



P E T I T I O N

Date: JUNE 30, 2008

File Number: C14-2008-0125 Tract #12

Address of Rezoning Request: 6800 Waters Way

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 subject property to any classification other than SF-1 with a conditional overlay limiting the number of single-family housing units to no more than eight (8).

Our reasons for limiting the intensity of development of the Waters' property to no more than eight homes and SF-1-CO zoning are:

- 1) The egress/ingress of the development is through the cul-de-sacs of Twilight Mesa Drive and Dark Valley Cove where huge increases of additional traffic will create serious safety issues, particularly for children. Many families have small children and grandchildren. In Dark Valley Cove cul-de-sac, having Waters Way, essentially a driveway that is very close to the existing houses, become a more heavily traveled road would be accidents waiting to happen and is of particular concern. There is another right-of-way that shares the cul-de-sac and will cause additional problem in the future. In Twilight Mesa Drive cul-de-sac, the slopes of the roadway create blind spots for drivers, already a hazardous situation.
- 2) Increased traffic on Twilight Mesa Drive, a single outlet local street which is only 24 feet wide, will create a safety issue as there are no pedestrian sidewalks and residents have nowhere else to go for walks and bike rides. This problem will become further aggravated when other adjacent tracts of land are developed.
- 3) The lots of our homes range from half an acre to over 5 acres. Estates of Loma Vista, only through which the Waters property is to be accessed, is RR development kind with most lots ranging from 1 to 9 acres. Our property value will decline if it is adjacent to higher density development and our community will lose its rural character.
- 4) Increased density brings increased pollution - noise pollution, light pollution, carbon emissions, groundwater contamination. We invested in a neighborhood with a certain quality of life and aesthetic and we wish to preserve that quality.
- 5) High density SF-6 zoning here is spot zoning, is speculative in nature, and due to the single access through Loma Vista traffic effects on our street are more than 10 times the level of present traffic for many of our homes.

RECEIVED
6/30/08

3pm

PETITION

Date: June 30, 2008

File Number: C14-2008-0125 Tract #12

Address of Rezoning Request: 6800 Waters Way

Signature

Printed Name

Address

	Roger Wade	8016 Dark Valley Cove, Austin TX 78737
	MAKENZIE HOWARD	8019 Dark Valley Cove Austin TX 78737
	NYUNG S KWON	8008 Dark Valley Cove Austin TX 78737
	JAEUN M. KWON	8008 DARK VALLEY COVE, AUSTIN TX
	Kelly Berg	6900 Twilight Mesa Austin TX 78737
	SEAN D BERG	6900 Twilight Mesa Drive, Austin TX 78737
	PAULINA L. MACKIE	6908 Twilight Mesa Dr, Austin TX 78737
	Troy E. Mackie	6908 Twilight Mesa Dr, Austin TX 78737
	Judi Corbett	6905 Twilight Mesa Austin 78737
	Albert R. Cantara	6700 Rotan Dr, Austin, TX 78749
	Jannice Smith Cantara	6700 Rotan Dr. Austin TX 78749
	Hellmuth Vedder	6726 Rotan Drive, Austin, TX 78749
	Alice Vedder	6726 Rotan Drive, Austin, TX 78749
	Nancy McElaney	6704 Rotan Dr Austin, TX 78749
	John McElaney	6704 Rotan Dr Austin TX 78749
	Louise Lively	6610 Rotan Dr Austin, TX 78749
	Cheryl Lively	6610 Rotan Dr Austin, TX 78749
	Mary Hesch	6714 Rotan Dr Austin 78749
	Mark Hesch	6714 Rotan Dr Austin 78749
	Danielle Lepper	6720 Rotan Dr Austin 78749
	John Lepper	6720 Rotan Dr Austin 78749
	Ellen Rathje	6708 Rotan Dr Austin 78749
	Andrea Baxter	6708 ROTAN DR " 78749
	Michael Mullin	6737 Hot Springs Dr
	Deborah York	6737 Hot Springs Dr.
	Virginia Haley	8304 Hot Springs Dr.
	Steve Springer	6600 Rotan Dr Austin 78749
	LC Williams	6606 Rotan Dr Austin 78749
	Grace Williams	6606 Rotan Dr Austin 78749

EXHIBIT
1/4

RECEIVED
6/30/08
3pm

PETITION

Date: June 30, 2008

File Number: C14-2008-0125 Tract#12

Address of Rezoning Request: 6800 Waters Way

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
<u>Carol Springer</u>	<u>Carol Springer</u>	<u>6600 Rotan Dr.</u>
<u>Brian Reis</u>	<u>BRIAN REIS</u>	<u>6516 ROTAN</u>
<u>Lynn Leifker</u>	<u>Lynn Leifker</u>	<u>6733 Hot Springs Dr</u>
<u>Martin Leifker</u>	<u>MARTIN LEIFKER</u>	<u>6733 HOT SPRINGS DR</u>
<u>Valerie Reis</u>	<u>Valerie Reis</u>	<u>6516 Rotan Dr.</u>
<u>Clark Ross</u>	<u>Clark Ross</u>	<u>6520 Rotan Dr.</u>
<u>Julie Ross</u>	<u>Julie Ross</u>	<u>6520 Rotan Dr.</u>

Contact Name: JAEUN M. KWON
Phone Number: H 301-4206
C 947-3364

PETITION

RECEIVED
6/30/08
3pm

Date: June 30, 2008
File Number: C14-2008-0125 Tract # 12
Address of Rezoning Request: 6800 Waters Way

