

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 **DESIRED DEVELOPMENT ZONE:** No
 and Barton Creek – Barton Springs Zone

CAPITOL VIEW CORRIDOR: N/A

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 Rezoning**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.

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

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STAFF RECOMMENDATION

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

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.

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

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

6.A.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

Existing Land Use:

Large Lot Single Family	2%
Single Family	25 %
Mobile Home	2%
Duplex	1%
Multi-family	4%
Office	2%
Commercial	3%
Industrial	2%
Civic	3%
Open Space	10%
Transportation	0%
Right-of-way	12%
Utilities	0%

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.

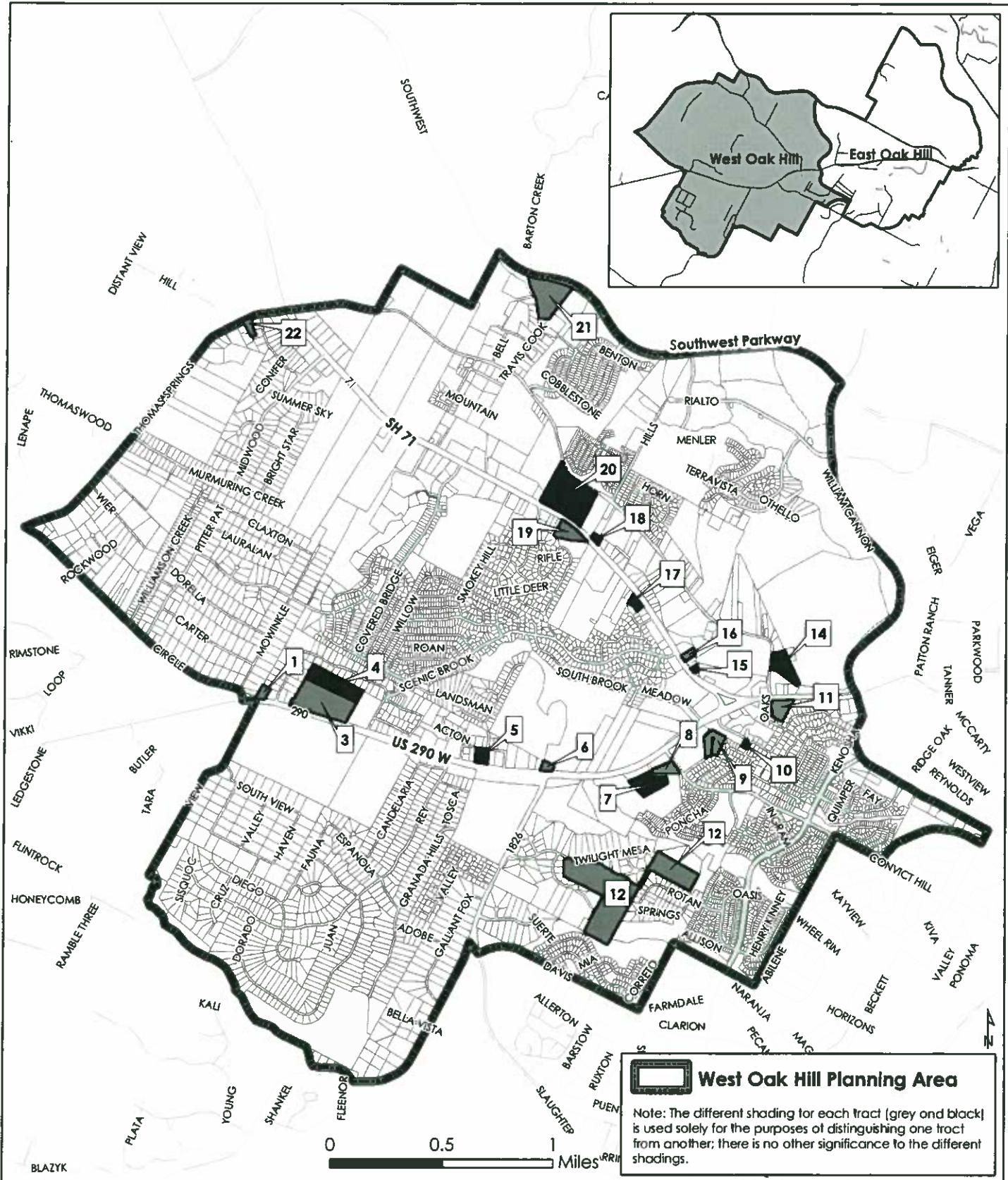
Additional design regulations will be enforced at the time a site plan is submitted.



