



# Travis County Commissioners Court Agenda Request

**Meeting Date:** December 13, 2011

**Prepared By:** Michael Hettenhausen Phone #: 854-7563

**Division Director/Manager:** Anna Bowlin, Division Director, Development Services

**Department Head/Title:** *Charles B. Johnson*  
Steven M. Manilla, P.E., County Executive-TNR

**Sponsoring Court Member:** Commissioner Davis, Precinct One

## **AGENDA LANGUAGE:**

Consider and take appropriate action on the following requests:

- A) Village at Northtown Revised Preliminary Plan (Revised Preliminary Plan - 3 total lots (1 retail lot and 2 single-family attached lots) - 27.9 acres - Heatherwilde Boulevard);
- B) Village at Northtown Section Two Preliminary Plan (Preliminary Plan - 78 total lots (76 single-family attached lots and 2 condominium lots) - 18.75 acres - Harris Ridge Boulevard); and
- C) Village at Northtown Phasing Agreement between Travis County and Village at Northtown, Ltd. in Precinct One.

## **BACKGROUND/SUMMARY OF REQUEST:**

A. The original Village at Northtown Preliminary Plan was approved in 2003 with a Land Use Plan and other agreements and ordinances between the City of Austin, the Northtown Municipal Utility District, and the developer. The original plan states any major changes to the preliminary plan would require a new preliminary plan application to be reviewed and approved by the Single Office. Also, Title 30 states that if a preliminary plan revision increases the number of dwelling units, which this revision does by increasing the size of the residential lot, a new preliminary plan application is required (30-2-61(D)(2)(c)). The applicant has submitted a preliminary plan revision to change the configuration of lots 2 and 3, Block D, and to add Lot 1, Block D, for a total of three lots on 27.9 acres. Water and wastewater will be provided by the Northtown Municipal Utility District;

B. Through meetings with Single Office staff and the applicant, it was decided that an additional preliminary plan, titled Village at Northtown Section 2 Preliminary Plan, was required to add public right-of-way (Shannon Elise Lane and Jefferson Craig Lane), 76 single-family attached lots, and 2 condominium lots to the new Lot 1, Block D of the proposed revised preliminary plan. However, since a property cannot have more than one preliminary plan, the newly created Lot 1 Block D will be withdrawn from the Village at Northtown Revised Preliminary Plan, and a note placed on the plan to reference the Village at Northtown Section 2 Preliminary Plan to reference

the reconfiguration that resulted in the public right-of-way and single family attached lots; and

C. A phasing agreement to be entered into between Travis County and the Village at Northtown, Ltd., which outlines the timeline for improvements to the local roadway network based on the development of lots within the Village at Northtown Revised Preliminary Plan and the Village at Northtown Section Two Preliminary Plan.

**STAFF RECOMMENDATIONS:**

As both preliminary plans meet all Single Office standards and were approved by the City of Austin's Zoning and Platting Commission on September 6, 2011, and the proposed phasing agreement has been approved by staff and county attorneys, Single Office staff recommends approval of items A, B, and C.

**ISSUES AND OPPORTUNITIES:**

Notification of the preliminary plan application's hearing at the City of Austin's Zoning and Platting Commission (ZAP) was mailed to all current owners of property and all registered neighborhood associations within 500 feet of the proposed subdivision. These addresses were obtained from the Travis Central Appraisal District current tax rolls. Single Office records show that all property owners that are required to be notified under Title 30 were notified. Although staff did receive several notices objecting to the preliminary plans, the objections did not involve the preliminary plan revisions (please see attached notices).

**FISCAL IMPACT AND SOURCE OF FUNDING:**

None.

