ZONING CHANGE REVIEW SHEET

CASE:  C14-2008-0125 – West Oak Hill NPCD Rezonings P.C. DATE:  July 8, 2008

AREA:  6,155.03 acres

APPLICANT:  City of Austin, Neighborhood Planning and Zoning Department (NPZD), Maureen Meredith

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
Austin Parks Foundation
Barton Creek Associations
Barton Springs/Edwards Aquifer Conserv Dist.
Beckett Place Townhome Association
Circle C Homeowners Assn.
Circle C Neighborhood Assn.
City of Rollingwood
Convict Hill Neighborhood Assn.
Convict Hill Neighborhood Assn.
Cottage Court Condominium HOA, Inc.
Estates at Shadowridge
Estates of Loma Vista HOA
First American Commercial Property Group
Fox Run Ridge Homeowners Assoc.
Granada Homeowners Association
Hill Country Estates Homeowners Assoc.
Home Builders Association of Greater Austin
Homeless Neighborhood Assn.
Homeowner at 5900 Patton Ranch Road
Legend Oaks Neighborhood Association
McCarty Lane/Beckett Estates Neigh. Assn.
Oak Hill Association of Neighborhoods (OHAN)
Oak Hill Combined NPA Staff Liaison
Oak Hill Heights Neighborhood Assn.
OHAN 78735
OHAN 78736
OHAN 78737
OHAN 78739
OHAN 78748
OHAN 78749
Old Spicewood Springs Rd. Neighborhood Assn.
Save Barton Creek Assn.
Save Our Springs Alliance
Scenic Brook Neigh. Assn.
South Windmill Run Neighborhood Association  
The New Villages at Western Oaks Owners Assn.  
Thomas Springs/Murmuring/Weir/Circle  
Travis Country West Home Owners Association  
Village at Western Oaks Neigh. Assn.  
Woods of Legend Oaks  
Wynnrock Area Neighborhood Assn. 

**AREA OF PROPOSED ZONING CHANGES:** The West Oak Hill Neighborhood Planning Area is generally bounded by Southwest Parkway to the north; West William Cannon Drive to the east; FM 1826, Davis Lane, Clairmont Drive, Abilene Trail, and Convict Hill Road to the south; and Thomas Springs Road, Circle Drive and West View Road to the west. Please refer to Exhibit A.

**TIA:** Is not required

**WATERSHEDS:** Williamson Creek and Barton Creek – Barton Springs Zone

**CAPITOL VIEW CORRIDOR:** N/A

**DESIRED DEVELOPMENT ZONE:** No

**SCENIC ROADWAYS:** Yes, West William Cannon Drive, Loop 1, Escarpment Boulevard

**SCHOOLS:**

Clayton Elementary School Mills Elementary School Oak Hill Elementary School
Patton Elementary School Sunset Elementary School
Covington Middle School O. Henry Middle School Small Middle School
Austin High School Bowie High School Crockett High School

Austin Community College – Pinnacle Campus

**SUMMARY STAFF RECOMMENDATION:**

The proposed zoning change creates a Neighborhood Plan Combining District (NPCD) covering the entire area.

For each of the 20 tracts (140.11 acres), the attached chart lists the existing zoning, proposed zoning, owner name, and street address. A description of the proposed zoning base district follows the list.
LIST OF ATTACHMENTS:

Attachment 1: West Oak Hill Rezoning Tract Map
Attachment 2: West Oak Hill Rezoning Tract Chart
Attachment 3: Proposed Oak Hill Rezoning Conditional Overlay Recommendations
Attachment 4: Description of Zoning Districts

RELATED CASES:

NP-2008-0025 – Oak Hill Combined Neighborhood Plan

C14-2008-0129 – East Oak Hill Neighborhood Planning Area Rezonings

PLANNING COMMISSION RECOMMENDATION:

July 8, 2008: Please refer to attached motion sheets

ISSUES: Members of Shadowridge Crossing, Sections 9 and 9-B subdivisions have provided a letter in opposition to the zoning recommendations for a portion of Tract 12 made by the Staff and the Neighborhood Planning Contact Team. Please refer to comments attached at the back of the Staff packet.

CITY COUNCIL DATE: August 7, 2008

ACTION: Approved a Postponement to August 21, 2008 (7-0).

August 21, 2008

The public hearing was held open and this item was postponed to August 28, 2008 to discuss uncontested cases and to set a hearing date for contested cases on Council Member Leffingwell’s motion, Council Member Martinez’ second on a 7-0 vote.

August 28, 2008

The public hearing was closed and the First reading of the ordinance was approved on Council Member Leffingwell’s motion, Council Member Martinez’ second on a 7-0 vote. The zonings and rezonings of the tracts are as recommended by staff and neighborhood planning contact team for West Oak Hill planning area with the exception of tracts 4, 5, 6, 7, 12, 12a, and 93A. The public hearing was held open for the contested tracts related to the rezonings and postponed to October 23, 2008.
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STAFF RECOMMENDATION

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For each of the 20 tracts, the attached chart lists the existing zoning, proposed zoning, owner name, and street address. A description of the zoning base district follows the list.

BACKGROUND

The Oak Hill Combined Neighborhood Plan was initiated by Council resolution (#20051020-012) on October 20, 2005.

The first planning workshop was held on November 19, 2005. Since that workshop, NPZD staff worked with community members to conduct approximately 20 public meetings. These meetings addressed planning issue areas such as: land use and zoning, parks and open space, transportation, neighborhood design, housing, etc. Notes from all meetings were posted on the Oak Hill website and the information gathered from these meetings became the foundation for the recommendations in the Oak Hill plan.

In addition to the community meetings, staff conducted approximately 21 steering committee and planning contact team meetings.

After the land use workshops, NPZD staff worked with the Oak Hill Steering Committee and Planning Contact Team to formulate the zoning recommendations for specific sites in the planning area.

The following is a timeline of important dates in the Oak Hill Combined Neighborhood planning process:

**Oak Hill Plan Public Meetings Timeline:**

- September 27, 2005 – Pre-planning stakeholder meeting
- November 19, 2005 – First Workshop: Strengths, Opportunities, Challenges
- January 2006 through August 2007 – 17 issue workshops (vision and goals, land use, transportation, parks/open space, etc.)
- April 12th and April 26th, 2007 - Presentation of a draft Future Land Use Map (FLUM) and proposed zoning maps for public comment
- June 23, 2007 - Open House Meeting: NPZD staff presented a draft plan document and the revised FLUM based on the comments received from the April meetings
- March 31, 2008 – Special Information meeting held to address general comments received during comment period.
- April 29, 2008 – Future Land Use Map (FLUM) meeting to address FLUM comments received during comment period.
- May 14, 2008 – Final Open House: Presented the final plan document and FLUM.
Other landmark planning process dates:

- September 9, 2007 – Deadline for comments on the June 23, 2007 draft plan document and FLUM.
- September, October, November, and December of 2007 – NPZD staff met with members of the Oak Hill Planning Contact team to review the Oak Hill Plan document chapter-by-chapter.
- December 13, 2007 City Council hearing - OHPCT team members David Richardson, Mickey Bentley and Frank Bomar spoke to Council to request additional time to review the Oak Hill Plan. Council granted them an additional three months.
- March 15, 2008 – Deadline for stakeholder comments on the revised plan document and FLUM.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

The Staff’s basis for recommendation is derived from the goals and objectives for DEVELOPMENT IN THE BARTON SPRINGS ZONE and the LAND USE AND DEVELOPMENT, as described in Chapters 4 and 6 of the Oak Hill Combined Neighborhood Plan:

Chapter 4 – Development in the Barton Springs Zone

4.A. Preserve and enhance environmental resources including watersheds, air quality, and wildlife corridors.

4.A.1
Preserve the water quality of area aquifers, streams, rivers, and springs and protect endangered species dependent on the quality of those water resources.

