PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:

www.ci.austin.tx.us/development

oard or commission (or the at a public hearing. Your sion's name, the scheduled ber and the contact person	atting Commission	I am in favor O I object Ausha (x 7875	6/16/09 Date			d to:
Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.	Case Number: C14-2009-0034 Contact: Jerry Rusthoven, 512-974-2975 Public Hearing: June 16, 2009, Zoning & Platting Commission July 23, 2009, City Council	Cathy Maxine Beaslay Your Name (please print) 123/6 Little Enily Way	Your address(es) affected by this application 1' (M Road Ly Signalare Signalare Daytime Telephone: 512-965-374	Comments:		If you use this form to comment, it may be returned to: City of Austin Neighborhood Planning & Zoning Department Jerry Rusthoven P. O. Box 1088 Austin, TX 78767-8810

Page 1 of (two priges petition)

PETITION

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Date: April 4, 2009

File Number: C14-2009-0034- staff initiated new application for zuning to repeat case above. Staff changed legal description of properties in new case file, different

than what Z.A.P. approved (RE: 11/18/08 Z.A.P.), and

File Number: C14-06-01-10-owner requested SF-6 to GR on Copperfield Sec. 3-C.

Block F: Lot 1, and -DR to GR on 5.87 amplatted acres. Tract 2.

Address of Rezoning Request, Copperfield Sec 3-C Block F, Lot 1, 1112 E Yager

Lane, Tract 1, 3.01 acres, and Sec 3-C, Tract 2, 5.87acres

To: Anstin the Council:

We, the undersigned owners of property affected by the 2006 zoning changes described in the original zoning case made by the owner Of the property in C14-06-0140, and it's repeat C14-2009-0034 application, do hereby protest against any change in the Land Development Cude which would zone and/or allow anything other than DR, drainage, undeveloped acreage, on Tract 2, and the existing agoing base district. SF-6, single-thmily dwelling, duplex, two family dwelling, townhouse and condominium residence development, with the requested conditional overlays below.

This case is an emportunity for neighbors within 200 feet of the church properties to officially oppose the changes requested in 2006. he City skilled to notify neighbors and interested parties in 2006 of the owner's request to change both Traces to Community Communical. GR, due to a failure, on the part of the city staff, to mail the three letters of notification informing them of the owner's request and inviting Them to the two public hearings to support or oppose the change in the zoning and land use of property in their neighborhood. Unfortunately, the owner began building a 19,000 square flot church within 100 feet of our houses and by the time the city staff agreed that the law had been broke, the church was close to being completed. Although MPZ staff assured as that all pennils would be polled and all brilding would stop on this property, the city made no attempt to stop the building or pull the building permits, and later. this same staff, agreed to only approve a "temporary certificate of occupancy". This would allow us to exercise our property rights. and oppose this commercial zoning that would influence the traffic, our safety and the values of our residential investments, our homes, We never had the opportunity to speak 3 years ago and this "error" by the notification staff caused a building to be allowed to be built that is in no way representative and complimentary to the scale, color, height, design, lighting, parking or materials consistent with the residential character of the area, like the one-story commercial properties beside Tract 1, that has residential property behind it.

Request the owner submit an Application for Zoning to change the allow commercial office buildings on the 5.87 acre greenhelf Tract 2. after the property has been platted or until the owner a site plan exemption with details of their development plans that reflect the immediate residential community architecture, heights, lighting, and property designs. Request to be informed of the flature plans for this Tract 2 before any base district zoning changes, so the public/neighbors to be informed of the proposed development behind which Em 7 their homes. This includes driveways.

Reasons for Profest:

1). The 5.87 acre Tract 2, located off of a residential subdivision collector street with is completely surrounded by a total of 97, minetyseven single-family residential properties homes including thirty-one. 31 SF-2 homes to the north on Yarmont Way and west on Parnish Cove. twenty-out 21 SF-4A homes east on Little Emily Way, one SF-6 lot east on Thompkins Drive and 45 Townhomes south. Any commercial development on Tracts 1 or 2 would be inconsistent and an intrusion to the residential neighborhood. The 2006 zoning review sheet, compared by city-staff, states that their recumendation for NO-CO, Neighborhood Office reading would "affer the applicant to develop offices and a meditation garden on the site adjacent to exacting smalle-family residential uses to the north, east and west," the realeveloped greenhelt behind 46 single family house. Since the owner's attorney and representative stated they have no plants to build on Tract 2 the currently DR district is appropriate, almost perfect, for land that is upf to be left undeveloped., there is no need to change the base zoning district

2). Keeping the existing SF-6 zoning, with its proximity to residential lots, allows building for religious assembly, with "complementary scale and appearance with the residential environment with up to 55% maximum impervious cover. The new church has less 56%, so SF-6 would be a perfect fit for their needs. The same owner constructed a building for religious assembly on SF-2 zoned property at

Metric Blvd and Bittern Hollow. RE: C14-03-0183.

3) In 2001. NPZ staff argued to support request for SF-6, on this very same lot. Tract 1: "because it will down zone the property to a less insensive use and the site in question is adjacent to existing residential uses and is appropriate...it will allow less intensive uses on this site... consistent with the residential character of the area." RE: C14-01-0051 & ORDANANCE ND.870507-H. Now they are opposing

their own argument.

.4). 25 years ago: Copperfield, Section 3-C was plaumed as a Residential Subdivision with deeds that included Restrictive Covenants for each and every property. RE: Vol. 85 Page 63B Plat Record Travis County, Tessas, (C8-84 & C8-84-73.3). Only one section of Copperfield Sec 3-A's two lots, adjacent to duplexes and SF-3 lots, were designated as Commercial. Tract 2 was originally intended to be platted as Lot 23° and would likely have the exact same deed restrictions as Tract 1, and the other residential lots in Copperfield Sec 3-C. The restrictive covenants state: "no lot shall be used except for residential manager, and no building other than one detached single family du elling or duplex with source or corport for not more than 4 cars." Copperfield Sec 3-C Restrictive Covenants 5). Subject property: Tract 2 has significant CEPs (Critical Environmental Features) and is located within the Walnut Creek Watershed, a 100-year floodplain, and has been drainage property for more than 64 surrounding screet, with more than 16 marked feeder drains and four 6) NPZ Staff argued to deny request for SF-2 to LR on another Austin property completely surrounded by residential zoned properties with a 100-year flood plain, on a 120 foot ROW. 95 floot pavement. + lane with a vegetation median major arterial road, at West William Canon Drive, but supports this DR to NO-CO change for subject property surrounded by residential lots, similar circumstances, located on a smaller. 74 foot ROW. 36 foot pavement two lane collector street without shoulders or sidewalks. Request equitable treatmen of our neighborhood properties like the combwest Austin properties intended for residential use. Under BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES) Staff cited 1. The proposed zoning should be consistent with the purpose statement of the custrict sought....commercial district site development regulations and performance standards are designed to ensure that the (development, building, traffic, noise, lighting) is complementary in scale and appearance with the residential environment. 7) We oppose all Commercial Uses on Tract 1 and Tract 2: We oppose all industrial uses on Tracts 1 and 2. We oppose all civic uses On Tracts I and 2.