**EXHIBITS/ATTACHMENTS:**

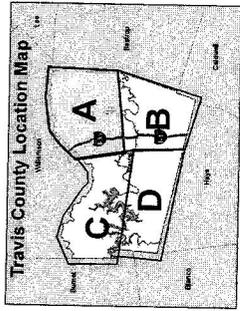
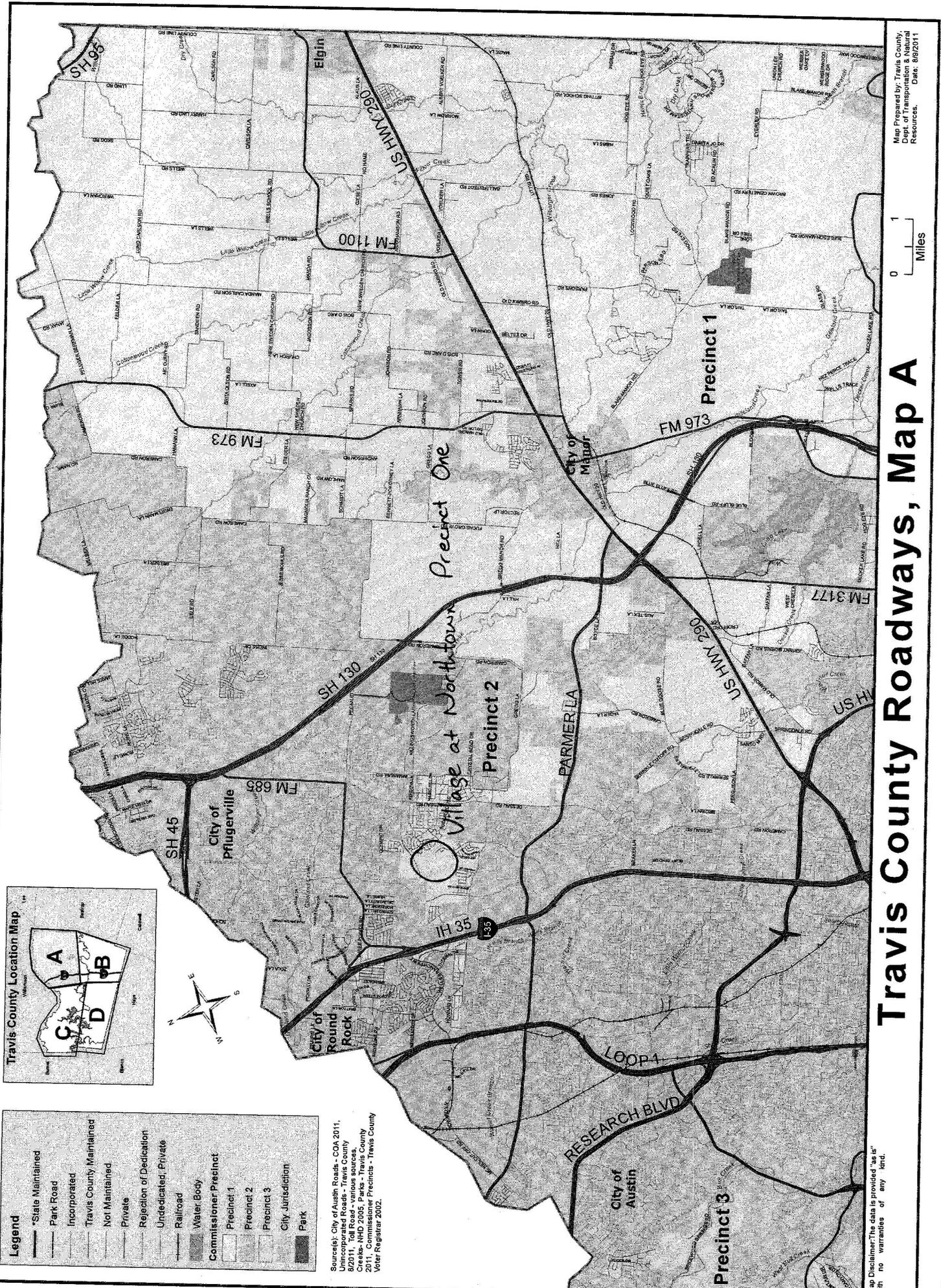
- Precinct & Location map
- Village at Northtown Revised Preliminary Plan
- Village at Northtown Section Two Preliminary Plan
- Copy of proposed phasing agreement
- Copy of returned City of Austin notices

**REQUIRED AUTHORIZATIONS:**

Cynthia McDonald	Financial Manager	TNR	854-4239
Steve Manilla	County Executive	TNR	854-9429

**CC:**

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**Legend**

- State Maintained
- Park Road
- Incorporated
- Travis County Maintained
- Not Maintained
- Private
- Rejection of Dedication
- Undedicated, Private
- Railroad
- Water Body
- Commissioner Precinct
- Precinct 1
- Precinct 2
- Precinct 3
- City Jurisdiction
- Park