4.A.1a—Consider implementation of policies recommended in the Regional Water Quality Protection Plan for the Barton Springs Segment of the Edwards Aquifer and Its Contributing Zone. Regional land development regulations designed to protect sensitive recharge and contributing zone areas of the Edwards Aquifer would help achieve regional and local water quality goals. Note: Some property owners represented on the Oak Hill Contact Team believe land use regulations should be applied on a regional level; if a certain land use is restricted in Oak Hill’s recharge zone, they feel that land use should be restricted in other recharge areas as well.

4.A.1b—Where appropriate, maintain rural density in Oak Hill. To help achieve regional water quality goals, manage the urbanization of Oak Hill by minimizing dense development and guiding new development away from the recharge zone.

4.A.1c—Utilize bonds and other City funds to actively acquire environmentally sensitive land in Oak Hill for preservation as wildlife areas, trails, or parkland.

4.A.1d—Integrate Stormwater Treatment Program water quality controls for all new development and redevelopment projects in Oak Hill. Ensure regional water quality
controls (wet ponds) are carefully maintained. For more information on this City program, see http://www.ci.austin.tx.us/watershed/stormwater_treatment.htm.

4.A.1e—Prevent polluted runoff from commercial property and residential areas in Oak Hill by increasing public education; increase funding for City of Austin WPDR educational programs. Find information about these programs at http://www.cityofaustin.org/watershed/education.htm.

4.A.1f—Regional transportation authorities should create a regional hazardous materials roadway plan to minimize risk of spills and extensive contamination of groundwater.

4.A.1g—The City should encourage more frequent inspections of facilities monitored by City of Austin Stormwater Discharge Permit Program staff over the recharge and contributing zones. For more information about this program, see http://www.cityofaustin.org/watershed/stormwater_permit.htm.

4.A.1h—City staff should conduct and publish research on the environmental impact of creating a densely developed transit center in Oak Hill. Some stakeholders are concerned that too much development in Oak Hill will draw additional visitors to the environmentally sensitive area, which will result in additional car trips and resulting automobile related pollution.

4.A.1i—City staff should conduct and publish research on the environmental impact of City of Austin regulations on regional development patterns. Some stakeholders are concerned that development will “leap” beyond Austin into environmentally sensitive areas with little regulation outside of the Austin City limits ultimately having a negative impact on water quality.

4.B. Provide opportunities for high-quality new development and redevelopment.

4.B.1
Minimize the ecological footprint of development in the Oak Hill planning area to help achieve environmental goals, particularly the preservation of water quality.

4.B.1a—During the development process, city staff should consider offering incentives for developers to comply with current land use regulations for “grandfathered” projects.

4.B.1b—City staff should retrofit existing dysfunctional water quality controls as redevelopment occurs in Oak Hill.

4.B.1c—City staff should consider conducting and publishing research on the merits of conservation development laws.

4.B.1d—Support trail connectivity in Oak Hill to achieve wildlife preservation goals and water quality goals. Trails can preserve open space and reduce car trips by providing alternate methods for travel within Oak Hill.
Chapter 6 – Land Use and Development

6.A. Provide opportunities for high-quality new development and redevelopment.

6A.1
Ensure quality of new construction and renovations.

6A.1a—Bring back businesses that have left the Oak Hill area (example: loss of Alberston’s store).

6A.1b—Businesses that redevelop should meet Development Code standards and should meet the goals and objectives of the Oak Hill Combined Plan.

6A.1c—Find ways to attract quality development in Oak Hill, such as Escarpment Village. Development should be innovative, mixed use, walkable, and transit oriented.

6.B. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

6.B.1
Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.

6.B.1a—Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.

6.B.1b—Cluster higher density development in appropriate areas, striving to balance the interests of all stakeholders while taking into consideration environmental concerns.

6.B.2
Provide business and residential expansion without creating urban sprawl.

6.B.2a—Provide support of targeted development, which are areas with existing infrastructure at commercial nodes.

6.C. Create a mix of uses in existing corridors of commercial development that will provide a diversity of local services convenient to neighborhoods and establish commercial “nodes” (concentrated activity areas) at strategic locations.

6.D. Create a Town Center with cultural, educational, arts, and community gathering opportunities.
6.D.1
The Town Center should be a multi-functional public gathering space.
6.D.1a—Town Center should have a library, movie theater, park and ride, civic and recreational space, public performance and meeting space, elder center/retirement center.

6.E. Encourage locally-owned businesses to locate in the Oak Hill area and find ways for local businesses and employers to prosper.

6.E.1
Oak Hill stakeholders desire more small-scale businesses with less strip commercial establishments

6.E.1a—Explore opportunities to replace anchor tenants with new tenants who can attract customers to support local small businesses.

6.E.1b—Establish/explore tax credits to help in the development of local businesses.

6.E.1c—Create a small business incubator for the Oak Hill area, to help foster the creation of locally-owned and operated businesses in the planning area.

6.E.1d—Finds ways to attract businesses that will enhance services available to the community.

6.E.1e—Encourage more doctors, dentists, and other medical professionals to locate in the area.

6.E.1f—Encourage the exploration of appropriate State and City governmental small business grants and/or loans.

EXISTING CONDITIONS

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<thead>
<tr>
<th>Existing Land Use</th>
<th>%</th>
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<tr>
<td>Large Lot Single Family</td>
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<tr>
<td>Single Family</td>
<td>25%</td>
</tr>
<tr>
<td>Mobile Home</td>
<td>2%</td>
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<tr>
<td>Duplex</td>
<td>1%</td>
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<tr>
<td>Multi-family</td>
<td>4%</td>
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<tr>
<td>Office</td>
<td>2%</td>
</tr>
<tr>
<td>Commercial</td>
<td>3%</td>
</tr>
<tr>
<td>Industrial</td>
<td>2%</td>
</tr>
<tr>
<td>Civic</td>
<td>3%</td>
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<tr>
<td>Open Space</td>
<td>10%</td>
</tr>
<tr>
<td>Transportation</td>
<td>0%</td>
</tr>
<tr>
<td>Right-of-way</td>
<td>12%</td>
</tr>
<tr>
<td>Utilities</td>
<td>0%</td>
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</table>
Undeveloped 34%
Water 0%

**Impervious Cover**

The Land Development Code controls impervious cover limitations across the entire city through base zoning categories. It also establishes the following Watershed Regulation Areas: the Barton Springs Zone Watershed, Water Supply Rural Watersheds, Water Supply Suburban Watersheds, Suburban Watersheds, and Urban Watersheds. The Barton Springs Zone is all of the watersheds that “contribute recharge to Barton Springs, including those portions of the Barton, Williamson, Slaughter, Onion, Bear and Little Bear Creek watershed located in the Edwards Aquifer recharge or contributing zones” (LDC 25-8.2).

Oak Hill is in the Barton Springs Zone watershed, which has strict impervious cover limits: Edwards Aquifer Recharge Zone: 15%; Contributing Zone within Barton Creek Watershed: 20%; remainder of the Contributing Zone: 25%. Property owners are required to supply licensed engineers’ reports with all site plan applications. These engineers’ reports are used by City reviewers to determine the “Net Site Area” (NSA) of all tracts.

A property owner’s NSA is used to determine how much impervious cover is allowed for that site. NSA is calculated by taking total gross site area (the square footage of the entire property) and subtracting areas with significant slope, areas used for wastewater irrigation, CEF setbacks (see next page), and creek buffers. The presence of these features affects the placement and amount of development allowed on a piece of property. Impervious cover calculations for sites also include “perimeter roadway deductions.” Depending on the width of a property owner’s right-of-way, the owner may be required to compensate for the impervious cover created by roadways adjacent to their property.

A caveat to these regulations are any properties that have been “grandfathered” under Chapter 245 of the Texas Local Government Code. This law releases property owners and developers from current watershed regulations, including impervious cover limitations.