	<u>Protester's Name</u>	<u>Address</u>	<u>Parcel Number</u>
1.	ROGER C. WADE	8016 DARK VALLEY CV AUSTIN, TX 78737-3520	0412400132
2.	MALENE HOWARD	8019 DARK VALLEY CV AUSTIN, TX 78737-3520	0412400131
3.	NYUNG S. KWON	8008 DARK VALLEY CV	0412400134
4.	JAEUN M. KWON	AUSTIN, TX 78737-3520	
5.	JUDITH A. CORBITT	6905 TWILIGHT MESA DR AUSTIN, TX 78737-3522	0412400138
6.	SEAN D. BERG	6900 TWILIGHT MESA DR	0412380174
7.	KELLY BERG	AUSTIN, TX 78737-3522	
8.	LLOYD C. WILLIAMS	6606 ROTAN DR	0412380181
9.	GRACE WILLIAMS	AUSTIN, TX 78749	
10.	TROY E. MACKIE	6908 TWILIGHT MESA DR	0412400301
11.	PAULINDA L. MACKIE	AUSTIN, TX 78737-3522	
12.	MARK HESCH	6714 ROTAN DR	0412380186
13.	MARY HESCH	AUSTIN, TX 78749	
14.	HELLMUTH VEDDER	6726 ROTAN DR	0412400113
15.	ALICE VEDDER	AUSTIN, TX 78749-4008	
16.	JOHN BRIAN LEPPER	6720 ROTAN DR	0412400112
17.	DANIELLE VICTORIA LEPPER	AUSTIN, TX 78749	
18.	ALBERT CANTARA	6700 ROTAN DR	0412380183
19.	JAMIE JO SMITH CANTARA	AUSTIN, TX 78749	
20.	BRIAN K REIS	6516 ROTAN DR	0412380178
21.	VALERIE J REIS	AUSTIN, TX 78749	
22.	MARTIN LEIFKER	6733 HOT SPRINGS DR	0412400102
23.	LYNN LEIFKER	AUSTIN, TX 78749	
24.	LANCE LIVELY	6610 ROTAN DR	0412380182
25.	CHERYL LIVELY	AUSTIN, TX 78749	
26.	JOHN R McELANEY	6704 ROTAN DR	0412380184
27.	NANCY M McELANEY	AUSTIN, TX 78749	
28.	WILLIAM CLARK ROSS	6520 ROTAN DR	0412380179
29.	JULIANNA L ROSS	AUSTIN, TX 78749	



