SECTION FOUR
PHASE TWO

THE STATE OF TEXAS:
COUNTY OF TRAVIS :

KNOW ALL MEN BY THESE PRESENTS, That Westover Hills of Texas, Inc., a corporation organized and existing under the laws of the State of Texas, acting herein by and through its President, W.L. Mayfield, owner of 0.443 acres of land out of the James Mitchell Survey No. 17 in the City of Austin, Travis County, Texas conveyed to it by deed recorded in Volume 9977, Page 680 of the Deed Records of Travis County, Texas, does hereby subdivide said 0.443 acres to be known as WESTOVER HILLS SECTION 4, PHASE TWO and does adopt this map of subdivision hereby dedicating to the public use the streets and easements shown hereon.

WESTOVER HILLS OF TEXAS, INC.

W. L. Mayfield
W. L. Mayfield, President

THE STATE OF TEXAS:
COUNTY OF TRAVIS :

BEFORE ME, the undersigned authority, on this day personally appeared W.L. Mayfield known to me to be the person whose name is subscribed to the foregoing instrument of writing and who acknowledged to me that this was the act and deed of the said corporation and that he executed the same for the purposes and considerations therein expressed and in the capacity stated.

APPROVED FOR ACCEPTANCE:

1-13-71
Date

ACCEPTED AND AUTHORIZED FOR RECORD BY THE CITY PLANNING COMMISSION, CITY OF AUSTIN, TEXAS, this the 13 day of Jan., 1971, A.D.

Secretary

FILED FOR RECORD: At 11 o'clock a.M., this the 18 day of January, 1971, A.D.

Deputy

THE STATE OF TEXAS:
COUNTY OF TRAVIS :

I, Doris Shropshire, Clerk of the County Court within and for the County and State aforesaid do hereby certify that the foregoing instrument of writing with its Certificate of Authentication was filed for record in my office on the 11 day of Jan., 1971, A.D., at 11 o'clock a.M., and duly recorded on the 18 day of Jan., 1971, A.D., at 4:52 o'clock a.M., in the Plat Records of said County and State in Plat Book 52 Page 87.

Deputat

SURVEYED BY:

BRYANT-CURINGTON, INC.