**Environmental**

This site is located over the Edwards Aquifer Recharge Zone. The site is in the Barton Creek, Slaughter Creek, and Williamson Creek Watersheds of the Colorado River Basin, which are classified as Barton Springs Zone (BSZ) watersheds. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the recharge zone, 20% impervious cover in the Barton Creek Watershed and 25% impervious cover in the contributing zone. This tract lies in the 1,500 foot recharge zone verification area, the recharge zone, the Barton Creek Watershed, and the contributing zone.

According to flood plain maps, there is a flood plain within the project location.
Based upon the close proximity of a flood plain, offsite drainage should be calculated to determine whether a transition zone exists within the project location.

The site is located within the endangered species survey area.

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 providing structural sedimentation and filtration basins with increased capture volume and 2 year detention. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.

**Transportation**

Additional right-of-way (ROW) necessary for future roadway improvements within the proposed zoning may be required during the subdivision review process or the site plan review process.

Since the rezoning of this area is being initiated by the City of Austin through the neighborhood planning process and does not reflect a specific development proposal, no trip generation calculations are provided on a tract-by-tract basis for any proposed land uses as would typically be provided.

A Traffic Impact Analysis (TIA) will be required during the site plan review stage for any proposed land use that would generate over 2,000 vehicle trips per day. Additional ROW, participation in roadway improvements, and/or limitation on development intensity may also be recommended based on review of the TIA.

**Water and Wastewater**

The landowners intend to serve the site with City of Austin water and wastewater utilities. The landowners, 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. 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.

**Compatibility Standards**

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district/use will be subject to compatibility development regulations.

Along these property lines, the following standards apply:

- No structure may be built within 25 feet of the SF-zoned property lines.
- 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.
- A landscape area and/or screening is required along the property line. A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

Additional design regulations will be enforced at the time a site plan is submitted.
## West Oak Hill Proposed Rezoning Tract Chart
**Case # C14-2008-0125**

<table>
<thead>
<tr>
<th>Tract # (1)</th>
<th>TCAD Property ID # (2)</th>
<th>PROPERTY ADDRESS &amp; TCAD LEGAL DESCRIPTION (3)</th>
<th>From</th>
<th>To</th>
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<tr>
<td>1</td>
<td>312221</td>
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<td>446656</td>
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<td>315296</td>
<td>8060 W U S HIGHWAY 290 (ABS 788 SUR 62 WILLIAMS J ACR 2.27)</td>
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<td>315303</td>
<td>7912 W U S HY 290 (LOT A HASKEL SUBD)</td>
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*ATTACHMENT 2*
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<th>Tract #</th>
<th>TCAD Property ID #</th>
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<td></td>
<td>510981 and 532062</td>
<td>6800 WATERS WAY (TAX ID #510981: ABS 788 SUR 62 WILLIAMS J ACR 1.0; TAX ID # 532062:ABS 788 SUR 62 WILLIAMS J ACR 10.324 [1-D-1])</td>
<td>I-RR</td>
<td>SF-1-NP</td>
</tr>
<tr>
<td></td>
<td>510971</td>
<td>F M RD 1826 (ABS 788 SUR 62 WILLIAMS J ACR 1.0)</td>
<td>I-RR</td>
<td>SF-1-NP</td>
</tr>
<tr>
<td></td>
<td>510972</td>
<td>F M RD 1826 (S 788 SUR 62 WILLIAMS J ACR 8.235)</td>
<td>I-RR</td>
<td>SF-1-NP</td>
</tr>
<tr>
<td>14</td>
<td>464693</td>
<td>6804 OLD BEE CAVES RD (ABS 28 SUR 90 ANDERSON T ACR 5.939)</td>
<td>I-RR (portion of the tract)</td>
<td>LR-CO-NP</td>
</tr>
<tr>
<td>15</td>
<td>311852</td>
<td>7132 W STATE HY 71 (ABS 28 SUR 90 ANDERSON T ACR .689)</td>
<td>SF-2</td>
<td>LR-CO-NP</td>
</tr>
<tr>
<td>16</td>
<td>308762</td>
<td>7216 W STATE HY 71 (LOT 2 FIRST PROPERTY REALTY SUBD)</td>
<td>SF-2</td>
<td>LR-CO-NP</td>
</tr>
<tr>
<td>17</td>
<td>308781</td>
<td>7601 W STATE HY 71 (LOT 2-A * RESUB OF LOT 2 LARSON OAKS)</td>
<td>RR</td>
<td>LR-CO-NP</td>
</tr>
<tr>
<td></td>
<td>308780</td>
<td>W STATE HY 71 (LOT 1 LARSON OAKS LESS .052 ACR INTO ROW)</td>
<td>RR</td>
<td>LR-CO-NP</td>
</tr>
<tr>
<td>18</td>
<td>306454</td>
<td>7928 W STATE HY 71 (LOT 1 Y SUBD SEC 4 THE)</td>
<td>I-SF-2</td>
<td>LR-CO-NP</td>
</tr>
<tr>
<td>19</td>
<td>306464</td>
<td>8123 W STATE HY 71 (LOT 2 BLK A VALLEY VIEW ACRES SEC 1)</td>
<td>SF-1</td>
<td>LO-NP</td>
</tr>
<tr>
<td></td>
<td>306465</td>
<td>8101 W STATE HY 71 (LOT 1 BLK A VALLEY VIEW ACRES SEC 1)</td>
<td>SF-1</td>
<td>LO-NP</td>
</tr>
<tr>
<td></td>
<td>306462</td>
<td>8131 W STATE HY 71 (LOT 4 BLK A VALLEY VIEW ACRES SEC 1)</td>
<td>I-RR</td>
<td>LO-NP</td>
</tr>
<tr>
<td></td>
<td>306463</td>
<td>8125 W STATE HY 71 (LOT 3 BLK A VALLEY VIEW ACRES SEC 1)</td>
<td>I-RR</td>
<td>LO-NP</td>
</tr>
<tr>
<td>20</td>
<td>306415</td>
<td>W STATE HY 71(306415 - ABS 671 SUR 803 ROCK T &amp; VARIOUS SURVEYS ACR 21.77)</td>
<td>DR</td>
<td>MH-NP</td>
</tr>
<tr>
<td>21</td>
<td>103834</td>
<td>TRAVIS COOK RD (ABS 448 SUR 74 JOHNSON R M ACR 4.532)</td>
<td>DR</td>
<td>GR-NP</td>
</tr>
<tr>
<td></td>
<td>103832</td>
<td>TRAVIS COOK RD (TRT A GARTNER MARY BETH ADDN THE)</td>
<td>DR</td>
<td>GR-NP</td>
</tr>
<tr>
<td></td>
<td>103831</td>
<td>5415 TRAVIS COOK RD (ABS 448 SUR 74 JOHNSON R M ACR 4.77)</td>
<td>DR</td>
<td>GR-NP</td>
</tr>
</tbody>
</table>
### West Oak Hill Proposed Rezoning Tract Chart

**Case # C14-2008-0125**

<table>
<thead>
<tr>
<th>Tract # (1)</th>
<th>TCAD Property ID # (2)</th>
<th>PROPERTY ADDRESS &amp; TCAD LEGAL DESCRIPTION (3)</th>
<th>From</th>
<th>To</th>
</tr>
</thead>
<tbody>
<tr>
<td>22</td>
<td>103036</td>
<td>6409 THOMAS SPRINGS RD (ACR .552 * OF MCCORMICK ADDN)</td>
<td>I-SF-2</td>
<td>SF-2-NP</td>
</tr>
<tr>
<td></td>
<td>103042</td>
<td>THOMAS SPRINGS RD (ACR .464 * OF MCCORMICK ADDN ABS 588 SUR 600 * .24AC NE PGIN A ACR .704 * TOTAL)</td>
<td>I-SF-2</td>
<td>SF-2-NP</td>
</tr>
</tbody>
</table>

(1) The tract number refers to the numbered tracts on the West Oak Hill Tract Map (see attachments).