PETITION

Date: June 30, 2008

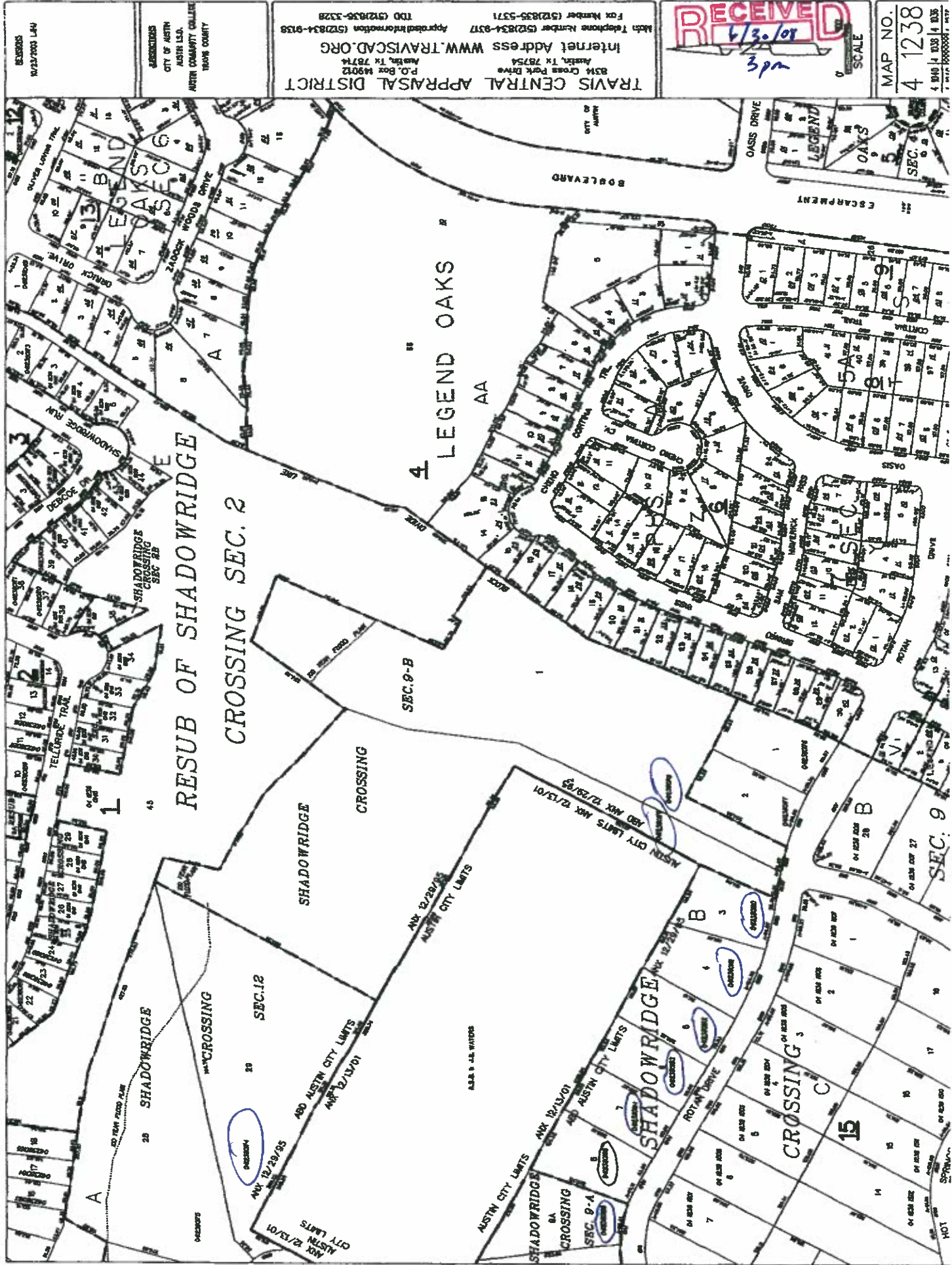
File Number: C14-2008-0125 Tract #12

Address of Rezoning Request: 6800 Waters Way

	<u>Protester's Name</u>	<u>Address</u>	<u>Parcel Number</u>
30.	MICHAEL MULLIN	6737 HOT SPRINGS DR	0412400101
31.	DEBORAH YORK	AUSTIN, TX 78749	
32	ANDREW BAXTER	6708 ROTAN DR	0412380185
33	ELLEN RATHJE	AUSTIN, TX 78749-4008	
34	STEPHEN SPRINGER	6600 ROTAN DR	0412380180
35	CAROL S SPRINGER	AUSTIN, TX 78749	



File Number: C14-2008-0125 Tract # 12
Address of Rezoning Request: 6800 Waters Way



RECEIVED
6/30/08
3pm

Don't Water Down Loma Vista

FM 1826

RECEIVED
6/30/08
3pm

US 290 W

PAVING

nt Blvd

Escapement

RECEIVED
6/30/07
3pm

Date: _____

ESTATES OF LOMA VISTA and ESTATES OF SHADOWRIDGE

Petition for Consistent Zoning

To: Austin City Council

We, the undersigned homeowners and residents of the Estates of Loma Vista and the Estates of Shadowridge, do hereby protest against the zoning change of the tracts of land adjoining and accessed through the Estates of Loma Vista, specifically, but not limited to, the land owned by Ronald and Jacqueline Waters known as ABS 788 SUR 62 Williams J ACR 10.324 and the Waters' homestead of one acre, to any classification other than SF-1 with a limit to the number of homesites to RR density, in keeping with the character, natural beauty and environmental stewardship of this area.

The Estates of Loma Vista (EoLV) is a subdivision with an average lot size of more than one acre, most ranging from 1 to 9 acres, with a rural character. It is accessed by a single outlet street, Twilight Mesa Drive (TMD), without sidewalks and curbs.

The Waters' tract, 11 acres large, is located at the end of TMD at the back of the subdivision, and is bound on the other sides by two 5 acre homesites and the Estates of Shadowridge where all lots are larger than half an acre. It can be accessed only through the EoLV. Driving to the tract from the entrance of EoLV at FM 1826 means driving past 32 LV homes for approximately 2/3 mile.

There are several undeveloped tracts of land, 48 acres in total, all of which can be accessed only through the EoLV. All have potential for development. Small lot zoning in these tracts will overburden TMD whose traffic volume already exceeds the City's criteria and will pose a threat to the public safety of the residents living there.

The Waters are requesting zoning of SF-6/SF-2 density in order to develop garden homes. They have proposed clustering of their development. Their land is in an inappropriate area for clustering. The abrupt transition from the large lot rural nature of the EoLV to the highly dense development will negatively impact the neighborhood. Residents who live here now will see a loss in the value of their property and be unable to safely walk their neighborhood as they have done in the past.

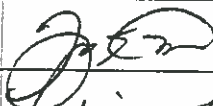
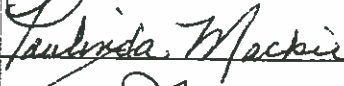

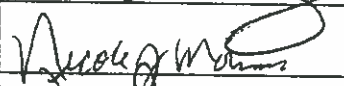


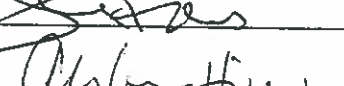
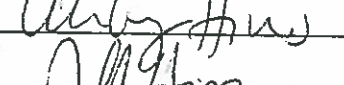
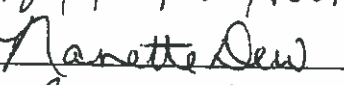
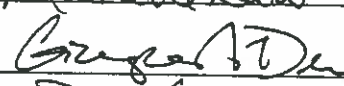


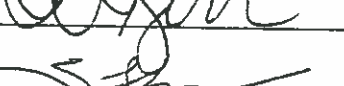

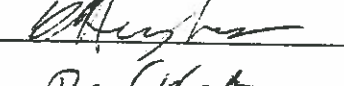



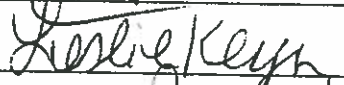
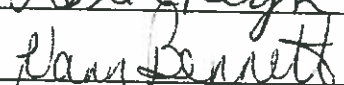
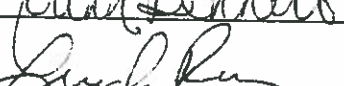

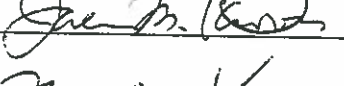
We want the tracts of land adjoining the EoLV to be zoned SF-1/RR density which will be compatible with our subdivisions.

