

A U S T I N C I T Y C O U N C I L

AGENDA



Thursday, March 08, 2007

+ Back Print

**Zoning and Neighborhood Plan Amendments
(Public Hearings and Possible Action)
RECOMMENDATION FOR COUNCIL ACTION**

ITEM No 42

Subject C14-06-0191 - Fox Hill - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by zoning property locally known as 11421-11717 South IH-35 Service Road Northbound (Onion Creek Watershed) from interim-rural residence (I-RR) district zoning to rural residence-conditional overlay (RR-CO) combining district zoning for Tract 1 and multi-family residence-low density-conditional overlay (MF-2-CO) combining district zoning for Tract 2 Staff Recommendation To grant rural residence (RR) district zoning for Tract 1 and multi-family residence-low density-conditional overlay (MF-2-CO) combining district zoning for Tract 2 with conditions Zoning and Platting Commission Recommendation To grant rural residence (RR) district zoning for Tract 1 and multi-family residence-low density-conditional overlay (MF-2-CO) combining district zoning for Tract 2 with conditions Applicant Onion Associates, Ltd (Bruce T Morrison) Agent Vaughn & Associates, Ltd (Rick Vaughn) City Staff Wendy Walsh, 974-7719

**Additional Backup
Material**

(click to open)

Staff Report

For More Information

ZONING CHANGE REVIEW SHEET

CASE C14-06-0191

Z.A.P. DATE: January 23, 2007

ADDRESS: 11421 – 11717 South IH-35 Service Road Northbound

OWNER: Onion Associates, Ltd
(Bruce T Morrison)

AGENT: Vaughn & Associates, Ltd
(Rick Vaughn)

ZONING FROM: I-RR **TO**: RR for Tract 1 (39 371 acres), **AREA**: 87 884 acres
MF-2-CO for Tract 2 (48 513 acres)

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant rural residence (RR) district zoning for Tract 1 and multi-family residence low density – conditional overlay (MF-2-CO) combining district zoning for Tract 2. The Conditional Overlay limits the density to 12 units per acre.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated January 18, 2007, as provided in Attachment A.

ZONING & PLATTING COMMISSION RECOMMENDATION:

January 23, 2007 *APPROVED STAFF'S RECOMMENDATION OF RR FOR TRACT 1, MF-2-CO FOR TRACT 2, WITH CONDITIONS OF THE TRAFFIC IMPACT ANALYSIS, WITH AN ADDITIONAL CONDITIONAL OVERLAY OR RESTRICTIVE COVENANT THAT TRACT 1 REMAIN UNDEVELOPED WITH THE EXCEPTION OF CIVIC USES THAT ARE COMPLEMENTARY TO ONION CREEK*

[J MARTINEZ, S HALE 2ND] (8-0) J PINNELLI – ILL

ISSUES:

The Applicant is in agreement with the recommendation of the Zoning and Platting Commission.

In response to an adjacent property owner's comments, the Applicant has filed a "protest" to the new FEMA maps (scheduled to be available in March) that show the 100-year floodplain within the MF-2 portion of this zoning case (Tract 2). Provided the Applicant's protest is approved by FEMA and the City of Austin, the 100-year floodplain will be outside of Tract 2. (For reference, the aerial provided as Exhibit A-1 shows the 100-year floodplain extending through the northern portion of Tract 2.)

The Applicant has provided Staff with an initial copy of the Preliminary Plan filed for the entire Fox Hill development, which includes land in the City limits (the proposed multi-family portion) and a single family residential subdivision (presently within the County). Please refer to Exhibit B. The single family residential portion of Fox Hill shows four stub-

streets that provide access the adjacent property owner's land, including Antone Blue, a collector street that intersects IH-35 and extends east. A wastewater lift station is required for the Fox Hill development and wastewater flow is planned to be pumped back to the Onion Creek plant. The Applicant has informed Staff that the wastewater system is sized for this drainage basin's acreage, including the adjacent property owner's land, the church property as well as a 50-acre tract further south. In addition, water and wastewater lines will be stubbed out at the adjacent property owner's land. These issues are also summarized in a letter from the Applicant's representative, provided at the very back of the Staff report.