(2) Each TCAD Property ID number represents a separate property, as recorded by the Travis Central Appraisal District.

(3) The COA Addresses listed for each property are those addresses on file with the City pertaining to that property. The legal descriptions are those on file with the Travis Central Appraisal District pertaining to that property.
PROPOSED OAK HILL REZONING CONDITIONAL OVERLAY RECOMMENDATIONS

Recommendations for properties with Sensitive Environmental Features:

LR-CO-NP (Neighborhood Commercial with a Conditional Overlay)
- This conditional overlay would prohibit the following uses within the Critical Water Quality Zone, Water Quality Transition Zone, Critical Environmental Feature (CEF) buffer, and/or 100-year floodplain portions of your property:
  1. Custom Manufacturing
  2. Service Station

GR-CO-NP (Community Commercial with a Conditional Overlay)
- This conditional overlay (CO) would prohibit the following uses within the Critical Water Quality Zone, Water Quality Transition Zone, Critical Environmental Feature (CEF) buffer, and/or 100-year floodplain portions of your property:
  1. Automotive Repair Services
  2. Custom Manufacturing
  3. Exterminating Services
  4. Service Station

Recommendations for properties with NO Sensitive Environmental Features:

CS-CO-NP and CS-MU-CO-NP -- (Commercial Services with a Conditional Overlay)
- The following uses will be prohibited through a conditional overlay (CO):
  1. Laundry Services
  2. Maintenance and Service Facilities

Other Conditional Overlays:

Tract 223 – Regents School – Conditional Overlay based on Ordinance No. 000518-22:
- Under the Conditional Overlay: 1) the use of the property is limited to private educational facilities, and all constitutionally protected uses; 2) a 100 foot building setback is required from the south property line of Lot 29 for all new structures; 3) no permanent bleachers are allowed within the 100 foot setback from the south property line of Lot 29; and 4) no temporary bleachers are allowed within 50 feet of the south property line of Lot 29.

Tract 224 – Regents School – Conditional Overlay:
- The use of the property is limited to private educational facilities, and all constitutionally protected uses.
DESCRIPTION OF ZONING DISTRICTS

This list is not exhaustive; these districts are being proposed for rezonings within the Oak Hill Combined Neighborhood Planning Area or are commonly used throughout the city.

For more information on zoning districts and site development standards please visit: http://www.ci.austin.tx.us/zoning/library.htm

For more information regarding the Oak Hill Combined Planning Process please visit: www.ci.austin.tx.us/zoning/oak_hill.htm

Residential Districts

RR – Rural Residence district is intended for a low density residential use on a lot that is a minimum of one acre. An RR district designation may be applied to a use in an area for which rural characteristics are desired or an area whose terrain or public service capacity require low density.

SF-1 – Single Family Residence Large Lot district is intended for a low density single-family residential use on a lot that is a minimum of 10,000 square feet. An SF-1 district designation may be applied to a use on land with sloping terrain or environmental limitations that preclude standard lot size or to a use in an existing residential development on a lot that is 10,000 square feet or more.

SF-2 – Single Family Residence Standard Lot district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

SF-3 – Family Residence district is intended as an area for moderate density single-family residential use, with a minimum lot size of 5,750 square feet. Duplex use is permitted under development standards that maintain single-family neighborhood characteristics. This district is appropriate for existing single-family neighborhoods having typically moderate sized lot patterns, as well as for development of additional family housing areas with minimum land requirements.

SF-6 – Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use. SF-6 is appropriate in selected areas where a transition from single-family to multifamily use is appropriate.

MF-1 – Multifamily Residence Limited Density district is intended for multifamily use with a maximum density of up to 17 units per acre, depending on unit size. An MF-1 district designation may be applied to a use in a residential neighborhood that contains a mixture of single family and multifamily uses or in an area for which limited density multifamily use is desired. An MF-1 district may be used as a transition between a single family and higher intensity uses.

MF-2 – Multifamily Residence Low Density district is the designation for a multifamily use with a maximum density of up to 23 units per acre. An MF-2 district designation may be applied to a use in a multifamily residential area located near single-family neighborhoods or in an area for which low-density multifamily use is desirable.

MF-3 – Multifamily Residence Medium Density district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multifamily use is desirable.

MF-4 – Multifamily Residence Moderate-High Density district is intended to accommodate multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. This district is appropriate for moderate-high density housing in centrally located areas near supporting transportation and commercial facilities, in areas adjoining downtown Austin and major institutional or employment centers, and in other selected areas where moderate-high density multifamily use is desirable.
MH — Mobile Home Residence district is intended for a mobile home residence park and mobile home subdivision use. An MH use is subject to standards that promote a residential environment and compatibility with adjoining family residence neighborhoods.

Commercial Districts

NO — Neighborhood Office district is the designation for a small office use that serves neighborhood or community needs, is located in or adjacent to a residential neighborhood and on a collector street that has a width of 40 feet or more, and does not unreasonably affect traffic. An office in an NO district may contain not more than one use. Site development regulations applicable to an NO district use are designed to preserve compatibility with existing neighborhoods through renovation and modernization of existing structures.

LO — Limited Office district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

GO — General Office district is the designation for offices and selected commercial uses predominantly serving community or citywide needs, such as medical or professional offices.

LR — Neighborhood Commercial district is intended for neighborhood shopping facilities that provide limited business services and office facilities predominately for the convenience of residents of the neighborhood.

GR — Community Commercial district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

CS — General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments.

CS-1 — Commercial Liquor Sales district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments, and also includes liquor sales as a permitted use.

CH — Commercial Highway Services district is intended predominately for major mixed use developments of a service nature which typically have operating and traffic generation characteristics requiring location at the intersection of state maintained highways, excluding scenic arterials. High residential densities are expected. Site development regulations and performance standards contained in this chapter are intended to ensure adequate access to and from all uses, and to permit combinations of office, retail, commercial, and residential uses within a single development.

Industrial Districts

LI — Limited Industrial Services district is the designation for a commercial service use or limited manufacturing use generally located on a moderately sized site.

Special Purpose Districts

DR — Development Reserve district is intended for a temporary use or a use that will not commit land to a particular use pattern or intensity. A DR district designation may be applied to a use located on land for which: adequate public services or facilities are not available; economic, demographic, and geographic data is not available; or, land use and urban development policies have not been completed.
**P -- Public district** is the designation for a governmental, civic, public service, or public institution use. A P district designation may be applied to a use located on property used or reserved for a civic or public institutional purpose or for a major public facility, regardless of ownership of the land on which the use is located.

**Overlay Districts**

**CO -- Conditional Overlay combining district** may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

**MU -- Mixed Use combining district** is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development. Allows development of all types of residential uses, including single-family residential, multifamily residential, and townhomes.

**NPCD or (NP) -- Neighborhood Plan combining district** is a zoning overlay used to implement a neighborhood plan that has been adopted by City Council and to allow certain special "infill" options. The term infill refers to “filling in” vacant parcels of land within a neighborhood. These infill options are only available when approved as part of an NPCD. Each adopted Neighborhood Plan area is able to establish its own NPCD. For some of the infill options, their location must be specified, but other infill proposals can be applied neighborhood-wide. The infill options available in the NPCD include Mixed Use Buildings, Cottage Lots, Small Lot Amnesty, Corners Stores, Secondary Apartments, Neighborhood Urban Center, Residential Infill, and Urban Homes.
PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125  Planning Commission Hearing Date: July 8, 2008
# C14-2008-0129

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) JAMES D. CAYNOU □ I am in favor
Address 8207 SPRING VALLEY DR. (Estoy de acuerdo)
□ I object
(No estoy de acuerdo)
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) Crystal Babington

Address 8504 Spring Valley Dr. Austin TX 78736

☐ I am in favor
(Estoy de acuerdo)
☐ I object
(No estoy de acuerdo)
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: Mimal Bhakta

Name (please print): Roy Wyatt

Address: 5910 Huy 290 West, Austin, TX
PLANNING COMMISSION COMMENT FORM

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

Planning Commission Hearing Date: July 8, 2008

Comments: Re: Track #9
We approve with one condition: NO driveways onto Breezy Pass
(Except for emergency exit).