From City of Austin Zoning Principles, Land Use Planning Principles and Oak Hill Vision Statement and Goals:

- Zoning should satisfy a public need and not constitute a grant of special privilege to an individual owner; the request should not result in spot zoning.
- Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.
- Avoid over zoning in areas that could not be supported by the existing or proposed street and utility network.
- Preserve neighborhood identity, character.
- Cluster higher density development in appropriate areas.

ESTATES OF LOMA VISTA
PETITION FOR CONSISTENT ZONING

RECEIVED
6/30/08
3pm

NAME	SIGNATURE	ADDRESS
1 Troy Mackie		6908 Twilight Mesa Austin 78737
2 PAULINDA MACKIE		6908 Twilight Mesa Dr Austin 78737
3 SEAN BERG		6900 Twilight Mesa Dr Austin 78737
4 Niede Morrison		6901 Twilight Mesa Dr. Austin 787
5 WILLIAM J KERN		6909 T.M. Dr 78737
6 Sheri L Ford		6909 Twilight Mesa 78737
7 Abby Hines		8005 Dark Valley Cove
8 Jeff Hines		8005 Dark Valley Cove
9 Wynne Howard	Wynne Howard	8019 Dark Valley Cove
10 Malene Howard	MALENE HOWARD	8019 DARK VALLEY CV
11 Nanette Dew		8001 Dark Valley CV
12 GREGORY A. DEW		8001 DK Valley CV 78737
13 LEIF KERR		8000 Dark Valley CV 78737
14 Teresa Kerr		8000 Dark Valley CV 78737
15 SANNIA THOMPSON		8009 DARK VALLEY CV 78737
16 Don Hughes		8009 Dark Valley CV 78737
17 Roger Wade		8016 Dark Valley Lane 78737
18 Marilyn B Wade		8016 Dark Valley Cove 78737
19 TED KEYSER		7004 TWILIGHT MESA DR 78737
20 Leslie Keyser		7004 Twilight Mesa Dr 78737
21 Vann Bennett		7005 Twilight Mesa Dr 78737
22 Linda Ramsey		7008 Twilight Mesa Dr 78737
23 JACQU M. KIDON		8008 Dark Valley Cove 78737
24 NYUNG S Kwan		8008 Dark Valley Cove 78737
25 Ryan P Bennetts		7005 Twilight Mesa 78737

RECEIVED
6/30/08

4-13-108

3/20

[illegible]

ESTATES OF LOMA VISTA
PETITION FOR CONSISTENT ZONING

RECEIVED
6/3/08
3pm

NAME

SIGNATURE

ADDRESS

34 JACK H. BARRETT	Jack H. Barrett	7505 Twilight Shadow Dr. Austin, TX
35 ANNE M. BORTNER	Anne M. Bortner	61
36 Angela Ko	Angela Ko	7501 Twilight Shadow Dr
37 SHANYUN NI	SHANYUN NI	7409 Twilight Shadow Dr.
38 Sam Ward	Sam Ward	7405 Twilight Shadow Dr.
39 Berta Menn	BERTA MENN	7404 Twilight Shadow
40 Hubert Menn	HUBERT MENN	7404 Twilight Shadow Dr.
MARK METCALF	MARK METCALF	7401 TWILIGHT SHADOW DR., AUSTIN, TX 78749
Laura Faulk	Laura Faulk	7321 Twilight Shadow Dr.
HELEN L. WERT	Helen L. Wert	7313 Twilight Shadow Dr. 78749
Stephanie Sorrels	Stephanie Sorrels	7301 Twilight Shadow Dr. 78749
Shelly Chakales	Shelly Chakales	7117 Seneca Falls Loop 78739
Sarah Williamson	Sarah Williamson	7300 Twilight Shadow Dr. 78749
Paul O'clair	Paul R. O'clair	7320 Twilight Shadow Dr. 78749
L BERTOTTI	L BERTOTTI	8500 DARK SHADOW CIRCLE 78749
TIMOTHY	TIMOTHY	8600 DARK SHADOW CIRCLE 78749
Debby Clarke	Debby Clarke	8601 Dark Shadow Cir 78749
Sharmili Nallapati	Sharmili Nallapati	8605 Dark Shadow Cir 78749
Shelly Kuni	Shelly Kuni	8605 Dark Shadow Cir 78749

ESTATES OF LOMA VISTA
PETITION FOR CONSISTENT ZONING

RECEIVED
6/30/08
3pm

NAME

SIGNATURE

ADDRESS

53	Cheryl Metcalf	<i>Cheryl Metcalf</i>	7401 Twilight Shadow Dr 78749
54	Jeremy Lansford	<i>Jeremy Lansford</i>	7321 Twilight Shadow Dr 78749
55	WALTER A. WIRTH	<i>Walter A. Wirth</i>	7312 Twilight Shadow Dr 78749
56	Roger Desjardins	<i>Roger Desjardins</i>	7320 Twilight Shadow Dr 78749
57	Robert P. Berton	<i>HAN H. BERTON</i>	8600 Dark Shadow Cove 78749
58	Grace He	<i>Grace He</i>	7313 Twilight Shadow Dr 78749
59	Grace He	<i>Grace He</i>	7328 Twilight Shadow Dr 78749
60	William A. Wirth	<i>William A. Wirth</i>	7317 Twilight Shadow Dr 78749
61	William A. Wirth	<i>William A. Wirth</i>	7509 Twilight Shadow Dr 78749