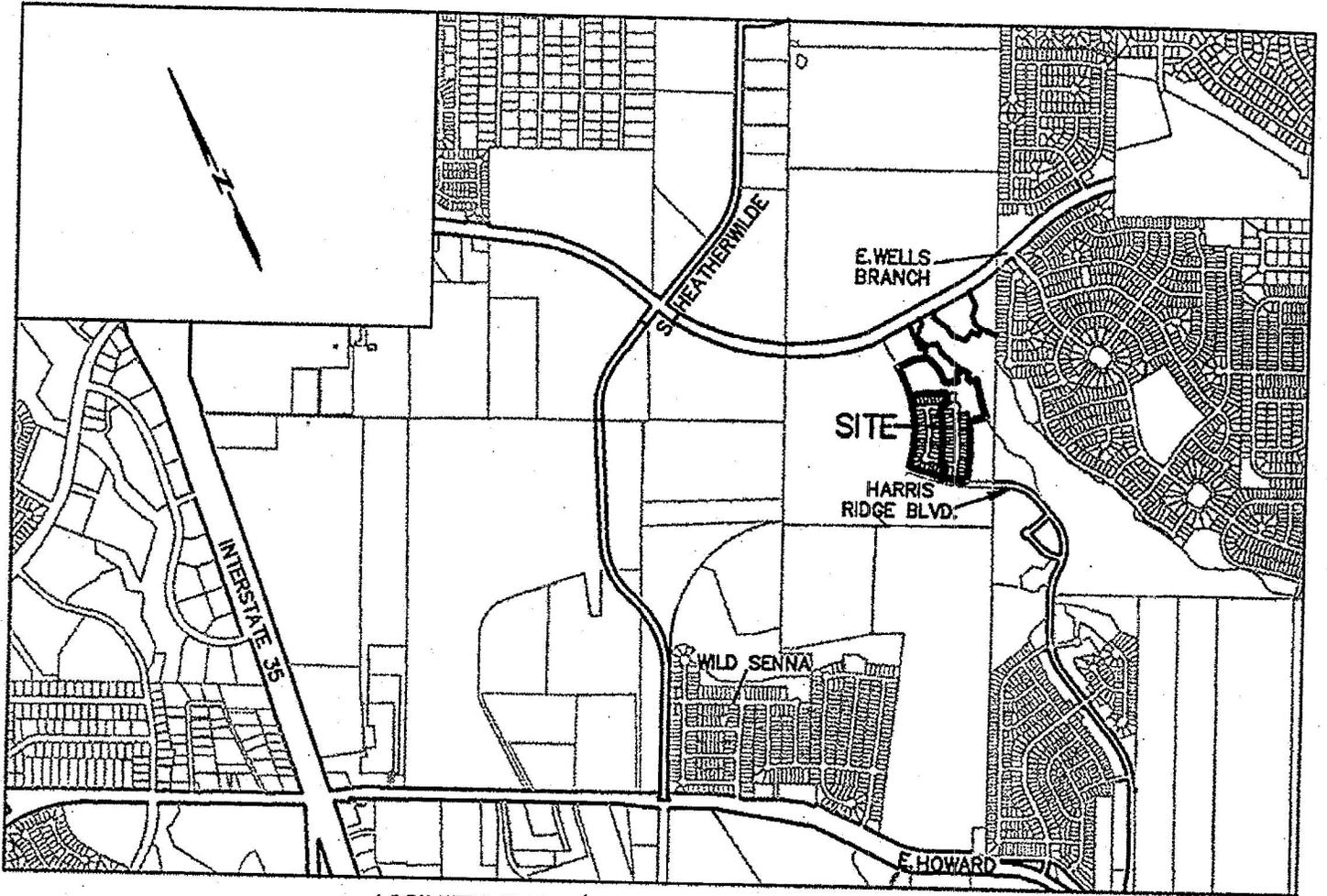
Source(s): City of Austin Roads - COA 2011, Incorporated Roads - Travis County 8/2011, Countywide Road Inventory - Travis County 2011, GISD 2005, Park Roads - Travis County 2011, Commissioner Precincts - Travis County Voter Registrar 2002.

Map Disclaimer: The data is provided "as is" with no warranties of any kind.

# Travis County Roadways, Map A

Map Prepared by: Travis County, Dept. of Transportation & Natural Resources, Date: 8/6/2011





VICINITY MAP (NOT TO SCALE)





DATE: 08/15/10  
 SHEET: 2 OF 3  
 PROJECT: VILLAGE AT NORTHTOWN  
 REVISIONS: [Table with columns for Date, Description, and By]

CAI-03-0189.02

NO.	DATE	DESCRIPTION
1	08/15/10	ISSUED FOR PERMITTING
2	08/15/10	ISSUED FOR PERMITTING
3	08/15/10	ISSUED FOR PERMITTING

# VILLAGE AT NORTHTOWN REVISED PRELIMINARY PLAN



**CA**  
 Cunningham | Allen, Inc.  
 Engineers & Surveyors  
 9400 E. 122nd Street  
 Denver, CO 80231  
 www.cunningham-allen.com  
 303.755.4000

DATE: 08-15-10





COPY

VILLAGE AT NORTHTOWN  
PHASING AGREEMENT

STATE OF TEXAS           §  
  §  
COUNTY OF TRAVIS       §

THIS AGREEMENT is made and entered into by and between Village @ Northtown, Ltd. (the "Developer"), and Travis County, Texas (the "County"), hereinafter collectively referred to as the "Parties", for the purposes and consideration stated.