Oak Hill Combined Neighborhood Plan

Tract Map for Rezoning - West Oak Hill

City of Austin NPZD
Case # C14-2008-0125



West Oak Hill Proposed Rezoning Tract Chart
Case # C14-2008-0125

Tract # (1)	TCAD Property ID # (2)	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION (3)	From	To
1	<u>312221</u>	8556 W U S HY 290 (LOT 1 FOREST PARK)	RR	LO-NP
3	<u>446656</u>	CIRCLE DR (ABS 538 SUR 619 MASTON P ACR 30.98)	DR	LR-NP (southern part of tract)
4	<u>446656</u>	CIRCLE DR (ABS 538 SUR 619 MASTON P ACR 30.98)	DR	SF-1-NP (northern part of tract)
5	<u>315296</u>	8060 W US HIGHWAY 290 (ABS 788 SUR 62 WILLIAMS J ACR 2.27)	I-RR	LO-NP
6	<u>315303</u>	7912 W U S HY 290 (LOT A HASKEL SUBD)	RR	GR-NP
7	<u>315280</u>	W U S HY 290 (ABS 788 SUR 62 WILLIAMS J ACR 1.763)	DR	GO-NP
	<u>315281</u>	W U S HY 290 (ABS 788 SUR 62 WILLIAMS J ACR 4.997)	DR	GO-NP
8	<u>315132</u>	7009 CONVICT HILL RD (LOT 1 * LESS N 2.193AC BLK 5 OAK HILL HEIGHTS SEC 5)	RR	LO-NP
9	<u>311870</u>	7201 BREEZY PASS CV (LOT 6 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>311867</u>	7207 BREEZY PASS CV (LOT 3 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>311878</u>	7209 BREEZY PASS CV (LOT 2 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>311869</u>	7203 BREEZY PASS CV (UNNUMBERED LT BETWEEN LT 4&6 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>311873</u>	7204 BREEZY PASS CV (LOT 9 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>311868</u>	7205 BREEZY PASS CV (LOT 4 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>311871</u>	7200 BREEZY PASS CV (LOT 7 BLK 3 * LESS .186AC OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>311874</u>	7206 BREEZY PASS CV (LOT 10 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>311875</u>	7208 BREEZY PASS CV (LOT 11 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>311879</u>	7210 BREEZY PASS CV (LOT 12 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>311872</u>	7202 BREEZY PASS CV (LOT 8 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>315046</u>	7211 BREEZY PASS CV (LOT 1 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
	<u>315130</u>	6806 BREEZY PASS CV (LOT 13 BLK 3 OAK HILL HEIGHTS SEC 4)	MF-2	SF-2-NP
10	<u>311860</u>	6701 WOLFCREEK PASS (LOT 6 BLK A WEDGEWOOD SEC 1)	DR	SF-2-NP
11	<u>311754</u>	W U S HY 290 (ABS 28 SUR 90 ANDERSON T ACR 3.562)	DR	SF-1-NP

ATTACHMENT 2

West Oak Hill Proposed Rezoning Tract Chart
Case # C14-2008-0125

Tract # (1)	TCAD Property ID # (2)	PROPERTY ADDRESS & TCAD LEGAL DESCRIPTION (3)	From	To
12	<u>510978</u>	8015 DARK VALLEY CV UNIT 21 (ABS 788 SUR 62 WILLIAMS J ACR 5.119)	I-RR	SF-1-NP
	<u>510977</u>	8511 F M RD 1826 (ABS 788 SUR 62 WILLIAMS J ACR 4.255)	I-RR	SF-1-NP
	<u>510962</u>	TWILIGHT TERRACE DR (ABS 788 SUR 62 WILLIAMS J ACR 10.0 (1-D-1W))	I-RR	SF-1-NP
	<u>510963</u>	TWILIGHT TERRACE DR (ABS 788 SUR 62 WILLIAMS J ACR 8.0 (1-D-1W))	I-RR	SF-1-NP
	<u>510981 and 532062</u>	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])	I-RR	SF-1-NP
	<u>510971</u>	F M RD 1826 (ABS 788 SUR 62 WILLIAMS J ACR 1.0)	I-RR	SF-1-NP
	<u>510972</u>	F M RD 1826 (S 788 SUR 62 WILLIAMS J ACR 8.235)	I-RR	SF-1-NP
14	<u>464693</u>	6804 OLD BEE CAVES RD (ABS 28 SUR 90 ANDERSON T ACR 8.939)	I-RR (portion of the tract)	LR-CO-NP
15	<u>311852</u>	7132 W STATE HY 71 (ABS 28 SUR 90 ANDERSON T ACR .689)	SF-2	LR-CO-NP
16	<u>308762</u>	7216 W STATE HY 71 (LOT 2 FIRST PROPERTY REALTY SUBD)	SF-2	LR-CO-NP
17	<u>308781</u>	7601 W STATE HY 71 (LOT 2-A * RESUB OF LOT 2 LARSON OAKS)	RR	LR-CO-NP
	<u>308780</u>	W STATE HY 71 (LOT 1 LARSON OAKS LESS .052 ACR INTO ROW)	RR	LR-CO-NP
18	<u>306454</u>	7928 W STATE HY 71 (LOT 1 Y SUBD SEC 4 THE)	I-SF-2	LR-CO-NP
19	<u>306464</u>	8123 W STATE HY 71 (LOT 2 BLK A VALLEY VIEW ACRES SEC 1)	SF-1	LO-NP
	<u>306465</u>	8101 W STATE HY 71 (LOT 1 BLK A VALLEY VIEW ACRES SEC 1)	SF-1	LO-NP
	<u>306462</u>	8131 W STATE HY 71 (LOT 4 BLK A VALLEY VIEW ACRES SEC 1)	I-RR	LO-NP
	<u>306463</u>	8125 W STATE HY 71 (LOT 3 BLK A VALLEY VIEW ACRES SEC 1)	I-RR	LO-NP
20	<u>306415</u>	W STATE HY 71 (306415 - ABS 671 SUR 803 ROCK T & VARIOUS SURVEYS ACR 21.77)	DR	MH-NP
21	<u>103834</u>	TRAVIS COOK RD (ABS 448 SUR 74 JOHNSON R M ACR 4.532)	DR	GR-NP
	<u>103832</u>	TRAVIS COOK RD (TRT A GARTNER MARY BETH ADDN THE)	DR	GR-NP
	<u>103831</u>	5415 TRAVIS COOK RD (ABS 448 SUR 74 JOHNSON R M ACR 4.77)	DR	GR-NP