Request to amend the zoning district and to establish Conditional Overlay combining districts

on the properties described in File C14-2006-0014 & C14-2009-0034 as follows:

- A) PRIMARY SETBACKS, for any development other than a single family house with parking for four vehicles, means the front. side and back property lines of residential lots surrounding these two tracts including Little Emily Way, Yarmon Way. Parnish Cove. and around the sale entryway to Tract 2 at 1200-1206 E Yager Lane with the following prescribed distances:
- 1. Require a barrier to the sight of the commercial development, within a 25 foot vegetation easement,: provided to screen adjoining properties from views of parking mechanical equipment, storage, and refuse collection.
- 2. This fence may be either a privacy fence of 8 feet in height or a berm, or dense vegetation a minimum of 6 feet in

height with densa. 6 foot or higher vegetation for a feace, 50% of which are not deciduous. Provide

B) SECONDAR'? SETBACK means the Walnut Creek Bed that runs from the Northeast Corner of Tract 2 and ends at Past Yager Lane. setbacks on Tract 2. within the boundaries of said Tract, with the following prescribed distances; 100 feet from the Walnut Creek bed. C) Prohibit any "land development", ie: removal of vegetation and improper pruning of trees, activity described as "cleanup" or on

Tract 2 without a permit or site plan to prevent repeated removal of vegetation and red flags, on Tract 2, for failure to comply with Land Development Code Sections 25-1-21 & 25-8-321

D) Ordinance and amendment of the restrictive coverant on Tract 2, to include:

1. Prohibit any motorized vehicular access from Tract 1 to Tract 2 . prohibit parking and grass or impervious cover driveway. streets or parking areas on Tract 2 to prevent noisy commercial traffic and a parking lot, which is unfair and unreasonable use of the sight because of its location be and residential homes.

2. Prohibit any motorized vehicular access to Tract 2 from Little Emily Way, a residential side street, to stop traffic from driving over the street curb, into side yards between houses and over tree drip lines and to prohibit business traffic onto residential side streets and

our homes side and backyards.

3. Designate the southernmost property line of Tract 2, at 1200-1206 East Yager Lane, as the sole and singular entrance and exit to the 5.87 acreage property: prohibit all but emergency vehicle access to and from Tract 2: to and from Tract 1 and Tract 2, and to and from Little Emily Way on to Tract & Protect all trees, with a diameter of 6 inches or greater located within 60 feet of the creek bed. and 6 inches or greater trees within 25 feet Of the residential fences, including between the residential property fences and the Enz owner's 6 foot chain link fence, are protected

Trees and the pravisions of Section 13-7-16 of the City Code apply. RE: ORDINANCE NO. 990204-1

- 5. Development on the properties within 200 feet of the northern, eastern, southern and westernmost property lines shall not exceed 25 feet in height above ground level. RE: ORDINANCE NO. 990204-1
- 6) Screening put lie from view of off-street parking. Provide "privacy fance" at least 4 feet in height consisting of dense vegetation or Stone or brick walls.

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properties.

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, A	pril 4. 2009	Contact Name: Elizabeth Quinlan	Phone Number: (512) 339-8028

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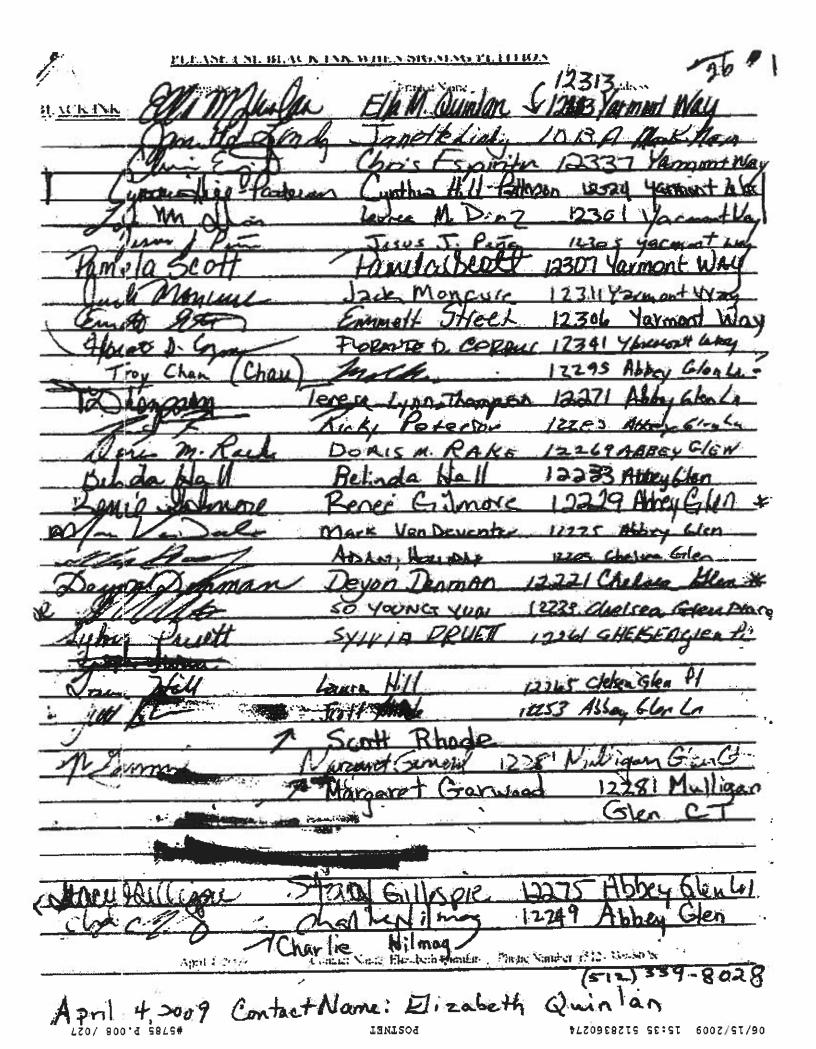
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Contact Name: Elizabeth Ominian Phone Number: (512) 339-8028

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and to deay request for SP-2 to LR on another Austra property completely autrounded by residential zoned properties. ar filed plain, on a 120 foot ROW, 95 foot prevenient. I-lane with a vegetation median major exterial road, at West William A'c. but supports this DR to NO-CO change for subject property surrounded by residential lots, similar circumstances, located daller. 74 fact ROW. 36 foot prevenent two lane collector street without shoulders or sidewalks. Request equitable treatmen our neighborhood properties like the southwest Austin properties intended for residential rate. Under BASIS FOR LAND (SE RECOMMENDATION (ZONING PRINCIPLES) Staff cited 1: The proposed zoning should be consistent with the purpose statement of the district sought commercial district site development regulations and performance standards are designed to ensure that the (development, building traffic noise, lighting) is complementary in scale and appearance with the residential environment. 7) We oppose all Commercial Uses on Tract 1 and Tract 2: We oppose all inclustrial uses on Tracts 1 and 2. We oppose all civic uses On Tracts 1 and 2.

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on the properties described in File C14-2006-0014 & C14-2009-0034 as follows:

- A) PRIMARY SETBACKS, for any development other than a single family house with purking for four vehicles, means the front. side and back property lines of residential lots surrounding these two tracts including Little Entity Way. Yannout Way. Famish Cove. and around the sole entryway to Tract 2 at 1200-1206 E Yager Lane with the following prescribed distinces:
- i. Require a barrier to the sight of the commercial development, within a 25 flot vegetation ensurement,: provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- 2. This fence may be eather a privacy fence of 8 feet in height or a berm, or dense vegetation a minimum of 6 feet in

height with dense, 6 foot or higher regeration for a fence, 50% of which are not decidnous. Provide

B) SECONDARY SETBACK means the Walingt Creek Bed that runs from the Northeast Corner of Tract 2 and ends at East Yager Lane. setbacks on Tract 2, within the boundaries of said Tract, with the following prescribed distances: 100 feet from the Walant Creek bed. C) Prohibit any "land development", ic: removal of vegetation and improper puming of trees, activity described as "cleanup" or on Tract 2 without a permit or site plan to prevent repeated removal of vegetation and red flags, on Tract 2, for failure to comply with Land

on EM2 Development Code Sections 25-1-21 & 25-8-321 D) Orthonice and amendment of the restrictive coverant on Tract 2, to include:

- 1. Prohibit any motorized vehicular access from Tract 1 to Tract 2 .. prohibit parking and grass or impervious cover driveway... streets or purking areas on Tract 2 to prevent noisy communial staffic and a parking lot, which is unfair and unreasonable use of the sight because of its location beliend residential homes.
- 2. Prohibit any motorized vehicular access to Tract 2 from Little Entity Way, a residential side street, to stop traffic from driving over the street curb, into side varies between houses and over tree drip lines and to prohibit business traffic onto residential side streets and our nomes side and backvards.
- 3. Designate the southernmost property line of Tract 2. at 1200-1206 East Yager Lane, as the sole and singular entrance and exit to the 5.87 acreage property: probabit all but emergency vehicle access to and from Tract 2, to and from Tract 1 and Tract 2, and to and from Little Emil; Way on to Tract & Protect all trees, with a diameter of 6 inches or greater located within 60 feet of the creek bed. and 6 inches or greater trees within 25 feet Of the residential fences, including between the residential property fences and the Owner's 6 Root chain link flence, are protected

 Trees and the provisions of Section 13-7-46 of the City Code apply: RE: ORDINANCE NO. 990204-1 owner's 6 foot chain link fence, are protected

5. Development on the properties within 200 feet of the northern, eastern, southern and westernmost property lines shall not exceed

25 fact in height above ground level RE: ORDINANCE NO. 990204-1

6) Screening public from view of off-street parking. Provide "privacy fonce" at least 4 feet in height constraing of dense vegetation or Stone or brick walls.