Also, please include Site Plan # SP-2008-0049C in the change from
MF2 to SF-2-NP.

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) Jinhyoung & Soojong Lee

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

Address 6804 Convict Hill Rd. Austin, TX 78749
PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125  Planning Commission Hearing Date: July 8, 2008
# C14-2008-0129

Comments: I cannot attend the meetings or take part in the proposed zoning change due to my physical health. I am requesting that the Neighborhood Planning and Zoning Commission and the Austin City Council make their decision on the desire of the Oak Hill community. We have a great neighborhood Community and would like for it to stay as such.

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) HELEN BEEMAN
Address 6801 Beckett Rd #134R

☐ I am in favor (Estoy de acuerdo)
☐ I object (No estoy de acuerdo)
PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125  Planning Commission Hearing Date: July 8, 2008
# C14-2008-0129

Comments: O.K. with all but Tract #20 - don't want the area used as trailer park! or mobil homes please.

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) GLADYS LMSCHEID
6705 COVERED BRIDGE DR. #14

Address AUSTIN, TX 78736

O.K. WITH THE OTHERS

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

ESPECIALLY TRACT #20 - NO MOBIL HOMES!
PLANNING COMMISSION COMMENT FORM

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

Planning Commission Hearing Date: July 8, 2008

Comments:
The roads do not support the traffic as is, much less additional development traffic. Additionally, much of this area was or should still be environmentally sensitive. The proposed plan makes the development & population much more dense and therefore environmentally damaging.

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) JANET REINARZ

Address 7101 RIAL TO BLVD #1429

☐ 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
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 Skfaniw
Address  7200 Flynn Circle  78736

☐ I am in favor (Estoy de acuerdo)
☒ I object (No estoy de acuerdo)
PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125  Planning Commission Hearing Date: July 8, 2008
# C14-2008-0129

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) Samantha Rock-Story □ I am in favor (Estoy de acuerdo)
Address 101 Silvermine Dr #201 Austin 78736 □ I object (No estoy de acuerdo)
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)  **SALLY TURNER**
Address **6610 Breezy Pass**

☐ I am in favor
☐ Estoy de acuerdo
☐ I object
☐ No estoy de acuerdo
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) James L. Elizabeth Sue Harkin

Address 4900 White Elm Drive
Austin, TX 78749

X I object

(No estoy de acuerdo)

☐ I am in favor

(Estoy de acuerdo)
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) Charles J. Ramsey by Mrs. Charles J. Ramsey

I am in favor
(Estoy de acuerdo)

I object
(No estoy de acuerdo)

Address 6007 Oakclaire Dr., Austin, TX 78735-8609
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) Mayse II Ramsey

Address 4007 Oakclaire Dr., Austin, TX 78735-8609

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

Address  8103 CURRANT CIR AUSTIN TX 78736  

☐ I am in favor  

☐ (Estoy de acuerdo)  

☒ I object  

☑ (No estoy de acuerdo)
Comments:

Please do not let this land be developed. We do not need more business or homes.

Thank you.

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): Bruce Ballentine  
I am in favor (Estoy de acuerdo)
I object (No estoy de acuerdo)

Address: 4808 Canyonbend Circle, Austin, TX 78735
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)  Sally Baskin  □ I am in favor
Address  7121 Via Dono Dr  (Estoy de acuerdo)
                                            □ I object
                                            (No estoy de acuerdo)
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) GREGORY J. FIGAKO

Address 6911 BRIGHT STAR LN
AUSTIN, TX 78736

☐ I am in favor
☐ I object

(Estoy de acuerdo)
(No estoy de acuerdo)
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) Jo Ann Cambouris
Address 7501 Shadowridge Run #147
Austin, TX 78749-4294

☐ I am in favor
(Estoy de acuerdo)
☐ I object
(No estoy de acuerdo)
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 Stefanidis
Address 700 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:

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 Xalantze  ❑ I am in favor
Address 18-9 Old Bee Cave Rd.  (Estoy de acuerdo) (No estoy de acuerdo)
❑ I object
6007 Oakclaire Drive
Austin, TX 78735-8609

June 29, 2008

Neighborhood Planning and Zoning Dept.
P. O. Box 1088
Austin, Texas 78767-8835

Attn: Minal Bhakta

I have voted "I object" to the zoning/rezoning request to implement a neighborhood plan as I do not believe this to be a proper time for such an undertaking with the instability of Austin's, the United States' and the world's economy.

If one has employees and work is being performed, I do not think it wise to attempt to force these people from the community and particularly through regulations. Many of the activities defined as undesirable are being regulated through federal regulations and are needed services. I do not know of any of these activities having polluted the various water quality zones in this city.

When one attempts to regulate against future probabilities, the result may be greater harm to the community overall.

Thank you,

Maysell and Charles T. Ramsey

mr/
MEMBERS
OF
SHADOWRIDGE CROSSING SEC. 9 SUBDIVISION
SHADOWRIDGE CROSSING SEC. 9-B SUBDIVISION
AUSTIN, TEXAS

June 30, 2008

Via Email: maureen.meredith@ci.austin.tx.us
Ms. Maureen Meredith
Principal Planner
City of Austin

Via Email: gregory.montes@ci.austin.tx.us
Mr. Gregory Montes
Senior Planner
City of Austin

Via Email: minal.bhakta@ci.austin.tx.us
Ms. Minal Bhakta
Planner II
City of Austin

Ladies and Gentlemen:

The undersigned citizens of Austin comprise the owners of the homes in Shadowridge Crossing Sec. 9 Subdivision and Shadowridge Crossing Sec. 9-B Subdivision (referred to herein collectively as “our Subdivisions”) which are a part of West Oak Hill of the Oak Hill Combined Neighborhood Plan (the “Plan”). We admire and respect the many hours of hard work and dedication that have been contributed by all of the participants in the Plan, and for the most part, we have no objection to the Plan. However, after review of the most recent FLUM, we are concerned with the zoning district recommended and planned for the neighborhoods adjacent to our residential Subdivisions and in particular the Jacqueline Waters tract on Waters Way. We oppose the recommendation of an SF-1 zoning district and the recommendation of the SF-6 district with the Conditional Overlays as shown in the FLUM. The undersigned support an SF-1 with a Rural Residential density for the reasons shown below.

Our Neighborhoods. Our neighborhood is a quaint and very cohesive neighborhood. We have a total of 50 lots on approximately 50+ acres. The lots in our neighborhood range from .5 to 5 acres in size. Our Covenants, Conditions and Restrictions for our Sec. 9 Subdivision place a 4,000 square foot maximum impervious cover for each lot - below the SOS and Edwards Aquifer watershed requirements of 15% and 20% in this area. The neighborhood to our north and west is the Estates of Loma Vista consisting of 59 homes on approximately 50+ acres. Their lots range from 1 to 9 acres in size. We share many of the same concerns with the Estates of Loma Vista. None of our communities has condos, townhomes, duplexes, or density in excess of a Rural Residential district. These three subdivisions, Estates of Loma Vista, Shadowridge Crossing Sec. 9 and Shadowridge Crossing Sec. 9-B surround 100% of the Waters tract.
OHNPCT. Our neighborhood does not have a representative on the OHNPCT, and we feel very strongly that the OHNPCT has not fulfilled the goals or upheld the vision of the members in our Subdivisions. For some time our Subdivisions did not receive notices or was not apprised of OHNPCT meetings. In particular, no meeting notice was sent out by email or otherwise, and was only posted on the OHAN website one day prior to the November 27, 2007 meeting. No agenda was available prior to the meeting. Meeting minutes have not been made available to the members of our Subdivisions, nor have they been read or approved in the following meetings in which our members have been in attendance. We have been forced to obtain our notices through the members of the Estates of Loma Vista Subdivision. After several meetings have transpired thanks to the efforts of the City, members of our Subdivisions have since been receiving notices after much of the planning has been in progress. We have little faith in the OHNPCT due to the haphazard methods, rules and procedures that OHNPCT has taken and the arbitrary restrictions that have been placed on stakeholders their rights to be heard at these meetings. For example, the OHNPCT imposed a specific rule only upon the members in our two Subdivisions - no other subdivision or stakeholder. And, that rule allowed only those who lived within 200 feet of the Waters tract to speak, which eliminated most of the members of our Subdivisions. These are ad hoc restrictions being placed on stakeholders so that those in charge can achieve their goals with little or no resistance.