DEPARTMENT COMMENTS:

The subject property is used for agricultural purposes, zoned interim – rural residence (I-RR, upon its annexation into the City limits) and takes access to the northbound IH-35 frontage road. Onion Creek extends through the northern portion of this property and borders on the Onion Creek subdivision to the north (townhomes – I-SF-2 and the golf course – CR-CO). The south property line also forms a segment of the City limit line, and there is a church and undeveloped land to the south and agricultural land to the east (County). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to create two zoning tracts. Tract 1 is proposed for rural residence (RR) zoning as it contains Onion Creek and Tract 2 is proposed for multi-family residence low density – conditional overlay (MF-2) with the Applicant's proposed density limit of 12 units per acre. Rural residence zoning is an appropriate district for Onion Creek and its 100-year floodplain and MF-2 zoning is an appropriate residential district and density along the IH-35 northbound frontage road, in proximity to a residential subdivision, and is consistent with a similarly situated multi-family residential development directly on the north side of the Onion Creek subdivision.

EXISTING ZONING AND LAND USES.

	ZONING	LAND USES
<i>Site</i>	I-RR	100-year flood plain, Agricultural
<i>North</i>	I-RR, I-SF-2, CR-CO	Townhomes, Onion Creek Golf Course
<i>South</i>	County	Religious assembly, Agricultural
<i>East</i>	County	Agricultural
<i>West</i>	N/A	Northbound frontage road and main lanes of IH-35

AREA STUDY: N / A

TIA. Is required – Please refer to Attachment A

WATERSHED: Onion Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

300 – Terrell Lane Interceptor Association
 428 – Barton Springs / Edwards Aquifer Conservation District
 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District

SCHOOLS:

Menchaca Elementary School Paredes Middle School Charles Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0101 – Onion Creek Commercial	I-SF-2 to GR	To Grant LR-CO with CO for 2,000 trips	Approved LR-CO as Commission recommended (9-1- 05)
C14-04-0178 – Monroe	I-SF-2 to LR	To Grant LR-CO with the CO prohibiting drive-in services	Approved LR-CO (1- 13-05)
C14-04-0111 – UTOTEM Rockbay	I-RR to GR	To Grant GR-CO with CO for a list of prohibited uses and 2,000 trips	Approved GR-CO as recommended by the ZAP (10-7-04)
C14-04-0074 – Onion Creek Commercial	I-RR to GR for Tract 1, CS-1 for Tract 2 and SF-6 for Tract 3	To Grant GR-CO for Tract 1, CS-1-CO for Tract 2 with the CO for a list of prohibited uses, and SF-6 for Tract 3 with a Restrictive Covenant for the TIA memo	Approved GR-CO for Tract 1, CS-1-CO for Tract 2 and SF-6 for Tract 3, a Restrictive Covenant for the TIA memo, as Commission recommended (9-30- 04)
C14-04-0044 & C14-04-0045 – Onion Creek Tracts 1 and 2	I-RR to CR	To Grant CR-CO with CO for list of prohibited uses	Approved CR-CO as recommended by Commission (5-6-04)
C14-04-0020 – Double Creek Phase 2, Tracts 1 and 2	I-RR (Upon Annexation) to CS-MU for Tract 1, MF-3 for Tract 2	To Grant CS-MU-CO with the CO for a list of prohibited uses for Tract 1, MF-2 for Tract 2 with conditions of the TIA memo -	Approved CS-MU- CO, MF-2 as recommended by Commission with a Restrictive Covenant for the TIA memo (5- 6-04)

RELATED CASES:

This property was annexed into the Full-Purpose Jurisdiction on December 31, 2003

ABUTTING STREETS

STREET	RIGHT-OF-WAY	PAVEMENT WIDTH	CLASSIFICATION	DAILY TRAFFIC
IH-35	Varies, 300-400 feet	Varies	6 lane Freeway	115,000 (2000)

- IH-35 is classified in the Bicycle Plan as a Priority 2 bike route
- Capital Metro bus service is not available within 1/4 mile of this property

CITY COUNCIL DATE: February 15, 2007

ACTION: Approved a Postponement request by the Neighborhood to March 8, 2007 (7-0)