7) Require dome I and shielded exterior legits on buildings and property to prevent light-spillage on adjacent properties, block light Source from the view of adjacent properties and limit light source to a height of 12 feet.

8) Prohibit civilism crossing guards (guests of the owner) from directing hundreds of their guest's vehicular and pedestrian traffic back and for the across the street at an unmarked crossing area. Prohibit civilians from stopping traffic on busy neighborhood street, it is a et for the hundreds of the owner's guests on this commercial property between

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he corner of bath properties. Pleas	e request owner and his guests use the m	ow pedestrian crosswalk located at the corner of both	
properties.			
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andra Gilmette - SANANA GILARCTTE

2 Staff argued to deny request for SF-2 to LR on another Annin property completely surrounded by residential zoned proporties. n'a 100-year flood plain, on a 120 foot ROW, 95 foot pavement, 4-fame with a vegetation median major anerial road. West William Amon Drivo, but supports this DR to NO-CO change for subject property surrounded by residential lots, similar circumstances, located on a smaller, 74 foot ROW, 36 foot pavement two lane collector street without shoulders or sidewalks. Request equitable treatmen of our neighborhood properties like the southwest Austin properties intended for residential use. Under BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES) Staff cited 1. The proposed zoning should be consistent with the purpose statement of the district sought....commercial district site development, regulations and performance standards are designed to ensure that the (development, building, traffic, noise, lighting) is complementary in socie and appearance with the residential environment. 7) We oppose all Commercial Uses on Tract 1 and Tract 2: We oppose all industrial uses on Tracts 1 and 2. We oppose all civic uses on Tracts 1 and 2.

Request to amend the zoning district and to establish Conditional Overlay combining districts on the properties described in File C14-2006-0014 & C14-2009-0034 as follows:

- A) PRIMARY SETBACKS, for any development other than a single family house with parking for four vehicles, means the front. side and back property lines of residential lots surrounding these two tracts including Little Emily Way. Yarmont Way. Famish Cove, and around the sole entryway to Tract 2 at 1200-1206 E Yager Lane with the following prescribed distances:
- 1. Require a barrier to the sight of the commercial development, within a 25 foot vegetation easement.: provided to screen adjoiring properties from views of parking mechanical equipment, storage, and refuse collection.
- 2. This fence may be either a privacy sence of 8 feet in height or a berm, or dense vegetation a minimum of 6 feet in

height with dense, 6 foot or higher vegetation for a fence, 50% of which are not decidnous. Provide

B) SECONDARY SETBACK means the Walnut Creek Bod that runs from the Northeast Corner of Tract 2 and cods at East Yager Lanc. setbacks on Tract 2, within the boundaries of said Tract, with the following prescribed distances: 100 feet from the Walnut Creek bed. C) Prohibit any "land development", ie: removal of vegetation and improper pruning of trees, activity described as "cleanup" or on Tract 2

without a permit or sile plan to prevent repeated removal of vegetation and red flags, on Tract 2, for failure to comply with Land Development Code Sections 25-1-21 & 25-8-321

D) Ordinance and amendment of the restrictive covenant on Tract 2, to include:

- 1. Prohibit any motorized vehicular access from Tract 1 to Tract 2, prohibit parking and grass or impervious cover driveway, streets or parking area on Tract 2 to prevent noisy commercial traffic and a parking lot, which is unfair and unreasonable use of the sight because of its location behind residential homes.
- 3. Prohibit any motorized vehicular access to Tract 2 from Little Emily Way, a residential side street, to stop traffic from driving over the street curb, into side yards between houses and over tree drip lines and to prohibit business naffic onto residential side streets and our home's side and backyards.
- 3. Designate the southernmost property line of Tract 2, at 1200-1206 East Yager Lane, as the sole and singular entrance and exit to the 5 8" screege property: prohibit all but emergency vehicle access to and from Trace 2, to and from Trace 1 and Trace 2, and to and from Link Emily Way on to Tract EMZ
- i. Protect all trees, with a diameter of 6 inches or greater located within 60 feet of the creek bed, and 6 inches or greater trees within 25 feet Of the residential fences, including between the residential property fences and the corner's 6 feet chain link fence, are protected trees and the provisions of Section 13-7-46 of the City Code apply, RE; ORDINANCE NO. 990204-1
- 5. Development on the properties within 200 feet of the northern, eastern, southern and westernmost property lines shall not exceed

25 feet in height above ground level. RE: ORDINANCE NO. 990204-1

- 6) Screening public from view of off-street parking. Provide "privacy fence" at least 4 feet in height consisting of dense vegetation or stone or brick walls.
- 7) Require down and shielded experior lights on buildings and property to prevent light spillage on adjacent properties, block light. source from the view of adjacent properties and limit light source to a height of 12 feet.
- 8) Probabit civil an crossing guards (guests of the owner) from directing hundreds of their guest's vehicular and pedestrian traffic back and for the acro is the street at an immarked crossing area. Prohibit civilians from stopping traffic on basy neighborhood street: it is a danger to the pedestrians and drivers, on a public street for the hundreds of the owner's guests on this commercial property between 1101-1107 E Yager Lane and 1100-1206 E Yager Lane. Please request they use the public traffic lights at the 4-way lighted intersection at the corner of both properties. Please request owner and his guests use the new pedestrian crosswalk located at the corner of both properties.

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Homes all the same	Annestelle Banks	12320 WHICE Early W	au
Chalo Alt	Charles F. Pfe.fox	12312 Little Enily W	Seg-
Mara Saturas	Nora Salinis	12318 LITTLE ENGL	in
1001			

April 4, 2009

Contact Name: Elizabeth Quinlan

Phone Number: (512) 339-8028

Canon Drive, but supports this Drive on a smaller, 74 foot ROW, 36 foot paves of our neighbor good properties like the south sea Australian ties USE RECOMMENDATION (ZONING PRINCIPLES) Staff cited 1. The proposed zoning should be consistent with the purpose statement of the district sought....commercial district site development regulations and performance standards are designed to ensure that the elevelopment, hutlding, traffic, noise, lighting) is complementary in scale and appearance with the residential emironments 7) We oppose all Commercial Uses on Tract 1 and Tract 2; We oppose all industrial uses on Tracts 1 and 2. We oppose all civic uses on Request to am and the zoning district and to establish Conditional Overlay combining districts on the properties described in File C14-2006-0014 & C14-2009-0034 as follows: A) PRIMARY SETBACKS, for any development other than a single family house with parking for four vehicles, means the front. side and back property lines of residential lors surrounding these two tracts including Little Emily Way, Yarmont Way. Farnish Cove. and around the sole empway to Tract 2 at 1200-1206 E Yager Lane with the following prescribed distances:

1 Require a barrier to the sight of the commercial development, within a 25 foot segetation ensement, provided to screen adjoining properties from views of parking mechanical equipment, storage, and refuse collection.