West Oak Hill Proposed Rezoning Tract Chart
Case # C14-2008-0125

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

(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
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 D. TAYLOR

☒ I am in favor

(*Estoy de acuerdo*)

☐ I object

(*No estoy de acuerdo*)

Address 8207 SPRING VALLEY DR.

PLANNING COMMISSION COMMENT FORM

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

Planning Commission Hearing Date: July 8, 2008

Comments:

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Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Crystal Babington

☒ I am in favor

(*Estoy de acuerdo*)

Address 8504 Spring Valley Dr. Austin TX 78736

☐ I object

(*No estoy de acuerdo*)

PLANNING COMMISSION COMMENT FORM

RECEIVED
7/7/08

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

Planning Commission Hearing Date: July 8, 2008

Comments:

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Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print)

Roy Wyatt

Address

5910 Hwy 290 West Austin, Tx

☒ I am in favor

(Estoy de acuerdo)

☐ I object

(No estoy de acuerdo)

PLANNING COMMISSION COMMENT FORM

RECEIVED
7/8/08

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-2008-0043C 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
(Estoy de acuerdo)

Address 6804 Convict Hill Rd. Austin, TX 78749

☐ I object
(No estoy de acuerdo)

apt.



PLANNING COMMISSION COMMENT FORM

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

Planning Commission Hearing Date: July 8, 2008

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

☐ I am in favor
(Estoy de acuerdo)

Address 6801 Beckett Rd. #134R

☐ 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: *O.K. WITH ALL BUT TRACT #20 - DON'T WANT THE AREA
USED AS TRAILOR 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 VMSCHIED* *O.K. WITH THE OTHERS*
6705 COVERED BRIDGE DR. #14 ☐ I am in favor
Address *AUSTIN, TX 78736* *(Estoy de acuerdo)*
ESPECIALLY TRACT # 20 - NO MOBIL HOMES! PLEASE ☒ 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:

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

☐ I am in favor

(Estoy de acuerdo)

Address

701 RIALTO BLVD #1429

☒ 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:

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Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) _____

Sanja Stefanow

☐ I am in favor

(*Estoy de acuerdo*)

☒ I object

(No estoy de acuerdo)

Address _____

7200 Flynn Circle

78736

PLANNING COMMISSION COMMENT FORM

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

Planning Commission Hearing Date: July 8, 2008

Comments:

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Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print)

Samantha Rock-Stony

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

Address

0701 Silvermine Dr #201 Austin 78736

PLANNING COMMISSION COMMENT FORM

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Comments:

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Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print)

SALLY TURNER

☐ I am in favor

(*Estoy de acuerdo*)

☒ I object

(*No estoy de acuerdo*)

Address

6610 Breezy Pass
78749

PLANNING COMMISSION COMMENT FORM

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

Planning Commission Hearing Date: July 8, 2008

Comments:

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Name (please print) James L. and Elizabeth Sue Harkin ☐

I am in favor

(Estoy de acuerdo)

I object

(No estoy de acuerdo)

Address 4900 White Elm Drive
Austin, TX 78749

PLANNING COMMISSION COMMENT FORM

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C14-2008-0129

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Comments:

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Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) Charles T. Ramsey by Mrs. Charles T. Ramsey ☐ I am in favor

(Estoy de acuerdo)

Address 6007 Oakclaire Dr., Austin, TX ☒ I object

78735-8609

(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) Mayse. H Ramsey

☐ I am in favor

(Estoy de acuerdo)

Address 6007 Oakclaire Dr., Austin TX

☒ I object

(No estoy de acuerdo)

78735-8609

PLANNING COMMISSION COMMENT FORM

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

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Comments:

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Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print)

PAUL HODGES

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

Address

8103 CURRIENT CIR AUSTIN TX 78736

PLANNING COMMISSION COMMENT FORM

RECEIVED
7/8/08

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

Planning Commission Hearing Date: July 8, 2008

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 Canyonland Circle Austin TX 78733