March 8, 2007

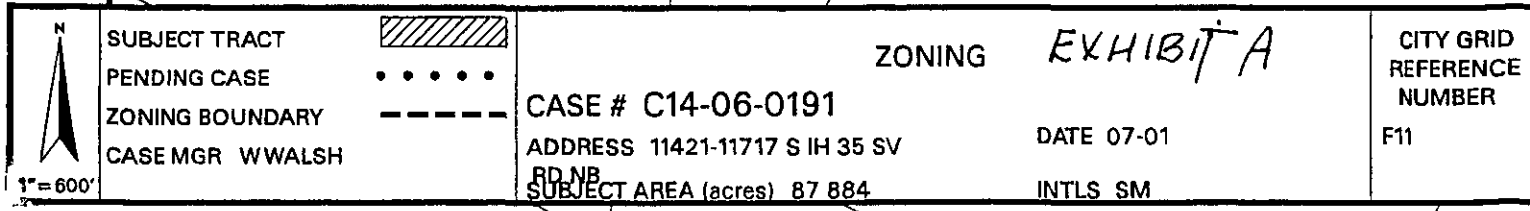
ORDINANCE READINGS: 1st

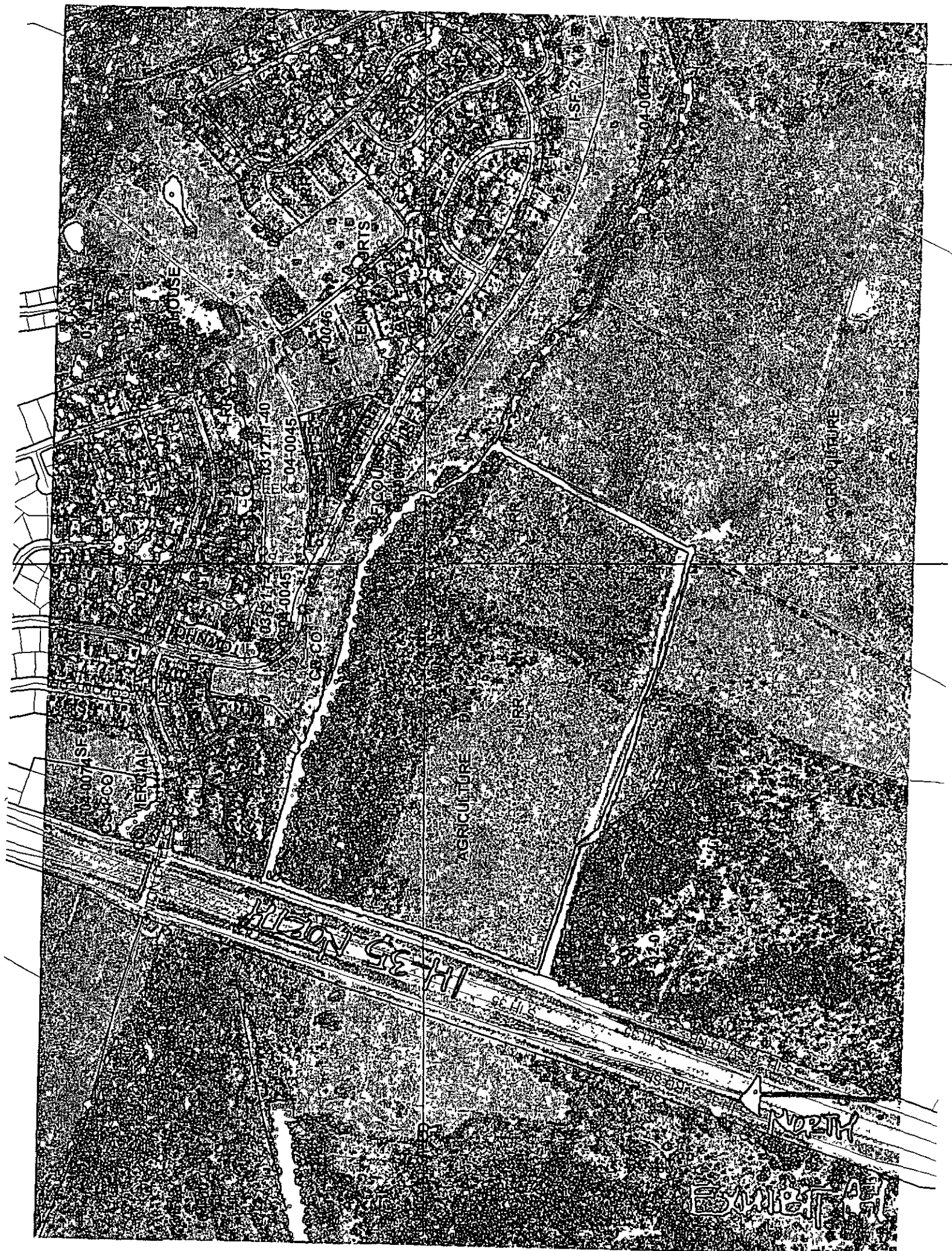
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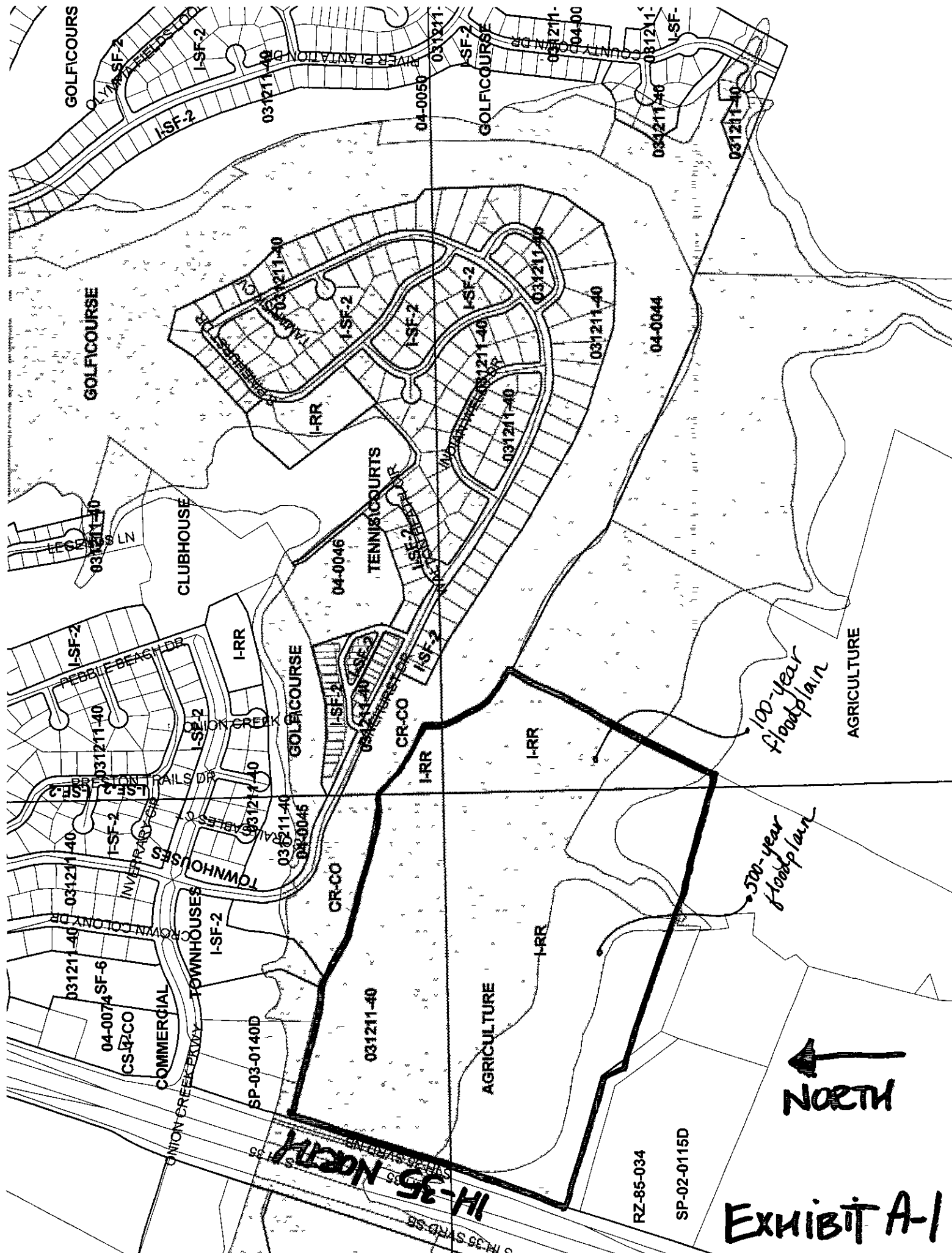
ORDINANCE NUMBER:

