

ZONING CHANGE REVIEW SHEET

CASE: C14-07-0014

Z.A.P. DATE: May 1, 2007
May 15, 2007

ADDRESS: 2903 Cameron Loop

OWNER: Judd Olson

AGENT: Jim Bennett Consulting
(Jim Bennett)

ZONING FROM: RR

TO: SF-6

AREA: 9.410 acres

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant townhouse and condominium residence (SF-6-CO) combining district zoning. The Conditional Overlay: 1) limits the development of the property to 112 units and 2) limits access to Cameron Loop to emergency use only.

If the requested zoning is recommended for this site, then Staff recommends a Restrictive Covenant to include all recommendations listed in the Neighborhood Traffic Analysis memorandum, dated April 25, 2007 and provided as Attachment A.

ZONING & PLATTING COMMISSION RECOMMENDATION:

May 1, 2007: *CONTINUED THIS ITEM TO 5-15-07 AND THE PUBLIC HEARING REMAINS OPEN. A SUBCOMMITTEE WAS FORMED TO FURTHER DISCUSS THIS CASE, COMPOSED OF B. BAKER; S. HALE; C. HAMMOND AND J. SHEIEH; TRANSPORTATION AND ZONING STAFF; THE APPLICANT'S AGENT AND REPRESENTATIVES OF THE NEIGHBORHOOD.*

[J. PINNELLI, S. HALE – 2ND] (7-0)

T. RABAGO – LEFT EARLY; J. MARTINEZ – ABSENT

May 15, 2007: *APPROVED STAFF'S RECOMMENDATION OF SF-6-CO DISTRICT ZONING WITH THE CONDITION OF:*

- *MAXIMUM OF 85 DWELLING UNITS;*
- *VEHICULAR ACCESS TO CAMERON LOOP IS EMERGENCY USE ONLY;*
- *RESTRICTIVE COVENANT FOR THE CONDITION OF THE NEIGHBORHOOD TRAFFIC ANALYSIS.*

[J. SHIEH, S. HALE – 2ND] (9-0)

ISSUES:

The Subcommittee met to further discuss this case on Tuesday, May 8, 2007. The meeting concluded with an offer from the Applicant to reduce the maximum number of dwelling units to 85 (9.033 units per acre). Access to Cameron Loop and Gettysburg Drive remained as

Staff recommended. Please refer to Attachment B for case-related information on nearby rezoning cases.

Letters and statements of opposition to the proposed rezoning follow at the back of the Staff report.

DEPARTMENT COMMENTS:

The subject property contains two single family residences, has frontage on Cameron Loop and Gettysburg Drive, and is zoned rural residence (RR). The property is adjacent to an undeveloped multi-family residence zoned tract (MF-2-CO) on the west, a manufactured home park (RR) on the west, and a natural gas liquids pipeline (P) and single family residences to the south (SF-2). Across Cameron Loop to the north, there is an undeveloped property zoned SF-6-CO and single family residences within the Shiloh subdivision (SF-3). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant proposes to rezone property to the townhouse and condominium residence (SF-6) district so that it may be developed with a maximum of 112 units. As further described in the Neighborhood Traffic Analysis, although the property has significant frontage on Cameron Loop, the existing amount of traffic exceeds its desirable operational characteristics, and therefore, the Staff is recommending that vehicular access be limited to emergency purposes only. As further shown in Exhibit A, Gettysburg Drive terminates at the southeast corner of the site and continues across Cameron Loop to the north. Access to Gettysburg Drive is appropriate, as it built to collector street standards and the vehicle trips per day do not exceed its operational characteristics.

The Staff recommends the townhouse and condominium residence (SF-6) district with access restrictions as described above, as it provides transition between the multi-family zoned tract to the west and the manufactured home park on the east, and the zoning is compatible with the single family residences to the south and north.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR	Two single family residences
<i>North</i>	SF-6-CO; SF-3	Undeveloped; Single family residences
<i>South</i>	P; SF-2	Pipeline; Single family residences
<i>East</i>	RR; SF-3	Manufactured home park; Duplexes; Park
<i>West</i>	MF-2-CO	Undeveloped

AREA STUDY: N / A

NTA: Is required – Please refer to Attachment A

WATERSHED: South Boggy Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

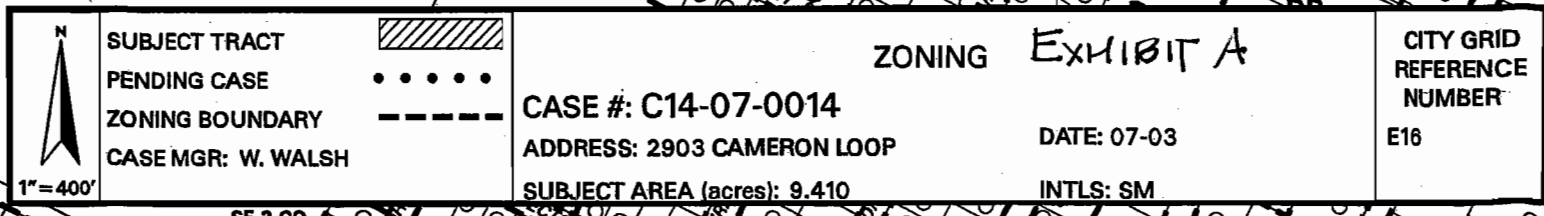
77 – Southwest Oaks – Shiloh Neighborhood Association
 327 – Neighborhood of Westgate 384 – Save Barton Creek Association
 385 – Barton Springs Coalition
 428 – Barton Springs/Edwards Aquifer Conservation District
 465 – Cherry Creek on Brodie Neighborhood Association
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 649 – Plantation Neighborhood Association
 742 – Austin Independent School District
 786 – Home Builders Association of Greater Austin
 918 – Davis Hills Estate HOA 943 – Save Our Springs Alliance
 997 – Tanglewood Oaks Owners Association

SCHOOLS:

Cunningham Elementary School Covington Middle School Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-05-0151 – Flex 15	RR to MF-3	To Grant MF-1-CO with the CO 1,000 trips, 8 u.p.a., driveway egress from the Property to Longview shall be right-out, driveway access to Cameron shall be emergency only, hooded/shielded lighting required within 25 feet of all property lines, height is limited to 2 stories or 28 feet. RC for the conditions of the Neighborhood Traffic Analysis	Approved SF-6-CO with CO for 130 units, and Restrictive Covenant for the Neighborhood Traffic Analysis (11-5-06).
C14-99-0033 – Westgate & Cameron Loop	SF-3 to SF-6	To Grant SF-6 for Tract 1 and RR for Tract 2, with conditions.	Approved SF-6-CO for Tract 1 with the CO for a 75 foot wide buffer zone along the east property line, and a maximum of 96 dwelling units; RR for Tract 2 (8-19-99).



