

ZONING CHANGE REVIEW SHEET

CASE: C14-2009-0157 – Albert Road

Z.A.P. DATE: January 19, 2010
February 16, 2010

ADDRESS: 7201 – 7207 Albert Road; 1305 – 1407 Matthews Lane

OWNER/APPLICANT: Stone Properties
(Jacqueline P. Stone)

AGENT: Austin Civil Engineering, Inc.
(Brent Hammond)

ZONING FROM: SF-1-CO

TO: SF-2

AREA: 2.167 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence standard lot – conditional overlay (SF-2-CO) combining district zoning. The Conditional Overlay limits the number of driveways onto Matthews Lane to three, including two for a single family residence use and one for drainage facility access.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

January 19, 2010: *CONTINUED TO 2-16-10 (COMMISSION)*
[S. BALDRIDGE; D. TIEMANN – 2ND]

February 16, 2010: *TO DENY THE STAFF RECOMMENDATION OF SF-2-CO DISTRICT ZONING.*
[D. TIEMANN; P. SEEGER – 2ND] (5-2) S. BALDRIDGE, G. BOURGEOIS – NAY

ISSUES:

Several comment forms in opposition to the proposed rezoning have been received and are attached at the back of the Staff packet.

The Applicant has provided additional information about the property's characteristics, included in this packet.

DEPARTMENT COMMENTS:

The subject property consists of an undeveloped tract of land situated at the northeast corner of Matthews Lane and Albert Road. The property was rezoned to single family residence large lot – conditional overlay (SF-1-CO) district in 1999. The Conditional Overlay limits the number of driveways onto Matthews Lane to two. The property is surrounded by one to two acre sized tracts zoned DR to the south (including the adjacent tract whose owner is requesting SF-1 zoning), single family residences on tracts of varying sizes to the west (SF-2; DR), duplexes to the north across Matthews Lane (SF-3) and single family residences within

the Elm Wood Estates subdivision to the east (SF-2). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

The Applicant requests single family residence standard lot (SF-2) district zoning in order to further subdivide the property. SF-2 zoning is consistent with the adjacent properties to the east and west which also have SF-2 zoning, and compatible with the tract to the south for which SF-1 zoning is being sought. Staff is also recommending that the conditional overlay approved in 1999 be modified, to increase the number of driveways from two to three. This would still restrict two driveways for single family residence use, and would allow one driveway to access drainage facilities. The number of driveways is restricted because Mathews Lane is a neighborhood collector street, and direct driveway access for detached houses is discouraged to this type of street. However, due to the low traffic frequency associated with a drainage facility, Staff is able to recommend a third driveway, restricted to this purpose.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-1-CO	Undeveloped
<i>North</i>	SF-3	Duplexes
<i>South</i>	DR	Single family residences on 1 and 2 acre lots
<i>East</i>	SF-2	Single family residences within the Elm Wood Estates subdivision
<i>West</i>	SF-2	Single family residences

AREA STUDY: N/A

TIA: Is not required

WATERSHEDS: South Boggy Creek;
Williamson Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

26 – Far South Austin Community Association
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 786 – Home Builders Association of Greater Austin
 1037 – Homeless Neighborhood Association 1075 – League of Bicycling Voters
 1113 – Austin Parks Foundation
 1200 – Super Duper Neighborhood Objectors and Appeals Organization
 1224 – Austin Monorail Project 1228 – Sierra Group, Austin Regional Group
 1236 – The Real Estate Council of Austin, Inc.

SCHOOLS:

Casey Elementary School

Bedichek Middle School

Akins High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2009-0158 – 7211 Albert Road	DR to SF-1, as amended	To Grant	Scheduled for 2-25-10.
C14-00-2171 – 1103 Matthews Lane	DR to SF-3	To Grant SF-3	Approved SF-2 (11-2-00).
C14-96-0117 – Security Village – West William Cannon Drive at Woodhue Drive	LO and CS to SF-6	To Grant SF-6-CO	Approved SF-6-CO with the CO prohibiting access to Matthews Lane (12-5-96).