2 This fence way be either a privacy fence of 8 feet in height or a herm, or dense vegetation a minimum of 6 feet in height with deuse. 6 foot or higher vegetation for a fence, 50% of which are not deciduous. Provide

B) SECONDARY SETBACK means the Walnut Creek Bed that runs from the Northeast Corner of Tract 2 and ends at East Yager Lane. setbacks on Tract 2, within the boundaries of said Tract, with the following prescribed distances: 100 feet from the Walnut Creek bod. C), Prohibit any "land development", ie: removal of vegetation and improper pruning of trees, activity described as "cleamp" or on Tract 2 without a permit or site plan to prevent repeated removal of vegetation and red flags, on Tract 2, for failure to comply with Land Development Code Sections 25-1-21 & 25-8-321

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1. Prohibit any motorized yehicular access from Tract 1 to Tract 2 . prohibit parking and grass or impervious cover driveway, streets or parking area on Tract 2 to prevent noisy commercial traffic and a parking lot, which is unfair and unreasonable use of the sight because of its location behind residential homes.

2. Prohibit any motorized vehicular access to Tract 2 from Little Emily Way, a residential side street, to stop traffic from driving over the street curb, into side yards between houses and over tree drip lines and to prohibit business traffic onto residential side streets and our home's sice and backyards.

3. Designate the southernmost property line of Tract 2, at 1200-1206 East Yagor Lane, as the sole and singular entrance and exit to the 5.87 acreage property: prohibit all but emergency vehicle access to each from Tract 1 and Tract 2, and to and from

Little Emily Way on to Tract 2 7 two. Em 2 4. Protect all tiess, with a diameter of 6 inches or greater located within 60 feet of the creek bod, and 6 inches or greater trees within 25 feet Of the residential fences, including between the residential property fences and the owner's 6 foot chain link fence, are protected trees and the provisions of Section 13-7-46 of the City Code apply. RE: ORDINANCE NO. 990204-1

5. Development on the properties within 200 feet of the northern, eastern, southern and westernmost property lines shall not exceed

25 feet in height above ground level. RE: ORDINANCE NO. 990284-1

6) Screening public from view of off-street parking. Provide "privacy fence" at least 4 feet in height consisting of dense vegetation or stone or brick walls.

7) Require do ned and shielded exterior lights on buildings and property to prevent light spillage on adjacent properties, block light source from the view of adjacent properties and limit light source to a height of 12 feet.

8) Prohibit civilian crossing guards (guests of the owner) from directing hundreds of their guest's vehicular and pedestrian traffic back and for the across the street at an unmarked crossing area. Prohibit civilians from stopping traffic on busy neighborhood street; it is a danger to the pedestrians and drivers, on a public street for the hundreds of the owner's guests on this conumercial property between 1101-1107 E Vager Lane and 1100-1206 E Yager Lane. Please request they use the public traffic lights at the 4-way lighted intersection at the corner of both properties. Please request owner and his guests use the new pedestrian crosswalk located at the corner of both 11215 properties.

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12	pril 4, 2009 Contact Name: Elizabet	h Quinlan Phone Numb	per: (512) 339-8028

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NPZ Staff argued to water request for SF-2 for ER on another Assitu property companies during another less. With a 100-year field plain; on a 120 foot ROW, 95 foot payement, 4-lane with a legislation major previal send, at West William canon Drive, but supports this DR to NO-CO change for subject property surrounded by residential lets, similar ciropmetances, located in a smaller, 74 foot ROW. 36 foot pavement two lane collector street without shouldtrain in side with Rows. Request equitable measurement of our neighborhood projectics like the southwest Austin properties insended for residential ass. Under BASIS FOR LAND
USE RECOMMETED ATRAN (ZONING PRINCIPLES) Sufficied 1. The proposed zoning should be consistent with the purpose tenement of the district sought ... commercial district site development regulations and perforate standards are designed to ensure that the (development, building, traffic, noise, lighting) is complementary in scale and appearance with the residential environment. ') We oppose all Commercial Uses on Tract 1 and Tract 2: We oppose all tachestrial uses on Tracts 1 and 2. We oppose all civic uses In Tracts I and II. tequest to amend the zoning district and to establish Conditional Overlay combining districts 1) PRIMARY SEIBACKS, for any development often them a single family house with parking for four vehicles, meaning front, ide and back property lines of residential lots surrounting those two tracts including Little Early Way: Yarhinat Way. Farmen Cove. and around the sale entryway to Tract 2 at 1200-1206 E Yagar Lane with the following prescribed distances: i. Require a barrier to the night of the commercial development, within a 25 foot vegetation easement. provided to screen adjoining properties from views of publics, mechanical equipment, storage, and refine collection. 2. This fence may be either a privacy fence of & feet in height or a berm, or dense vegetation a minimum of 6 feet in reight with dense, 6 foot or higher regetation for a litace; 50% of which are not decidaous. Provide 3) SECONDARY SETBACK means the Walnut Creek Red that runs from the Northeast Corner of Tract 2 and ends at East Yager Lanc, setbacks on Tract 2, within the boundaries of said Tract, with the following prescribed distances: 100 feet from the Walnut Crack bed. C) Prohibit any "Lind development", is: removal of vegetation and improper pruning of trees, activity described as "cleanup" or en Fract 2 without a semile or site plan to prevent repented removal of vegetation and red lines, on Tract 2, for failure to comply with Land Development Code Sections 25-1-21 & 25-8-321 D) Ordinance and amendment of the restrictive coveraint on Tract 2 to include: 1. Prohibit any meterzed vehicular access from Tract 1 to Tract 2 . prohibit pasteing and grass or impervious relater driveway, streets or parking areas on Tract 2 to prevent nois; commercial traffic and a parking lot, which is unfair and immercial traffic and a parking lot, which is unfair and immercial traffic and a parking lot, which is unfair and immercial traffic. of its location behind residential inneres. 2. Prohibit any meteorized vehicular access to Trace 2 from Little Emily Way, a residential side afrom in step traffic from driving over the street curb, into side yards between a suit of the lines and to probabile business troffic conto rendemble aids streets and our homes side and backyards. 3. Designate the southernmost property line of fract 2, at 1200-1206 East Pager Lane, as the sole and singular entrance and coll to the 5.87 acreage property, probabilitial but emergency vehicle access to and from Tract 1 and Tract 2, and to and from Little Emily Way on to Teact & Protect all tracs, with a diameter of 6 inches or greater located within 60 feet of the creek hed, and 6 inches or greater tooks within 25 feet Of the residential fraces, including between the residential property fences and the owner's 6 foot chain link fance, are protected. 2/1/2-Trees and the privisions of Section 13-7-46 at the City Code apply. RE: ORDINANCE NO: 990804-1 3. Development on the properties within 200 flost of the northern, eastern, southern and westermost property lines shall not exceed 25 feet in height above ground level. RE ORBINANCE NO. 990204-1 6) Screening public from view of afficurees parking. Provide "privacy fence" at least 4 feet in height consisting of dense vegetation or Stone or brick walls. 7) Require domer and shielded experior lights on buildings and property to enterplaint spillage on adjacent properties block light.