The Plan’s Basic Principles. We note the land use principles of the Plan and agree with all of them. We strongly believe that some of the key principles of the Plan are not met by granting an SF-6 for the Waters tract even with the proposed Conditional Overlay as shown in the most recent FLUM or an SF-1 as recommended by the City. Specifically not met are those principles for: avoiding arbitrary development patterns, minimizing incompatible land uses, discouraging intense use adjacent to residential areas, recognizing City priorities, ensuring similar treatment of land use decisions on similar properties and balancing individual’s property rights in this neighborhood. Not one of these principles is followed here.

Survey Response and Traffic.

a. Major Roadways. From the responses to the 2005 neighborhood planning survey, the number one challenge in the Plan was traffic congestion. This too is the most pressing concern of the members of our Subdivisions. Our neighborhood and roads simply cannot support another subdivision’s traffic even with a density of SF-1. Due to the location of the planning area’s being within the DWPZ, TxDot and the other jurisdictions will be limited in the improvements they can make to their arterial roadways, such as FM 1826, Highway 290 and Escarpment - the major roadways supplying our Subdivisions and the Estates of Loma Vista their transportation and infrastructure. The City staff found that FM 1826, which will be the transportation for the Waters tract, falls within the third quartile and poses serious environmental consequences. So, the priority to improve FM 1826 will be very low. And as you know, any new road must be approved by the voters, which is not likely. We too support the Plan’s objective to slow and control traffic and to provide overall safety.
b. Access Through Our Subdivisions and Connectivity. Part of the Plan's objective and the City's for traffic control is connectivity. The Waters tract has a 26 foot wide limited private easement through one homeowner's lot in our Subdivision Sec. 9, running through their side yard. This private easement is restricted to its use by only the owner, family members and guests of the Waters tract and by the owners of the adjacent 5 acre tract owned by A. Hooks and R. Donley, their family and guests. This easement restricts any "through" traffic. Its contact point is to Hot Springs Drive which is a part of Rotan Drive. Neither of these narrow roads is a "through street" but together form a circle and are designed to service only the 50 lots in our Subdivision. This circular road has sharp corners and is designed for very slow traffic speeds. This private easement through one of our homeowner's lot was privately concreted in recent years causing this lot to come out of compliance with the impervious cover requirements of the Covenants, Conditions and Restrictions of our Subdivision Sec. 9 and certainly out of the applicable impervious cover limits imposed by the City. This is a very serious situation that needs the full attention of your Department. The steep grade to this easement presents even more dangerous traffic hazards to our Subdivisions. This narrow sloping private road through the yard of one of our homeowners provides no viable or legal interconnecting road to the Waters tract or the Hooks and Donley tract, as may be suggested by Ms. Waters.

c. Other Accesses. We understand the owners of the Waters tract are seeking access to their development through Twilight Mesa and Waters Way. These streets run through the Estates of Loma Vista and their contact point is FM 1826, a two lane, high-speed road with no turn lanes, no shoulders and with limited site distances, especially at the Twilight Mesa intersection. They are not suitable in width to provide sufficient transportation to a property zoned SF-1 or higher. An SF-6 zoning with the Conditional Overlays as recommended by OHPNCT would create even more of a serious traffic concern. The development of the Waters tract presents an enormous traffic concern and with the narrow rural streets that will support the traffic to the Waters tract and the long-term challenges of road-expansion and improvement, another traffic nightmare will be created by allowing density in excess of the density already established in this area.

**Water Quality Protection.** Our Subdivisions, as does the Waters tract, lie within feet and partly within BSEA Recharge Zone and clearly lie in a contributing zone to the BSEA. The Waters tract and our Subdivisions are also squeezed in between two Critical Water Quality Zones and Transition Zones, with the Waters tract located only feet away from the most northern Water Quality Transition Zone. We are not aware of any Critical Environmental Features and suspect no environmental survey has been provided, however lowering restrictions on the development of the Waters tract will challenge the impervious limits requirements and the water quality which are so critical to the area in which our Subdivisions are located. We strongly support the Plan's objectives to preserve the rural density and undeveloped land in Oak Hill which is vital for preservation of the aquifer. Our neighborhood is the very area the Plan is talking about!

**Inconsistency with Plan.** We reiterate and support the land use goals and objectives of the Plan: "Encourage zoning to be compatible with existing and neighboring land uses
and seek optimal and most appropriate use of land” and “cluster high density
development in appropriate areas” and “maintaining a vibrant residential ... community
that demonstrates caring stewardship of the environment”. These are the words of the
OHNPCCT, yet they support a zoning of SF-6 with the proposed Conditional Overlays in
an area that has nothing close to an SF-6 or an SF-1 and is predominantly RR! This
inconsistency shows a true error in judgment.

We also point out the land use development in the Plan between the Y and Southview
Road which states it should be developed as a mixed use node, but clearly states that the
adjacent single family neighborhoods should be buffered from the town center by less
intense development, such as low density housing, open space, trails, or a park. This is
not consistent with the City’s position or with the OHNPCT’s recommendation in the
FLUM for the Waters tract which lies within this very adjacent single family
neighborhood.

Infrastructure. The Plan states that residential density should be compatible with the
surrounding uses and informed by a regional vision of the environmental impact
development has over the Edwards Aquifer. We quote from the Plan, “Wherever
possible, new housing development should be located where existing services and
infrastructure exist. There appearance and density should be appropriate to its
environment and compatible with surrounding uses.” This is not the case here. We
support the Plan’s idea that higher density residential development should be
concentrated closer to major thoroughfares and low density in existing residential
neighborhoods. Granting an SF-6 with the Conditional Overlays, and even granting an
SF-1 with no overlays to the Waters tract as the FLUM indicates does not follow this
ideal. Moreover, granting this more intense use and higher density materially affects the
lives and safety of the residents of our Subdivisions and the residents of the Estates of
Loma Vista.

Basic Zoning and Conditional Overlays. As shown in the Plan all areas that surround the
Nowotny tract, the Hooks and Donley tract and the Waters Tract have Restrictive
Covenants. We support Restrictive Covenants and Conditional Overlays. If we look at
the basic requirements under the Land Development Code, SF-6 zoning districts are for
moderate density, are for large lots with access to streets other than minor residential
streets and are used as a transition between a SF and a MF use. This is absolutely not the
case here. Every single surrounding property to the Waters tract is an RR use. None of
these Code conditions are applicable to the Waters tract, even with the Conditional
Overlays proposed in the FLUM. The very purpose of a Conditional Overlay as stated in
the City’s Land Development Code is to promote compatibility between competing uses,
ease transition from one base district to another, and address land uses and sites with
specific requirements. The FLUM, as we understand it, recommends a Conditional
Overlay of an SF-1 density with a maximum of 30 dwelling units of detached homes and
a 40 foot setback from our Subdivisions and the Estates of Loma Vista neighborhoods.
This Conditional Overlay recommended does not promote compatibility, but creates
incompatibility. It is not a transition from one base district to another – the Waters tract

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is surrounded by RR use – there are no other base districts! A 40 foot setback does not address density or traffic congestion – only appearance.