WHEREAS, the Developer has previously obtained approval of a preliminary subdivision plan for the Village at Northtown, Case No. C8J-03-0159.01, a copy of which is attached as Exhibit "A" (the "Approved Preliminary"); and

WHEREAS, the Developer has applied for approval of certain revisions to the Approved Preliminary, in Case No. C8J-03-0159.02, which revisions are shown by the attached Exhibit "B" (the "Revised Preliminary"); and

WHEREAS, the Developer has also applied for approval of a additional revisions to the Approved Preliminary, called Village at Northtown, Section 2 Preliminary Plan, Case No. C8J-2010-0062, a copy of which is attached as Exhibit "C" (the "Section 2 Preliminary"); and

WHEREAS, the real property shown as platted by Exhibit "A" shall sometimes be referred to herein as "the Village Property"; and the Developer is the current owner of all the Village Property except for (i) that portion of the Village Property adjacent to Harris Ridge Blvd. which is shown on Exhibit "A" as Lot 6, Block C and presently owned by the Pflugerville Independent School District, and (ii) the rights-of-way of E. Wells Branch Parkway, Heatherwilde Blvd. and Harris Ridge Blvd. which have been dedicated to the County; and

WHEREAS, the Developer and the County desire to provide a plan for the orderly extension of John Henry Faulk Dr. from E. Wells Branch Parkway to Harris Ridge Blvd. in connection with the approval of the Revised Preliminary and the Section 2 Preliminary, and the development of certain other parts of the Village Property described more particularly as follows (the "Subject Tracts"):

1. The lots in future final plats of the land covered by the Section 2 Preliminary;
2. The following lots shown on Exhibit "B" attached hereto:

Lots 3, 5 and 6, Block B, and that portion of Lot 2, Block B which is located north of a line running from the south corner of Lot 3, Block B as shown on Exhibit "B" attached hereto to the intersection of the south right-of-way line of Harris Ridge Blvd. and the future east right-of way line for John Henry Faulk Dr.

NOW, THEREFORE, in consideration of the premises and the promises contained herein, the Parties agree as follows:

1. In the phased development of the Subject Tracts, the Revised Preliminary and the Section 2 Preliminary will be approved, subject to compliance with the applicable provisions of the Title 30 of the Austin City Code and the Travis County Standards for Construction of Streets and Drainage in Subdivisions (the "County Standards") which are not inconsistent with this Agreement. Notes will be required on the Revised Preliminary and the Section 2 Preliminary making them subject to this Agreement.
2. In the phased development of the Subject Tracts, any future final plat of the land covered by the Section 2 Preliminary that contains the part of the proposed right-of-way of Shannon Elise Lane which connects to the proposed right-of-way of John Henry Faulk Dr. will be subject to compliance with the applicable provisions of the Title 30 of the Austin City Code and the Travis County Standards for Construction of Streets and Drainage in Subdivisions which are not inconsistent with this Agreement, and subject to compliance with the following requirements:
  - a. Such future final plat will be held in abeyance and not recorded until the full width of the right-of-way for John Henry Faulk Dr. is dedicated by street dedication deed from E. Wells Branch Parkway to the southerly right-of-way line of Shannon Elise Lane as shown on the Phase 2 Preliminary attached as **Exhibit "C"**.
  - b. Furthermore, such future final plat will be held in abeyance and not recorded until the easterly one-half of the John Henry Faulk Dr. is properly constructed from E. Wells Branch Parkway to the southerly right-of-way line of Shannon Elise Lane pursuant to construction plans approved by the City of Austin and by the County subsequent to the approval of the future final plat or fiscal surety has been posted for such construction.

A future final plat of the land covered by the Section 2 Preliminary will not be required to contain the part of the proposed right-of-way of Shannon Elise Lane which connects to the proposed right-of-way of John Henry Faulk Dr. if it connects to Harris Ridge Blvd. and contains fewer than 100 lots and/or condominium units.
3. In the phased development of the Subject Tracts, at such time as a multifamily residential lot fronting on any portion of the proposed westerly right-of-way line of John Henry Faulk Dr. between Shannon Elise Lane and Harris Ridge Blvd. is final platted, or the retail lot shown as Lot 6, Block B on **Exhibit "B"** is final platted, whichever is earlier, then (a) the full width of the right-of-way for John Henry Faulk Dr. between E. Wells Branch Parkway and Harris Ridge Blvd. shall be dedicated (to the extent that it has not already been dedicated pursuant to the terms of Paragraph 3 above or otherwise), and (b) fiscal surety shall be posted for the construction of the full width of John Henry Faulk Dr. from E. Wells Branch Parkway to the southerly right-of-way line of Harris Ridge Blvd. (to the extent that it has not already been constructed pursuant to the terms of Paragraph 2 above or otherwise).