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POSTNET

Name: Elizabeth Quinker Fixer Sandon (\$12) 339.442

April #, 2009

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6) NPZ Staff argued to dony request for SF-2 to LR our another Austin property completely surrounded by residential coned properties. with a bas-year blood plain, on a 120 foot ROW, 95 foot parament. Liane with a rescustion median unifor anertal road, at West Williams Canon Drive, but supports this DR to NO-CO change for subject property surrounded by residential lots, similar circumstances, located on a smaller. 74 feet ROW, 36 foot performent two time collector street without shoulders or sidewalks. Request equitable treatment of our scientifier and properties like the southwest Austin properties intended for residential use. Under BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES) Staff ened 1. The proposed rooms should be consistent with the purpose statement of the district sought, ... commercial district site development, regulations and performance standards are designed to ensure that the thereto ment, building weifte poise, lighting is complementary to scale and appearance with the residential environment 71 We oppose all Commercial Uses on Tract I and Tract 2: We oppose all industrial uses on Tracts I and 2. We oppose all civic uses On Traces Lane 2

Request to since d the coming district and to establish. Conditional Overlay combining districts

on the properties described in File C14-2006-0014 & C14-2009-0034 as follows:

- A) PRIMARY SETBACKS, for any development other than a single family house with parking for four vehicles, means the from. sade and back property lines of residential loss surrounding these two tracts including Little Emily Way. Yarmon Way. Farmish Cover and around the tole ampway to Tract 2 at 1200-1206 E Yager Lane with the following prescribed distances:
- 1. Require a bar fer to the right of the commercial development, within a 25 foot vegetation easement; provided to serven adjoining properties from tiens of parking mechanical equipment, stemps, and refuse collection. 2. This fonce may be citizen a privacy ferice of 8 seet in height or a berne, or dense vegetation a minimum of 6 feet in

height with dense. G foot or higher regulation for a fence. SINA of which are not decideous. Provide

3) SECONDARY SETBACK means the Wainer Crock Bed that runs from the Northeast Corner of Tract 2 and ends at East Yagor Lune. serbacks on Truct 2, within the boundaries of said Truct, with the following prescribed distances: 100 feet from the Walant Creek bed (C) Prohibit any "land development", ie: removal of vegetation and improper pruning of trees, activity described as "cleamp" or on From 2 without a permit or site plan to prevent repealed removal of vegetation and red tiags, on Tract 2, for failure to comply with Land "Development Oxic Sections 25-1-21 & 25-8-321

D) Ordinance and amendment of the restrictive concusation Trace 2. to inclusive

- I Prohibit any motorized vehicular access from Tract 1 to Tract 2, prohibit parking and grass or impervious cover difference, streets or quirking areas or. Tract 2 to prevent noisy commercial traffic and a parking lot, which is unfair and unreasonable use of the sight because tall its location behind residential homes.
- Frombit any motorized vehicular access to Tract 2 from Little Entity Way, a residential side street, to stop traffic from thiving over the smeet curb, two side yards between busies and over tree drip lines and to prohibir business traffic onto residential side streets and our homes side and backgards
- 3. Designate the southernmost property line of Tract 2, at 12004/1206 East Yager Lane, as the sole and singular currance and exit to the 5.87 acreage property; prohibit all but emergency vehicle access to and from Trust 2, to and from Trust 1 and Trust 2, and to and from Little Engly Way on to Tract & Protect all trees, with a diameter of 6 inches or greater located within 66 feet of the creek bed. and 6 inches or greater trees within 25 feet Of the residential sences, including between the residential property sences and the SW3 country's 6 floor chain link fence, are projected

Frees and the provisions of Section 10-7-46 of the City Code apply, RE: ORDINANCE NO. 990204-1

- 5 Development on the properties within 200 feet of the northern, custern, southern and westernmost property lines shall not exceed 25 just in height above ground level. RE: ORDINANCE NO. 990204-1
- (4) Servening public from view of off-screet parking. Provide "privacy fence" at least 4 feet in beight consisting of dense vegetation or Stone of Brick rails.
- To Require donned and shielded exterior lights on buildings and property to prevent light spillage on adjacent properties, block light . Source from the view of adjacent properties and limit hight source to a height of 12 feet.
- 3) Prohibit civilian crossing quards (suests of the ouner) from directing hundreds of their guest's vehicular and pedestrian traffic back and for the across the street at an inumerical crossing area. Prohibit civilians from stopping traffic on busy neighborhood street; it is a diametric the pedestrians and drivers, on a public street for the hundreds of the owner's guests on this commercial property between 1104-11071; Yager Line and 1100-1206 E. Yager Lane, Please request they use the public traffic lights at the 4-way lighted intersection of the current of both properties. Please request owner and his guests use the new pedestrian crosswalk located at the corner of both

LEASE USE BLACK I	'Print	d Name	Addn	
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	April 4, 2009	Control Nume	: Elizabeth Quinlast	Phone Number: (512):339-9928



amparked drains.

6) NPZ Staff argued to dairy request for SF-2 to LR on another Austin property completely approunded by residential zound properties, with a 100-year flood plain, on a 120 day; ROW, 95 foot paventies, 1-land with a vegetation suffice meters road, at West William Canon Drive, but supports this DR to NO-CO change for subject property surrounded by residential loss, similar circumstances, located on a satellier. 74 floor ROW. 36 floor parentees meeting statement about the discontinuent contains a satellier. 74 floor properties like discontinuent Annia parenties instanted for residential use. Under States POR LAND USE RECOMMENDATION (2019) (2019) (2019) States and 1. The proposed stating should be considered with the purpose statement of the district sought....commercial district the development regulations and performance standards are designed to ensure that the (development, building, made, notice to the complementary in scale and appearance with the residential environment. 7) We oppose all Commercial Useron Tract I and Tract 2: We oppose all industrial opes on Tracts 1 and 2. We oppose all civic uses On Traces I and: 2.

Request to smerel the zoning district and to enterties. Conditional Overlay combining districts

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A) PRIMARY SETBACKS, for any development other than a single family house with pending for four vehicles, means the front. side and back property lines of restlesides has surrounding these two tracts including Little Early Way, Yarmont Way. Famich Cove.

and around the role entryway to Truct 2 at 1200-1206 E Vager Lane with the following processed detance:

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height with deuse, 6 fact on higher regension for a fince, 50% of which are not decidents. Provide

B) SECONDARY SETBACK means the Walsest Creak Bed that runs from the Northeast Corner of Tract 2 and ends at East Yager Lune. subacks on Tract 2, within the houndaries of mid Pract, with the following prescribed distances: 100 feet from the Walnut Creek bed. C) Prohibit any "land development", in: responsi of regetation and improper pruning of tapes, activity described as "cleanup" or on Truct 2 without a permit or site plan to prevent repeated removal of vegetation and sed flagt, an Truct 2 for failure to county with Land Development Cride Sections 25-1-21 & 25-9-321

D) Ordinance as it appendiculated the rectricity of comment on Trace 2 to include:

1. Prohibit any a sometimal architecture access from Trace 1 to Trace 2, prohibit parking said grass or dispursions cover driveway, threets or parking areas on Trace 2 to prevent noisy commental smalls parking lot, which is under style advancemental contract. of its location behind residential homes.

2. Prohibit any taosicized vehicular access to Tract 2 from Little Smily Way, a residential side street, to stop traffic from thiring over the street curb, i sto side vands between houses and over two drip-lipus and to problink husiness traffic outs rasidential side streets and

our homes side and biolivands.

3. Designate the southermore property line of Pract 2, at 1200-1206 East Yegge Long, es the sale and singular empane and cut to the 5.87 access property, and the discrete vehicle access to and from Pract 2 to and from Pract 1 and Pract 2, and to and from Little Emily Way care county of the end from within 60 feet of the creek best, and 6 inches or prester traps within 60 feet of the creek best, and 6 inches or prester traps within 60 feet of the creek best, and 6 inches or prester traps within 60 feet of the creek best.

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5. Development on the proporties within 260 flost of the northern centure, southern and westernmost projects lines shall not exceed 25 feet in height above ground level. RE: CREMIANCE 193 1051204-1

6) Screening public from view of off-street padding. Provide "pilvacy fence" at least 4 fact in beight committing of dense vegetation or Stone or brick walls.

7) Require dops of and shielded enterior lights on buildings and property to prevent light spillage on adjacent properties, block light Source from the view of adjacent properties and light source to a acigns of 12 feet.

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properties. THE RESIDENCE OF THE PERSON PLEASE US Signature 160 .