2903 Cameron Loop



2

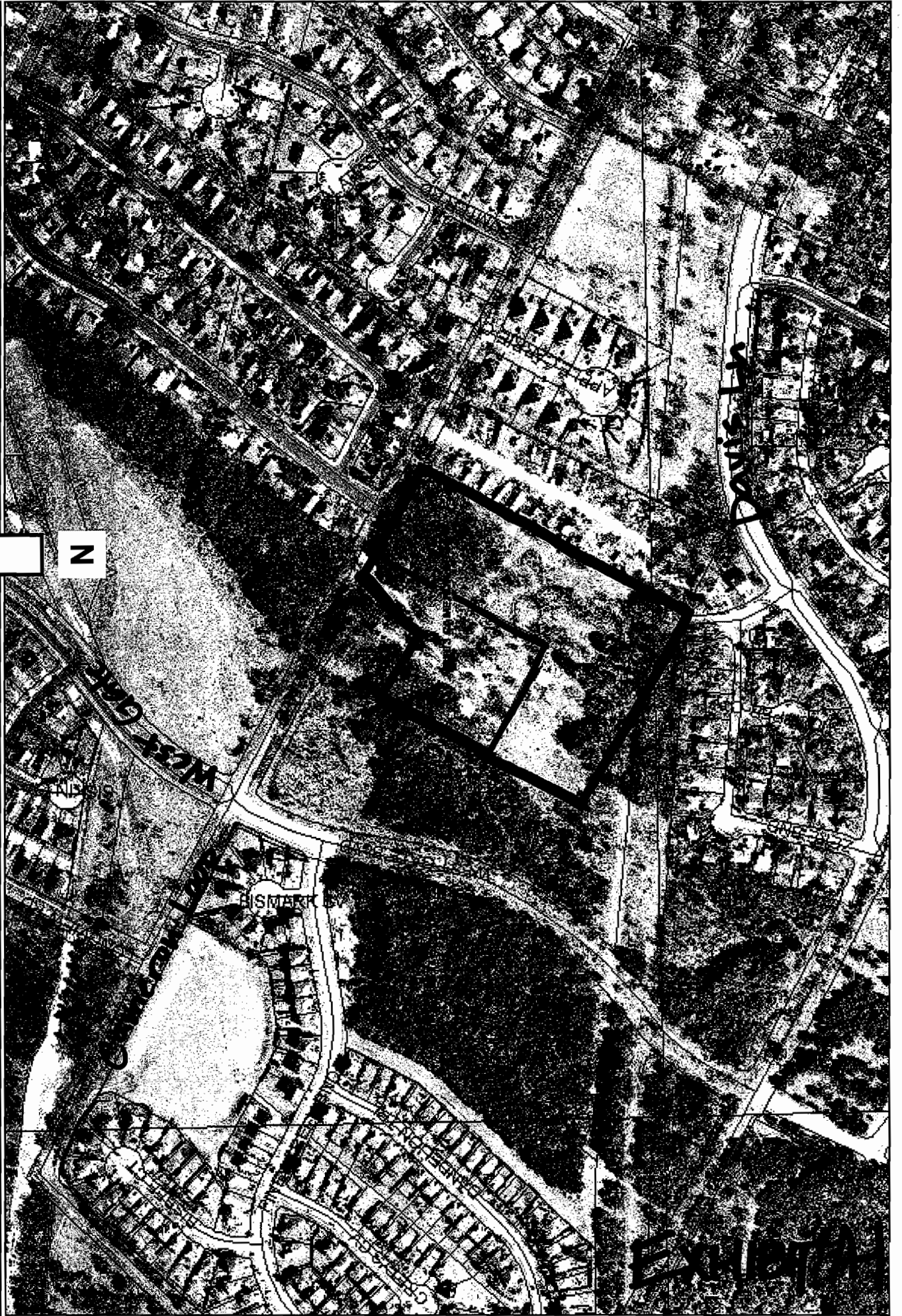


EXHIBIT B
RECORDED
PLAT



MEMORANDUM

TO: Wendy Walsh, Case Manager

CC: Jim Bennett

FROM: Emily M. Barron

DATE: April 25, 2007

SUBJECT: Neighborhood Traffic Analysis for Cameron Loop and Gettysburg Drive
Zoning Case: Cameron Condos C14-07-0014

The Transportation Section has performed a neighborhood traffic impact analysis for the above referenced case and offers the following comments.

The Cameron Condo Tract is a 9.41-acre tract that proposes a condominium development. This site is located in south Austin just east of the intersection of Brodie Lane and Davis Lane. The site is currently zoned Rural Residence (RR) and the request is to rezone the property to single family residence (SF-6).

Roadways

Cameron Loop serves as the sites northern border and is currently constructed as a two lane undivided collector carrying approximately 3,463 vehicles per day (vpd). The pavement width along Cameron Loop is approximately 20 feet.

Gettysburg Lane currently terminates at the southern border of the subject tract and is constructed as a neighborhood collector with 60 feet of right-of-way and 40 feet of pavement. Gettysburg Lane carries approximately 140 vehicles per day.

Trip Generation and Traffic Analysis

The trip generation calculation below is based on the maximum number of units that may be obtained in the requested zoning category and does not take into consideration site constraints such as environmental features, pipeline easements etc...

ATTACHMENT A

Trip Generation		
LAND USE	Size	VPD
Condominiums	112du	817

Distribution of trips was estimated as follows:

Street	Site Traffic
Gettysburg Lane	100%

Below is a table containing the estimated number of trips that will affect each street:

Street	Existing Traffic (vpd)	Site Traffic (vpd)	Total Traffic after Project (vpd)
Gettysburg Lane	150	817	967
Cameron Loop	3,463	0	3,463

The Land Development Code specifies desirable operating levels for certain streets in section 25-6-116. These levels are as follows: A residential local or collector street with a pavement width of 30' or less should carry no more than 1,200 vpd, a pavement width between 30' and 40' should carry 1,800vpd or less and a street with over 40' of pavement should carry 4,000vpd or less.

Conclusions

1. The neighborhood traffic analysis was triggered because the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 trips per day, and the project has access to a local or residential collector street where at least 50 percent of the site frontage has an SF-5 or more restrictive zoning designation.
2. Cameron Loop was considered as part of this analysis because this site has the most frontage on this roadway. However, because of the existing high volume of traffic on Cameron Loop and the site's ability to access another roadway it is recommended that access to Cameron Loop be prohibited with the exception that there be access provided for emergency services only.
3. Gettysburg Lane is currently constructed as a collector street with only 4 lots abutting it. It also provides a direct connection to Davis Lane, an arterial roadway. Based on it's low existing traffic and wide pavement it is recommended that this facility serve as site ingress and egress.
4. The City Council may deny an application if the neighborhood traffic analysis demonstrates that the project traffic generated by the project(s) combined with existing traffic,

exceeds the desirable operating level established on a residential local or collector street in the neighborhood traffic analysis study area.

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

Emily M. Barron
Sr. Planner ~ Transportation Review
Watershed Protection and Development Review Department

CITY ZONING AND PLATTING COMMISSION
Subcommittee Meeting
Tuesday, May 8, 2007
One Texas Center, 505 Barton Springs
5th Floor, Conference Rm. 500

CALL TO ORDER – 6:00 PM

Commission Members:

Betty Baker
Clarke Hammond
Stephanie Hale
James Shieh

EXECUTIVE SESSION (No public discussion)

The Cameron Condos Subcommittee will announce it will go into Executive Session, if necessary, pursuant to Chapter 551 of the Texas Government Code, to receive advice from Legal Counsel on matters specifically listed on this agenda.

Private Consultation with Attorney – Section 551.071

Although a quorum of the Zoning and Platting Commission membership may be present at a subcommittee meeting, any action of the subcommittee does not constitute an action of the Zoning and Platting Commission.

PUBLIC HEARING

A. REGULAR AGENDA

- 1. Zoning: C14-07-0014**
Location: 2903 Cameron Loop, South Boggy Creek Watershed
Owner/Applicant: Judd Olson
Agent: Jim Bennett Consulting (Jim Bennett)
Request: **RR to SF-6**
Staff Rec.: **Recommendation of SF-6 with conditions**
Staff: Wendy Walsh, 974-7719, wendy.walsh@ci.austin.tx.us
Neighborhood Planning and Zoning Department

B. OTHER BUSINESS

POSTED: May 3, 2007

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Please call Dora Anguiano, Neighborhood Planning & Zoning Department, at 974-2104, for information, text phone users route through Relay Texas at (800) 735-2989.

Attachment B

#1. C14-05-0151 FLEX 15 (CAMERON & LONGVIEW)

ZONED SF-6-CO WITH RESTRICTIVE COVENANT

15.025 ACRES

CO LIMITS THE NUMBER OF UNITS TO 130

RESTRICTIVE COVENANT IS FOR THE NEIGHBORHOOD TRAFFIC ANALYSIS
(Approved by City Council on 11-5-06)

#2. C14-03-0157 HARRIS RANCH (DAVIS AND BRODIE LANES)

ZONED GR-CO FOR TRACT 1 (8.04 ACRES);

SF-6-CO FOR TRACT 2 (81.499 ACRES)

CO ON TRACT 1 PROHIBITS AUTO-RELATED USES, GUIDANCE SERVICES,
PAWN SHOP SERVICES AND DRIVE-IN SERVICES.

CO ON TRACT 2 LIMITS THE NUMBER OF UNITS TO 350

RESTRICTIVE COVENANT IS FOR TRAFFIC IMPACT ANALYSIS, USE OF I.P.M.
PLAN AND NATIVE PLANTS

(Approved by City Council on 11-5-06)

#3. C14-99-0053 WEST GATE & CAMERON LOOP

ZONED SF-6-CO FOR TRACT 1 (11.555 ACRES);

RR FOR TRACT 2 (1.5902 ACRES)

CO ON TRACT 1 IS FOR A 75-FOOT WIDE BUFFER ZONE ALONG THE EAST
PROPERTY LINE, AND A MAXIMUM OF 96 UNITS.