4. Any right-of-way dedications for John Henry Faulk Dr. which are made by street dedication deed, or other easements related thereto, shall be in an approved County form and must be consented to by any lienholder on the areas to be dedicated, and shall be free from any encumbrances, conditions, restrictions, rights, or interest, which may, in the reasonable opinion of the County Attorney's Office adversely affect the County's ability to use the right-of-way or easements for their intended purposes.
5. The County and its officers, employers, successors and assigns will not be liable or responsible for and shall be held harmless by the Developer from any claims, losses, damages, causes of actions, suits, and liability of any kind for personal injury or death or property damage arising out of or in connection with any actions by or negligence of the Developer under the terms of his Agreement.
6. Miscellaneous
  - a. Beneficiaries. This Agreement will be binding upon and inure to the benefit of the Parties and their successors and assigns.
  - b. Restrictive Covenant. This Agreement touches and concerns real property located in Travis County, Texas, and, if recorded, will constitute a covenant running with the land. However, this Agreement will not affect the title to the land conveyed to purchasers of individual lots in future final plats of the land covered by the Section 2 Preliminary, after any such future final plats are finally approved and recorded, or purchasers of any part of the Village Property not included within the Subject Tracts (which are not associated with the obligations to dedicate or construct John Henry Faulk Rd.), who will take their interests free and clear of the conditions of this Agreement without the necessity of any release or consent by the County.
  - c. Amendment to Agreement. Any revision, modification, or amendment of this Agreement will be effective only when reduced to writing and signed by the County and current owners of the portion(s) of the Subject Tracts affected by the amended provisions. **NO OFFICIAL, AGENT, OR EMPLOYEE OF THE COUNTY HAS ANY AUTHORITY, EITHER EXPRESS, OR IMPLIED TO AMEND OR MODIFY THIS AGREEMENT EXCEPT PURSUANT TO SUCH EXPRESS AUTHORITY AS MAY BE DELEGATED BY THE COMMISSIONERS COURT.**
  - d. Assignment by the Developer. The rights, duties, and responsibilities of the Developer may be assigned only with the consent of the County, which will not be unreasonably withheld or unduly delayed.
  - e. Entire Agreement. This is the entire agreement between the Parties with respect to the subject matter hereof. As of this date, there are no other agreements or representations, oral or written, between the Parties in conflict with this Agreement.

- f. Notice. Any notices hereunder will be in writing, and addressed to the respective party at the address set forth below for each party, (i) by personal delivery, (ii) by US Mail, certified or registered, return receipt requested, postage prepaid, or (iii) by FedEx or other nationally recognized overnight courier service. Notice deposited in the US Mail in the manner hereinabove described will be effective on the earlier of the date of actual receipt or three days after the date of such deposit. Notice given in any other manner shall be effective only if and when received by the party to be notified.

Developer: Village @ Northtown, Ltd.  
Attn: Clifton E. Lind  
# 2 Las Brisas  
Austin, TX, 78746

Copy to: James M. Nias  
Jackson Walker L.L.P.  
100 Congress Avenue, Suite 1100  
Austin, TX 78701

Travis County: Steven M. Manilla (or successor)  
Executive Manager, TNR  
P.O. Box 1748  
Austin, TX 78767

Copy to: David Escamilla (or successor)  
Travis County Attorney  
P.O. Box 1748  
Austin, Texas 78767

The Parties may from time-to-time change their respective addresses by written notice to the other party.

- g. Applicable Law and Venue. This Agreement shall be governed by the laws of the State of Texas, concerns real property located in Travis County, and is wholly performable in Travis County, Texas.
- h. Severability. If any of the provisions of this Agreement are held by any court of competent jurisdiction to be invalid or unconstitutional for any reason, the remainder of this Agreement will not be affected thereby and this Agreement shall be construed as if such invalid or unconstitutional portion has never been contained herein.
- i. Number and Gender. All terms or words in this Agreement, regardless of the number or gender in which they are used, shall be deemed include any other number or gender as the context may require.

EXECUTED to be effective as of the later date set forth below.