PLANNING COMMISSION COMMENT FORM

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

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7/7/08

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

Address 7121 Via Dono Dr

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

As a parent
if you

PLANNING COMMISSION COMMENT FORM

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

Planning Commission Hearing Date: July 8, 2008

Comments:

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Name (please print)

GREGORY J. FIGARO

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

Address

6911 BRIGANT STREET

AUSTIN, TX 78736

0.420
03 2008
E 78701

PLANNING COMMISSION COMMENT FORM

RECEIVED
7/7/08

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

Planning Commission Hearing Date: July 8, 2008

Comments:

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Box 1088, Austin, TX 78767-8835. Attn: Minal Bhakta

Name (please print) To Ann Cambouris ☐ I am in favor
(Estoy de acuerdo)
Address 7501 Shadowridge Run #147 ☒ I object
(No estoy de acuerdo)
Austin, TX 78749-4294

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 Stefaniw

Address 7200 Flynn Circle
78736

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

INFORMATION ON PUBLIC HEARINGS

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

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

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

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

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

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

PLANNING COMMISSION COMMENT FORM

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C14-2008-0129

Planning Commission Hearing Date: July 8, 2008

Comments:

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Name (please print) TONY KALANTARI

☒ I am in favor

(Estoy de acuerdo)

☐ I object

(No estoy de acuerdo)

Address 6809 old Bee cove Rd

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.

OHNPT. 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 and 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 OHNPCT 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 OHNPCT, 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

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: [REDACTED])

Ms. Diane Senterfitt
Hohmann, Taube & Summers, LLP
(Via Email: [REDACTED])

By: [Signature]
Print Name: COLLEEN L. HEUBAUM

By: [Signature]
Print Name: Karl F. Heubaum

16609 HOT SPRINGS DR
Print Street Address 78749

By: [Signature]
Print Name: KELLY McDONALD

By: [Signature]
Print Name: WILLIAM S. McDONALD

6708 HOT SPRINGS DR
Print Street Address

By: [Signature]
Print Name: PIERRE BOSSANT

By: [Signature]
Print Name: J. Isabelle BOSSANT

6720 HOT SPRINGS DR
Print Street Address

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

By: Cheryl Lively
Print Name: Cheryl Lively

By: Nancy Hagquist
Print Name: Nancy HAGQUIST

16705 Rotan Dr.
Print Street Address

By: Ron Hagquist
Print Name: Ron HAGQUIST

By: Anna Engelking
Print Name: Anna 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

By: William H. Hooper
Print Name: William H. Hooper

6628 Hot Springs Dr
Print Street Address

By: Eugene K. Hooper
Print Name: EUGENA K. HOOPER

By: Michael W. Goodwin
Print Name: MICHAEL W. GOODWIN

6701 ROTAN DRIVE
Print Street Address

By: Margaret C. Goodwin
Print Name: Margaret C. Goodwin

Shadowridge letter to Ms. Maureen Meredith et al.

By: Kamela Bridges
Print Name: Kamela Bridges

6709 Rotan Drive
Print Street Address

By: John Bridges
Print Name: John Bridges

By: H. Vedder
Print Name: HELLMUTH VEDDER

6726 ROTAN DR.
Print Street Address

By: Alice Vedder
Print Name: ALICE P. VEDDER

By: Steve Springer
Print Name: Steve Springer
6600 Rotan Dr.
Print Street Address

By: Carol Springer
Print Name: Carol Springer

By: Dana F. Garbis
Print Name: DANA F. GARBIS

6713 ROTAN DR AUSTIN TX
Print Street Address 78749

By: _____
Print Name: _____

By: Ruth E. Felger
Print Name: RUTH E. FELGER

By: Thomas R. Felger
Print Name: THOMAS R. FELGER

6613 ROTAN DR, AUSTIN, TX 78749
Print Street Address

By: Andrew Garbis
Print Name: ANDREW GARBIS

By: _____
Print Name: _____

6713 ROTAN DRIVE
Print Street Address AUSTIN TX 78749

By: Virginia Hilley
Print Name: VIRGINIA HILLEY

By: _____
Print Name: _____

8304 HOTSPRINGS CT
Print Street Address

SIGNATURE PAGE FOR LETTER TO CITY OF AUSTIN REGARDING ZONING

By: Thomas Bozeman
Print Name: THOMAS BOZEMAN

6601 HOT SPRINGS DR.
AUSTIN, TX. 78749
Print Street Address

By: Patricia Bozeman
Print Name: Patricia Bozeman

By: Barry Lucas
Print Name: BARRY A. LUCAS

6709 HOT SPRINGS DRIVE
Print Street Address

By: Vanessa K. Lucas
Print Name: VANESSA K. LUCAS

SIGNATURE PAGE FOR LETTER TO CITY OF AUSTIN REGARDING ZONING

June 30, 2008

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,



Jaesun 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)



P E T I T I O N

Date: JUNE 30, 2008

File Number: C14-2008-0125 Tract #12

Address of Rezoning Request: 6800 Waters Way

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the subject property to any classification other than SF-1 with a conditional overlay limiting the number of single-family housing units to no more than eight (8).