(Approved by City Council on 8-19-99)

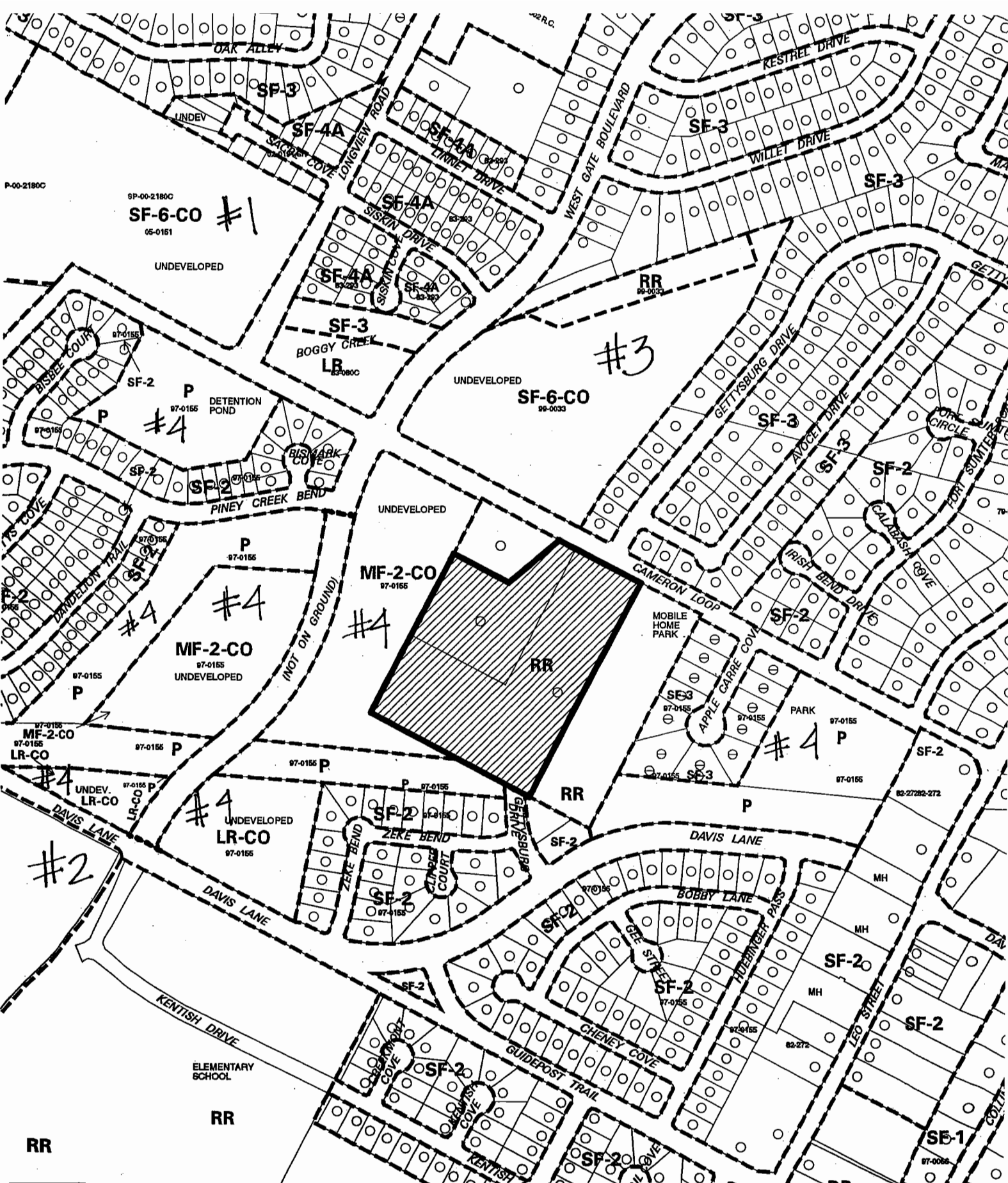
**#4. C14-97-0155 SOUTHLAND OAKS MUNICIPAL UTILITY
DISTRICT (CAMERON LOOP AT DAVIS LANE)**

ZONED SF-2; SF-3; MF-2-CO; LR-CO; P

CO ON THE MF-2-CO AND THE LR-CO TRACTS RQUIRES THE
CONSTRUCTION OF WEST GATE BOULEVARD FROM CAMERON LOOP TO
DAVIS LANE PRIOR TO APPROVAL OF A SITE PLAN OR ISSUANCE OF A
BUILDING PERMIT.

(Approved by City Council on 7-9-98)

Attachment B



 1" = 400'	SUBJECT TRACT		ZONING CASE #: C14-07-0014 ADDRESS: 2903 CAMERON LOOP SUBJECT AREA (acres): 9.410	CITY GRID REFERENCE NUMBER E16
	PENDING CASE			
	ZONING BOUNDARY			
	CASE MGR: W. WALSH			
	DATE: 07-03			
			INTLS: SM	

Photographs of Davis Lane taken May 7, 2007 between 7:15 and 7:40 AM.



Photo 1: Davis Lane, photo taken facing east from the corner of Piney Creek and Davis Lane.



Photo 2: Davis Lane facing west from the intersection of Piney Creek and Davis Lane.

Photographs of Davis Lane taken May 7, 2007 between 7:15 and 7:40 AM.



Photo 3: Shows steady flow of traffic along Davis Lane. Commuters use Davis Lane to move between Brodie Lane and Manchaca Boulevard. It appears that there has been an increase in commuter traffic since the opening of the MoPac onramp and exit at Davis Lane. Photograph taken facing east at Davis Lane and Kentish Drive.



Photo 4: Illustrates the condition of Davis Lane between Zeke Bend and Brodie Lane. It is a single lane roadway in disrepair. There is no shoulder, sidewalk and vegetation encroaches on the roadway making safety a concern for drivers turning onto Davis Lane from any of the side streets. Pedestrians (including children on their way to Cowan Elementary) and bicyclists use this road even without a safe travel lane.

Photographs of Davis Lane taken May 7, 2007 between 7:15 and 7:40 AM.



Photo 5: This photograph was taken of Davis Lane, near its intersection with Brodie Lane, facing west. Lines of traffic frequently extend to near the top of the hill, particularly during the morning and evening rush hour, creating a motor hazard. There is no right or left turn lane onto Brodie from Davis. Additionally, Davis Lane does not continue straight across but jogs slightly to the south before continuing west (as Deer Lane).

Photographs taken by:

Sara Moren

2912 Zeke Bend

Austin, TX 78745

512-291-8874

saramoren17@yahoo.com

May 8, 2007

City of Austin, Texas
City Zoning and Platting Commission
One Texas Center
505 Barton Springs

RECEIVED

MAY 08 2007

Neighborhood Planning & Zoning

Reference: Case Number: C14-07-0014
Location: 2903 Cameron Loop, South Boggy Creek Watershed
Proposal: RR to SF-6
Subcommittee Meeting May 8, 2007
5th floor, Conference Rm 500

Dear Commission Members:

My name is Nicolas Palacios. My wife, my family, and I live at 2900 Zeke Bend. We have lived at this address since August 1988. Our residence is adjacent and just south of the area proposed to be rezoned. Over the years we have thoroughly enjoyed the neighborhood, the families that live in the area, quiet streets, and the peaceful surroundings. Should your proposal go through in its current proposed status, it will have a tremendous impact to the area. Our family is concerned about the proposal and would like to submit the following points for your consideration:

1. We are very concerned about the proposal and what it would do to the neighborhood.
2. The volume of traffic will increase significantly.
3. The proposal will likely have a negative impact on the residential property values.
4. The proposed type development (SF-6) is certainly not compatible with the adjacent existing type residential development.
5. The proposed access on the south side to Gettysburg Drive will traverse through single family (SF-2) residences.
6. Our property on 2900 Zeke Bend backs up to a gas pipeline easement (Subsidiary of Kinder Morgan). Part of the easement is in our property. In fact there are two pipelines that run parallel (east & west) just north of our property. The attached map that you provided depicts that part of the proposed property (the S.E. corner) for SF-6 development will be over the pipeline easements. It would seem to me that putting in an SF-6 development adjacent to and over the pipelines would certainly increase the risk to more people due to a higher density population development as proposed.
7. Has the pipeline company been notified of this proposal and is the developer aware that putting in such a high density development could put more people at risk? Does city policy/zoning allow for this knowing that more people would be at risk?

In closing I would like to state that, we recognize that in Austin as in other parts of Central Texas, growth is inevitable and more than likely some type of development will take place sooner or later in the area proposed for rezoning. However, we would strongly urged the Commission that the above items be considered particularly those related to allowing rezoning that is more compatible with the existing surrounding single family residences and that the issue of pipeline safety be taken into consideration and not allow high density development take place near the pipelines.

Sincerely,



Mr. and Mrs. Nicolas Palacios
2900 Zeke Bend
Austin, Texas 78745
Tel: Home (512) 282-2767
Tel: Work (512) 936-2345
Email: Nicpala@aol.com

RECEIVED

MAY 08 2007

Neighborhood Planning & Zoning

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant townhouse and condominium residence (SF-6) district zoning.

If the requested zoning is recommended for this site, then Staff recommends a Restrictive Covenant to include all recommendations listed in the Neighborhood Traffic Analysis memorandum, dated April 25, 2007 and provided as Attachment A.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The townhouse and condominium residence (SF-6) district, is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use.

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

Although the property has significant frontage on Cameron Loop, the existing amount of traffic exceeds its desirable operational characteristics, and therefore, the Staff recommends that vehicular access be limited to emergency purposes only. Gettysburg Drive is also built to collector street standards and the vehicle trips per day do not exceed its operational characteristics.

The Staff recommends the townhouse and condominium residence (SF-6) district with access restrictions as described above, as it provides transition between the multi-family zoned tract to the west and the manufactured home park on the east, and the zoning is compatible with the single family residences to the south.

EXISTING CONDITIONS**Site Characteristics**

The subject property is undeveloped. There is a natural gas liquids pipeline extending along the southeast property line, adjacent to Gettysburg Drive.

Impervious Cover

The maximum impervious cover allowed by the SF-6 zoning district would be 55% within the South Boggy Creek watershed which is a consistent figure between the watershed and zoning 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 South Boggy 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 no floodplain within, or adjacent to the project boundary.