Contact Name: Elizabeth Oxinian

s: (332) 339-8028 12:38 2158360274 6007/51/90

All aveied to daily request for SP-2 to LR on another Austin property completely surrounded by residential coned properties. Figure are flood plain, on a 120 foot ROW. 95 foot pavement. 4-lane with a vegetation median major arterial road, at West William then there is supports this DR to NO-CO change for subject property surrounded by residential lots, similar circumstances, located on a similar. 74 foot ROW, 36 foot parement two lane collector street without shoulders or sidewalks. Request equitable treatment of the neutrinord and properties like the southwest Austin properties insended for residential use. Under BASIS FOR LAND LISE RECOMMENDATION (ZONING PRINCIPLES) Staff cited 1. The proposed soming should be consistent with the purpose -thement of the Histrict sought, ... commercial district site development regulations and performance standards are designed to ensure that the televolopment, building, traffic, noise, helping is complementary in scale and appearance with the residential environment 1) We eppose all Commercial Uses on Tract 1 and Tract 2: We oppose all industrial uses on Tracts 1 and 2. We oppose all civic uses On Tracts 1 and 2.

Require to amond the course district and to establish. Conditional Overlay combining districts

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- 3. Designance the southernmost properly line of Tract 2 at 1200-1200 East Vager Lane, as the sole and singular entrance and exit to the 5 % nereage property: prohibit aff but emergency vehicle access to and from Tener 2. to and from Tener 1 and Tract 2, and to and from Linde Energy Way on to Tract & Protect all frees, with a diameter of 6 inches or greater located within 60 feet of the creek bed. and 6 moles or greater mess within 25 feet Of the residential fences, including between the residential property fences and the punct's is four claim link fence, are protected 2M2

Frees upon the provisions of Section 13-7-46 of the City Code apply. RE. ORDINANCE NO. 990201-1

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- "contains public from view of off-street parking. Provide "privacy fence" at least 4 feet in height consisting of dense regulation or
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Phone Number: (512) 339-8028 Contact Name: Elizabeth Quinhan

(larger print - 3 pages)
I page longer than
actual petition

Page 1 of (two pages petition)

Date: April 4, 2009

File Number: C14-2009-0034- staff initiated new application for zoning to repeat case above. Staff changed legal description of properties in new case file, different than what Z.A.P. approved (RE:

11/18/08 Z.A.P.), and

File Number: C14-06-0140-owner requested SF-6 to GR on Copperfield Sec. 3-C, Block F; Lot 1, and -

DR to GR on 5.87unplatted acres, Tract 2.

Address of Rezoning Request: Copportield Sec 3-C Block F, Lot 1, 1112 E Yager Lane, Tract 1, 3.01

acres, and Sec 3-C, Tract 2, 5.87acres

To: Austin City Council:

We, the undersigned owners of property affected by the 2006 zoning changes described in the original zoning case made by the owner of the property in C14-06-0140, and it's repeat C14-2009-0034 application, do hereby protest against any change in the Land Development Code which would zone and/or allow anything other than DR. drainage, undeveloped acreage, on Tract 2, and the existing zoning base district, SF-6, single-family dwelling. duples, two family dwelling, townhouse and condominium residence development, with the requested conditional overlavs below.

This case is an opportunity for neighbors within 200 feet of the church properties to officially oppose the changes requested in 2006.

he city failed to notify neighbors and interested parties in 2006 of the owner's request to change both Tracts to Community Commercial, GR, due to a failure, on the part of the city staff, to mail the three letters of notification informing them of the owner's request and inviting them to the two public hearings to support or oppose the change in the zoning and land use of property in their neighborhood. Unfortunately, the owner began building a 19,000 square foot church within 100 feet of our houses and by the time the city staff agreed that the law had been broke, the church was close to being completed. Although NPZ staff assured us that all permits would be pulled and all building would stop on this property, the city made no attempt to stop the building or pull the building permits, and later, this same staff, agreed to only approve a "temporary certificate of occupancy". This would allow us to exercise our property rights, and oppose this commercial zoning that would influence the traffic, our safety and the values of our residential investments, our homes. We never had the opportunity to speak 3 years ago and this "error" by the notification staff caused a building to be allowed to be built that is in no way representative and complimentary to the scale, color, height, design, lighting, parking or materials consistent with the residential character of the area, like the one-story commercial properties beside Tract 1, that has residential property behind it.

Request the owner submit an Application for Zoning to change the allow commercial office buildings on the 5.87 acre greenbelt Tract 2, after the property has been platted or until the owner a site plan exemption with details of their development plans that reflect the immediate residential community architecture, heights, lighting, and property designs. Request to be informed of the future plans for this Tract 2 before any base district zoning changes, so the public/neighbors to be informed of the proposed development behind their homes. This includes driveways.

Reasons for Protest:

1). The 5.87 acre Tract 2, located off of a residential subdivision collector street with is completely surrounded by a total of 97, ninety-seven, single-family residential properties homes including thirty-one, 31 SF-2 homes to the north on Yarmont Way and west on Famish Cove, twenty-one, 21 SF-4A homes east on Little Emily Way, one SF-6 lot east on Thompkins Drive and 45 Townhomes south. Any commercial development on Tracts 1 or 2 would be inconsistent and an intrusion to the residential neighborhood. The 2006 zoning review sheet, composed by city staff, states that their recommendation for NO-CO, Neighbarhood Office zouing would "allow the applicant to develop

C14-06-0140

offices and a meditation garden on the site adjacent to existing single-family residential uses to the north, east and west." the undeveloped greenbelt behind 46 single family house. Since the owner's attorney and representative stated they have no plans to build on Tract 2 the currently DR district is appropriate, almost perfect, for land that is not to be left undeveloped, there is no need to change the base zoning district

2). Keeping the existing SF-6 zoning, with its proximity to residential lots, allows building for religious assembly, with "complementary scale and appearance with the residential environment" with up to 55% maximum impervious cover. The new church has less 56%, so SF-6 would be a perfect fit for their needs. The same owner constructed a building for religious assembly on SF-2 zoned property at Metric Blvd and Bittern Hollow. RE: C14-03-0183.

3) In 2001, NPZ staff argued to support request for SF-6, on this very same lot. Tract 1: "because it will down zone the property to a less intensive use and the site in question is adjacent to existing residential uses and is appropriate...it will allow less intensive uses on this site...consistent with the residential character of the area." RE:

C14-01-0051 & ORDINANCE NO.870507-H. Now they are opposing their own argument.

.4). 25 years ago, Copperfield, Section 3-C was planned as a Residential Subdivision with deeds that included Restrictive Covenants for each and every property. RE: Vol. 85 Page 63B Plat Record Travis County, Texas, (C8-84 & C8-84-73.3). Only one section of Copperfield Sec 3-A's two lots, adjacent to duplexes and SF-3 lots, were designated as Commercial. Tract 2 was originally intended to be platted as Lot 23*and would likely have the exact same deed restrictions as Tract 1, and the other residential lots in Copperfield Sec 3-C. The restrictive covenants state:

"no let shall be used except for residential purposes and no building other than one detached single family dwelling or duplex with garage or carport for not more than i cars." Copperfield Sec 3-C Restrictive Coverants

5). Subject property Tract 2 has significant CEFs (Critical Environmental Features) and is located within the Walnut Creek Watershed, a 100-year floodplain, and has been drainage property for more than 64 surrounding scres, with more than 16 marked feeder drains and four uremarked drains.

6) NPZ Staff argued to deny request for SF-2 to LR on another Austin property completely surrounded by residential zoned properties, with a 100-year flood plain, on a 120 foot ROW, 95 foot pavement, 4-lane with a vegetation median major arterial road, West William Canon Drive, but supports this DR to NO-CO change for subject property surrounded by residential lots, similar circumstances, located on a smaller, 74 foot ROW, 36 foot pavement two lane collector street without shoulders or sidewalks, Request equitable treatment of our neighborhood properties like the southwest Austin properties intended for residential use. Under BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES) Staff cited 1. The proposed zoning should be consistent with the purpose statement of the district sought...commercial district site development regulations and performance standards are designed to ensure that the (development, building, traffic noise, lighting) is complementary in scale and appearance with the residential environment.