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

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

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PETITION

Date: June 30, 2008

File Number: C14-2008-0125 Tract #12

Address of Rezoning Request: 6800 Waters Way

Signature

Printed Name

Address

Roger Wade Roger Wade 8016 Dark Valley Cove, Austin TX 78737
~~MALENE KAWAARD~~ MALENE KAWAARD 8019 Dark Valley Cove Austin TX 78737
~~NYUNG S KWON~~ NYUNG S KWON 8008 Dark Valley Cove Austin TX 78737
~~JAEUN M. KWON~~ JAEUN M. KWON 8008 DARK VALLEY COVE, AUSTIN TX
~~Kelly Berg~~ Kelly Berg 6900 Twilight Mesa Austin TX 78737
~~SEAN D BERG~~ SEAN D BERG 6900 Twilight Mesa Drive, Austin TX 78737
~~PAULINA L. MACKIE~~ PAULINA L. MACKIE 6908 Twilight Mesa Dr, Austin TX 78737
~~TROY E. MACKIE~~ TROY E. MACKIE 6908 Twilight Mesa Dr, Austin TX 78737
~~Judi Corbett~~ Judi Corbett 6905 Twilight Mesa Austin 78737
~~Albert R. Cantara~~ Albert R. Cantara 6700 Rotan Dr, Austin, TX 78749
~~Jannice Smith Cantara~~ Jannice Smith Cantara 6700 Rotan Dr. Austin TX 78749
~~Hellmuth Vedder~~ Hellmuth Vedder 6726 Rotan Drive, Austin, TX 78749
~~Alice Vedder~~ Alice Vedder 6726 Rotan Drive, Austin, TX 78749
~~Nancy McElaney~~ Nancy McElaney 6704 Rotan Dr Austin, TX 78749
~~John McElaney~~ John McElaney 6704 Rotan Dr Austin TX 78749
~~Lance Lively~~ Lance Lively 6610 Rotan Dr. Austin, TX. 78749
~~Cheryl Lively~~ Cheryl Lively 6610 Rotan Dr. Austin, TX 78749
~~Mary Hesch~~ Mary Hesch 6714 Rotan Dr. Austin 78749
~~Mark Hesch~~ Mark Hesch 6714 Rotan Dr Austin 78749
~~Danielle Lepper~~ Danielle Lepper 6720 Rotan Dr Austin 78749
~~John Lepper~~ John Lepper 6720 Rotan Dr Austin 78749
~~Ellen Rathje~~ Ellen Rathje 6708 Rotan Dr Austin 78749
~~ANDREW BAXTER~~ ANDREW BAXTER 6708 ROTAN DR " 78749
~~MICHELLE MULLIN~~ MICHELLE MULLIN 6737 HOTSPRING DR
~~Deborah York~~ Deborah York 6737 Hot Springs Dr.
~~VIRGINIA HALEY~~ VIRGINIA HALEY 8304 HOTSPRING DR.
~~Steve Springer~~ Steve Springer 6600 Rotan Dr Austin 78749
~~LC WILLIAMS~~ LC WILLIAMS 6606 Rotan Dr Austin 78749
~~GRACE WILLIAMS~~ GRACE WILLIAMS 6606 Rotan Dr Austin 78749

ENCL
1/4



PETITION

Date: June 30, 2008

File Number: C14-2008-0125 Tract #12

Address of Rezoning Request: 6800 Waters Way

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

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

PETITION

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

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



PETITION

Date: June 30, 2008

File Number: C14-2008-0125 Tract #12

Address of Rezoning Request: 6800 Waters Way

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



NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
 Projection: Lambert_Conformal_Conic