REGISTERED PROFESSIONAL

DATE _____

70.354X DRAWN BY LG

C8s-71-1

← 8701-8717 Mountain Ridge Dr



4221 Hyridge Dr
Austin, Texas
Google

Street View - Jul 2019

Apr 2011

2011 2019



← 8701-8717 Mountain Ridge Dr



4202 Hyridge Dr
Austin, Texas
Google

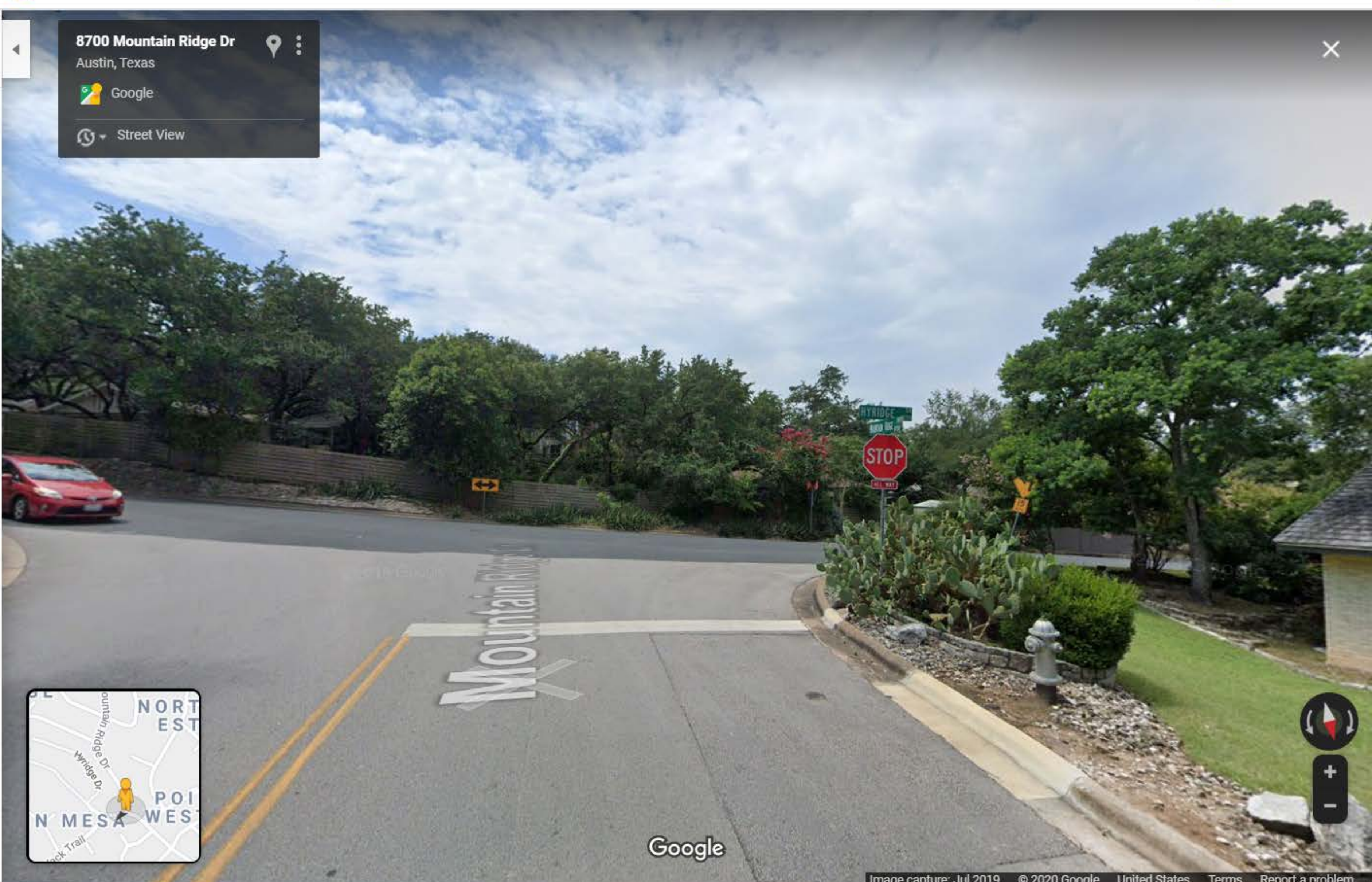
Street View - Jul 2019

Jun 2014

2014 2019



← 8701-8717 Mountain Ridge Dr



8700 Mountain Ridge Dr
Austin, Texas

Google

Street View



PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
 - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2019-0100.0A

Contact: Cesar Zavala, 512-974-3404 or

Cindy Edmond, 512-974-3437

Public Hearing: Sept. 1, 2020, Zoning and Platting Commission

Gabrielle Field

Your Name (please print)

☐ I am in favor
☒ I object

8701 Mountain Ridge Dr. Austin, TX 78759

Your address(es) affected by this application

Gabrielle Field

Signature

8/31/20

Date

Daytime Telephone: 512-799-6473

Comments: • I object to the resubdivision of lot 3 block E in Westover Hills as another driveway on Hyridge would cause safety issues due to the curvature of the road.

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

City of Austin – Development Services Department – Land Use

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

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: C8-2019-0100.0A

Contact: Cesar Zavala, 512-974-3404 or
Cindy Edmond, 512-974-3437

Public Hearing: Sept. 1, 2020, Zoning and Platting Commission

Mr + Mrs Bobbie van Ermel Scherer
Your Name (please print)

☒ I am in favor
☐ I object

8702 Wildridge Dr. Austin, TX 78759-1327
Your address(es) affected by this application

Mrs Bobbie van Ermel Scherer
Signature

August 21, 2020
Date

Daytime Telephone: _____

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin – Development Services Department – Land Use
Cesar Zavala
P. O. Box 1088
Austin, TX 78767-8810

From: David Dubin <David@dubinadvisorygroup.com>
Sent: Monday, August 03, 2020 10:00 AM
To: Zavala, Cesar
Subject: re: #CB-2019-0100.0A, Aug 4th, 2020 Public Hearing, Zoning, & Platting

*** External Email - Exercise Caution ***

Dear Cesar,

My family and I reside at 8609 Green Vly. Austin, Texas 78759, and we wanted to express our opposition to the resub of this lot. The owners have never resided on this property, adding another structure would cause the removal of a live oak tree, and it will add an additional driveway into Hyridge, which is a street that is not targeted for higher density by the city. Please feel free to contact me with any questions

Best,

David Dubin, Ph.D.