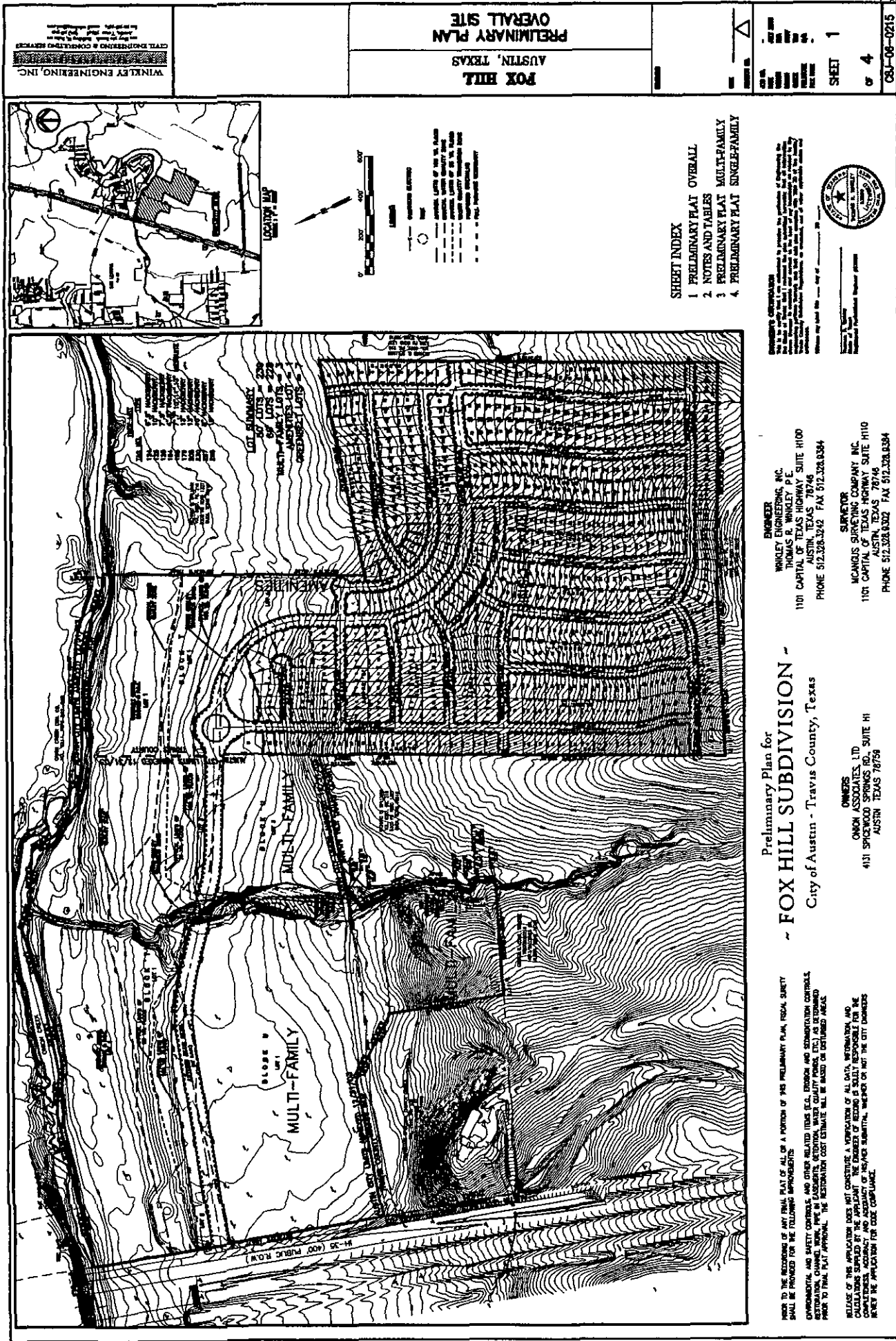
CASE MANAGER: Wendy Walsh
e-mail wendy.walsh@ci.austin.tx.us