Red (city) = 100 scale map
 Magenta = 100 scale map
 Blue = 400 scale map

41944	41940	41936
41244	41547	41236
41444	41440	41436

0 100 Feet

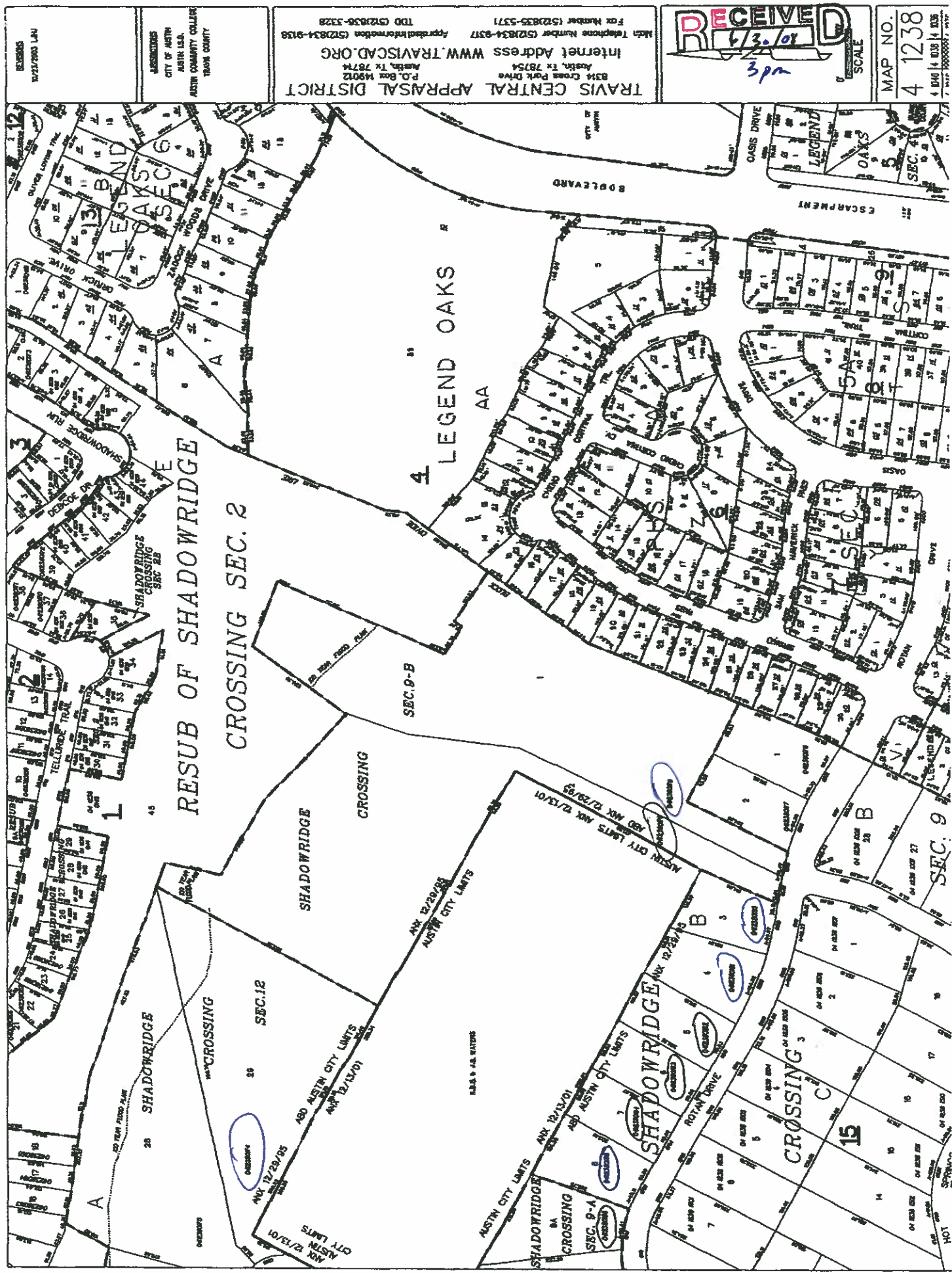
Revision Date
 08/03/2007

4 1240

Travis Central Appraisal District
 P.O. Box 149012
 Austin, Texas 78714
 Internet Address: www.traviscad.org
 Main Telephone Number (512) 434-8317
 Appraisal Information (512) 834-9318
 TDD (512) 838-3328

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



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Don't Water Down Loma Vista

FM 1826

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6/30/08
3pm

US 290 W

nt Blvd

Escarpment



Date: _____

ESTATES OF LOMA VISTA and ESTATES OF SHADOWRIDGE

Petition for Consistent Zoning

To: Austin City Council

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

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

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

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

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

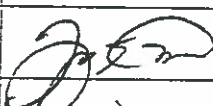
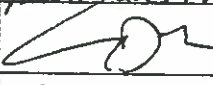
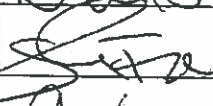





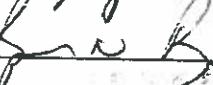
We want the tracts of land adjoining the EoLV to be zoned SF-1/RR density which will be compatible with our subdivisions.

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

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

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

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6/30/08
3pm

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

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4/3/08
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ESTATES OF LOMA VISTA
PETITION FOR CONSISTENT ZONING

RECEIVED
6/30/05

3pm

NAME

SIGNATURE

ADDRESS

34 JACK N. BARRETT	Jack N. Barrett	7505 Twilight Shadow Dr. Austin, TX
35 ANNE M. BOKROS	Ann Bokros	61
36 Angela Ko	Anna	7501 Twilight Shadow Dr
37 Shanyun Ni	SHANYUN NI	7409 Twilight Shadow Dr.
38 Sam Ward	Sam Ward	7405 Twilight Shadow Dr
39 Berta Menz	BERTA MENN	7404 Twilight Shadow
40 Hubert Menz	HUBERT MENN	7404 Twilight Shadow Dr
MARK METCALF	Mark Metcalf	7401 TWILIGHT SHADOW DR., AUSTIN, TX 78749
Laura Faulk	Laura Faulk	7321 Twilight Shadow Dr.
HELEN L. WERT	Helen L. Wert	7313 Twilight Shadow Dr. 78749
Stephanie Sorrels	Stephanie Sorrels	7301 Twilight Shadow Dr. 78749
Shelly Charles	Shelly Charles	7117 Seneca Falls Loop 78739
Sarah Williamson	Sarah Williamson	7300 Twilight Shadow Dr. 78749
Paul O'clair	Paul R. O'clair	7320 Twilight Shadow Dr 78749
L BERTOTTI	Bertotti	8100 DARK SHADOW Cove 78749
TIMOTHY	Timothy	8600 DARK SHADOW Cove 78749
Debby Clarke	Debby Clarke	8601 Dark Shadow Cv 78749
Sharmili Nallapati	Sharmili Nallapati	8605 Dark Shadow Cv 78749
Shelly Kuni	Shelly Kuni	8605 Dark Shadow Cv 78749

