

ZONING CHANGE REVIEW SHEET

CASE: C14-2007-0067

PC Date: June 26, 2007
July 10, 2007
July 24, 2007
August 14, 2007

ADDRESS: 3608 and 3706 Clawson

OWNER/APPLICANT: Clarita Riccobono, Richard Roberts, James Barnett

AGENT: Jay Dupont and Brad Schubert

ZONING FROM: SF-3

TO: MF-2-CO

AREA: 2.223 acres

STAFF RECOMMENDATION:

Staff alternatively recommends approval of townhouse and condominium residence (SF-6) district zoning.

PLANNING COMMISSION RECOMMENDATION:

June 26, 2007: Postponed to July 10, 2007 at the request of staff.

July 10, 2007: Postponed to July 24, 2007 at the request of the neighborhood.

July 24, 2007: Postponed to August 14, 2007 at the request of the applicant

August 14, 2007: Forwarded to Council without recommendation. [Motion for staff recommendation for SF-6 failed 3-4, a second motion to deny the rezoning request failed 4-3. Five votes are required for a motion to pass.]

ISSUES:

A valid petition representing 34.09% of the property within 200 of the subject tracts has been filed in opposition to this zoning request.

DEPARTMENT COMMENTS:

The applicant disagrees with staff recommendation.

This site is three lots zoned family residence (SF-3). The request is to rezone these lots to multi-family residence low density – conditional overlay (MF-2-CO) combining district zoning. The conditional overlay would limit the development to no more than 300 daily vehicle trips.

The site is bordered on the north and west by apartments on MF-2 zoned land. The property immediately to the south zoned SF-2, and is developed with a single family

home. Further south on Clawson is a mix of MF-2, SF-3, SF-6 and SF-3 zoning, with a variety of land uses ranging in intensity from apartments to undeveloped. Across Clawson to the east are duplexes on SF-3 zoned land, and an undeveloped SF-6 tract.

Staff alternatively recommends approval of townhouse and condominium residence (SF-6) district zoning. The conditional overlay would not be needed as the SF-6 limit on development is already below the proposed 300 daily vehicle trips.

Staff initial recommendation was the approval of MF-2-CO zoning. This was based largely on the basis of the surrounding zoning and land use. The subject tracts are surrounded on three sides with properties zoned MF-2. Across the Clawson to the west there is a mix of SF-3 built out with duplexes and SF-6 zoning, currently undeveloped. The existing land use and zoning of the surrounding tracts was the basis for the initial recommendation of MF-2.

However, after further consideration of additional information, staff has revised its recommendation and now recommends approval of townhouse and condominium residence (SF-6) district zoning. .

The staff recommendation was revised based on new information regarding two aspects of the surrounding neighborhood - restrictive covenants on two pieces of nearby property and the status of the preliminary draft of the future land use map of the South Lamar neighborhood plan.

A small piece of property immediately to the north of the subject tract has a restrictive covenant which prohibits it from being developed with more than two residential units, despite the MF-2 zoning. Additionally, the properties to the south on 3906 Clawson has a restrictive covenant which mandates any multi-family use take access only to Valley View Road, not Clawson.

The South Lamar Combined neighborhood plan process is set to resume after a hiatus of several months. A preliminary draft of the future land use map from August of 2006 called for single family use on much of Clawson, including this tract. This preliminary draft also called for single family uses on several properties with multi-family zoning. Three versions of the draft future land use have been attached. In all three versions, the subject property is composed of three tracts, Tract 22, the tract to the north and the tract to the south.

Estimates of density under different base zoning districts.

Multi-family residential uses are assumed to generate 6.6 daily vehicle trips. If the property were rezoned to MF-2, with a conditional overlay limiting this development to a maximum of 300 daily vehicle trips, the project would be limited to a maximum of approximately 45 multi-family residential units. This represents a density of roughly 20 units per acre.

Townhouse uses can be typically built out with a maximum of roughly 12.4 units per acres. Assuming maximum build out of the site, SF-6 zoning could result in roughly 27 residential units.

SF-3 zoning requires a minimum site area of 5750 square feet, or 7000 square feet for the construction of a duplex. The site is 2.223 acres, or 96,834 square feet. If re-subdivided into 7000 square foot lots, the properties could be developed an estimated 13 lots or 26 residential units in 13 duplexes, with one additional residential unit, for a total of roughly 27 units.

It is important to note that these rough approximations of ultimate build out do not take into account site constraints, actual project layout, drainage requirements, or other limitations to full build out. As such the actual number of units that could be built is probably lower. A theoretical site plans drafted by the neighborhood would divide the properties into 10 duplex lots, and 1 additional lot, for a total of 21 residential units. The exact number of units cannot be determined until a formal site plan is prepared.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|---------------|--------------------------|
| <i>Site</i> | SF-3 | Single Family Homes |
| <i>North</i> | MF-2 | Apartments |
| <i>South</i> | SF-3 | Single Family Homes |
| <i>East</i> | SF-3 and SF-6 | Duplexes and Undeveloped |
| <i>West</i> | MF-2 | Apartments |

AREA STUDY: This property lies within the South Lamar Neighborhood Plan Area.

TIA: 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]. A Neighborhood Traffic Analysis will not be required because this site because the applicant has agreed to limit development to a level that will generate no more than 300 daily vehicle trips.

WATERSHED: West Bouldin Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

HILL COUNTRY ROADWAY: No

REGISTERED COMMUNITY ORGANIZATIONS:

- South Lamar Neighborhood Association
- South Central Coalition
- Austin Neighborhoods Council
- Barton Oaks Neighborhood Association
- Barton Springs / Edwards Aquifer Conservation District
- Austin Independent School District

- Home Builders Association of Greater Austin

SCHOOLS:

Joslin Elementary School Covington Middle School Crockett High School

ABUTTING STREETS:

| NAME | ROW | PAVEMENT | CLASSIFICATION | CAPITAL METRO | BICYCLE PLAN | SIDEWALKS |
|-----------------|--------|-------------|----------------|------------------|-----------------|-----------|
| Clawson Road | Varies | Approx. 25' | Collector | No | No | No |

CITY COUNCIL DATE:

ACTION:

July 26, 2007

Postponed to August 21, 2007

August 21, 2007:

Postponed to September 25, 2007.