**ESTATES OF LOMA VISTA
PETITION FOR CONSISTENT ZONING**

RECEIVED
6/30/08
3pm

NAME	SIGNATURE	ADDRESS
62 Mark F. Randolph	Mark Randolph	8312 Twilight Terrace Dr.
63 Lisa D Randolph	Lisa Randolph	8312 Twilight Terrace Dr
64 Joseph Lewright	Joseph Lewright	8320 Twilight Terrace
65 Christine Gorychka	Christine Gorychka	8301 Twilight Terrace
66 Gordon Gorychka	Gordon Gorychka	8301 Twilight Terrace
67 Kelly Gorychka	Kelly Gorychka	8301 Twilight Terrace
68 Tami Lewright	Tami Lewright	8320 Twilight Terrace
70 Jeffrey Williams	Jeffrey Williams	8209 Twilight Terrace
71 Connie Williams	Connie Williams	8209 Twilight Terrace
72 JOHN H. MARTIN	John H. Martin	8205 Twilight Terrace
73 Valerie Martin	Valerie Martin	"
74 LI GAO	Li Gao	7106 twilight Mesa Dr.
75 Bill HART	Bill Hart	7208 Twilight mesa Dr
76 Sue HART	Sue Hart	7208 Twilight Mesa Dr
77 Stan Horner	Stan Horner	8305 TWILIGHT TERRACE DR.
78 Janas Horner	Janas Horner	8305 Twibight Terrace Dr.
79 FRANK CAPUANO	Frank Capuano	8304 TWILIGHT Terrace Dr.
80 Catherine Capuano	Catherine Capuano	8304 Twilight Terrace Dr.
81 STEVE MELGAREJO	Steve Melgarejo	7300 TWILIGHT MESA DR, AUSTIN
82 Nadine Marney	Nadine Marney	7304 Twilight Mesa Dr. Austin
83 Peter C. Ray	Peter C. Ray	8308 Twilight Terr. Dr.
84 Barry B. Allison	Barry B. Allison	7200 TWILIGHT MESA DR 78737
85 Myra B. Allison	Myra B. Allison	7200 Twilight Mesa Dr. 78737
86 Lynn Loomis	Lynn Loomis	7108 Twilight + Mesa Dr 78737
87 Michael D. Yanber	Michael D. Yanber	7100 Twilight + Mesa 78737

RECEIVED
6/30/88
3pm

NAME	SIGNATURE	ADDRESS
88 Jackie Hires	Jackie Hires	7100 Twilight Mesa Dr.
89 Thomas H T Brady	Thomas H T Brady	7101 TWILIGHT MESA DR
90 Linda B Brady	Linda B Brady	7101 Twilight Mesa DR
91 Charles Winkley	Charles Winkley	8313 Twilight Terr.
92 Elizabeth Winkley	Elizabeth Winkley	8313 Twilight Terrace
93 Lisa A. Haynes	Lisa Haynes	8313 Twilight Terrace Dr.

ESTATES OF LOMA VISTA
PETITION FOR CONSISTENT ZONING

RECEIVED
4/30/08

3pm

	NAME	SIGNATURE	ADDRESS
44	Teresa Poplin	Teresa L. Poplin	8215 Dark Ridge Cove
75	James D. Poplin	James D. Poplin	8215 DARK Ridge Cove
96	Dave Poplin	Dave Poplin	8205 Dark Ridge Cove
97	Amy Oldham	Amy Oldham	8205 Dark Ridge Cove
98	RAY MARSHALL	RAY MARSHALL	7504 TWILIGHT MESA DRIVE
99	IRENE MARSHALL	Irene Marshall	7504 Twilight Mesa Drive
100	Kristen Thayer	Kristen Thayer	8401 Dusk Terrace Cove
01	Scott Stenlund	Scott Stenlund	8404 Dusk Terrace Cr.
101	Boonpeng Stenlund	Boonpeng Stenlund	"
03	Ritchey Scoggin	Ritchey Scoggin	8400 Dusk Terrace Cove
104	Julie Scoggin	Julie Scoggin	"
05	Richard J. Armitage	Richard J. Armitage	7404 Twilight Mesa Dr, Austin 78737
06	Maribeth C. Armitage	Maribeth C. Armitage	7404 Twilight Mesa Dr, Austin 78737
07	Angela Armitage	Angela Armitage	7404 Twilight Mesa Dr, Austin 78737
08	Jennifer Pannell	Jennifer Pannell	8212 Dark Ridge Cove Austin TX 78737
09	GALEN R. JACKSON	Galen R. Jackson	8208 TWILIGHT TERRACE Dr, Austin TX 78737
10	SUE JACKSON	Sue Jackson	8208 Twilight Terrace, Austin 78737
11	Frances May	Frances May	7305 Twilight Mesa Dr, Austin 78737
12	Michael May	Michael May	7305 Twilight Mesa Dr. Austin TX 78737
13	DAVID MAY	David May	7305 TWILIGHT MESA DR. AUSTIN TX 78737
14	Thomas Pannell	Thomas Pannell	8212 Dark Ridge Cove Austin TX 78737
15	Matt Henson	Matt Henson	8405 Dusk Terrace Cove Austin, TX 78737
16	Patience Henson	Patience Henson	8405 Dusk Terrace Cv Austin TX 78737
17	Blayne Manning	Blayne Manning	7304 Twilight Mesa Dr 78737
18	Ricardo Moreno	Ricardo Moreno	8216 Dark Ridge Cove Austin TX 78737
19	Julie Donnell	Julie Donnell	8209 DARK Ridge Cove Austin, TX 78737