**Conclusion.** Our Subdivisions object to the City Staff’s recommendation of the SF-1 zoning and the OHNPCT’s recommendation of SF-6 with Conditional Overlays. The City’s recommendation of an SF-1 without Conditional Overlays is incompatible with every single tract bordering and fully surrounding the Waters tract. Only an SF-1 zoning with a Conditional Overlay of Rural Residential as argued by the Estates of Loma Vista fits within the Plan’s objectives and is consistent with the Land Development Code, not to mention provides common and basic fairness to all stakeholders. We fervently believe that those conditions align fairly and consistently with all surrounding neighborhoods and the many voices of the people from those neighborhoods.

We hope that your Department and the City Land Use Commission will carefully consider all of the neighbors’ concerns for this particular area of the Plan.

Very truly yours,

The undersigned Members of Shadowridge
Crossing Sec. 9 and Members of
Shadowridge Crossing Sec. 9-B

Cc Mr. David Richardson
Chair, OHNPCT

Mr. Greg Guernsey
Director
Neighborhood Planning and Zoning Staff
(Via Email: greg.guernsey@ci.austin.tx.us)

Mr. Terrence L. Irion
Irion/Slade, PLLC
(Via Email:)

Ms. Diane Senterfitt
Hohmann, Taube & Summers, LLP
(Via Email: )
SIGNATURE PAGE FOR LETTER TO CITY OF AUSTIN REGARDING ZONING
By: Mark Hesch  
Print Name: Mark Hesch

6714 Rotan Drive  
Print Street Address

By: Mary Hesch  
Print Name: Mary Hesch

By: Patty G. Leander  
Print Name: Patty G. Leander

6605 Hot Springs Dr.  
Print Street Address

By: BRUCE W. LEANDER  
Print Name: BRUCE W. LEANDER

By: Lance D. Lively  
Print Name: Lance D. Lively

6610 Rotan Dr.  
Print Street Address

SIGNATURE PAGE FOR LETTER TO CITY OF AUSTIN REGARDING ZONING
By: Nancy Hagquist
Print Name: Nancy Hagquist

1705 Rotan Dr.
Print Street Address

By: Ron Hagquist
Print Name: Ron Hagquist

By: Anne Engelking
Print Name: Anne Engelking

6633 Hot Springs Dr.
Print Street Address

By: Sandra Sugarek
Print Name: Sandra Sugarek

By: Danielle Lepper
Print Name: Danielle Lepper

6720 Rotan Dr.
Print Street Address

By: John Lepper
Print Name: John Lepper

SIGNATURE PAGE FOR LETTER TO CITY OF AUSTIN REGARDING ZONING
By: William H. Hooper
Print Name: William H. Hooper

6628 Hot Springs Dr
Print Street Address

By: Margaret Gooden
Print Name: Margaret Gooden

6701 Rotan Drive
Print Street Address

Shadyside letter to Ms. Maureen Meredith et al.

By: Kamela Bridges
Print Name: Kamela Bridges

6709 Rotan Drive
Print Street Address

SIGNATURE PAGE FOR LETTER TO CITY OF AUSTIN REGARDING ZONING
6726 Rotan Dr.
Print Street Address

By: [Signature]
Print Name: HELMUTH WEIDNER

By: [Signature]
Print Name: ALICE P. WEIDNER

6600 Rotan Dr.
Print Street Address

By: [Signature]
Print Name: STEVE SPRINGER

By: [Signature]
Print Name: CATE SPRINGER

6713 Rotan Dr Houston TX
Print Street Address 77019

By: [Signature]
Print Name: DANA E. GARLICK

By: [Signature]
Print Name: [Blank]

SIGNATURE PAGE FOR LETTER TO CITY OF AUSTIN REGARDING ZONING
SIGNATURE PAGE FOR LETTER TO CITY OF AUSTIN REGARDING ZONING
To:     Austin City Council

This petition represents the signatures of the property owners within 200 feet of the Waters tract at 6800 Waters Way, File Number C-14-2008-0125 Tract #12.

Sincerely,

[Signature]

Jaeun M. Kwon
Contact Person

Attachments:  Petition (1 page)
             Signature sheets (2 pages)
             Printed list of the petitioners and their address (2 pages)
             Map showing the properties of the petitioners (2 pages)
PETITION

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.
PETITION

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

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<thead>
<tr>
<th>Signature</th>
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<tr>
<td>Roger Wade</td>
<td>Roger Wade</td>
<td>8016 Dark Valley Cove, Austin TX 78737</td>
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<td>Kelsen Howard</td>
<td>Kelsen Howard</td>
<td>8019 Dark Valley Cove, Austin TX 78737</td>
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<tr>
<td>Geena G.</td>
<td>Geena G.</td>
<td>8008 Dark Valley Cove, Austin TX 78737</td>
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<tr>
<td>Kelly Berg</td>
<td>Kelly Berg</td>
<td>8900 Twilight Mesa, Austin TX 78737</td>
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<tr>
<td>Sean D.</td>
<td>Sean D.</td>
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<tr>
<td>Todd J.</td>
<td>Todd J.</td>
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<td>J. Caroll</td>
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<td>Alice V.</td>
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<td>Nancy M.</td>
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<td>Cheryl L.</td>
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<td>Mary H.</td>
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<td>Danielle L.</td>
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<td>Ellen R.</td>
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<td>Andrew P.</td>
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<td>Michael M.</td>
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<td>Deborah Y.</td>
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<td>LC Williams</td>
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<tr>
<td>Grace Williams</td>
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## PETITION

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

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<td>Carol Springer</td>
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<td>Lynn Leifker</td>
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<td>Martin Leiffer</td>
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<td>Valeri Reis</td>
<td>VALERI REIS</td>
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**Contact Name:** JAEUN M. KWON  
**Phone Number:** H 301-4206  
**C 947-3364**
**PETITION**

Date: June 30, 2008  
File Number: 014-2008-0125 Tract # 12  
Address of Rezoning Request: 6800 Waters Way

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<th>Address</th>
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<tr>
<td>1. ROGER C. WADE</td>
<td>8016 DARK VALLEY CV AUSTIN, TX 78737-3520</td>
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<td>2. MALENE HOWARD</td>
<td>8019 DARK VALLEY CV AUSTIN, TX 78737-3520</td>
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<td>3. NYUNG S. KWON</td>
<td>8008 DARK VALLEY CV AUSTIN, TX 78737-3520</td>
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<td>4. JAEUN M. KWON</td>
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<td>5. JUDITH A.CORBITT</td>
<td>6905 TWILIGHT MESA DR AUSTIN, TX 78737-3522</td>
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<td>6. SEAN D. BERG</td>
<td>6900 TWILIGHT MESA DR AUSTIN, TX 78737-3522</td>
<td>0412380174</td>
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<td>7. KELLY BERG</td>
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<td>8. LLOYD C. WILLIAMS</td>
<td>6606 ROTAN DR AUSTIN, TX 78749</td>
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<td>9. GRACE WILLIAMS</td>
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<td>10. TROY E. MACKIE</td>
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<td>11. PAULINDA L. MACKIE</td>
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<td>12. MARK HESCH</td>
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<td>13. MARY HESCH</td>
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<td>14. HELLMUTH VEDDER</td>
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<td>15. ALICE VEDDER</td>
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<td>17. DANIELLE VICTORIA LEPPER</td>
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<td>18. ALBERT CANTARA</td>
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<td>24. LANCE LIVELY</td>
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<td>25. CHERYL LIVELY</td>
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<td>26. JOHN R McELANEY</td>
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<td>27. NANCY M McELANEY</td>
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<td>28. WILLIAM CLARK ROSS</td>
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<td>29. JU LIANNA L ROSS</td>
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**PETITION**