ESTATES OF LOMA VISTA
PETITION FOR CONSISTENT ZONING

RECEIVED
6/30/08
3pm

NAME

SIGNATURE

ADDRESS

53	Cheryl Metcalf	<i>Cheryl Metcalf</i>	7401 Twilight Shadow Dr 78749
54	Jeremy Lansford	<i>Jeremy Lansford</i>	7321 Twilight Shadow Dr 78749
55	WALTER A. WIRTH	<i>Walter A. Wirth</i>	7313 Twilight Shadow Dr 78749
56	Roger Desjardins	<i>Roger Desjardins</i>	7320 Twilight Shadow Dr 78749
57	Robert A. Burt	<i>HANNAH BURT</i>	8600 Dark Shadow Cove 78749
58	Walter Burt	<i>Walter Burt</i>	7113 Twilight Shadow Dr 78749
59	Grace Ho	<i>Grace Ho</i>	7328 Twilight Shadow Dr 78749
60	William R. King	<i>William R. King</i>	7317 Twilight Shadow Dr 78749
61	William R. King	<i>William R. King</i>	7509 Twilight Shadow Dr 78749

ESTATES OF LOMA VISTA
PETITION FOR CONSISTENT ZONING

RECEIVED
6/30/08
3pm

NAME

SIGNATURE

ADDRESS

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

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6/30/68

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3/2

[illegible]

ESTATES OF LOMA VISTA
PETITION FOR CONSISTENT ZONING

RECEIVED
4/30/08
SPR

	NAME	SIGNATURE	ADDRESS
94	Teresa Poplin	Teresa L. Poplin	8215 Dark Ridge Cove
95	JAMES D. Poplin	James D. Poplin	8215 DARK Ridge Cove
96	David Poplin	David Poplin	8205 Dark Ridge Cove
97	Amy Oldham	Amy Oldham	8205 Dark Ridge Cove
98	RAY MARSHALL	RAY MARSHALL	7504 TWILIGHT MESA DRIVE
99	IRENE MARSHALL	Irene Marshall	7504 Twilight Mesa Drive
100	Kristen Thayer	Kristen Thayer	8401 Dusk Terrace Cove
101	Scott Stenlund	Scott Stenlund	8404 Dusk Terrace Cv.
102	Boonpeng Stenlund	Boonpeng Stenlund	"
103	Ritchey Scoggin	Ritchey Scoggin	8400 Dusk Terrace Cove
104	Julie Scoggin	Julie Scoggin	"
105	Richard J. Armitage	Richard J. Armitage	7404 Twilight Mesa Dr, Austin 78737
106	Maribeth C. Armitage	Maribeth C. Armitage	7404 Twilight Mesa Dr, Austin 78737
107	Angela Armitage	Angela Armitage	7404 Twilight Mesa Dr Austin 78737
108	Jennifer Pannell	Jennifer Pannell	8212 Dark Ridge Cove Austin TX 78737
109	GALEN R. JACKSON	Galen R. Jackson	8208 TWILIGHT TERRACE Dr, Austin TX 78737
110	SUE JACKSON	Sue Jackson	8308 Twilight Terrace, Austin 78737
111	Frances May	Frances May	7305 Twilight Mesa Dr., Austin 78737
112	Michael May	Michael May	7305 Twilight Mesa Dr. Austin TX 78737
113	DAVID MAY	David May	7305 TWILIGHT MESA DR. Austin TX 78737
114	Thomas Pannell	Thomas Pannell	8212 Dark Ridge Cove Austin TX 78737
115	Matt Henson	Matt Henson	8405 Dusk Terrace Cove Austin, TX 78737
116	Patience Henson	Patience Henson	8405 Dusk Terrace Cv Austin TX 78737
117	Blayne Manning	Blayne Manning	7304 Twilight Mesa Dr 78737
118	Ricardo MORENO	Ricardo Moreno	8216 Dark Ridge Cove Austin TX 78737
119	Julie Donnell	Julie Donnell	8209 DARK Ridge Cove Austin, TX 78737