ESTATES OF LOMA VISTA
PETITION FOR CONSISTENT ZONING

RECEIVED
6/30/08
3pm

NAME

SIGNATURE

ADDRESS

120	Mike Dowsett	Mike Dowsett	82092 Mark Ridge Cove Austin, TX 78737
121	Lonia Alvarez	Lonia Alvarez	8200 Twilight Terrace Austin TX 78737
122	Michael Reyes	Michael Reyes	8409 Dusk Terrace Cove Austin, TX 78737
123	Edna Reyes	Edna Reyes	8409 Dusk Terrace Cove Austin, TX 78737
124	Rosalinda Talacios	Rosalinda Talacios	8200 Twilight Terrace Austin TX 78737
125	Jeff Meyer	Jeff Meyer	8401 Dusk Terrace Cove Austin TX 78737

Rhoades, Wendy

From: Meredith, Maureen
Sent: Wednesday, July 23, 2008 9:20 AM
To: Rhoades, Wendy; Anguiano, Dora
Cc: Montes, Gregory; Bhakta, Minal
Subject: FW: Waters' tract
Importance: High

Dora and Wendy:

Please see this stakeholder's comments below. Other than attaching this letter to the back-up material we give City Council, do I need to do anything else with it?

Maureen

Maureen Meredith, Principal Planner
 City of Austin, Neighborhood Planning and Zoning
 505 Barton Springs Road, 5th Floor
 Austin, TX 78704
 Phone: (512) 974-2695/FAX: (512) 974-7757
maureen.meredith@ci.austin.tx.us
www.ci.austin.tx.us/planning

From: Danielle [REDACTED]
Sent: Tuesday, July 22, 2008 5:18 PM
To: Meredith, Maureen
Subject: Waters' tract

Hello Maureen,

The Estates of Shadowridge requests an appeal of the Planning Commission's decision regarding the Waters' tract. Our neighborhood is adjacent to the Waters' tract. Our concerns are regarding traffic, adjacent zoning, and water quality. We hope that we have a chance to work with the property owner to address these issues prior to the August City Council hearing.

The City of Austin Planning Staff recommends SF1 zoning for this lot, which is the zoning the other newly zoned lots in Loma Vista received. Loma Vista is zoned SF1-RR and the Estates of Shadowridge is zoned SF2, but built to SF1 density. Perhaps Waters' tract could be zoned SF1 with a provision for clustered housing.

If SF6 zoning with conditional overlay of single-family housing (maximum 30 units) is approved by the City Council, several issues need clarification. The conditional overlay calls for a 40 foot set back. What is included the set back? Will the potential subdivision have the setback as vegetation and/or water quality only? We request that the 40-foot setback be zoned for no structures such as dumpsters, driveways, or roads. We request that the setback be limited to vegetation and/or water quality features.

The Waters' have a narrow portion of their property that is called a flag lot. It is adjacent to three Estates of Shadowridge lots and several Loma Vista lots. The flag lot leads to an easement that crosses a different single-family residence in the Estates of Shadowridge. The Waters' flag lot is partially paved and used as a path to access the easement. The easement is only available to the Waters' and the

7/23/2008

Donnelly-Hooks' lots. Each property has a coded gate at its end to limit traffic to invited guests and residents only. In addition, Hot Springs/Rotan Dr is a narrow, winding, suburban loop that is not built for collection of traffic. The city of Austin has stated that they route traffic off easements wherever possible during subdivision platting, so this maybe an easy issue to clarify.

If the flag lot were used for access to the Waters' proposed subdivision, it would cause the existing, adjacent homeowners to have streets on the front and back of their property. It is also our understanding that roads are not platted between existing homes; so this may also be an easy issue to resolve.

All three subdivisions possibilities presented at the Planning Commission showed this flag lot as undeveloped. We request a conditional overlay stating that this narrow strip of land remain undeveloped and that it cannot be used for access any subdivision that is built on this tract.

Watershed quality and potential run off are an additional concern. The Waters' property is sloped; the residents at the eastern portion of our neighborhood are at a lower elevation and are concerned about potential runoff. Some of the land is in the 100-year flood plain and the recharge zone. Runoff is also a concern if the flag lot was completely paved and used as a road. We would like to know what watershed protections are in place for any subdivision that is built on the Waters' tract.

Our neighborhood started to be developed in 1996; one year after the Waters purchased their home. Thus, this zoning is not dealing with a long-term landowner versus new owners. We are all in similar situation.

Thank you for your time.

Best regards,
Danielle Lepper on behalf of the Estates of Shadowridge

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Sonja Stefanow

Address 7200 Flynn Circle
78736

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

The Neighborhood Planning and Zoning Department has filed an application for zoning/ rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

If you have any questions concerning this notice, please contact the City of Austin Neighborhood Planning and Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Planning Commission hearing and conveying your concerns at that meeting
- by writing to the Planning Commission, using the form provided on the previous page
- by writing to the city contact, listed on the previous page

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments: I object to tract 12 being changed from
R-1 to SF-1-NP. This is very inconsistent
with the surrounding neighborhood.

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Jennifer Pannell

Address 8212 Dark Ridge Ct.

Austin TX 78737

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

The Neighborhood Planning and Zoning Department has filed an application for zoning/ rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

If you have any questions concerning this notice, please contact the City of Austin Neighborhood Planning and Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Planning Commission hearing and conveying your concerns at that meeting
- by writing to the Planning Commission, using the form provided on the previous page
- by writing to the city contact, listed on the previous page

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

TRACT 12 - I object to the
Proposed changes.

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Thomas Pannell

Address 8212 Dark Ridge Cv.