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.

Transportation

No additional right-of-way is needed at this time.

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results are provided in Attachment A {LDC, Sec. 25-6-114}.

The trip generation under the requested zoning is estimated to be 817 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics).

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments required. The water and wastewater plan 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.

Compatibility Standards

The site is subject to compatibility standards. Along the north, east and south property lines, the following standards apply:

- No structure may be built within 25 feet of the property line zoned RR or SF-2.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - No parking or driveways are allowed within 25 feet of the property line.
 - In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

This site is subject to the Hazardous Pipeline Ordinance. Development in a restricted pipeline area is regulated by Sec. 25-2-516. Before a person may place a road, surface parking lot, or utility line in a restricted pipeline area, the person must deliver to the Director a certification by a registered engineer stating that the proposed construction activity and structure are designed to prevent disturbing the pipeline or impeding its operation [LDC, 25-2-516(D)(2)]

Comments of Norma Almanza, Citizen
City of Austin, Public Hearing
Neighborhood Planning and Zoning Commission
May 1, 2007

I, Norma Almanza am here today, to oppose Agenda Item 15, regarding Case C14-07-0014. Additionally, today I am hand delivering an estimated 68 written comments from other neighborhood residents opposed to the approval of this case. Included with the comments are pictures that illustrate the streets that would be impacted by this development.

I respectfully request that this Commission require that staff prepare a Transportation Impact Analysis and a Neighborhood Traffic Analysis of the impact of this case and that of an additional proposed case C8-07-0048, that is within less than 300 feet from this proposed development. I further request that staff obtain a history of traffic accidents within a mile radius of this development.

To briefly summarize my objections:

1. There is question to the accuracy of the maps attached to this case. In particular, Westgate was shown as going across to Davis Lane. The same is questioned about Davis Lane.
2. Cameron Loop is not a street comparable to Westgate. There are blind spots, no side walks and the road is in continual disrepair.
3. There is a pipeline and topography issues that needs to be considered and addressed before this development is acted upon.
4. This case must be considered along with all of the development on major through streets that are also witnessing high development in a three mile radius of this case. This includes Brodie Lane and Manchaca in particular but also Gettysburg, Seminary Ridge, Leo, and smaller connecting streets that feed into the later list.

The safety of our children and pedestrians should be this Commission's first priority. Thank you for your consideration. Thank You.

Norma Almanza
2835 Gettysburg Drive
Austin, Texas 78745
512-280-2227 or 512-619-8432

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la Internet:

www.ci.austin.tx.us/development

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Número de caso: C14-07-0014

Persona designada: Wendy Walsh, (512) 974-7719

Audiencia Pública:

May 1, 2007 Zoning and Platting Commission

☐ I am in favor
☒ I object

Norma Almanza

Su nombre (en letra de molde)

2835 Gettysburg Drive

Su domicilio(s) afectado(s) por esta solicitud

Norma Almanza

Firma

Fecha

4/30/2007

Comments:

I oppose this case because
it would endanger children
and pedestrians. Unless the
improvements are made first to
upgrade street and walkway
I respectfully request that
the Commission postpone the
case.
All added comments.

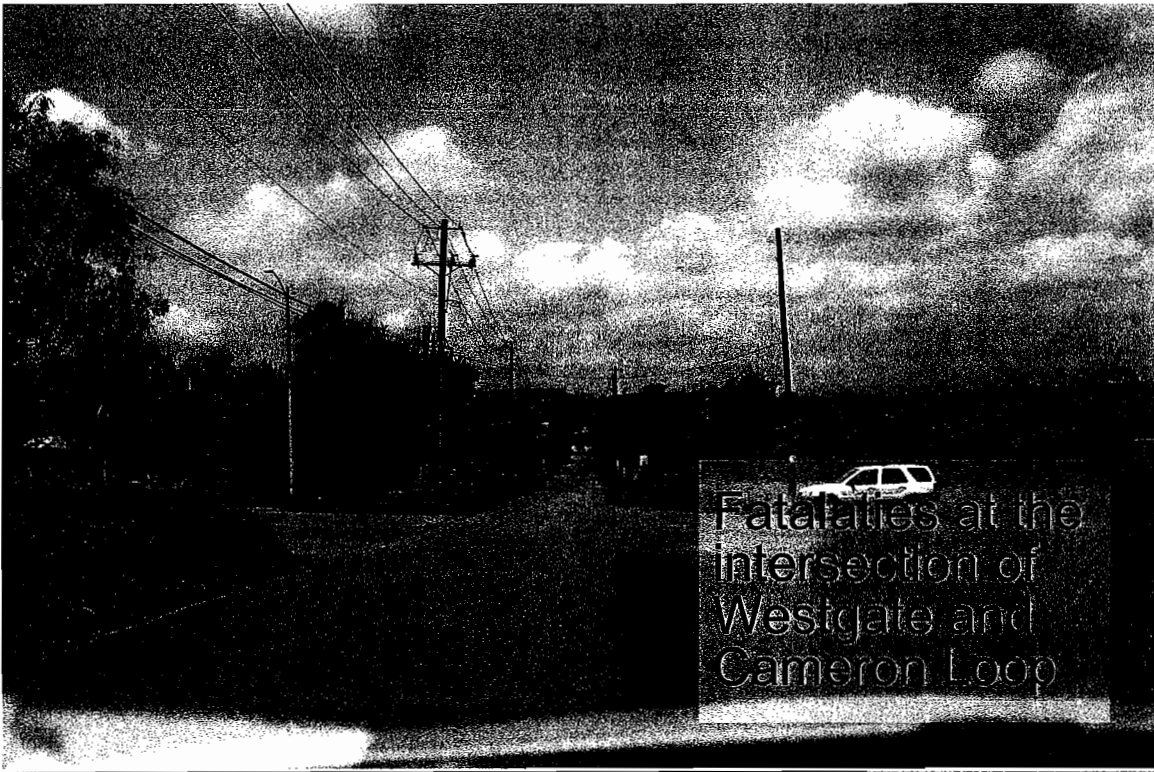
Si usted usa esta forma para proveer comentarios, puede retornarlos a: City of Austin