September 27, 2007

Postponed to October 11, 2007

October 11, 2007:

ORDINANCE READINGS:

1st

2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Robert Heil

PHONE: 974-2330

e-mail address: robert.heil@ci.austin.tx.us

SUMMARY STAFF RECOMMENDATION

Staff alternatively recommends approval of townhouse and condominium residence (SF-6) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning should not constitute a grant of special privilege to an individual owner; Granting of the request should result in an equal treatment of similarly situated properties.*

The property is surrounded on two sides with property zoned MF-2. However, the property to the west fronts on the much larger Manchaca Blvd. Aspects of the property most closely resembles the SF-6 zoned property across Clawson and would provide a transition of densities from the multi-family uses to the north and the single-family uses to the south.

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

Townhouse and condominium residence district (SF-6) is the designation for a moderated density single condominium use. An SF-6 district designation may be applied to a use in an area with large lots that have access to streets other than minor residential streets. An SF-6 district may be used as a transition between a single family and multi family residential use.

Transportation

A Neighborhood Traffic Analysis will not be required because this site because the applicant has agreed to limit development to a level that will generate no more than 300 daily vehicle trips.

Existing Street Characteristics:

| NAME | ROW | PAVEMENT | CLASSIFICATION | CAPITAL METRO | BICYCLE PLAN | SIDEWALKS |
|--------------|--------|-------------|----------------|---------------|--------------|-----------|
| Clawson Road | Varies | Approx. 25' | Collector | No | No | No |

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the West Bouldin Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is no flood plain within the project area.

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.

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

Site Plan

The site is subject to compatibility standards. Compatibility standards are applicable to all property adjoining or across the street from a lot zoned or sued as SF-5 or more restrictive, or within 540 feet from a lot zoned SF-5 or more restrictive. This property is located across the street from SF-3 properties.

Along the east property line, the following standards apply:

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the SF property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the SF property line.

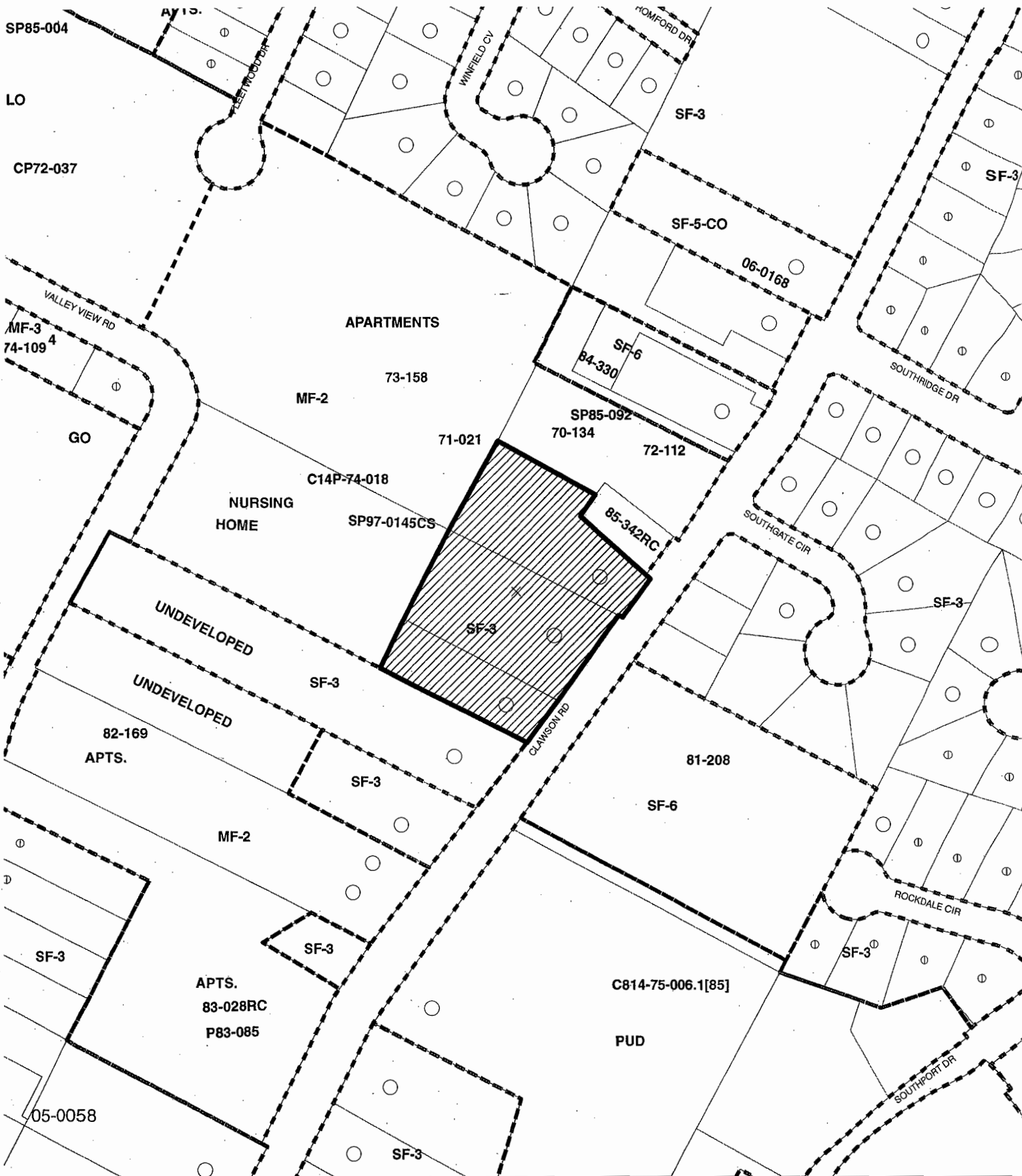
Additional design regulations will be enforced at the time a site plan is submitted, including landscaping areas, required screening, and exterior lighting (as described in Subchapter E: Design Standards).