Austin, TX 78737

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

The Neighborhood Planning and Zoning Department has filed an application for zoning/ rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

If you have any questions concerning this notice, please contact the City of Austin Neighborhood Planning and Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Planning Commission hearing and conveying your concerns at that meeting
- by writing to the Planning Commission, using the form provided on the previous page
- by writing to the city contact, listed on the previous page

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) TONY KALANTARI

☒ I am in favor

(Estoy de acuerdo)

☐ I object

(No estoy de acuerdo)

Address 1809 old Bee cove Rd

July 7, 2008

To the City of Austin Neighborhood Planning and Zoning Department:

We are new residents of the Estates of Loma Vista in the Oak Hill area. We purchased our home at 8209 Twilight Terrace Dr. in August 2007 after extensive research all over southwest Austin. The number one reason we decided to make such a substantial financial investment and move up to Loma Vista was the rural feel of the neighborhood due to the low density of large single-family home tracts.

One month after our purchase, we were distressed by the news that possibly as many as 30 homes might be built in the future on a 10-acre tract ("Waters tract" at 6800 Waters Way) at the end of Twilight Mesa Dr., resulting in a tremendous increase in traffic on Twilight Mesa Dr. That street is already extremely narrow (24 feet) with no side walks or curbs, making such an increase in traffic a hazard to the safety of the residents. As parents of two young children we are especially concerned with the reduced safety of the neighborhood resulting from such a development.

Also critical in our purchase decision last summer was the very private, low-traffic entry road, Twilight Mesa Dr., which provides access to Loma Vista residents of phase 1. For instance, we chose a home in Loma Vista phase 1 (off Twilight Mesa Dr.) instead of phase 2 (off Twilight Shadow) because the latter connects to the Heights of Loma Vista (and eventually Davis Lane) and hence has pass-through traffic to FM 1826. Had we known about the pending development on the Waters tract we probably would have purchased in another neighborhood.

We are very concerned about the zoning proposal of "Tract #12 in West Oak Hill" from "I-RR" to "SF-1-NP". We believe such an action would reduce the rural feel and quality of life for Loma Vista residents like us, as well as reduce the safety. These factors will likely adversely affect property values in the neighborhood as well.

We strongly request that you keep the zoning in Tract #12 consistent with the existing neighborhood, which is 1 house per acre, "SF-1 CO RR". Such zoning would be consistent with the City of Austin's zoning principles.

If you have any questions we would be please to speak with any of you about this matter. Eric's cell phone is 512-785-9689, and our home 512-301-8755 and our home email address is egarlepp@yahoo.com.

Thank you for your serious consideration in this matter.

Sincerely,


Eric Garlepp


Marcella Garlepp

Residents at 8209 Twilight Terrace Dr. (Estates of Loma Vista)

July 8, 2008

The planning commission might heed Loma Vista property owners concerns, regarding the proposed zoning for the surrounding 48 acres; Tract 12. Clearly, we do oppose the proposed zoning for Tract 12 and request zoning equivalent to one house per acre; as consistent with the City's stated zoning principles. It serves no one's interest to continue destroying the trees and existing flora that are home to a varied existing wildlife. If this is not stopped now, then when? If you are not responsible, then who?

The last few years of construction and destruction down 290 W have resulted in a heinous traffic situation. We are left with no choice in the rebuilding of existing roads and all the annoyance surrounding this undertaking. A proposal was agreed upon in the late 1990's to avoid this traffic disarray. Instead, new building/construction surged and we (the surrounding communities) are left to deal with the road expansion/toll-road chaos. There are no options.

Democracy as defined by Webster's: "rule by majority; ...social equality and respect for the individual within a community". Please respect our decision to work toward a "green" community for the city of Austin. If asked, one might be amazed by the numerous ideas our community, any community, may have in spending our tax dollars to make Austin a better city.

Many of the reasons some of us returned to Austin was the city's natural beauty (ex.- Hamilton Pools). The majority of these places have been destroyed with pollution, overcrowding, littering, and expansion for growth. Please allow us time to fix what we can, to clean up what we have. Stop destroying what makes Austin what it is. We have numerous problems in existence: homelessness, poverty, abuse, addiction, recidivism. We will not get another chance to change our focus. The time to act is now. The present moment lasts only 3-12 seconds; the rest is memory. What will you choose to do, at this present moment? Will it make any difference?

Thanks for your time.

Respectfully,
7204 Twilight Mesa Dr. 78737
The Covington's

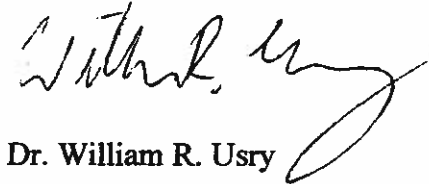
A handwritten signature in black ink, appearing to be a stylized 'C' followed by a series of loops and a long horizontal stroke.

Comments For Planning Commission Public Hearing
July 8, 2008
Austin, Texas

By:
Dr. William R. Usry
7509 Twilight Shadow Dr.
Austin, TX 78749
512-656-2744

I am writing this to say I oppose the proposed zoning changes to tract 12. I would request zoning consistent with one house per acre. If the proposed zoning were approved the traffic on Twilight Mesa would be excessive and become unsafe for the many children in the neighborhood.

Please feel free to contact me with any questions

A handwritten signature in black ink, appearing to read "William R. Usry", with a large, stylized flourish extending from the end of the name.