Neighborhood Planning & Zoning Department

Wendy Walsh

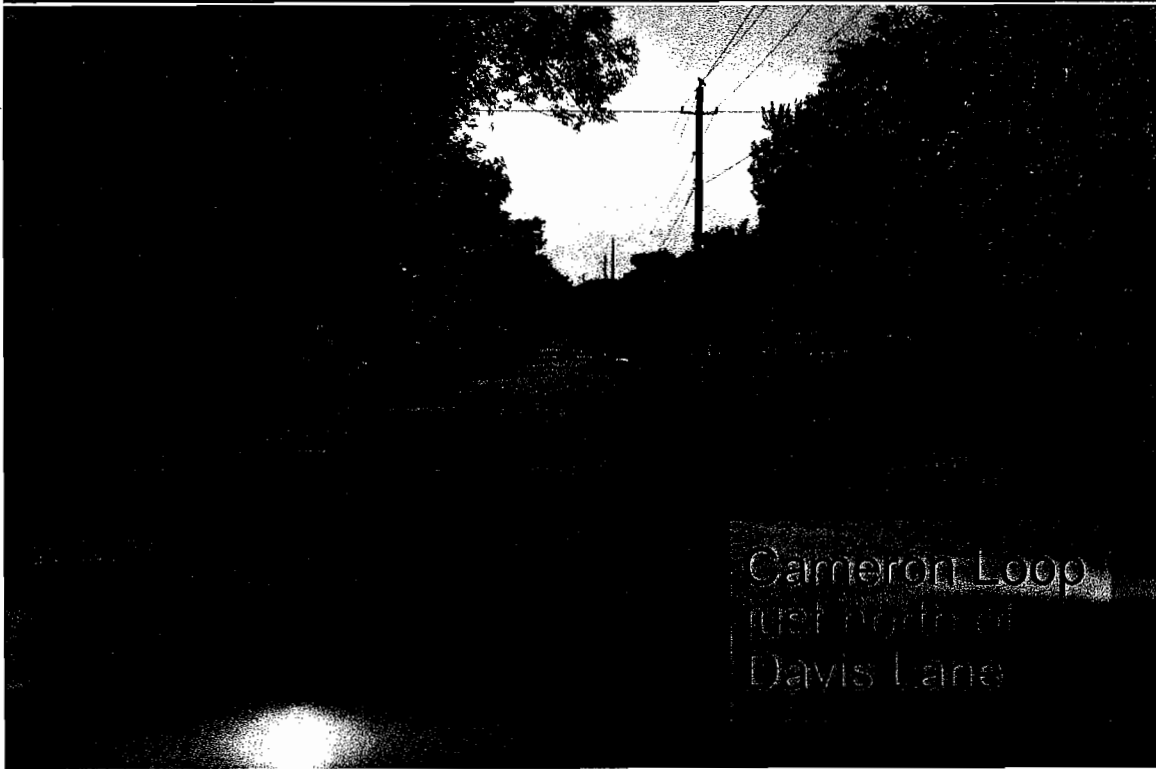
P. O. Box 1088

Austin, TX 78767-8810

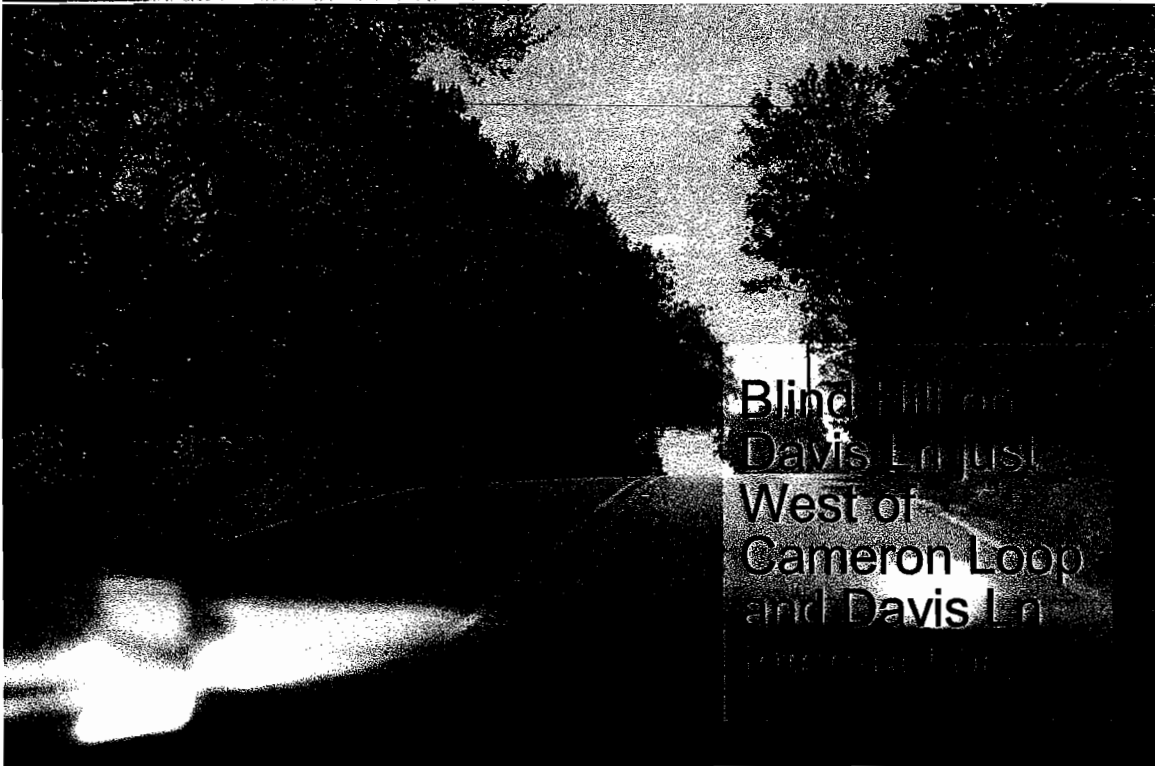
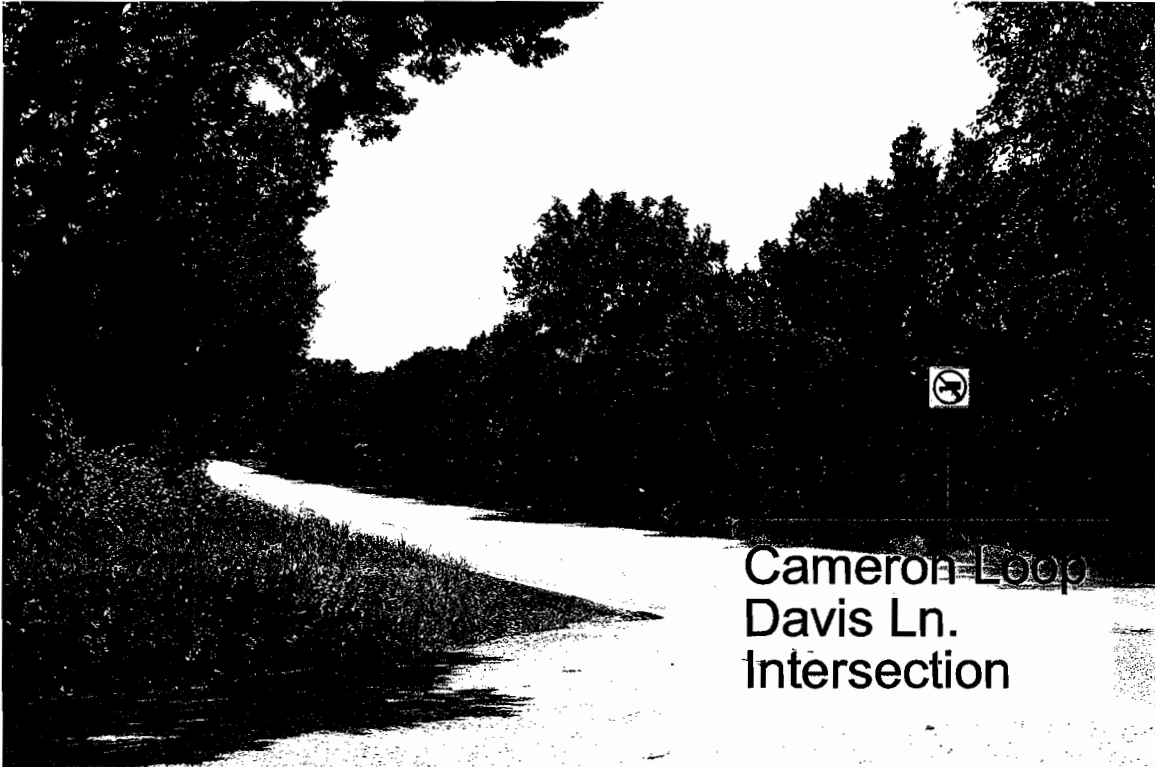