RECEIVED
6/30/68

6/30/28

3 pr

120	Mike Dowsett	Mike Dowsett	8209 Dusk Ridge Cove Austin, TX 78737
121	Louis Alvarez	Louis Alvarez	8200 Twilight Terrace Austin, TX 78737
122	Michael Reyes	Michael Reyes	8409 Dusk Terrace Cove Austin, TX 78737
123	Edna Reyes	Edna Reyes	8409 Dusk Terrace Cove Austin, TX 78737
124	Rosalinda Palacios	Rosalinda Palacios	8200 Twilight Terrace Austin, TX 78737
125	Jeff Meyer	Jeff Meyer	8401 Dusk Terrace Cove Austin, TX 78737

Rhoades, Wendy

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

Dora and Wendy:

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

Maureen

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

From: Danielle [mailto:~~maureen.meredith@ci.austin.tx.us~~]
Sent: Tuesday, July 22, 2008 5:18 PM
To: Meredith, Maureen
Subject: Waters' tract

Hello Maureen,

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

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

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

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

7/23/2008

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

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

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

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

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

Thank you for your time.

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

7/23/2008

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

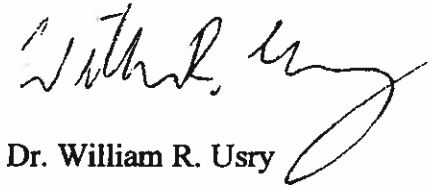
A handwritten signature in black ink, appearing to be a stylized 'C' followed by a series of loops and a long horizontal stroke.

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

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

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

Please feel free to contact me with any questions



Dr. William R. Usry

PLANNING COMMISSION COMMENT FORM

RECEIVED
7/7/08

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

Planning Commission Hearing Date: July 8, 2008

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

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

Name (please print) SUE JACKSON

☐ I am in favor
(Estoy de acuerdo)

Address 8208 TWILIGHT TERRACE, AUSTIN 78737

☒ I object
(No estoy de acuerdo)

.....
INFORMATION ON PUBLIC HEARINGS

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

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

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

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

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

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

PLANNING COMMISSION COMMENT FORM

RECEIVED
7/7/08

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

Planning Commission Hearing Date: July 8, 2008

Comments:

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

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

Name (please print)

GACEN R. JACKSON

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

Address

8208 TWILIGHT TERRACE DR

Austin, TX 78737

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-NR. 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

Address 8601 Dark Shadow Cove
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: For Tract #12, we object SF-1 zoning and
propose SF-1 with a CO of RR density.

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

Name (please print) NYUNG KWON
JAEUN KWON

☐ I am in favor
(Estoy de acuerdo)

Address 8008 DARK VALLEY COVE
AUSTIN

☒ I object
(No estoy de acuerdo)

.....
INFORMATION ON PUBLIC HEARINGS

PLANNING COMMISSION COMMENT FORM

File # C14-2008-0125

Planning Commission Hearing Date: July 8, 2008

C14-2008-0129

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

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

Name (please print) Ruth L. Fried

☐ I am in favor
(Estoy de acuerdo)

Address 8004 Dark Valley Cove, 78737

☒ I object
(No estoy de acuerdo)

.....

INFORMATION ON PUBLIC HEARINGS

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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.

PLANNING COMMISSION COMMENT FORM

C14-2008-0125

Planning Commission Hearing Date: July 8, 2008

C14-2008-0129

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

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

Name (please print) David N. Fried

☐ I am in favor
(Estoy de acuerdo)

Address 8004 Dark Valley Cove, Austin, TX 78737

☒ I object
(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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RECEIVED

PLANNING COMMISSION COMMENT FORM

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

Planning Commission Hearing Date: July 8, 2008

Comments:

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

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

Name (please print) MALENE HOWARD

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

Address 2019 DARK VALLEY COVE

PLANNING COMMISSION COMMENT FORM

RECEIVED
7/11/08

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

Planning Commission Hearing Date: July 8, 2008

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

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

Name (please print) Grace and Stanley Ho

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

Address 7328 Twilight Shadow Drive

Austin, TX 78749

ZONING COMMISSION COMMENT FORM

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

Planning Commission Hearing Date: July 8, 2008

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

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

Name (please print) David N. Fried ☐ I am in favor

Address 8004 Dark Valley Cove, Austin, TX 78737 ☒ (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:

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

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

Name (please print)

Jennifer Pannell

Address

8212 Dark Ridge CV.

Austin TX 78737

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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

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PLANNING COMMISSION COMMENT FORM

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

Planning Commission Hearing Date: July 8, 2008

Comments:

TRACT 12 - I object to the
Proposed changes.

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

Name (please print) Thomas Rannell

Address 8212 Dark Ridge Cv.
Austin, TX 78737

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

INFORMATION ON PUBLIC HEARINGS

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

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

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

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

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

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

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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.

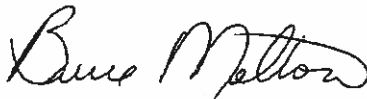
This is very easy to see when comparing the two maps. The key is that the higher density, more intensive development land uses are progressively listed in the legend going from left to right and top to bottom. (Generally all - except for the civic, open space and Ag uses listed at the far right of the 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.