RELATED CASES:

The property is an unplatted tract of land and was annexed into the City limits on November 15, 1984. In 1998, a previous property owner made a rezoning application from DR to SF-2 (C14-98-0008 – Albert Road & Matthews Lane Zoning Change). The Staff recommended the Applicant's request subject to a maximum of two driveways to Matthews Lane. During the course of the application, the owner amended his request from SF-2 to SF-1 and on January 7, 1999, the City Council approved SF-1-CO zoning with the Conditional Overlay for the two driveway limit on Matthews Lane. The City also required additional 5-10 feet of right-of-way dedication on Matthews Lane as part of the rezoning approval.

There are no subdivision or site plan applications approved or in process on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Matthews Lane	Varies, 62-64 feet	31 feet	Collector	3,905 (COA, 11/03/09)
Albert Road	50 feet	16 feet	Local	Not Available

There are no existing sidewalks along site's frontage of Matthews Lane or Albert Road.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, existing and/or proposed bicycle facilities along the adjoining streets are as follows:

Street Name	Existing Bicycle	Proposed Bicycle
Matthews Lane	Shared Lane	Shared Lane
Albert Road	None existing	None proposed

Capital Metro bus service (route nos. 333 and 484) is available along William Cannon Drive.

CITY COUNCIL DATE: February 11, 2010

ACTION: Approved a Postponement request by the Staff to 2-25-10 (6-0, Cole off the dais).

February 25, 2010

Approved a Postponement by the Applicant to April 8, 2010 (7-0).