**VILLAGE @ NORTHTOWN, LTD.,**  
a Texas limited partnership

By: Village @ Northtown General  
Partner, Inc., a Texas corporation, its  
General Partner

By: \_\_\_\_\_  
Clifton E. Lind, President

Date: \_\_\_\_\_

THE STATE OF TEXAS §  
  §  
COUNTY OF TRAVIS §

This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_,  
by Clifton E. Lind, the President of Village @ Northtown General Partner, Inc., a Texas  
corporation, acting as General Partner of Village @ Northtown, Ltd., a Texas limited  
partnership, on behalf of said limited partnership.

\_\_\_\_\_  
Notary Public- State of Texas

**TRAVIS COUNTY, TEXAS**

By: \_\_\_\_\_  
Samuel T. Biscoe, County Judge

Date: \_\_\_\_\_

THE STATE OF TEXAS §  
  §  
COUNTY OF TRAVIS §

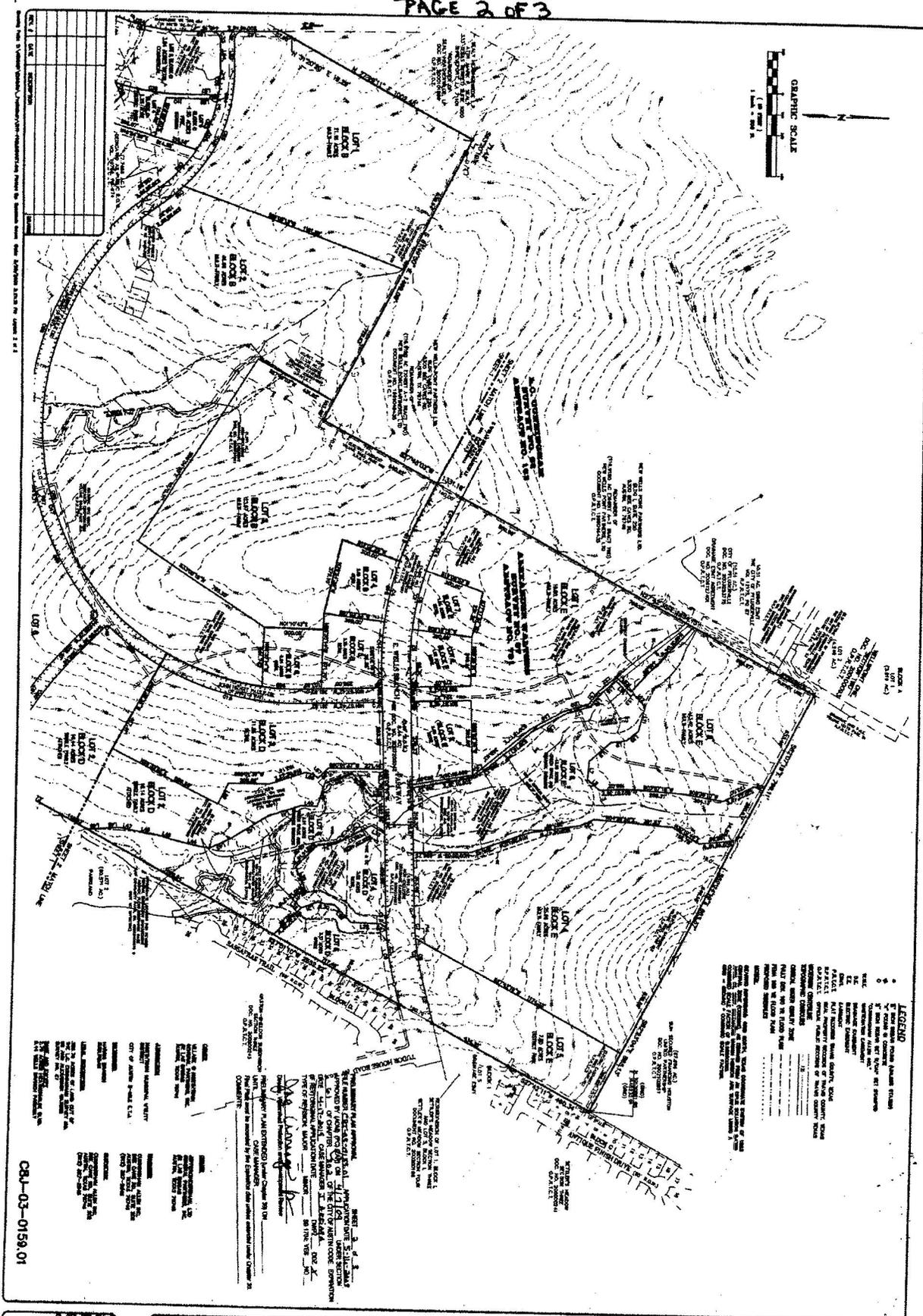
This instrument was acknowledged before me on \_\_\_\_\_, 20\_\_\_\_, by  
Samuel T. Biscoe, County Judge of Travis County, Texas, in the capacity stated.