PHONE: 974-7719









Preliminary Plan for
- FOX HILL SUBDIVISION -
City of Austin - Travis County, Texas

NOTES TO THE RECORDS OF ANY FINAL PLAT OF ALL OR A PORTION OF THIS PRELIMINARY PLAN, FINAL SURVEY SHALL BE PROVIDED FOR THE FOLLOWING IMPROVEMENTS:
ENVIRONMENTAL AND SAFETY CONCERNS AND OTHER RELATED ITEMS (E.G., EROSION AND SEDIMENTATION CONTROLS, WATER QUALITY IMPROVEMENTS, ETC.) AS DETERMINED PRIOR TO FINAL PLAT APPROVAL. THE RESTORATION COST ESTIMATE WILL BE BASED ON OUTLINED AREAS.

RELEASE OF THIS APPLICATION DOES NOT CONSTITUTE A VERIFICATION OF ALL DATA, INFORMATION, AND CALCULATIONS SUBMITTED BY THE APPLICANT. THE ENGINEER OF RECORD IS SOLELY RESPONSIBLE FOR THE COMPLETENESS, ACCURACY, AND ADEQUACY OF RECORD SUBMITTAL. MEMBERS OF THE CITY ENGINEERS MEET THE APPLICATION FOR CDE COMPLIANCE.

