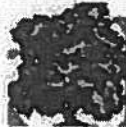


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## Westcreek Neighborhood Association

P.O. Box 91373 Austin,  
TX 78709-1373  
<http://westcreekna.org>



7/11/2009

Re: 6110 Hill Forest Drive

Austin City Council,

The referenced property is located in the center of Westcreek Neighborhood. It is supposedly the original ranch home for the property that is now developed as Westcreek. The home currently sits vacated and is boarded up. The property is approximately 150' from Patton Elementary School. During school rush hour, traffic is backed all the way up in front of 6110 Hill Forest Drive and beyond (Photos A, B). This is one reason we do not want any high density development on Hill Forest as this would add to the already problematic traffic situation. Hill Forest Drive is also part of a Westcreek "cut through" that drivers frequently use to get from William Cannon to Hwy 290. This further adds to the traffic congestion. Increase in traffic that any development at 6110 Hill Forest Drive adds to our neighborhood needs to be a serious consideration when deciding what type of development is allowable.

Furthermore, Westcreek residents do not want to see any more rental properties developed in our neighborhood. The adjoining property to the north, 6102 Hill Forest Drive is currently zoned as SF-6 yet it is being utilized as apartment style living. Westcreek Drive, across from Patton Elementary School, is all duplexes as well as the lots across from 6110 Hill Forest Drive. The property behind and to the south of 6110 Hill Forest are single family residences. 6110 Hill Forest is a little over two acres and provides an opportunity to transition from rentals (apartments, duplexes) to single family residential. Ideally we envision a modest density (6-8) individually owned units not exceeding two stories. Any higher density would not be compatible with the neighborhood setting Westcreek currently has and is striving to maintain. We are opposed to SF-6 because we believe it leaves the door open to developments such as at 6102 Hill Forest Drive which is being operated as apartment style living yet has SF-6 zoning.

Both the Planning Commission and City Staff are recommending the FLUM for 6110 Hill Forest Drive be reversed back to single family. Oak Hill Association of Neighborhoods passed a resolution (attached) in support of Westcreek. Let it be known that the Westcreek Executive Committee, as representatives of the neighborhood, support the amendment to Ordinance 20081211-096 changing the land use designation of 6110 Hill Forest Drive from high density single family use to single family use.

Sincerely,

  
Chris Schexnayder

President, Westcreek Neighborhood Association Executive Committee



**Photo A** – Photo taken from sidewalk bordering Patton Elementary. 6110 Hill Forest is located about half way down the block on the right. Photo taken during morning rush hour traffic and school drop off



**Photo B** – Morning traffic on Hill Forest. 6110 Hill Forest located on right side just beyond the mail box.

**Resolution in support of Westcreek NA, RE: 6110 Hill Forest**

WHEREAS, the Oak Hill Neighborhood Plan, as delivered by staff on May 14, 2008 reflected the owner's and his representatives desire to develop a two acre tract in the heart of the Westcreek Neighborhood high density residential

WHEREAS, the Board and residents of Westcreek NA have ardently opposed any high density on this tract for the past 30 years

WHEREAS, the proposed development for a 2 acre tract was upheld at Single Family – low density at the Planning Commission meeting on July 22, 2008 by a vote of 7-0

WHEREAS, the development for this 2 acre tract was held at Single Family – low density at the City Council meeting on October 23, 2008 unanimously (7-0)

WHEREAS, the development of this 2 acre tract received a unanimous reversal from City Council on December 11, 2008 on second and third reading (7-0).


WHEREAS, City Council voted on January 18, 2009 to refer this case back to staff to prepare for a Plan Amendment to be reconsidered by Council at a later date

WHEREAS, the Westcreek NA objects to a three story condominium project of 21 units on the two acre site, which is 1/2 block from Patton Elementary School

WHEREAS, the Westcreek NA believes the traffic generated from 21 units on this site will make the main transit route to Patton Elementary more congested and dangerous for parents and children using Hill Forest

**NOW, THEREFORE, BE IT RESOLVED**, that the Oak Hill Association of Neighborhoods supports the Westcreek Neighborhood Association's request to have the site at 6110 Hill Forest remain Single Family – Low Density (SF3 or below)

Approved on MARCH 11, 2009

  
\_\_\_\_\_  
J. Eric Steen  
Vice President & Secretary

3/11/09  
\_\_\_\_\_  
Date