7) We oppose all Commercial Uses on Tract 1 and Tract 2; We oppose all industrial uses on Tracts 1 and 2. We

oppose all civic uses on Tracts 1 and 2.

Request to amend the zoning district and to establish Conditional Overlay combining districts

on the properties described in File C14-2006-0014 & C14-2009-0034 as follows:

A) PRIMARY SETBACKS, for any development other than a single family house with parking for four vehicles, means the front, side and back property lines of residential lots surrounding these two tracts including Little Emily Way, Yarmont Way, Famish Cove, and around the sole entryway to Tract 2 at 1200-1206 E Yager Lane with the following prescribed distances:

 Require a barrier to the sight of the commercial development, within a 25 foot vegetation easement,: provided to screen adjoining properties from views of parking, mechanical

equipment, storage, and refuse collection.

2. This fence may be either a privacy fence of 8 feet in height or a berm, or dense vegetation a minimum of 6 feet in height with dense, 6 foot or higher vegetation for a fence, 50% of which are not deciduous. Provide

B) SECONDARY SETBACK means the Walnut Creek Bed that runs from the Northeast Corner of Tract 2 and ends at East Yager Lane, actbacks on Tract 2, within the boundaries of said Tract, with the following prescribed distances: 100 feet from the Walnut Creek bed.

- C) Prohibit any "land development", ie: removal of vegetation and improper pruning of trees, activity described as "cleanup" or on Tract 2 without a permit or site plan to prevent repeated removal of vegetation and red flags, on Tract 2, for failure to comply with Land Development Code Sections 25-1-21 & 25-8-321
- D) Ordinance and amendment of the restrictive covenant on Tract 2, to include:
 - 1. Prohibit any motorized vehicular access from Tract 1 to Tract 2, prohibit parking aritigrass or impervious cover driveway, streets or parking area on Tract 2 to prevent noisy commercial traffic and a parking lot, which is unfair and unreasonable use of the sight because of its location behind residential homes.
 - 2. Prohibit any motorized vehicular access to Tract 2 from Little Emily Way, a residential side afrect, to stop traffic from driving over the street curb, into side yards between houses and over tree drip lines and to prohibit business traffic onto residential side streets and our home's side and backyards.
 - 3. Designate the southernmost property line of Tract 2, at 1200-1206 East Yager Lane, as the sole and singular entrance and exit to the 5.87 acreage property; prohibit all but emergency vehicle access to and from Tract. 2, to and from Tract 1 and Tract 2, and to and from Little Emily Way on to Tract
- E) 4. Protect all trees, with a diameter of 6 inches or greater located within 60 feet of the creek bed, and 6 inches or greater trees within 25 feet of the residential fences, including between the residential property fences and the owner's 6 foot chain link fence, are protected trees and the provisions of Section 13-7-16 of the City Code apply. RE: ORDINANCE NO. 990204-1
- F) 5. Development on the properties within 200 feet of the northern, eastern, southern and westernmost property lines shall not exceed 25 feet in height above ground level. RE: ORDINANCE NO. 990204-1.
- G) Screening public from view of off-street parking. Provide "privacy fence" at least 4 feet in height consisting of dense vegetation or stone or brick walls.
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PLEASE USE BLACK INK WHEN SIGNING PETITION

Signature	Printed Name	Address
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W.		
April 4, 2009	Contact Name: Elizabeth Quinlan 8028	Phone Number: (512) 339-

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We oppose all Commercial Uses on Tract 1 and Tract 2; We oppose all industrial uses on Tracts 1 and 2. We oppose all civic uses on Tracts.

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Date: April 4, 2009



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Address of Rezoning Reguest: Copperfield Sec 3-C Block F, Lot 1, 1112 E Yager Lane, Tract 1, 3.01 acres, and Sec 3-C, Tract 2, 5.87 acres

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				_
	April 4, 2009 Com	tact Name: Elizabeth Quinlan Pho	se Number: (512) 339-8028	<u>``</u>

Mirel of denius (a) XPZ Smft argued to dear request for SF-2 to LR on another Americ property completely surrounded by residential round properties. with a just-our flood plain, on a 120 foot ROW. 95 shot pavement, 4-lane with a vegetation median make arterial road: at West William Camor Drive that supports this DR to NO-CO change for subject property surrounded by residential lots, similar circumstances, Journal on a smaller. 74 foot ROW. 36 fool per ement two lane collector street without shoulders or sides with Remiest equipable troumen of our neighborhood properties like the continuest Austin properties intended for residential pro. Under BASIS FOR LAND UNERECOMPLENDATION (ZONING PRINCIPLES) Sufficient I. The proposed soming should be consistent with the purpose statement of the district sought....commercial district she development regulations and performance sought are designed to consider then the edition of the resident of the second of the second of the second of the residential environment.) the oppose rill Commercial Uses on Tract I and Tract 2: We oppose all industrial uses on Tracts I and 2. We oppose all civic uses

Request to unite up the soming district and to enablish. Conditional Overton combining districts set the properties described in File C14-2006-0014 & C14-2009-0034 as follows:

- · PRIMARY SETBACKS, for any development other than a single family house with purking for four vehicles, means the front -: a. and back property lines of residential lots surrounding these two traces including Lints Emily Way. Yarmont Way. Farnish Cove. rail around the sole emphasy to Trace 2 at 1200-1206 E Yager Lane with the following prescribed distances:
- Register of business to the sight of the commercial development, within a 25 foot regulation engeneral; provided to serven this properties from views of parking mechanical equipment storage and relius collection.
- 2 This fence may be either a privacy sence of a feet in height or a berne, or denie vegetation a minimum of 6 feet in height with dense, 4 floor or higher regeration for a sence, 50% of which are not deciduous. Provide.....
- 5) SECONDARY SETBACK means the Walnut Creek Bed that runs from the Nonlicast Corner of Tract 2 and ends at East Vager Lane. Strucks on Trick 2 within the houndaries of said Track with the following prescribed distances: 100 feet from the Walnut Creek bod. (1) Prohibit any "Lind development" is, removal of vegetation and improper puming of trees, activity described as "cleanup" or ou Fract 2 without a permit or site plan to prevent removal of vegetation and red flags, on Tract 2, for failure to comple with Land Divisionment Cade Sections 25-1-21 & 254-321

Di Orthumez and amendment of the restrictive coverant on Trace 2.30 inclines.

- 1. Prohibit any motorized vehicular access from Tract 1 to Tract 2 , prohibit parking and grass or impervious cover drivews. streets or parking means on Tract 2 to prevent noisy commercial matthe and a parking for, which is unfair and autoasomble use of the sight because of its location behind residential homes.
- 2. Probabit any ractorized vehicular access to Tract 2 from Little Emili. Way, a residental side street to stop traffic from driving over into side wards between houses and over tree drip lines and to prohibit business malife onto residential side streots and our houses will and backy ards
- 3. Design Consequences properly line of Texas 2 or 1200-1200. East Yagar Laise, as the sole and singular container and exist to the first acrosse property: prohibe all but emergency vehicle access to and from Tract 2. to and from Tract 1 and Tract 2, and to and Lattle Entitle Way on to Tract 4. Protect all trees, with a distinctor of 6 inches or greater located within 60 feet of the creek bed. and exercises or proper trees within 25 feet Of the residential fences, including bern cen the residential property fences and the owner's 6 foot claim link fence, are prosected

bross and the previsions of Section 13-7-16 of the City Code apply, RE: ORDINANCE NO. 990204-1

Development on the properties within 200 feet of the northern contern southern and westernmen property lines shall not exceed 25 feet in lieught above ground level; RE: ORDINANCE NO. 990204-1.

Securing public from view of off-street parking. Provide "privacy fence" at least 4 feet in height consisting of dense vegetation or Host or twick nells.