\_\_\_\_\_  
Notary Public- State of Texas

After Recording Return to:

Travis County, Texas  
Attn: Transportation and Natural Resource Department  
P.O. Box 1748  
Austin, TX 78767





SHEET  
2 OF 3

VILLAGE AT NORTHTOWN  
PRELIMINARY PLAN



REGISTERED PROFESSIONAL ENGINEER  
STATE OF ALABAMA

**CA**  
Cunningham | Allen  
Engineers • Surveyors

3103 Bee Creek Road, Suite 202  
Auburn, Texas 76708-8818  
Tel: (817) 527-1844  
Fax: (817) 527-2873



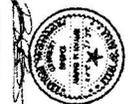




08J-03-0159.02

SHEET  
2 of 3

VILLAGE AT NORTHTOWN  
PRELIMINARY PLAN



**CA** Cunningham | Allen, Inc.  
Engineers - Surveyors  
Tel: (313) 527-3100  
www.cunninghamallen.com  
1975 E 80th St, Suite 200  
Cleveland, OH 44124

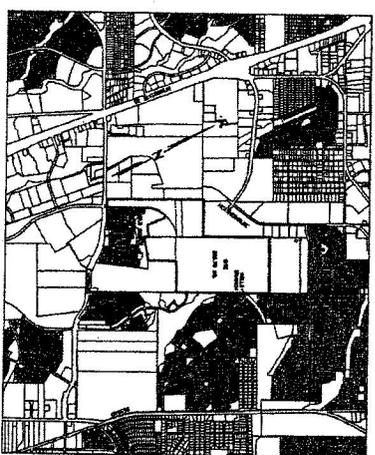
DATE  
06-15-10

1. THE PROJECT IS LOCATED IN THE UNINCORPORATED AREA OF THE CITY OF NORTH TOWN, OHIO, AS SHOWN ON THE ATTACHED MAP.
2. THE PROJECT IS A RESIDENTIAL DEVELOPMENT CONSISTING OF 100 SINGLE-FAMILY HOMES, 100 TOWNHOMES, AND 100 APARTMENTS, TOGETHER WITH COMMERCIAL AND PUBLIC UTILITIES.
3. THE PROJECT IS BEING DEVELOPED BY THE CITY OF NORTH TOWN, OHIO, AS SHOWN ON THE ATTACHED MAP.
4. THE PROJECT IS BEING DEVELOPED IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF NORTH TOWN, OHIO.
5. THE PROJECT IS BEING DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT OF THE STATE OF OHIO.
6. THE PROJECT IS BEING DEVELOPED IN ACCORDANCE WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH TOWN, OHIO.
7. THE PROJECT IS BEING DEVELOPED IN ACCORDANCE WITH THE PLANNING AND ZONING COMMISSION OF THE COUNTY OF CUYAHOGA, OHIO.
8. THE PROJECT IS BEING DEVELOPED IN ACCORDANCE WITH THE PLANNING AND ZONING COMMISSION OF THE STATE OF OHIO.
9. THE PROJECT IS BEING DEVELOPED IN ACCORDANCE WITH THE PLANNING AND ZONING COMMISSION OF THE UNITED STATES OF AMERICA.
10. THE PROJECT IS BEING DEVELOPED IN ACCORDANCE WITH THE PLANNING AND ZONING COMMISSION OF THE WORLD.

NO.	REVISION	DATE	BY	CHKD.
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NO.	REVISION	DATE	BY	CHKD.
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THE CITY OF NORTH TOWN, OHIO, HAS REVIEWED THE PRELIMINARY PLANS FOR THE PROJECT AND HAS DETERMINED THAT THE PROJECT IS IN ACCORDANCE WITH THE ZONING ORDINANCE OF THE CITY OF NORTH TOWN, OHIO. THE PROJECT IS BEING DEVELOPED IN ACCORDANCE WITH THE SUBDIVISION MAP ACT OF THE STATE OF OHIO. THE PROJECT IS BEING DEVELOPED IN ACCORDANCE WITH THE PLANNING AND ZONING COMMISSION OF THE CITY OF NORTH TOWN, OHIO. THE PROJECT IS BEING DEVELOPED IN ACCORDANCE WITH THE PLANNING AND ZONING COMMISSION OF THE COUNTY OF CUYAHOGA, OHIO. THE PROJECT IS BEING DEVELOPED IN ACCORDANCE WITH THE PLANNING AND ZONING COMMISSION OF THE STATE OF OHIO. THE PROJECT IS BEING DEVELOPED IN ACCORDANCE WITH THE PLANNING AND ZONING COMMISSION OF THE UNITED STATES OF AMERICA. THE PROJECT IS BEING DEVELOPED IN ACCORDANCE WITH THE PLANNING AND ZONING COMMISSION OF THE WORLD.