April 8, 2010

ORDINANCE READINGS: 1st

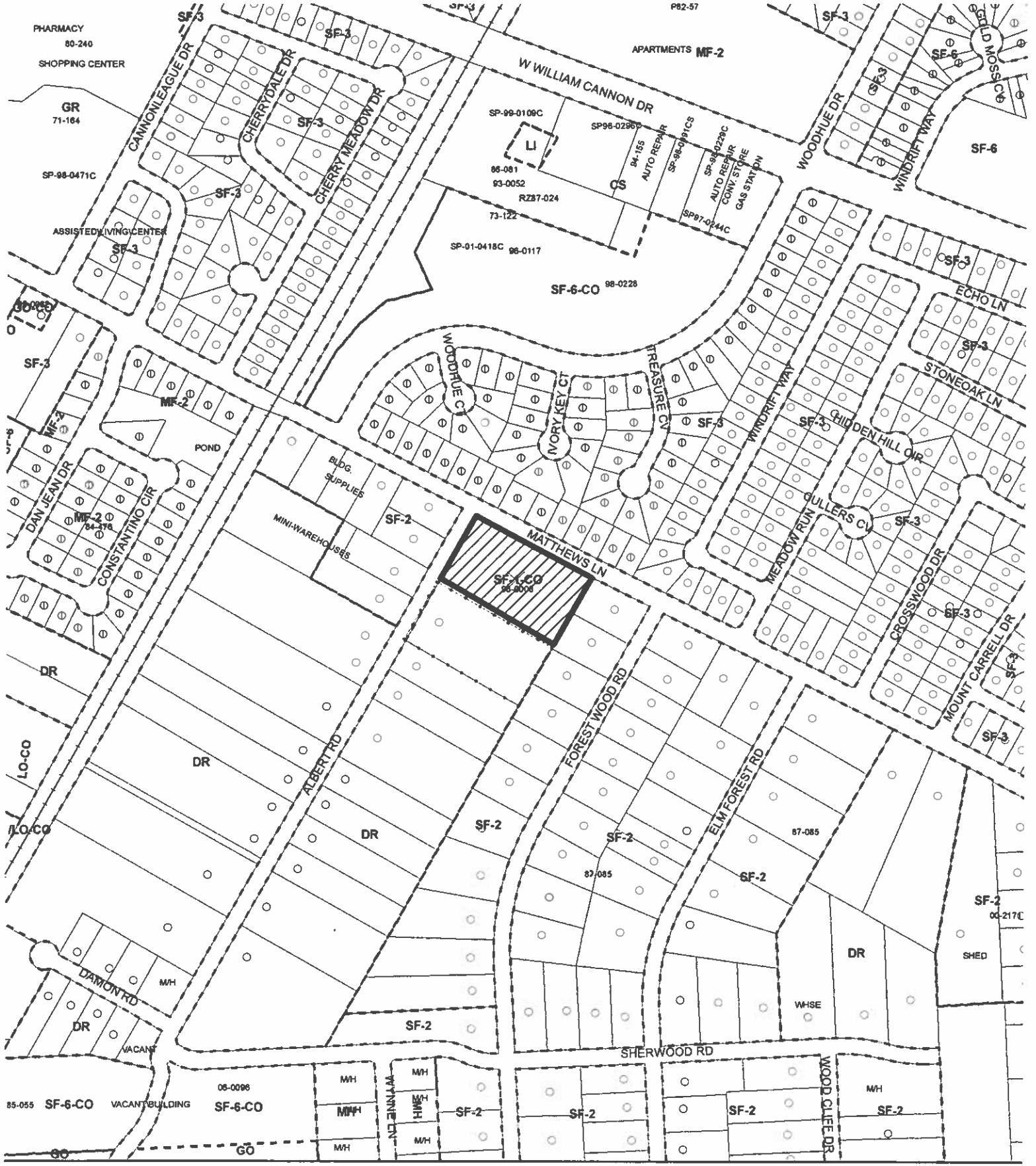
2nd




3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@ci.austin.tx.us

PHONE: 974-7719



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE

OPERATOR: S. MEEKS

ZONING

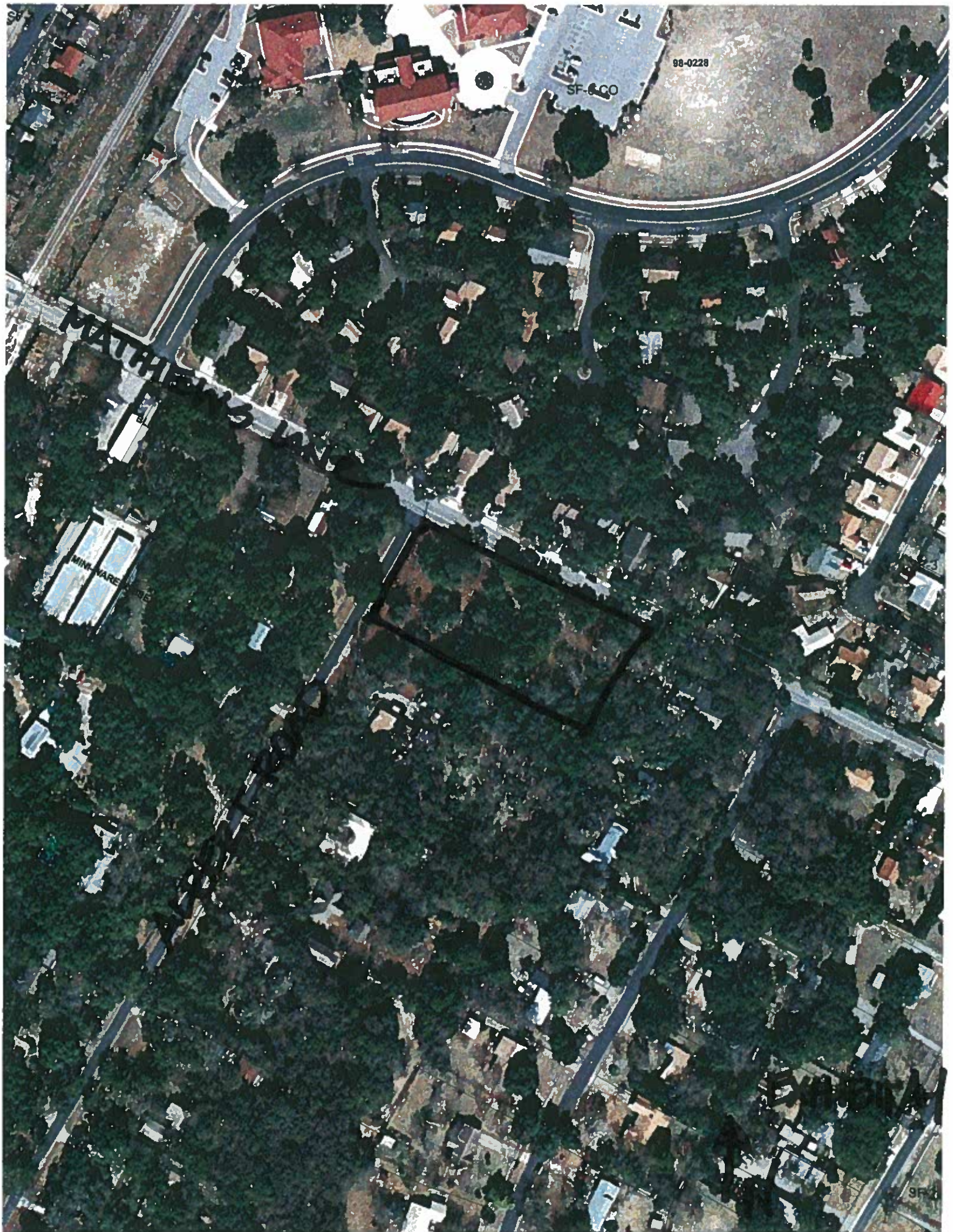
ZONING CASE#: C14-2009-0157
 ADDRESS: 7201-7207 ALBERT RD & 1305-1407 MATTHEWS LN
 SUBJECT AREA: 2.167 ACRES
 GRID: F16
 MANAGER: W. RHOADES