**Date:** June 30, 2008  
**File Number:** C14-2008-0175 Tract #12  
**Address of Rezoning Request:** 6800 Waters Way

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<tr>
<th>Protester's Name</th>
<th>Address</th>
<th>Parcel Number</th>
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<td>30. MICHAEL MULLIN</td>
<td>6737 HOT SPRINGS DR</td>
<td>0412400101</td>
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<td>31. DEBORAH YORK</td>
<td>AUSTIN, TX 78749</td>
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<td>32. ANDREW BAXTER</td>
<td>6708 ROTAN DR</td>
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<td>33. ELLEN RATHJE</td>
<td>AUSTIN, TX 78749-4008</td>
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<td>34. STEPHEN SPRINGER</td>
<td>6600 ROTAN DR</td>
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<tr>
<td>35. CAROL S SPRINGER</td>
<td>AUSTIN, TX 78749</td>
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</table>
File Number: C14-2008-0125  Tract # 12
Address of Rezoning Request: 6800 Waters Way
Don’t Water Down
Loma Vista
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.
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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

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
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
West Oak Hill Neighborhood Plan: Tracts 12 and 12a

On behalf of Lynn and Martin Leifker, 6733 Hot Springs Drive, we are requesting that with ANY proposed rezoning of the Donley Hooks tract (12) and the Waters tract (12a), a Conditional Overlay be imposed as follows:

"Prohibit access to Hot Springs/Rotan Drive through Lot 10, Block B of the amended plat of Shadowridge Crossing Section 9, from Tract 12a (Waters Tract) at the time of site development for more than one residential dwelling and from Tract 12 (Donley/ Hooks tract) at the time of site development for more than one residential dwelling."

The need for the overlay is due to the fact that without it, there is no planning mechanism to prohibit access through the Leifker’s private property via the access easement in place for the benefit of the Donley/Hooks and Waters tracts, at the expense of the Leifker’s personal safety and use of their property. In essence, a portion of their property will be used as a street.

Thank you for your consideration of this conditional overlay.

Katherine Loayza, agent for
Lynn and Martin Leifker (899-8535 home)
6733 Hot Springs Drive

Land Use Consultant,
Jackson Walker, L.L.P.
236-2259
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
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

Dr. William R. Usry
PLANNING COMMISSION COMMENT FORM

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 use.

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

Address  8208 TWILIGHT TERRACE AUSTIN 78739

☐ I am in favor
☐ I object

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.
I object to re-zoning of West Oakhill, track 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) Galen R. Jackson
Address 8208 Twilight Terrace Dr, Austin, TX 78737

☐ I am in favor
Estoy de acuerdo
☐ I object
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
Address 8601 Dark Shadow Cove  □ I object
Austin, TX 78749       (Estoy de acuerdo)

                                                                                        (No estoy de acuerdo)
PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125  Planning Commission Hearing Date: July 8, 2008
# C14-2008-0129

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

NYUNG KWON

Name (please print) JAEUN KWON

Address 8008 DARK VALLEY COVE

AUSTIN

☐ I am in favor
☐ I object
(No estoy de acuerdo)
(Estoy de acuerdo)
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 1R 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
☐ I object
☐ I am in favor
☐ I object

Address 8004 Dark Valley Cove, 78737

INFORMATION ON PUBLIC HEARINGS

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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
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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.
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 SF 1 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 object
Address 8004 Dark Valley Cove, Austin, TX 78737 (No estoy de acuerdo)

☐ I am in favor
(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.

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Comments:

An request for Text #12 to be amended - SF-1 with a condition on the number of R3 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

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

Name (please print): MAILENE HOWARD
Address: 8019 DARK VALLEY CIRCLE
PLANNING COMMISSION COMMENT FORM

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

Planning Commission Hearing Date: July 8, 2008

Comments: We oppose the rezoning of the Warner’s tract with the City’s recommendation of SF-1 zoning without restriction. We would rather have all the tracts adjacent to Long Vista rezoned as with a Conditional Density of 0.5 F.P.D.

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)
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
SF 1 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

Address 8004 Dark Valley Cove, Austin, TX 78737

☐ I am in favor
(Estoy de acuerdo)
☒ I object
(No estoy de acuerdo)
PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125  Planning Commission Hearing Date: July 8, 2008
# C14-2008-0129

Comments: I object to tract 12 being changed from N-20 to SF-1-10. 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 CIR. Austin TX 78737

☐ I am in favor
(No estoy de acuerdo)
☐ I object
(Esto estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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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: TEACT 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 8012 Dark Ridge Ck.
     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.

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You may also wish to contact any neighborhood or environmental organizations that have expressed an interest in cases affecting your neighborhood.
August 4, 2008

Austin City Council
City of Austin
PO Box 1088
Austin, TX 78767

Re: Oak Hill Neighborhood Planning Effort

Dear City Council:

A show of hands determined the land uses for over a dozen parcels at a recent Neighborhood Planning Meeting in Oak Hill. The majority of the people attending the meeting were landowners. The majority of the land use intensities increased because of this “vote”. Is this the way proper planning should be done? Should the landowners themselves be the ones making the decisions as to what the density of their parcels should be? This is a major issue that needs to be resolved before the FLUM is put up for discussion on the 8th of August.

The second major issue concerning this FLUM is what it means for development in SW Austin – In the Barton Springs Zone and over the Drinking Water Protection Watershed. The Future Land Use Map proposes a strip sprawl vision similar to IH 35 North with enough allowed density to equal one half of the multifamily housing that exists in the entire Austin / Round Rock metro area and over twice the commercial, retail and office than exists in all of the Austin / Round Rock metro area combined. Yes, some of this will not be developed fully however – How is this an appropriate justification for showing these proposed land use increases over the Barton Springs Zone and the Drinking Water Protection Watershed?

City Planning Staff told us in Oak Hill that we needed a new extra intensely developed community center, and that surrounding this “city center” is lesser intensity development. This is not what the FLUM shows. Compare the existing Zoning Map (attached) with the Proposed FLUM (attached). All of the brown along US 290, SH 71 and SW Parkway is a higher intensity land use than the red commercial land use at the intersection of Mopac and US290. The vast majority of parcels in the entire planning area have changed color to denser, more intensely developable land uses. How did this happen?

What this FLUM proposes is “ultra-dense” strip development along every major roadway in Oak Hill. Even the fully developed William Canon corridor has numerous parcels that have increased their allowed development intensity. Throughout the rest of the region, there is no distinction between the intensity of the roadway strip development and any intersection, except for the land immediately around the MOPAC/US 290 interchange – which is a lower intensity than the proposed brown development land uses!

What has resulted is a proposed Future Land Use Map (FLUM) that is totally out of touch with Austin’s land use planning history and nearly two decades of land development and planning in
the region. The result has been a significant increase in the maximum possible build out
development intensity and density for this area in direct contradiction to City goals.

This is very easy to see when comparing the two maps. The key is that the higher density, more
intensive development land uses are progressively listed in the legend going from left to right
and top to bottom. (Generally all - except for the civic, open space and Ag uses listed at the far
right of the legends on these two maps). For example: the brown colors are higher density and
have greater intensity of development than the red and pink colors.

Now the last thing that you should consider: the procedures used at the planning meeting
mentioned in the first paragraph have very significant legal questions that need to be answered.
This is certainly not a fair practice to use for determining land use — it could very well be
determined to not be a legal practice as well.

Therefore, I respectfully request:

1) That the FLUM be disqualified from consideration.
2) That the City performs an analysis on any land use changes proposed for the Barton
   Springs Zone and the Drinking Water Protection Watershed to analyze how the proposed
   land use changes would affect density, intensity and water quality.
3) That the Environmental Board be required to vote on any changes to land use plans in the
   Barton Springs Zone and the Drinking Water Protection Watershed.

Sincerely,

Bruce Melton, P.E.