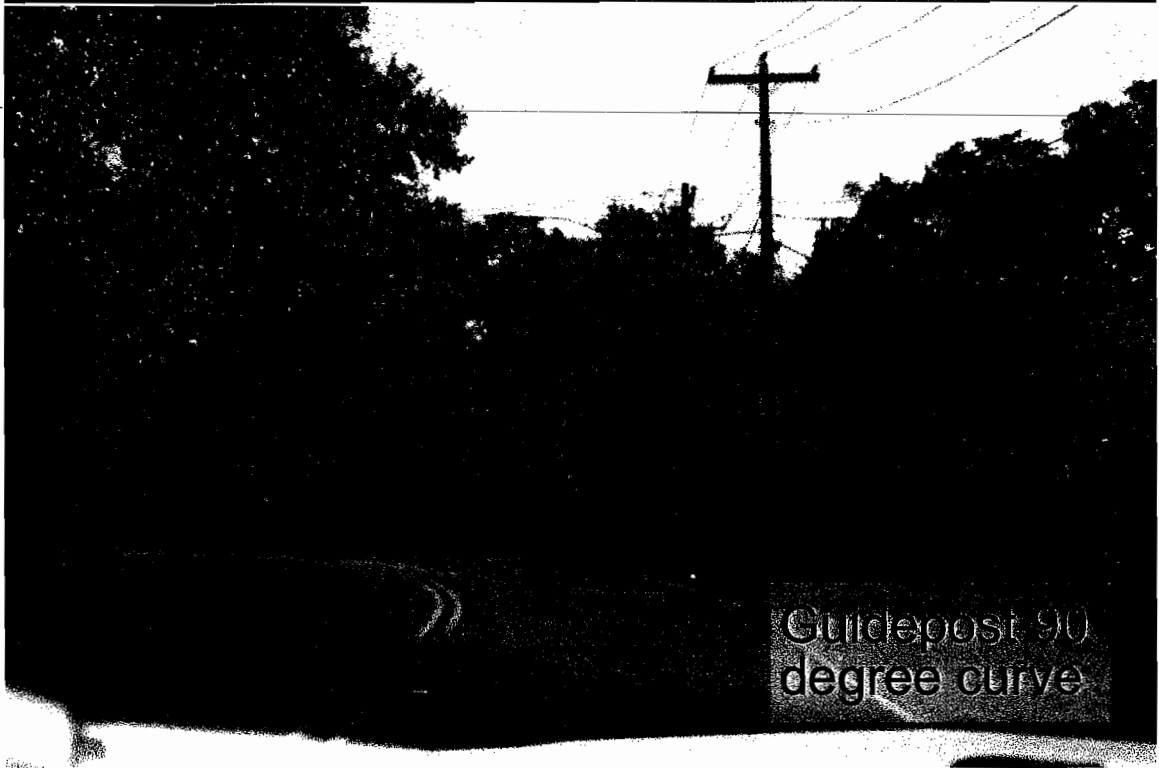


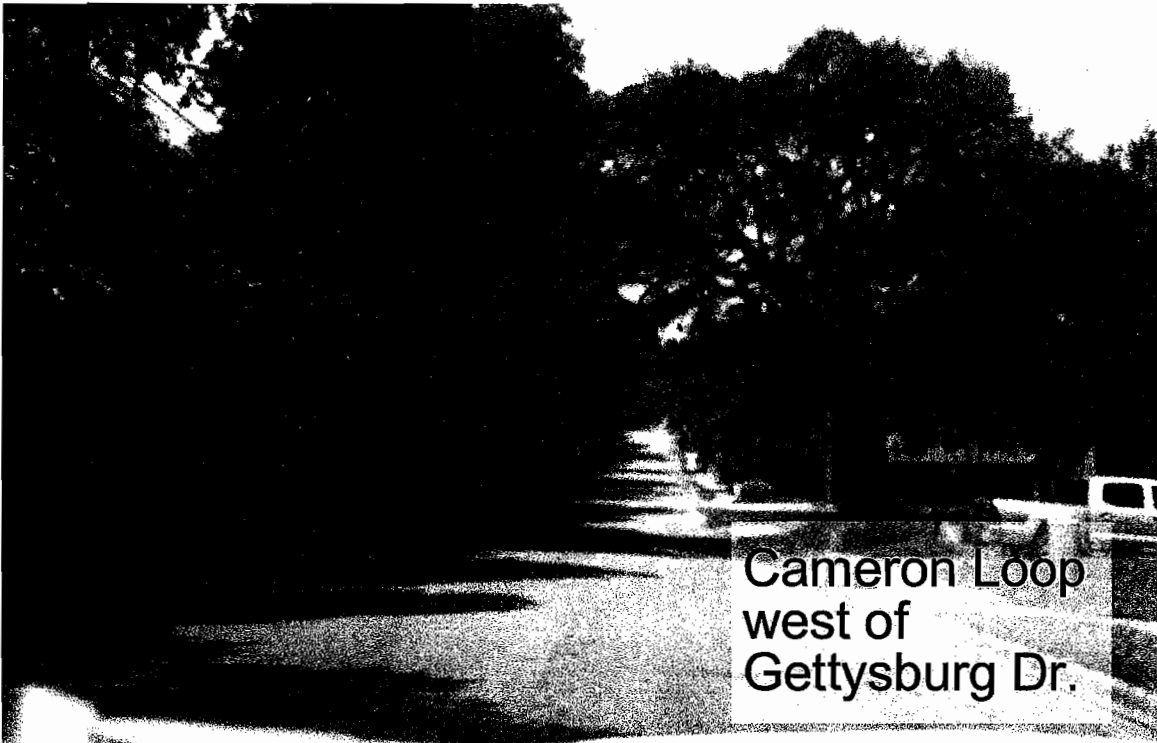
Cameron Loop
just west of
Westgate.