NO.	REVISION	DATE	BY	CHKD.
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CSL-03-0156.02





RECEIVED

SEP 06 2011

TNR PUBLIC HEARING INFORMATION

TNR

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.

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.

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.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/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: C8J-03-0159.02

Contact: Michael Hettenhausen, (512) 854-7563 or

Michelle Casillas, (512) 974-2024

Public Hearing: September 6, 2011, Zoning & Platting Commission

Barbara M. LORE

Your Name (please print)

I am in favor  
 I object

Your address(es) affected by this application

Barbara Lore

Signature

9-1-2011

Date

Daytime Telephone: 512-517-9049

Comments: We need a gas station at the corner of Heathwild and Howard Lane. Like a quick mart or 7-11. Other small stores would be nice on that strip. People who live in Travis County should not have to depend on Pflugerville.

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

Travis County, Transportation and Natural resources

Michael Hettenhausen, Planner

411 West 13<sup>th</sup> Street, 8<sup>th</sup> Floor

Austin, TX 78767-1748

RECEIVED  
PUBLIC HEARING INFORMATION SEP 01 2011

Although applicants and/or their agent(s) are expected to attend 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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- 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.

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Case Number: C8J-03-0159.02  
Contact: Michael Hettenhausen, (512) 854-7563 or Michelle Casillas, (512) 974-2024  
Public Hearing: September 6, 2011, Zoning & Platting Commission

Amir Aria, Mahboubi-Tehrani  
Your Name (please print)

I am in favor  
 I object

Your address(es) affected by this application

Alta Tehrani  
Signature

Date

Daytime Telephone:

Comments: Why are you people trying to devalue my homes equity while lining your own pockets with money. If you build and cram all these buildings into my neighborhood my property value is certain to go down. Its clear whoever is trying to jam all these properties together is trying to make money, and doesn't care about the money us poor people loose.

If you use this form to comment, it may be returned to: in our Home,  
Travis County, Transportation and Natural resources  
Michael Hettenhausen, Planner  
411 West 13<sup>th</sup> Street, 8<sup>th</sup> Floor  
Austin, TX 78767-1748

You people should be ashamed

## 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.

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.

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.

For additional information on the City of Austin's land development process, visit our web site: [www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/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: C8J-03-0159.02

Contact: Michael Hettenhausen, (512) 854-7563 or

Michelle Casillas, (512) 974-2024

Public Hearing: September 6, 2011, Zoning & Platting Commission

JENNIFER JASEK

Your Name (please print)

I am in favor  
 I object

Your address(es) affected by this application

JASEK

Signature

Daytime Telephone: 512-218-3508

Date

8/29/11

Comments: I do not want to deal with the influx of traffic, noise, litter, etc associated with retail/more multi-family buildings. I think adding both will raise the crime rate in the Parkside at Northtown Condo area.

If you use this form to comment, it may be returned to:  
Travis County, Transportation and Natural resources  
Michael Hettenhausen, Planner  
411 West 13<sup>th</sup> Street, 8<sup>th</sup> Floor  
Austin, TX 78767-1748

RECEIVED

SEP - 1-2011 PUBLIC HEARING INFORMATION

TNR

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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- and:
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- is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number: C8J-2010-0062  
Contact: Michael Hettenhausen, (512) 854-7563 or Michelle Casillas, (512) 974-2024  
Public Hearing: September 6, 2011, Zoning & Platting Commission

AniAria Mahboubi-Tehrani  
Your Name (please print)

[Redacted]  
Your address(es) affected by this application  
Alta Teherani  
Signature  
09/01/2011  
Date

Daytime Telephone: 512 921-2023

Comments: Its very simple The more traffic in a neighborhood the lower property value. When I bought my condo I was not told that there would be a chance of more buildings being built near my property. Its clear the people trying to build on these lots is doing it for the money and doesn't care how it devalues the properties around it.

If you use this form to comment, it may be returned to:  
Travis County - Development Services Dept. /8<sup>th</sup> Floor,  
Attn: Michael Hettenhausen  
P. O. Box 1748  
Austin, TX 78767  
good at night, I will be watching my equity in my Home double  
To nothing. Thank you