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 relocation, and abandonment 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. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

The following items were submitted by the neighborhood:

- 1) Calculations estimating the number of SF-3 flag lots that could be developed, given this size and rough shape of the subject properties.
- 2) A tree survey provided to the neighborhood by the applicant, with notes from the neighborhood (2 pages)
- 3) A draft site plan provided by the applicant, overlaid with the with comments from neighborhood.
- 4) An alternative site plan developed by the neighborhood overlaid with the tree survey, and with comments from the neighborhood.



Subject Tract



Zoning Boundary



Pending Cases



1" = 400'

CASE MGR: W.WALSH

ZONING

CASE#: C14-2007-0067
 ADDRESS: 3608 CLAWSON RD
 SUBJECT AREA: 2.223
 GRID: G19 INTLS: TRC

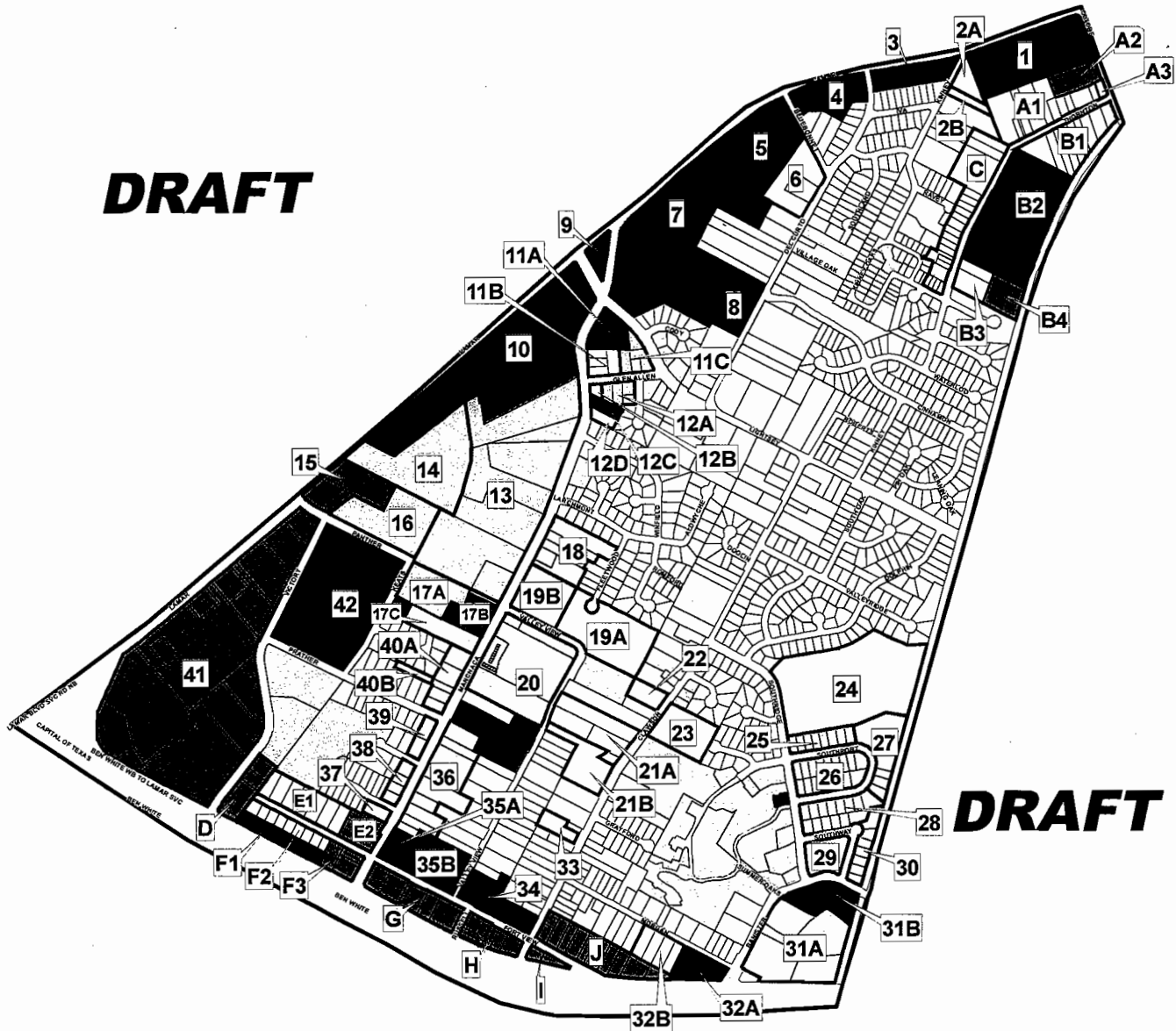


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 No warranty is made by the City of Austin regarding specific accuracy or completeness.



C14-2007-0067
3608 Clawson Road
From SF-3 to MF-2

DRAFT



DRAFT

| Legend | | | |
|--------|----------------------------------|--|--------------------|
| | 10 Agriculture | | 500 Industry |
| | 50 Rural Residential | | 600 Civic |
| | 100 Single-family | | 700 Open Space |
| | 111 Higher-Density Single Family | | 800 Transportation |
| | 113 Mobile Homes | | 870 Utilities |
| | 130 Mixed Residential | | 940 Water |
| | 200 Multi-family | | |



South Lamar Planning Area Future Land Use Map Scenario "A"