OWNERS
ONION ASSOCIATES, LTD.
4131 SPICEWOOD SPRINGS RD., SUITE H1
AUSTIN TEXAS 78759

ENGINEER
WHITLEY ENGINEERING, INC.
THOMAS R. WHITLEY, P.E.
1101 CAPITAL OF TEXAS HIGHWAY SUITE H100
AUSTIN, TEXAS 78746
PHONE 512.328.3242 FAX 512.328.8384

SURVEYOR
MCANGLIS SURVEYING COMPANY, INC.
1101 CAPITAL OF TEXAS HIGHWAY SUITE H110
AUSTIN, TEXAS 78746
PHONE 512.328.8302 FAX 512.328.8384

- SHEET INDEX
1. PRELIMINARY PLAN OVERALL
 2. NOTES AND TABLES
 3. PRELIMINARY PLAN MULTI-FAMILY
 4. PRELIMINARY PLAN SINGLE-FAMILY



WINKLEY ENGINEERING, INC.
CIVIL ENGINEERING & CONSULTING SERVICES
10000 N. Mopac Expressway, Suite 1000
Austin, Texas 78753
Phone (512) 328-1234
Fax (512) 328-5678



Date January 25, 2007
To Wendy Walsh, Case Manager
CC John Hickman, John F. Hickman and Associates
Carol Barnes, COA Fiscal Officer
Reference Fox Hill TIA ~ C14-06-0191

The Transportation Review Section has reviewed the Traffic Impact Analysis for the Fox Hill, dated August 2006, prepared by John Hickman, John F. Hickman and Associates, and offers the following comments

TRIP GENERATION

Fox Hill development is located in southeast Austin along the east side of IH-35 just south of Onion Creek Parkway

The property is currently undeveloped and is zoned Interim Rural Residence (I-RR). The applicant has requested a zoning change to Rural Residence (RR), and Multi-Family (MF-2). The estimated completion of the project is expected in two phases with the first phase being complete in 2009 and the second phase being complete in the year 2016.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the hospital expansion will generate approximately 8,493 unadjusted average daily trips (ADT).

The table below shows the adjusted trip generation by land use for the proposed development.

Table 1. Trip Generation				
LAND USE	Size (du)	ADT	AM Peak	PM Peak
Single Family *	467	4,292	336	429
Multi Family	624	4,201	316	395
TOTAL		8,493	652	824

* (area not included in rezoning but assumed in TIA)

ASSUMPTIONS

- 1 Traffic growth rates provided by the City of Austin were as follows

Table 2. Growth Rates per Year	
Roadway Segment	%
All Roads	6.5%

- 2 In addition to these growth rates, background traffic volumes for 2005 included estimated traffic volumes for the following projects

SP-02-0005D Terrace at Onion Creek
SP-02-0115D St. Alban's Episcopal Church Expansion
SP-04-0168D Double Creek Village
SP-06-0135C Colonial Grand at Onion Creek

ATTACHMENT A

3 No reductions were taken for pass-by, internal capture or transit

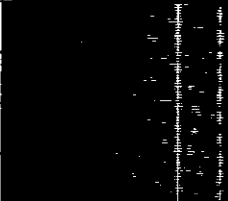
EXISTING AND PLANNED ROADWAYS

IH-35 – This roadway is classified as a freeway and carried approximately 113,160 vehicles per day in 2002 IH-35 is in the Bicycle Plan as a priority 2 route

Onion Creek Parkway – This roadway is classified as a collector roadway and carried approximately 2,880 vehicles per day in 2002

INTERSECTION LEVEL OF SERVICE (LOS)

The TIA analyzed 6 intersections, 2 of which are or will be signalized Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built

Table 3 Level of Service						
Intersection	2006 Existing		2009 Site + Forecasted		2016 Site + Forecasted	
	AM	PM	AM	PM	AM	PM
IH-35 EFR @ Onion Creek Parkway*	A	A	A	B	B	B
IH-35 WFR @ Onion Creek Parkway*	A	A	A	B	A	B
IH-35 @ Antone Blue			C	B	C	B
Antone Blue @ Multi Family Lot 1			C	C	C	C
Antone Blue @ Multi Family Lot 2			B	B	B	B
Antone Blue @ Multi Family Lot 4			B	B	B	B

* = SIGNALIZED

RECOMMENDATIONS

- 1) Prior to 3rd reading at City Council, fiscal is required to be posted or a phasing agreement completed for the following improvements

Intersection	Improvements	Total Cost	Pro Rata Share %	Pro Rata Share \$
IH-35 @ Onion Creek Parkway	Signal*	\$140,020	23.63%	\$33,083

*A signal will only be installed once warrants are met as determined by DPWT-Signals

- 2) A northbound right-turn lane is required to be constructed, if approved by TXDOT, at the intersection of IH-35 and Antone Blue at the time Antone Blue is constructed
- 3) Approval from TXDOT is required prior to scheduling the case for City Council
- 4) Development of this property should be limited to uses and intensities which will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics

If you have any questions or require additional information, please contact me at 974-2788



Emily M. Barron
Sr Planner - Transportation Review Staff
Watershed Protection and Development Review

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant rural residence (RR) district zoning for Tract 1 and multi-family residence low density – conditional overlay (MF-2-CO) combining district zoning for Tract 2. The Conditional Overlay limits the density to 12 units per acre.