Cameron Loop
just north of
Davis Lane





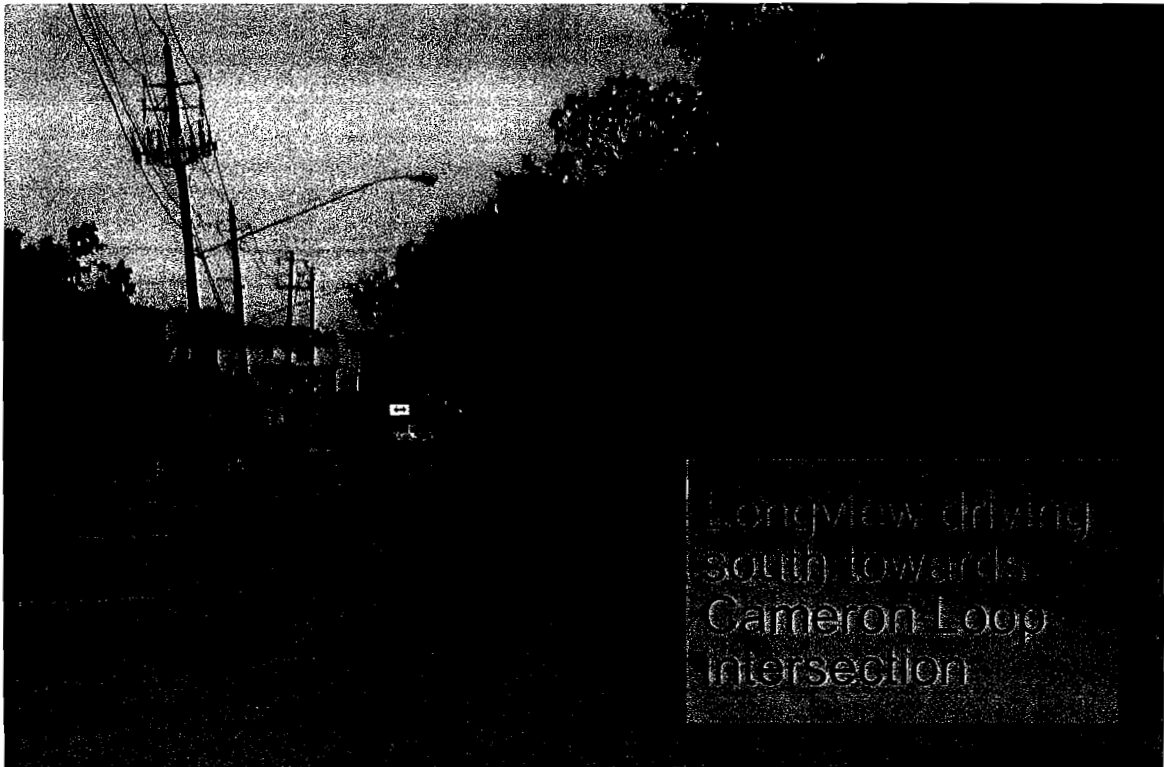




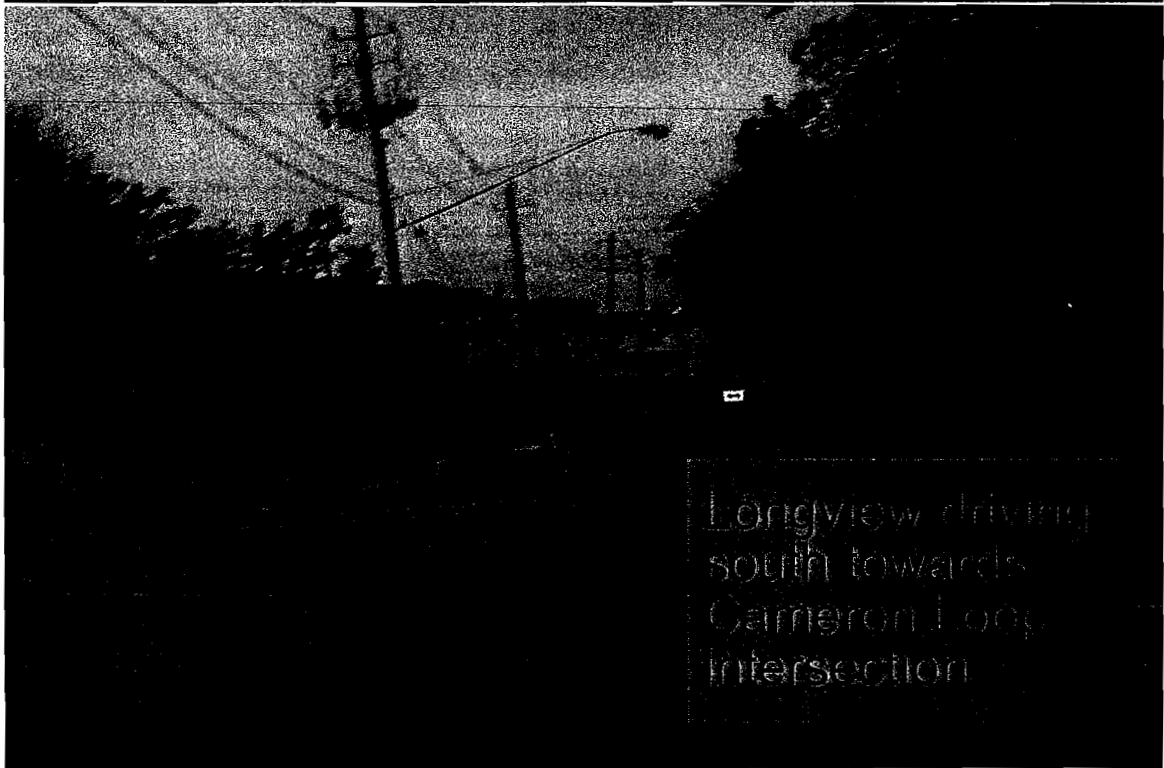
Speed bumps
Cameron Loop



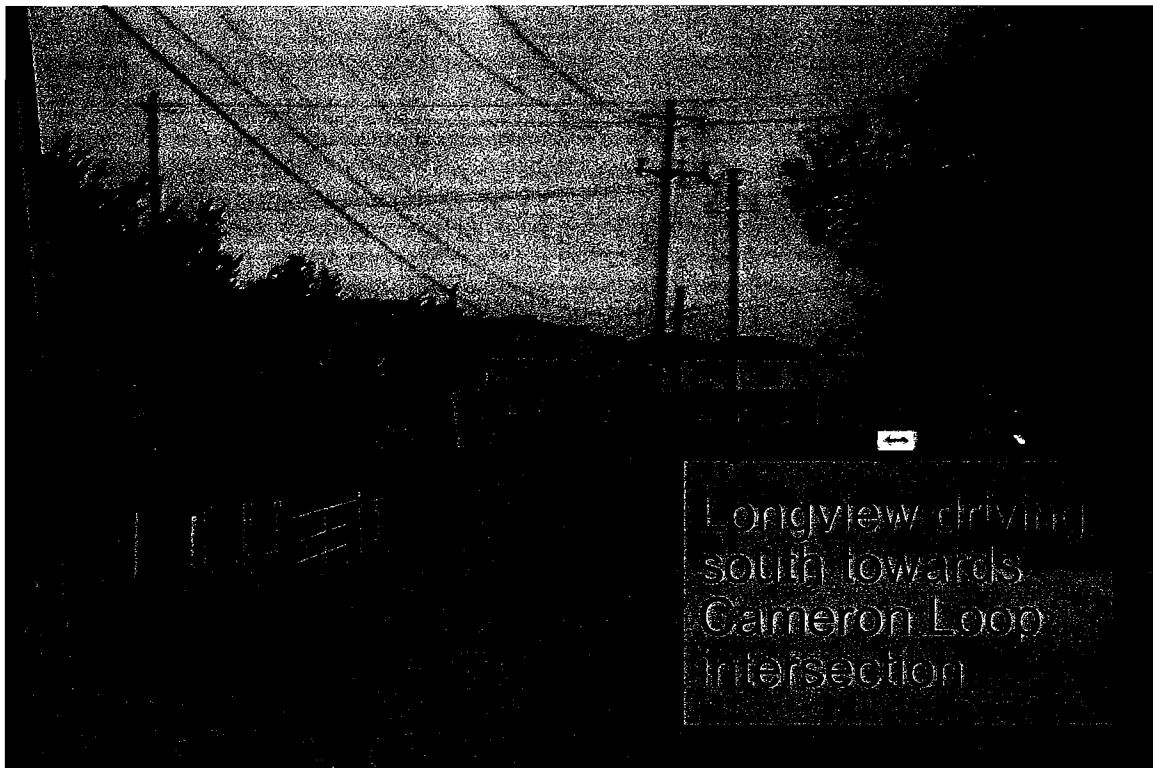
Note the blind
hill at Cameron
Loop and
Gettysburg Dr
as well as
speed bumps.

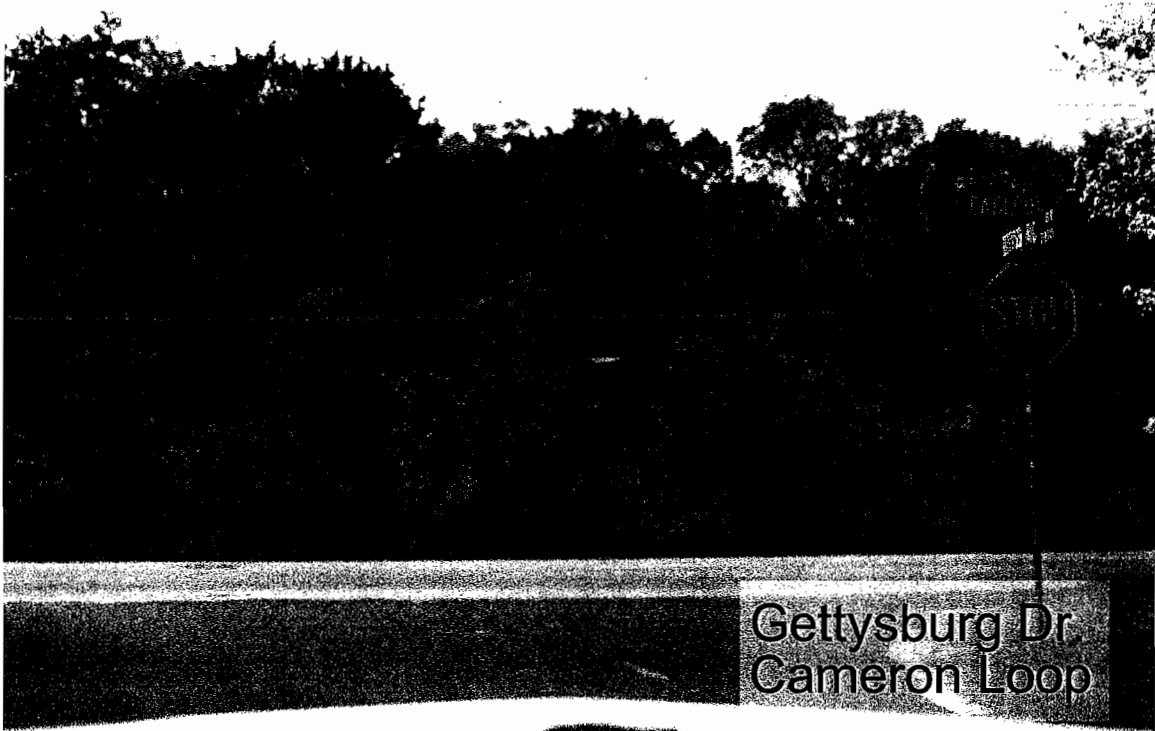


Longview driving
south towards
Cameron Loop
intersection



Longview driving
south towards
Cameron Loop
intersection









NOTICE OF FILING OF APPLICATION FOR A PUBLIC HEARING ON REZONING

Mailing Date: February 27, 2007

Case Number: C14-07-0014

Please be advised that the City of Austin has received an application for rezoning of a property that is within 300 feet of your property. City Ordinance requires that all property owners within 300 feet of the subject property and affected neighborhood organizations be notified when an application has been filed.

If you have any questions concerning this application, please contact Wendy Walsh of the Neighborhood Planning and Zoning Department at (512) 974-7719 and refer to the Case Number at the top right of this notice. However, you may also find information on this case at our web site www.ci.austin.tx.us/gis/reviewcases/rcase_table_search.cfm.

Owner: Judd Olson

Telephone: 512.698.4826

Agent: Bennett Consulting (Jim Bennett)

Telephone: 512.282.3079

Location: 2903 Cameron Loop

Proposed Zoning Change

From **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.

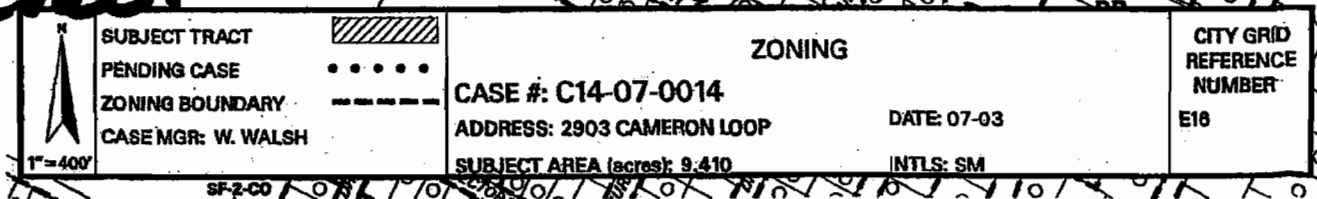
To **SF-6 – Townhouse and Condominium Residence district** is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use, without the spacing and locational requirements for townhouses and condominiums that apply in SF-5. This district is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate.

The rezoning of a property requires approval by a Land Use Commission and final approval by the City Council. When scheduled, you will receive a notice for each public hearing which will provide the date, time, and location of the public hearing. You are encouraged to participate in this process.

For additional information on the City of Austin's land development process, please visit our web site www.ci.austin.tx.us/development.

The map displays a residential area with various zoning districts and handwritten annotations. Key features include:

- Streets:** Oak Alley, West Gate Boulevard, Kestrel Drive, Millet Drive, Boggy Creek, Piney Creek Bend, Cameron Loop, Davis Lane, Keith Drive, Zerk Bend, Cheney Cove, and Guidepost Trail.
- Zoning Districts:** SF-1, SF-2, SF-3, SF-4, SF-5, SF-6-CO, MF-2-CO, LR-CO, RR, and P.
- Handwritten Annotations:**
 - Bus stop:** Located near the intersection of West Gate Boulevard and Kestrel Drive.
 - Proposed Development:** Located near the intersection of West Gate Boulevard and Kestrel Drive.
 - RR:** Multiple locations, including a large shaded area in the center and a circular area near the bottom left.
 - School:** Located near the intersection of Keith Drive and Davis Lane.
 - P:** Multiple locations, including a circular area near the intersection of Davis Lane and Keith Drive.
- Other Features:** A large area is shaded with diagonal lines and labeled 'RR'. A circular area is labeled 'PARK'.