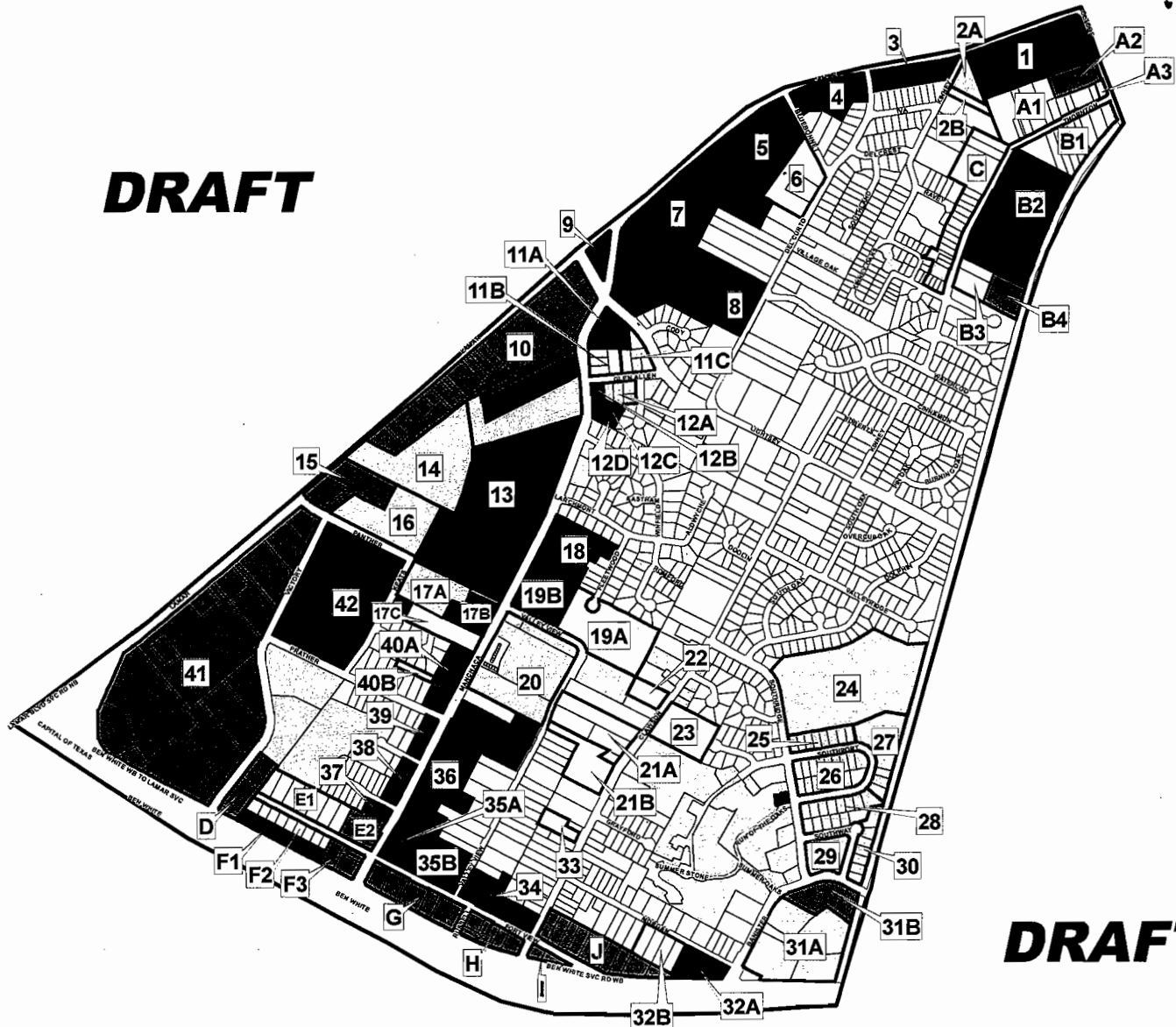
DRAFT



Created by NPZD
March 16, 2006
Updated April 18, 2006

1,000 500 0 1,000 Feet

DRAFT



DRAFT

| Legend | | | |
|--------|----------------------------------|--|--|
| | 10 Agriculture | | |
| | 50 Rural Residential | | |
| | 100 Single-family | | |
| | 111 Higher-Density Single Family | | |
| | 113 Mobile Homes | | |
| | 130 Mixed Residential | | |
| | 200 Multi-family | | |



South Lamar Planning Area Future Land Use Map Scenario "B"

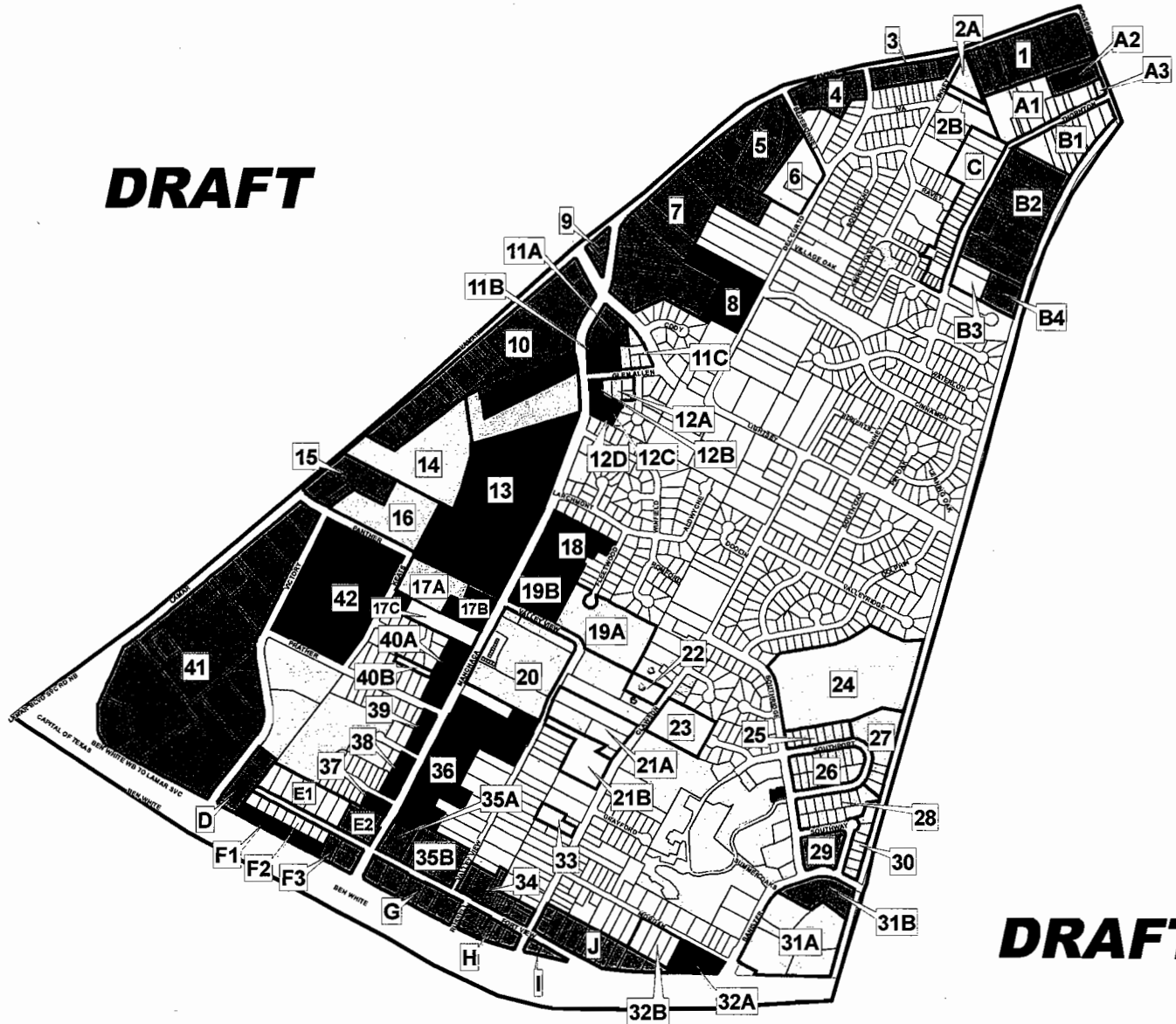
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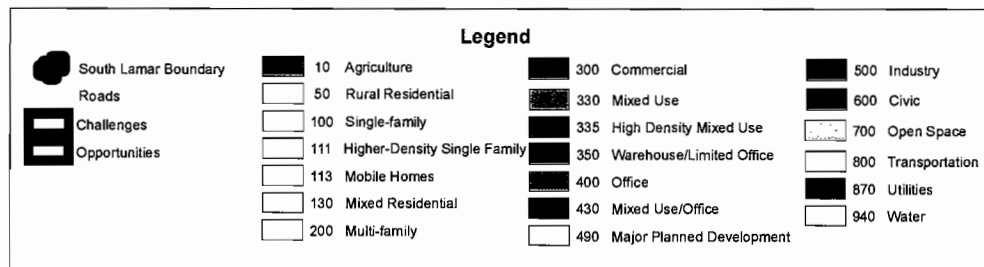
Created by NPZD
March 16, 2006
Updated April 18, 2006