Industrial/Organizational Psychology

Managing Partner at Dubin Advisory Group

Cell: 512-947-5688

LinkedIn: <https://www.linkedin.com/in/david-dubin-phd-36177920/>

Website: <http://dubinadvisorygroup.com/>

E-Mail: David@DubinAdvisoryGroup.com

CONFIDENTIALITY NOTICE: This communication is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and exempt from disclosure under applicable law. If you are not the intended recipient, you are notified that any use, dissemination, distribution, or copying of the communication is strictly prohibited.

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PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8-2019-0100.0A

Contact: Cesar Zavala, 512-974-3404 or

Cindy Edmond, 512-974-3437

Public Hearing: Sept. 1, 2020, Zoning and Platting Commission

Den Carrington

Your Name (please print)

8707 Mountain Ridge Dr, Austin TX 78759

Your address(es) affected by this application

Nor Compton

Signature

Date

Daytime Telephone:

512-633-5554

Comments:

This will create an even more dangerous intersection. There are already several driveways it is on on iacine, it is in a curve and is a a major cut-through route to area schools. There are approx 15 driveways within 150 ft (a ongoing 30mph requires 45' to stop), no sidewalks, near a local swimming club, lots of people walking, and wet good lines of site.

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

City of Austin – Development Services Department – Land Use

Cesar Zavala

P. O. Box 1088

Austin, TX 78767-8810

From: Don Carrington <don@carringtonroofs.com>
Sent: Tuesday, August 25, 2020 3:15 PM
To: Zavala, Cesar; Edmond, Cindy
Subject: Fwd: C8-2019-0100.0A

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Please, see forwarded email and document regarding case number C8-2019-0100.0A. Thank you.

Respectfully,
Don Carrington

----- Forwarded message -----

From: Don Carrington <don@carringtonroofs.com>
Date: Tue, Aug 25, 2020 at 12:57 PM
Subject: C8-2019-0100.0A
To: <cindy.edmond@austin.tx.gov>

Cindy,

Attached are my written objections to the proposed resubdivision of the lot located at 4201 Hyridge Dr. I do not understand how this could even be considered because it would put the curb cut for a driveway into the intersection itself. Surely, there are guidelines and/or restrictions that would not allow that. It seems all of this effort (mailings, scheduling, hearings, etc) is not a good use of tax dollars and, in my opinion, should have been nixed when this first came up in the past. This is not my first response to this issue.

To recap what I have written and signed:

It would make a dangerous intersection even more dangerous.

It is in a curve and on an incline.

There are approx 15 driveways within 150' plus 2 other intersections.

It is on a major cut-through route to area schools, including a high school.

Sidewalks are few.

Lots of people walking with inadequate lines of sight.

The house located at 8700 Mountain Ridge Dr has had several cars crash into it because of the incline and curve (the previous owner had big rocks placed at the corner of his lot to act as a barricade to protect his property)

Thank you for your attention to this and your consideration of these matters.

Respectfully,
Don Carrington

From: Maria Winchell <winchellorama@gmail.com>
Sent: Monday, August 03, 2020 9:02 AM
To: Zavala, Cesar
Subject: Case # C8-2019-0100.0A

*** External Email - Exercise Caution ***

RE: Public Hearing August 4, 2020, Zoning & Platting Commission

Mr Zavala,

I am writing to object to the proposed resubdivision of 4201 Hyridge Dr. by Avalon Engineering & Land Development, & owners, Stephen & Ellyn Yacktmann. The owners of the property seeking this subdivision have never used this property as a residence. Dividing the current small, wooded lot so that another structure can be added will mean uprooting lovely old trees & adding another driveway entrance to a neighborhood road. And, Hyridge is not a major artery area where adding housing density has been targeted by the city.

Thank you for your consideration,
David Spence (512-554-9350) & Maria Winchell (512-576-1658)
8607 Green Valley, Austin, Tx 78759

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