Children and other pedestrians use Cameron Loop to walk to and from school and to catch the



NOTICE OF FILING OF APPLICATION FOR A PUBLIC HEARING ON PRELIMINARY SUBDIVISION

Mailing Date: March 30, 2007

Case Number: C8-07-0048

Please be advised that the City of Austin has received an application for a Preliminary Subdivision. You are being notified because City Ordinance requires that all property owners within 300 feet of the proposed development and affected neighborhood organizations be notified when an application has been filed.

If you have any questions concerning this application, please contact David Wahlgren of the Watershed Protection and Development Review Department at (512) 974-6455 and refer to the Case Number at the top right of this notice. However, you may also find information on this case at our web site www.ci.austin.tx.us/gis/reviewcases/rcase_table_search.cfm.

Owner: Howell Company (Bill Howell)

Telephone: 512-448-0881

Agent: Conley Engineering, Inc. (Chris Acreman)

Telephone: 512-328-3506

Subdivision Name: Enclave At Westgate

Location: 8400 Block of Westgate Blvd.

Acreage: 13

Number of Lots: 51

Proposed Use(s): Single Family, Right -Of-Way, and Greenbelt

When scheduled, you will receive a notice specifying the Land Use Commission hearing this case and the date, time, and location of its public hearing. You are encouraged to participate in this process.

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4/17

Walsh, Wendy

From: Teacup1221@aol.com
Sent: Saturday, May 05, 2007 11:28 PM
To: Walsh, Wendy
Subject: Zoning: C14-07-0014 2903 Camron Loop

Dear Wendy Walsh:

My husband and I ,also our neighbors object to this project! I live @ 2804 Zeke Bend. Our streets will not support this traffic flow onto Gettysburg Dr. that is now a dead end. We do not want the dead end to be open. It is not safe. There is no good exit or entrance thru this neighborhood. Davis Lane dead ends at one end of the road. the other section of Davis lane that goes to Brodie Ln. is a narrow road with no sidewalks. The Elem. School Cowen already causes traffic back up. There is also a very bad hill on Davis @ Westgate that is hard to see over. There is not even enough space for a single person to walk along the road side. The school bus has to pick up the children even though the school is just across the road. This is a area of single family homes with no speed bumps. The units need to be reduced. It is much smarter to have only 1 entrance in and out onto Cameron Loop. Cameron Loop has speed bumps, able to connect onto Westgate Blvd. to Brodie Lane to William Cannon Dr. which is more suitable for higher traffic flow. It is also better to go Cameron Loop to Davis Lane to Manacha Drive. Also note that there is a 50 ft easement (2 Pipelines used by 2 separate companies @ the Gettysburg Dr./Zeke Bend) This is not a positive for our neighborhood!!!!

Why does the Commission not consider that the road system FIRST support this type of project. ROADS FIRST.....SAFTY FIRST...

I would like to know what income level this project is targeted to attract? How will the landscape look? What will the condos look like? What will the parking look like? Is this a gated Project?

Our neighborhood has been a Quiet and Safe one. This project would take this away! We feel that our property values will also be hurt. Please respond. From Cheryl Saad May 5, 2007

See what's free at AOL.com.

PUBLIC HEARING INFORMATION

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Case Number: C14-07-0014

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

May 1, 2007 Zoning and Platting Commission

☐ I am in favor ☒ I object
--

Lauren Campbell
Your Name (please print)

2902 Zeke Bend Austin, TX 78745

Your address(es) affected by this application

Lauren Campbell 4/24/07
Signature Date

Comments: My house borders a very useful
and beautiful stand of trees that will
be affected by a new development of
condominiums in the proposed area.
This was one of the desirable reasons
we purchased our house. The trees
provide necessary shade as well as
wonderful wildlife habitat. ~~the~~ This
neighborhood would lose a major source
of beauty if this proposal is approved
and building commences.

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

City of Austin
 Neighborhood Planning and Zoning Department
 Wendy Walsh
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-07-0014

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

May 1, 2007 Zoning and Platting Commission

☐ I am in favor
☒ I object

Jb Betsy VAUGHN

Your Name (please print)

8413 Avocet Drive

Your address(es) affected by this application

Jb Betsy Vaughn

Signature

4-27-07

Date

Comments:

1) SF-6 does NOT provide access to
"other than minor residential streets" and
passage of this proposal will VIOLATE
city regulations and definitions
2) Adding more traffic to Cameron Loop,
defined as "neighborhood street" (NOT
artery) will seriously jeopardize the
SAFETY of residents, including children.
Traffic counts of 2000 clearly
show high traffic on Cameron Loop because

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is NO1 cut
through yet.

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Case Number: C14-07-0014

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

May 1, 2007 Zoning and Platting Commission

GERALD (JESSICA) MURPHY
Your Name (please print)

8409 AVUKET DR.

Your address(es) affected by this application

Gerald E. Murphy
Signature

9-30-07

Date

Comments: Camaron Loop is a 2-lane road with no shoulders. There is already heavy traffic. This development will add to traffic.

☐ I am in favor
☒ I object

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Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-07-0014

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

May 1, 2007 Zoning and Platting Commission

Yong Zwolak

Your Name (please print)

2821 Gettysburg Dr. Austin TX

Your address(es) affected by this application

Yong Zwolak

Signature

4/28/07

Date

Comments:

☐ I am in favor
☒ I object

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

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-07-0014

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

May 1, 2007 Zoning and Platting Commission

Karen Jeffries

Your Name (please print)

2819 Gattysberg Dr

Your address(es) affected by this application

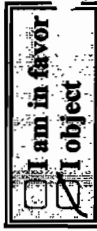
Karen Jeffries

Signature

4-28-07

Date

Comments:



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Case Number: C14-07-0014

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

May 1, 2007 Zoning and Platting Commission

Glenn D. Clark

Your Name (please print)

2817 Gettysburg Drive

Your address(es) affected by this application

[Signature]

Signature

4/28/07

Date

Comments: Placing a higher density housing area in a moderate density housing area could cause traffic congestion to increase in turn cause increase in traffic collisions. Cameron Loop is too narrow handle higher traffic flow. There are no sidewalks on Cameron Loop as well. This puts pedestrians much more at risk of being hit by the increase in traffic flow.

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

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Wendy Walsh
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Case Number: C14-07-0014

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

May 1, 2007 Zoning and Platting Commission

FRANCIS ARKS

Your Name (please print)

2817 GETTYSBURG DR

Your address(es) affected by this application

[Signature]

Signature

4/28/07

Date

Comments: NARROW STREETS IN NEIGHBORHOOD

CANNOT HANDLE ADDITIONAL TRAFFIC.

LACK OF SIDEWALKS WILL MAKE IT

DANGEROUS FOR PEDESTRIANS W/ NARROW

STREET

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Case Number: C14-07-0014

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

May 1, 2007 Zoning and Platting Commission

☒ I am in favor
☒ I object

Your Name (please print) Joseph Kreps

Your address(es) affected by this application 2315 Cetyburg Dr.

Signature [Signature] Date 4/29/07

Comments:

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

City of Austin
Neighborhood Planning and Zoning Department
Wendy Walsh
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-07-0014

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

May 1, 2007 Zoning and Platting Commission

CHARLIE SCHLUND

Your Name (please print)

211 GETTYSBURG DR

Your address(es) affected by this application

Charlie Schlund

Signature

Date

4-28-07

Comments:

PROPOSED VARS DO NOT

ENHANCE THE AREA

☐ I am in favor
☒ I object

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Case Number: C14-07-0014

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

May 1, 2007 Zoning and Platting Commission

Kristie Martin

Your Name (please print)

2809 Gettysburg Dr.

Your address(es) affected by this application

4-29-07

Date

Signature

Comments:



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

City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. 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.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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Case Number: C14-07-0014
Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

May 1, 2007 Zoning and Platting Commission

Albert Del Cesto

Your Name (please print)

2807 Gettysburg Dr Austin 78745

Your address(es) affected by this application

[Signature]

Signature

4/27/07

Date

Comments:

☐ I am in favor ☒ I object
--

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Wendy Walsh
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

May 1, 2007 Zoning and Platting Commission

Flynn McGhee

Your Name (please print)

8407 Avocet Dr. Austin TX 78745

Your address(es) affected by this application

Signature: FW Date: 4/28/07

Comments: I object to building of condos or townhomes in my community. I am a homeowner who enjoys living in a quiet community that I take pride in.

Comments: I object to building of condos or townhomes in my community. I am a homeowner who enjoys living in a quiet community that I take pride in.

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Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-07-0014

Contact: Wendy Walsh, (512) 974-7719

Public Hearing:

May 1, 2007 Zoning and Platting Commission

Lisa A. Tansey

Your Name (please print)

8407 Avocet Dr. Austin TX 78745

Your address(es) affected by this application

Lisa A. Tansey 4/28/07

Signature

Date

Comments: I strongly object to the

building of Townhomes and

condominiums in this area, I

specifically bought my home in

this neighborhood because there

were no such buildings in this

area.

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City of Austin

Neighborhood Planning and Zoning Department

Wendy Walsh

P. O. Box 1088

Austin, TX 78767-8810