1,000 500 0 1,000 Feet

DRAFT



DRAFT



South Lamar Planning Area Future Land Use Map Scenario "C"

DRAFT



Created by NPZD
March 16, 2006
Updated April 18, 2006



September 24, 2007

Austin City Council
c/o Robert Heil
Neighborhood Planning and Zoning Department
P.O. Box 1088
Austin, TX 78767-8810

RE: Zoning Case File Number **C14-2007-0067**
3608-3706 Clawson Road
Austin, Texas 78704

Dear Sirs:

Attached are additional Petitions of Opposition to the requested zoning change described in the referenced file, from property owners within 200 feet of the subject property. Petitions are attached from the following property owners:

| | | |
|------|------------------|-----------------------|
| (9) | Casey L. Gibson | 3609A Clawson Road |
| (10) | John Hampton | 3609B Clawson Road |
| (11) | Linda E. Zatopek | 1603 Southgate Circle |

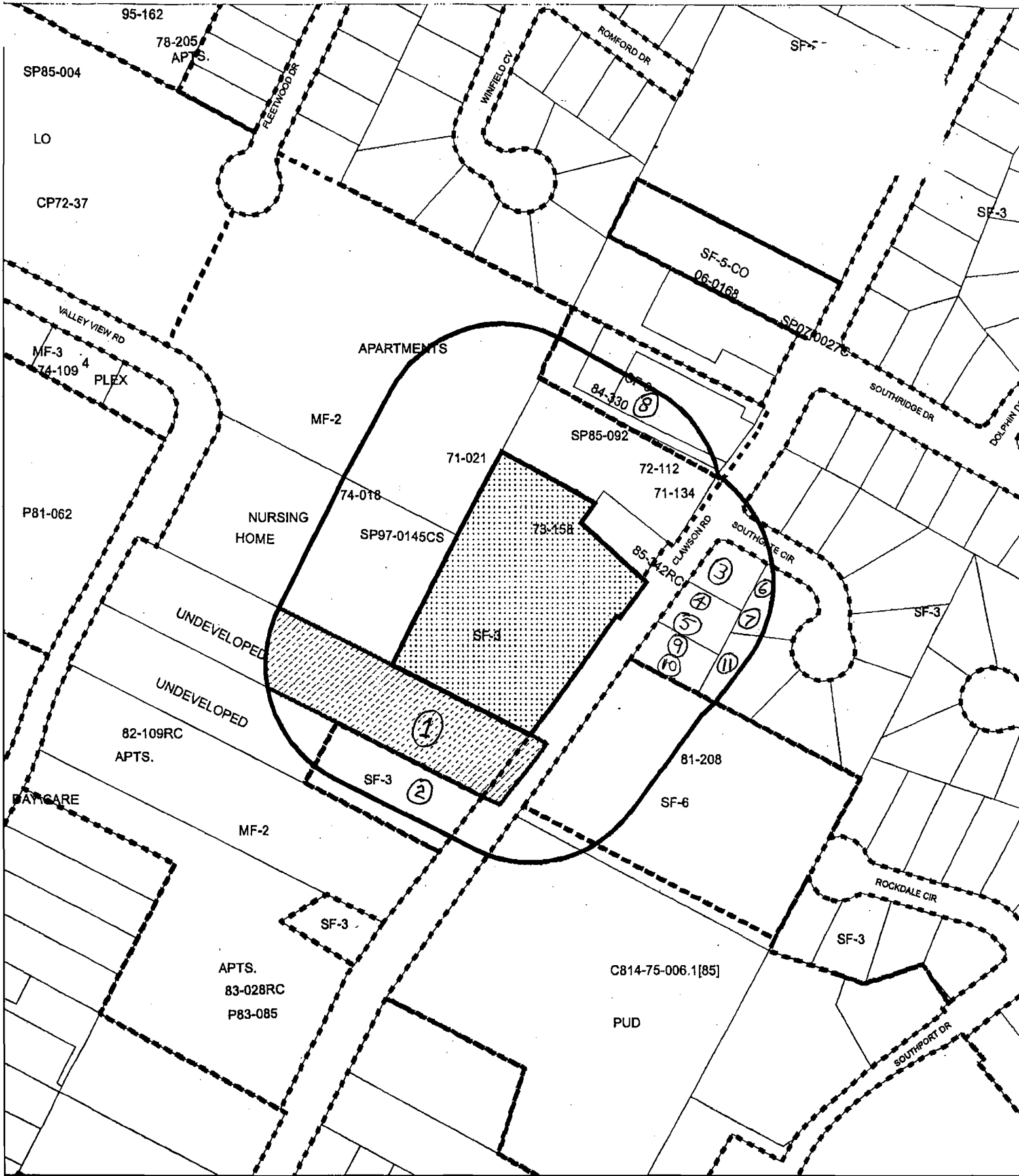
The original copy of the Casey L. Gibson petition was submitted previously, but was not "counted" or "validated", because the owner of the "B" side of the property had not yet signed the petition. Now that he has signed, both petitions should now be eligible for validation. And in addition the petition from Linda Zatopek should also be eligible, since she owns the entire property listed.