Dr. William R. Usry

PLANNING COMMISSION COMMENT FORM

RECEIVED
7/7/08

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments: I object to the re-zoning of West Oak Hill, Tract 12 to SF-1. I believe it should be zoned SF-1 with an RR Conditional overlay - or SF-2 with an RR conditional overlay (or deed restricted to RR). This would make the zoning compatible with current existing and neighboring land uses. Re: Land Use Planning Principle #15.

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) SUE JACKSON

- ☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)

Address 8208 TWILIGHT TERRACE, AUSTIN 78737

.....
INFORMATION ON PUBLIC HEARINGS

The Neighborhood Planning and Zoning Department has filed an application for zoning/ rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

If you have any questions concerning this notice, please contact the City of Austin Neighborhood Planning and Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Planning Commission hearing and conveying your concerns at that meeting
- by writing to the Planning Commission, using the form provided on the previous page
- by writing to the city contact, listed on the previous page

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

PLANNING COMMISSION COMMENT FORM

RECEIVED
7/7/08

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments: I OBJECT TO RE-ZONING OF WEST DAK HILL, TRACT 12
TO SF-1. I BELIEVE IT SHOULD BE ZONED SF-1 WITH AN RR
CONDITIONAL OVERLAY SO THAT THE ZONING WILL BE
COMPATIBLE WITH EXISTING AND NEIGHBORING LAND USES.

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O.
Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) GACEN R. JACKSON ☐ I am in favor
Address 8208 TWILIGHT TERRACE DR ☒ I object
Austin, TX 78737 (No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

In the proposed West Oak Hill neighborhood plan, tract 12 is proposed to change from I-RR to SF-1-NP. Instead of that change, I would like tract 12 to go from I-RR to SF-1 with a Conditional Overlay.

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Debby Clarke

☐ I am in favor

☒ (Estoy de acuerdo)

☐ I object

(No estoy de acuerdo)

Address 8601 Dark Shadow Cove
Austin, TX 78749

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments: *For Tract #12, we object SF-1 zoning and
propose SF-1 with a CO of RR density.*

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O.
Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) NYUNG KWON
JAELUN KWON

☐ I am in favor
(Estoy de acuerdo)

Address 8008 DARK VALLEY COVE
AUSTIN

☒ I object
(No estoy de acuerdo)

.....
INFORMATION ON PUBLIC HEARINGS

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments: *As a property owner who will be affected by the zoning assigned to TRACT 12, I strongly recommend: SF1 with a Conditional Overlay (CO) of RR density for all properties in TRACT 12.*

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Ruth L. Fried

☐ I am in favor
(Estoy de acuerdo)

Address 8004 Dark Valley Cove, 78737

☒ I object
(No estoy de acuerdo)

..... INFORMATION ON PUBLIC HEARINGS

The Neighborhood Planning and Zoning Department has filed an application for zoning/ rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

If you have any questions concerning this notice, please contact the City of Austin Neighborhood Planning and Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Planning Commission hearing and conveying your concerns at that meeting
- by writing to the Planning Commission, using the form provided on the previous page
- by writing to the city contact, listed on the previous page

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

PLANNING COMMISSION COMMENT FORM

C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments: *As a property owner who will be affected by the zoning assigned to TRACT 12, I strongly recommend SF1 with a Conditional Overlay (CO) of RR density for all properties in TRACT 12.*

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) David N. Fried

☐ I am in favor
(Estoy de acuerdo)

Address 8004 Dark Valley Cove, Austin, TX 78737

☒ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

The Neighborhood Planning and Zoning Department has filed an application for zoning/ rezoning to implement a neighborhood plan. This notice has been mailed to you because City Ordinance requires that all property owners, registered environmental or neighborhood organizations and utility service addresses located within 500 feet of a proposed development be notified that an application for development has been filed.

This request for zoning/rezoning will be reviewed and acted upon at two public hearings: First, before the Planning Commission and then before the City Council. After a public hearing, the Planning Commission reviews and evaluates City staff recommendation and public input and then sends its own recommendation on the zoning/rezoning request to the City Council. Meeting dates and locations are shown on this notice.

If you have any questions concerning this notice, please contact the City of Austin Neighborhood Planning and Zoning Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Planning Commission hearing and conveying your concerns at that meeting
- by writing to the Planning Commission, using the form provided on the previous page
- by writing to the city contact, listed on the previous page

As a property owner or interested party within 500 feet, you are not required to attend these hearings, but if you do attend, you will be given an opportunity to speak FOR or AGAINST the change. Applicants and/or their agents are expected to attend.

You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.

RECEIVED

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

*I'm requesting for Tract #12 to be zoned SF-1 with
a conditional overlay of RR density.*

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O.
Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) MALENE HOWARD

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

Address 2019 DARK VALLEY COVE



PLANNING COMMISSION COMMENT FORM

RECEIVED
7/7/08

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments: we ^{oppose the} ~~best~~ zoning of the water's tract with the City's recommendation of SF-1 zoning without restriction. We would rather have all the tracts adjacent to Loma Vista rezoned as ~~SF-1 with a combined overlay of FR Density.~~

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Grace and Stanley Ho

Address 7328 Twilight Shadow Drive

Austin, TX 78749

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

ZONING COMMISSION COMMENT FORM

File # C14-2008-0125
C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments: *As a property owner who will be affected by the zoning assigned to TRACT 12, I strongly recommend SF1 with a Conditional Overlay (CO) of RR density for all properties in TRACT 12.*

You may also send your written comments to the Neighborhood Planning and Zoning Department, P. O. Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) David N. Fried

☐ I am in favor

(Estoy de acuerdo)

Address 8004 Dark Valley Cove, Austin, TX 78737

☒ I object

(No estoy de acuerdo)