The Restrictive Covenant includes all recommendations listed in the Traffic Impact Analysis memorandum, dated January 18, 2007, as provided in Attachment A.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1 The proposed zoning should be consistent with the purpose statement of the district sought

For Tract 1 The RR, Rural Residence district is intended as an area for very low density residential use, with a minimum lot size of one acre. This district is appropriate for selected locations where rural characteristics are desired, or where terrain or public service capacities necessitate very low densities.

For Tract 2 The MF-2, Multi-Family Residence district is intended to accommodate multifamily use with a maximum density of up to 23 units per acre, depending on unit size. This district is appropriate given its location near supporting transportation and commercial facilities.

2 Zoning changes should promote an orderly and compatible relationship among land uses

Rural residence zoning is an appropriate district for Onion Creek and its 100-year floodplain and MF-2 zoning is an appropriate residential district and density along the IH-35 northbound frontage road, in proximity to a residential subdivision, and is consistent with a similarly situated multi-family residential development directly on the north side of the Onion Creek subdivision.

EXISTING CONDITIONS**Site Characteristics**

The subject property is in agricultural use and slopes towards the north, toward Onion Creek which extends through Tract 1.

Impervious Cover

The maximum impervious cover allowed by the RR zoning district is 25%, based on the more restrictive zoning regulations and 60% for the MF-2 district, a consistent figure between the zoning and watershed regulations.

Environmental

The site is not located over the Edward's Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Onion Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is a floodplain within the project boundary. Offsite drainage should be calculated to determine the exact location of the boundaries. No development is permitted in the Critical Water Quality Zone, while impervious cover is limited to 30% in the Water Quality Transition Zone.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA [LDC, Sec. 25-6-142]. Comments are provided in Attachment A.

Water and Wastewater

The subject tract is within the Creedmoor-Maha Water Supply Corporation CCN and water utility service must be obtained from the Creedmoor-Maha Water Supply Corporation. The

landowner must provide written evidence that Creedmoor Maha Water Supply Corporation will provide domestic water service and fire protection in accordance with the City of Austin utility design criteria, per the requirements defined by the Austin Fire Department, and per the City of Austin fire code. The City should not approve the subject case until the landowner has provided the written evidence.

Currently, there is no City of Austin wastewater main at the site and the landowner does not have a City of Austin wastewater utility service commitment. In order to obtain City of Austin wastewater utility service, the landowner must obtain City approval of a Service Extension Request. The City should not approve the subject application until the landowner has obtained City approval of a Service Extension, the landowner has a City wastewater service commitment, and the required wastewater offsite main extension, system upgrades, and utility improvements are defined.

The Austin Water Utility reserves the right to make additional comments and to establish other requirements with the City review of the Service Extension Request. The landowner, at his own expense, will be responsible for providing the wastewater utility improvements, offsite main extension, and system upgrades. Also, the landowner must pay all associated City fees.

All water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. The water and wastewater utility construction must be inspected by the City. The landowner must pay the City inspection fee with the utility system construction.

The landowner, at his own expense, will be responsible for providing the City required onsite easements and all required offsite easements for City utility service. The easements must be for locations defined by the Austin Water Utility and must be in a form approved by the City.

Compatibility Standards

Neither the RR nor the MF-2 zoning districts would trigger the application of compatibility standards to adjacent properties.

Walsh, Wendy

From Justin Spillmann [justin@charlesbrownlaw.com]
Sent Thursday, February 15, 2007 11:15 AM
To Walsh, Wendy
Cc justin@charlesbrownlaw.com
Subject Fox Hill - Request for postponement

Wendy

Thank you for calling me back this morning regarding the Fox Hill subdivision. As stated, I represent the Spillmann tract of land that surrounds the proposed Fox Hill subdivision.

I have several concerns that I think need to be addressed before the city council approves the zoning application. Therefore, I respectfully request that the zoning case be postponed until March 8, 2007.

The following are some of my concerns:

1. It appears as if a portion of the property to be zoned MF-2 is actually part of the 100-year floodplain. Page 2 of the zoning change review sheet states that RR zoning is appropriate for Onion Creek and its 100-year floodplain, and MF-2 is appropriate for the other portions. I do not fully understand why a portion of the floodplain is included in the MF-2 zoning area, when the review sheet states that RR is appropriate for such portions. The private deed restrictions, discussed in more detail below, state that development should be limited to **12 units per acre not in the 100-year floodplain**. Therefore, I believe zoning a portion of the floodplain as MF-2 could be problematic, due to the fact that the developer could comply with the zoning regulations but not the private restrictive covenants affecting the property.