Also attached is a copy of a recent prior Petition Map, upon which handwritten numbers have been added to note the locations of the above listed properties. If additional Petitions of Opposition are received, they will be submitted later. If there are questions or if further information is needed, please advise.

Sincerely,







Bob Thompson (512) 693-2545
South Lamar Neighborhood Association



PETITIONS

CASE#: C14-2007-0067
 ADDRESS: 3608 CLAWSON RD
 GRID: G19
 CASE MANAGER: R. HEIL



-  Subject Tract
-  Property Owner
-  Buffer
-  Zoning Boundary



PETITION

Date: 9-17-07
File Number: C14-2007-0067

Address of
Rezoning Request: 3608-3708 Clawson Road
Austin, Texas 78704

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3.

The reasons for this protest are that this property is located on a hilly, narrow street, Clawson Road, which already carries more traffic than is deemed safe for such a neighborhood collector street. Likewise, because of the steep topography, drainage from this property and in the general area is already stressing the existing drainage infrastructure. Consequently, more intensive zoning is completely inappropriate. Moreover, our neighborhood values the lower impervious cover and the single family ownership culture of SF-3 property, and wishes to preserve it in the core of the neighborhood, including this property and others along Clawson Road, as shown on the latest draft Future Land Use Maps.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

| <u>Signature</u> | <u>Printed Name</u> | <u>Address</u> |
|------------------------|------------------------|---|
| <u>Casey G. Gibson</u> | <u>Casey G. Gibson</u> | <u>3609A CLAWSON ROAD, AUSTIN, TX 78704</u> |
| | | <u>7606 Beinville Ct. Austin</u> |
| | | <u>TX 78719</u> |

Date: 9-17-07

Contact Name: BOB THOMPSON
Phone Number: 693-2545

PETITION

Date: SEPT 22, 2007

File Number: C14-2007-0067

Address of

Rezoning Request: 3608-3706 Clawson Road
Austin, Texas 78704

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3.

The reasons for this protest are that this property is located on a hilly, narrow street, Clawson Road, which already carries more traffic than is deemed safe for such a neighborhood collector street. Likewise, because of the steep topography, drainage from this property and in the general area is already stressing the existing drainage infrastructure. Consequently, more intensive zoning is completely inappropriate. Moreover, our neighborhood values the lower impervious cover and the single family ownership culture of SF-3 property, and wishes to preserve it in the core of the neighborhood, including this property and others along Clawson Road, as shown on the latest draft Future Land Use Maps.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

John Hampton

John Hampton

3609 B Clawson RD

Date: 9-22-07

Contact Name: BOB THOMPSON
Phone Number: 693-2545

PETITION

Date:

File Number: C14-2007-0067

Address of Rezoning Request: 3608-3706 Clawson Road
Austin, Texas 78704

To: Austin City Council

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)


Signature

Linda E. Zatopek, property owner of 1603 Southgate Circle, Austin, TX 78704
Printed Name Address

Linda Zatopek
PO Box 262
Silver City, NM 88062

Date: September 19, 2007

Contact Name:

Phone Number: 505-313-5608

PETITION

Case Number:

C14-2007-0067

Date:

Sept. 20, 2007

Total Area within 200' of subject tract: (sq. ft.)

375,823.96

| | | | | |
|----|-----------------------------------|--|-----------|--------|
| 1 | 04-0409-0184 | FEIGHNER PETER C & JULIA A | 3563.20 | 0.95% |
| 2 | 04-0409-0185 | FEIGHNER PETER C & JULIA A | 7331.33 | 1.95% |
| 3 | 04-0409-0186 | FEIGHNER PETER C & JULIA A | 7987.34 | 2.13% |
| 4 | 04-0508-0430 | NUNES SEAN A | 12658.99 | 3.37% |
| | | KILGORE GARY L AND HICKMAN HOWARD | | |
| 5 | 04-0508-0431 | | 3943.89 | 1.05% |
| | 04-0508-1102 AND 04- 0508-1103 | MILLER MICHELLE POWERS AND FRIDAY LISL | 10196.33 | 2.71% |
| 7 | 04-0610-0210 | CORSBIE WILLIAM LANCE JR | 54,019.60 | 14.37% |
| 8 | 04-0610-0211 | JONES GORDON L | 28416.91 | 7.56% |
| 9 | | | | 0.00% |
| 10 | | | | 0.00% |
| 11 | | | | 0.00% |
| 12 | | | | 0.00% |
| 13 | | | | 0.00% |
| 14 | | | | 0.00% |
| 15 | | | | 0.00% |
| 16 | | | | 0.00% |
| 17 | | | | 0.00% |
| 18 | | | | 0.00% |
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| 25 | | | | 0.00% |
| 26 | | | | 0.00% |
| 27 | | | | 0.00% |
| 28 | | | | 0.00% |

Validated By:

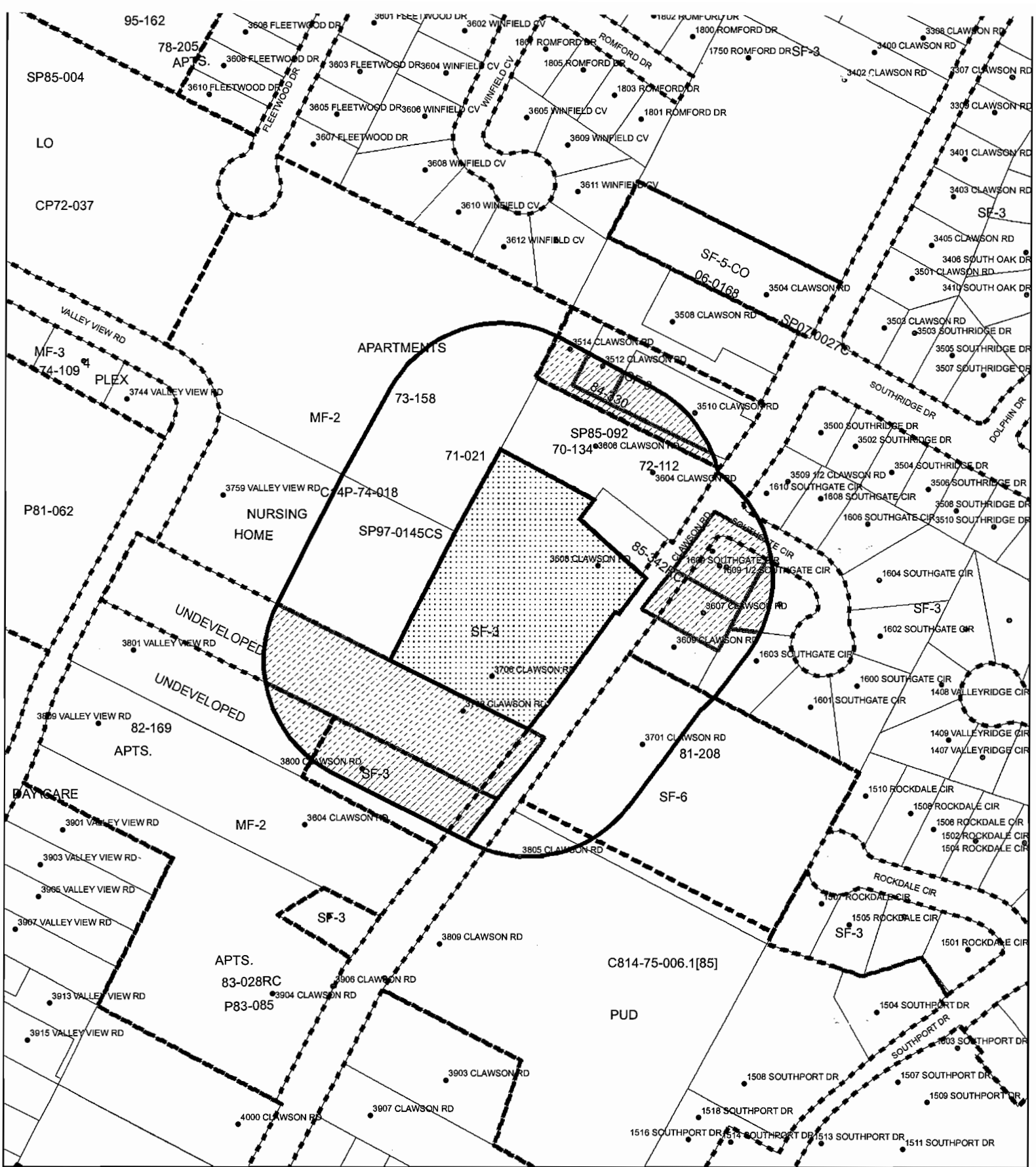
Stacy Meeks

Total Area of Petitioner:

128,117.59

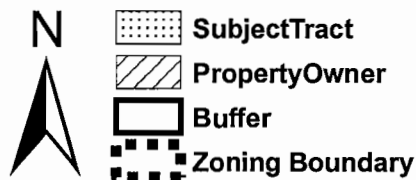
Total %

34.09%



PETITIONS

CASE#: C14-2007-0067
 ADDRESS: 3608 & 3706 CLAWSON RD
 GRID: G19
 CASE MANAGER: W. WALSH



1" = 200' OPERATOR: SM

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September 18, 2007

Austin City Council
c/o Robert Heil
Neighborhood Planning and Zoning Department
P.O. Box 1088
Austin, TX 78767-8810

RE: Zoning Case File Number **C14-2007-0067**
3608-3706 Clawson Road
Austin, Texas 78704

Dear Sirs:

Attached are Petitions of Opposition to the requested zoning change described in the referenced file, from property owners within 200 feet of the subject property.

Petitions are attached from the following property owners:

- | | | |
|-----|-------------------|-------------------------|
| (1) | Billy Corsbie | 3708 Clawson Road |
| (2) | A.L. Jones | 3800 Clawson Road |
| (3) | Sean Nunes | 1609 Southgate Circle |
| (4) | Michelle Miller | 3607A Clawson Road |
| (5) | Lisl Friday | 3607B Clawson Road |
| (6) | Howard A. Hickman | 1605B Southgate Circle |
| (7) | Gary Kilgore | 16005A Southgate Circle |
| (8) | Peter Feighner | 3510 Clawson Road |
| (9) | Casey L. Gibson | 3609A Clawson Road |

Also attached is a copy of a recent prior Petition Map, upon which handwritten numbers have been added to note the locations of the above listed properties. If additional Petitions of Opposition are received, they will be submitted later. If there are questions or if further information is needed, please advise.

Sincerely,



Bob Thompson (512) 693-2545
South Lamar Neighborhood Association



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Zoning Boundary

PETITION

Date: 8/23/07
File Number: C14-2007-0067

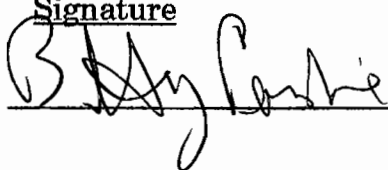
Address of
Rezoning Request: 3608-3706 Clawson Road
Austin, Texas 78704

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3.