Require domes and shielded exterior lights on buildings and property to provent light spillage on adjacent properties, block light course from the view of adjacent proporties and final light source to a height of 12 feet.

5) Probabit cavilian at passing guards (guests of the owner) from directing hundreds of their guest's vehicular and pedestrian traffic track and for the across the street of an annualised crossing area. Prohibit civilians from stopping traffic on busy neighborhood street; it is a langer to the ped stress and drivers, on a public stress for the hundreds of the owner's enests on this commercial property between 101-1407 E Trace Lane and I total 2016 E. Vager Lane. Please sequest they use the public traffic lights at the 4-way lighted intersection at he comes of beth proposition. Please request owner and his guests use the new pedestrian enoughly located at the corner of both

GEASE I SE RLACK INK WHE	Printed Name	Address	·	
John H. Benno	John H. Ba	METT 12. 336	Little	Enily Way
PLV -		_ <	<u> </u>	/
DIGOR -		7		

April 4, 2009

Contact Name: Elizabeth Quintan Phone Number: (512) 339-8029

Chi Tracts 1 and 2

PETITION

Case	Number:	C14-2009-0034	Date:	June 24, 2009
Tota	Area Within 200' of Sub	oject Tract	793,524.76	
		OTDEET EN MIETT D. A		
1	0252281803	STREET EMMETT D & ELIZABETH	12226.84	1.54%
2	0252281805	VASQUEZ JORGE	7226.30	0.91%
-	0202201000	JERRARD MERVYN J &	7220.00	0.0170
3	0252281806	ESTELITA C	7361.82	0.93%
		PETERSON GAYLEN K		
4	0252281807	& VAN T	7259.98	0.91%
		HARRIS LEE D & JEAN		
5	0252281808	<u>L</u>	7686.27	0.97%
6	0252281809	STANCIL ROBERT T JR	8935.82	1.13%
		RANEY MICHAEL J &		
7	0252281810	DEIDRA H	10208.87	1.29%
_		OBRIEN PATRICK J &		
8	0252281811	KAREN NEMERINA	15830.78	1.99%
0	0050004040	NEMEC MICHAEL J & KATHLEEN G	42445.00	4 600/
9	0252281812	HO LUC DINH &	13415.00	1.69%
10	0252281814	PHUOC THI PHAN	3257.15	0.41%
	0202201014		0207.10	0.4170
11	0252281816	THOMAS KENNETH W	2714.18	0.34%
		CHEHIN JOSE &		
12	0252281817	VALERIANO MARTIN	3348.79	0.42%
,		CANTU IGNACIO JR &		
13	0252281818	PAULINE CEDILLO	2813.48	0.35%
4.4	005400404	MONCURE JACK JR &		0.000
14	0254280101	CORDIE VERNE	3000.93	0.38%
15	0254280102	QUINLAN FRANCIS XAVIER & ELLA	2,837.15	0.36%
16	0254280102	KANDI	2,413.51	0.30%
10	0234200104	IVANDI	2,413.51	0.30%
		ALMOUSLLI MOHAMAD		
17	0254280105	OMAR & MICHELLE	3,235.93	0.41%
•		GARDEN EDWARD		
18	0254280107	OSHAY & KAREN	3,043.74	0.38%
		BARTZ MICHAEL M &		
19	0254280108	DEBBIE K	2,984.75	0.38%
20	0254280109	HARPER GLORIA	3,050.76	0.38%
24	0254280111	PHAN TAN D & XUAN N NGUYEN	2 005 62	A 200/
21 22	0254280111	HIGHTOWER BILLIE F	3,025.63 2,951.71	0.38%
23 .	0254280112	ESPIRITU CHRIS	3,945.54	0.50%
	0201200111			0.0076

-		CORPUS FLORANTE D	· · · · · · · · · · · · · · · · · · ·	
24	0254280116	& SHIRLEY B	254.53	0.03%
25	0254280619	TAYLOR GENE R	752.14	0.09%
26	0254280620	WILLIAMS DONNA L	791.89	0.10%
27	0254280621	CLAYBORNE SANDRA	1,084.65	0.14%
_		SCOTT FREDERICK W	· · · · · · · · · · · · · · · · · · ·	
28	0254280622	IV	11,111.69	1.40%
		TITSWORTH KENDALL		
29 _	0254280623	D	11,509.38	1.45%
30	0254280626	WANZER KAREN	5,765.76	0.73%
		BENNETT JOHN H &		
31 _	0254280627	CAROL S	3,827.43	0.48%
		HERNANDEZ DAVID		
32 _	0254280628	EDUARDO	2,696.95	0.34%
33	0254280630	GILMETTE SANDRA C	2,465.59	0.31%
		RAINES GUY M &		
34 _	0254280631	AMINA NCIRI	2,708.57	0.34%
	005400007	BEASLEY CATHY		
35 _	0254280637	MAXINE	2,854.11	0.36%
26	0054000630	PFEIFER CHARLES E &	0.005.65	0.000/
36 _	0254280639	SANDRA M	2,995.65	0.38%
37	0254280640	SALINAS NORA LEVAUGHN ROBERT E	9,818.56	1.24%
38	0254280702	& CHARLENE E	8,035.70	1.01%
39 –	0254280703	CORONA SAUL JR	7,164.57	0.90%
J9 _	0234200703	BARRIENTOS JOSE E	1,104.37	0.30%
40	0254280704	& REBECCA C	6,954.47	0.88%
41 -	0254280705	VASQUEZ SUSIE L	6,796.38	0.86%
		PATTERSON HOWARD		
42 _	0254280707	& CYNTHIA H	7,232.92	0.91%
		JOLLEY JERRELL T &		
43	0254280708	PHYLLIS O EASON	6,852.64	0.86%
44 _	0254280711	LISTER FREDERICK H	7,512.42	0.95%
⁴⁵ _	0254280712	FURNISH DONALD J	8,094.15	1.02%
4.0	0054000740	ARRIAGA LOUIS &	0.000.00	0.000
⁴⁶ _	0254280713	EULALIA	6,828.82	0.86%
4=	0054000746	OSPINAL IRMA &	5 242 40	0.670/
47 _	0254280716	NANCY RINGELSTETTER	5,343.48	0.67%
48	0254280719	KEVIN	6 054 64	0.88%
49 -	0254280720	JEFFCOAT MARK	6,954.61 7,185.93	0.91%
+3 <u> </u>	0234200720	HOUSTON CAROLYN	7,100.30	0.91/6
50	0254280722	ANN	6,452.56	0.81%
-	0204200122	BELL STEPHANIE	0,402.00	0.0170
51	0254280724	DIANNE	5,313.48	0.67%
52 -	0254280725	LINDA	5,654.48	0.71%
_	0254280726	& SUSAN S	5,481.16	0.69%
53 _	0204200120	CASTANEDA GERALD	3,401.10	0.0970
54	0254280727	G & CYNTHIA A	5,521.48	0.70%
- Т	0207200121		0,021.40	0.70/0

_		WALKER MARCELLA		
55 _	0254280728	LYNETTE	5,466.97	0.69%
	-	HENDERSON JOHN &		
56	0254280729	TERESA CLEAVE	5,656.17	0.71%
57	0254280730	RUESING CHRIS	5,486.50	0.69%
		QUINLAN ELIZABETH	-	
58 _	0254280733	<u>M</u>	10,436.29	1.32%
		STENNETT KERRY		
59 _	0254280734	ANN	7,967.01	1.00%
60 _	<u> </u>		·	0.00%
61 _				0.00%
62 _				0.00%
63 _				0.00%
	3			
	•			
				<i>V</i> A
Validated By:		Tol	tal Area of Petitioner:	Total %
	-			
-	Stacy Meeks	_	339,804.01	42.82%







BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

CASE#: C14-2009-0034

ADDRESS: 1112 E YAGER LANE

GRID: N32 & N33 CASE MANAGER: J. RUSTHOVEN