2. There is a set of private restrictive covenants recorded between LIC (the prior owners of the Onion Creek Golf Course and the subject property) and Onion89, Inc. (the purchaser from LIC). I was surprised to hear that you were not aware of these restrictive covenants. In regard to the covenants, there are several provisions that protect the Onion Creek subdivision to a greater extent than the other surrounding properties, including but not limited to construction standards, set-backs, and location of storage facilities for boats, trailers, etc. Additionally, the ability to enforce the covenants lies with LIC and the owners of the golf course. LIC has since sold off almost all of their assets in the area, and therefore have limited incentive to enforce the restrictions in the future.

3. In regard to the TIA, it does not appear that the TIA included the possibility of Antone Blue being connected to Bradshaw Rd to the east. Only this past Monday, Feb. 12, 2007, has the applicant approached my family regarding specific plans to traverse our property to connect to Bradshaw Road. If this proceeds, it will result in significantly more traffic on Antone Blue, as vehicles in the Bella Fortuna (Buratti) subdivision would utilize the road, as would any future development that may occur on my family's property. The intersection of Antone Blue at Multi Family Lot 1 is already grading out at a C for both 2009 and 2016 in the TIA. The Fox Hill developer has plans to develop the Bella Fortuna (Buratti) tract to the east, which would create a significant burden on Antone Blue—even if my family's property wasn't developed—especially in light of the fact that there are other significant developments being constructed on Bradshaw Rd.

4. In regard to wastewater, there is no easement in place for wastewater services to be provided to the subject property.

I believe that there will be a significant impact on my family's property. The MF-2 zoning area is adjacent to our property, and is not shielded from us in the same manner that Onion Creek itself and the RR zoning area shield the MF-2 area from the Onion Creek subdivision. The fact that my family has no enforcement authority in the private restrictive covenants, and since the city does not routinely enforce private covenants, suggests that our land will be impacted by this development to a greater degree than the Onion Creek subdivision, without allowing us any protection.

I respectfully request that this zoning case be postponed until these issues can be addressed. Feel free to contact me if you have any questions.

2/15/2007

Thank you,
Justin Spillmann

Justin Spillmann
Attorney at Law
Charles E Brown P C
3624 North Hills Dr
Suite B-100
Austin, TX 78731
(512) 346-6000
(512) 346-6005 fax



Vaughn & Associates

March 1, 2007

Ms Wendy Walsh, Zoning Planner
Neighborhood Planning and Zoning Department
City of Austin
505 Barton Springs Road
Austin, TX 78704

Re Review of meeting held today on the zoning request for 87 884 acres of land, City Case Number C14-06-0191

Dear Ms Walsh,

I would like to thank you for taking the time to meet with Mr Morrison and me this morning to review the issues and questions raised in Mr Spillmann's email of February 15, 2007. The following outlines the key issues discussed during the meeting:

- The questions relating to the zoning of a portion of the 100-year flood plain MF-2 was reviewed. The current FEMA flood hazard maps show the 100-year flood plain encroaching into the property further than it actually does. Based on an on-the-ground survey the actual flood plain is as shown on the proposed preliminary plan of Fox Hill Subdivision. The Engineers have filed a protest with the City of Austin to FEMA outlining that the existing food plain elevation is not in question only the graphical representation on the maps. The new maps should show the updated 100-year flood plain line on it.
- I provided you with a copy of the private restrictive covenant that was worked out with LIC and the Onion Creek Club. These standards have been agreed to and the covenant recorded on the Official Public Records, of Travis County. These standards have been worked out to protect all of the surrounding properties not just Onion Creek. The enforcement provisions have been established for review and approval of the design standards established in the covenant.
- The TIA was specific to the proposed subdivision. Indeed, if the consideration of the extension of the road through your tract and the Buratti tract was taken into effect, with all of the potential development on those tracts, then the roadway would still operate at a level acceptable to the City and County. The easterly extension to the proposed South Pleasant Valley Road would provide an additional north south artery for the area traffic.

- Wastewater service to this property will be provided by the City of Austin. Service will be by the installation of a lift station and force main installed on the Fox Hill property. The facilities have been sized to accommodate the existing drainage basin. The lift station and force main are sized to serve that portion of the Spillmann property that drains through the Fox Hill Subdivision.

If you have any questions, please feel free to contact me at your convenience.

Sincerely,

A handwritten signature in black ink, appearing to read 'Richard W. Vaughn', with a long horizontal line extending to the right.

Richard W. Vaughn, APA, CET
Principal