The reasons for this protest are that this property is located on a hilly, narrow street, Clawson Road, which already carries more traffic than is deemed safe for such a neighborhood collector street. Likewise, because of the steep topography, drainage from this property and in the general area is already stressing the existing drainage infrastructure. Consequently, more intensive zoning is completely inappropriate. Moreover, our neighborhood values the lower impervious cover and the single family ownership culture of SF-3 property, and wishes to preserve it in the core of the neighborhood, including this property and others along Clawson Road, as shown on the latest draft Future Land Use Maps.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

| <u>Signature</u> | <u>Printed Name</u> | <u>Address</u> |
|---|---------------------|----------------------------|
|  | Binzy Corsbie | 3708 Clawson, Austin 78704 |
| | | |
| | | |

Date: 8/23/07

Contact Name: Rob Thompson
Phone Number: 693-2545

PETITION

Date: 22 Aug 07

File Number: C14-2007-0067

Address of

Rezoning Request: 3608-3706 Clawson Road
Austin, Texas 78704

To: Austin City Council

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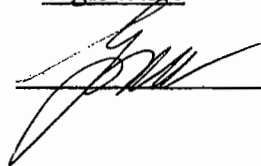
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address



A.L. JONES

3800 CLAWSON

Date: 8-22-07

Contact Name: BOB THOMPSON
Phone Number: 693-2545

PETITION

Date: 8-22-07

File Number: C14-2007-0067

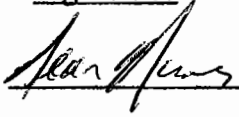
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| <u>Signature</u> | <u>Printed Name</u> | <u>Address</u> |
|---|---------------------|-----------------------|
|  | Sean Nunes | 1609 Southgate Circle |
| | | |
| | | |
| | | |

Date: 8-22-07

Contact Name: BOB THOMPSON
Phone Number: 693-2545

PETITION

Date: 8-22-07
File Number: C14-2007-0067

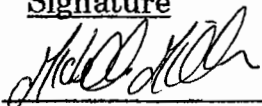
Address of
Rezoning Request: 3608-3706 Clawson Road
Austin, Texas 78704

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3.

The reasons for this protest are that this property is located on a hilly, narrow street, Clawson Road, which already carries more traffic than is deemed safe for such a neighborhood collector street. Likewise, because of the steep topography, drainage from this property and in the general area is already stressing the existing drainage infrastructure. Consequently, more intensive zoning is completely inappropriate. Moreover, our neighborhood values the lower impervious cover and the single family ownership culture of SF-3 property, and wishes to preserve it in the core of the neighborhood, including this property and others along Clawson Road, as shown on the latest draft Future Land Use Maps.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

| <u>Signature</u> | <u>Printed Name</u> | <u>Address</u> |
|---|------------------------|--------------------------|
|  | <u>Michelle Miller</u> | <u>3607A Clawson Rd.</u> |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

| | |
|----------------------|--------------------------------------|
| Date: <u>8/22/07</u> | Contact Name: <u>Michelle Miller</u> |
| | Phone Number: <u>799-6100</u> |

PETITION

Date: Sept 19, 2007
File Number: C14-2007-0067

Address of
Rezoning Request: 3608-3706 Clawson Road
Austin, Texas 78704

To: Austin City Council

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

| <u>Signature</u> | <u>Printed Name</u> | <u>Address</u> |
|--------------------|---------------------|--|
| <u>Lisl Friday</u> | <u>Lisl Friday</u> | <u>3607 B. Clawson</u> <u>78704</u> |

I also own the following two properties on
Morgan Lane: 1503 + 1403 Morgan Lane

Date: Sept 19, 2007
Contact Name: Lisl
Phone Number: 731-7875
494-6237

PETITION

Date: 8-22-07

File Number: C14-2007-0067

Address of

Rezoning Request: 3608-3706 Clawson Road
Austin, Texas 78704

To: Austin City Council

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Howard A. Hickman

Howard A. Hickman

1605 B Southgate Circle
Austin, Tx 78704

Date: 8/22/07

Contact Name: HOWARD HICKMAN
Phone Number: 448-0115

PETITION

Date: 9-16-07
 File Number: C14-2007-0067

Address of
 Rezoning Request: 3608-3706 Clawson Road
Austin, Texas 78704

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3.

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

| <u>Signature</u> | <u>Printed Name</u> | <u>Address</u> |
|---------------------|---------------------|--|
| <u>Gary Kilgore</u> | <u>Gary Kilgore</u> | <u>1605A Southgate Cir.</u> <u>Austin, TX</u> <u>78704</u> |
| _____ | _____ | _____ |
| _____ | _____ | _____ |
| _____ | _____ | _____ |

Date: 9-16-07

Contact Name: BOB THOMPSON
 Phone Number: 693-2545

PETITION

Date: 9-15-2007
File Number: C14-2007-0067

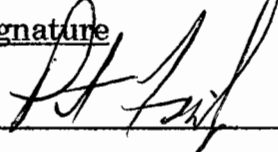
Address of
Rezoning Request: 3608-3706 Clawson Road
Austin, Texas 78704

To: Austin City Council

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

| <u>Signature</u> | <u>Printed Name</u> | <u>Address</u> |
|---|---------------------|------------------|
|  | Peter Feighner | 3510 Clawson Rd. |
| | | |
| | | |
| | | |

Date: 9/15/07

Contact Name: Bob Thompson
Phone Number: 693-2545

PETITION

Date: 9-17-07
File Number: C14-2007-0067

Address of
Rezoning Request: 3608-3708 Clawson Road
Austin, Texas 78704

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-3.

The reasons for this protest are that this property is located on a hilly, narrow street, Clawson Road, which already carries more traffic than is deemed safe for such a neighborhood collector street. Likewise, because of the steep topography, drainage from this property and in the general area is already stressing the existing drainage infrastructure. Consequently, more intensive zoning is completely inappropriate. Moreover, our neighborhood values the lower impervious cover and the single family ownership culture of SF-3 property, and wishes to preserve it in the core of the neighborhood, including this property and others along Clawson Road, as shown on the latest draft Future Land Use Maps.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Casey G. Gibson

Casey G. Gibson

3609A CLAWSON ROAD, AUSTIN, TX 78704
7606 Beinville Ct. Austin
Tx 78719

Date: 9-17-07

Contact Name: BOB THOMPSON
Phone Number: 693-2545