EXHIBIT A



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence standard lot – conditional overlay (SF-2-CO) combining district zoning. The Conditional Overlay limits the number of driveways onto Matthews Lane to three, including two for a single family residence use and one for drainage facility access.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The single family residence standard lot (SF-2) district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lots or to new development of single-family housing areas with minimum land requirements.

- 2. Zoning changes should promote an orderly and compatible relationship among land uses.*

SF-2 zoning is consistent with the adjacent properties to the east and west which also have SF-2 zoning, and compatible with the tract to the south for which SF-1 zoning is being sought. Staff is also recommending that the conditional overlay approved in 1999 be modified, to increase the number of driveways from two to three. This would still restrict two driveways for single family residence use, and would allow one driveway to access drainage facilities. The number of driveways is restricted because Mathews Lane is a neighborhood collector street, and direct driveway access for detached houses is discouraged to this type of street. However, due to the low traffic frequency associated with a drainage facility, Staff is able to recommend a third driveway, restricted to this purpose.

EXISTING CONDITIONS**Site Characteristics**

The subject lot is undeveloped, slopes gently to the south and has moderate vegetative cover. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the SF-2 zoning district would be 45%, which is based on the more restrictive zoning regulations.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the Williamson Creek Watershed and the South Boggy Creek Watershed of the Colorado River Basin, which are classified as Suburban Watersheds

by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding 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 the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any pre-existing approvals that preempt current water quality or Code requirements.

Transportation

Right-of-way was dedicated along Mathews Lane in 1999 for Zoning Case No. C14-98-0008. No additional right-of-way is needed at this time.

If the requested zoning is granted, it is recommended that access to Mathews be limited to two driveways as a condition of zoning because Mathews is a neighborhood collector street, and direct driveway access for detached houses is discouraged to neighborhood collector streets [TCM, Sec. 1.3.2.B.2].

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day [LDC, 25-6-113].

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. 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.

Site Plan and Compatibility Standards

Rezoning from SF-1-CO to SF-2 does not trigger the application of compatibility standards.



Austin Civil Engineering

Laying the groundwork

January 22, 2010

Madame Chair Betty Baker
City of Austin Zoning & Platting Commission
301 W. 2nd Street
Austin, TX 78701
bbaker5@austin.rr.com

RE: Matthews Lane @ Albert Road Zoning Case C14-2009-0157

Dear Madame Chair Baker and Members of the Zoning and Platting Commission:

Thank you for hearing the zoning case and for continuing the case while you take the time to visit the site. I want to take this opportunity to provide you with some additional information regarding the property.

Site & Surrounding Characteristics

The subject tract is approximately 250' x 420', and the majority of the street frontage is along Matthews Lane. Across Albert Road to the west, the four SF-2 lots have an average living space of 1,604-sf. For the properties within 1000' to the south of the subject tract along Albert Road, the average living space within a home is 2,084-sf. The average home along the west side of Forest Wood Road has 1,363-sf of living space.

The subject tract is directly across the street from SF-3 with existing duplex residence. Also, the tract is 725' from the railroad tracks.

Per an existing restrictive covenant, the building setback along Albert Road is 75'. The proposed SF-2 zoning will not negate this setback. The 75' building setback and the preservation of the trees within the setback will provide a visual buffer between the homes along Albert Road and the subject development.

Nearby Zoning Cases

In 2007, the Zoning and Platting Commission recommend approval by consent for the zoning from DR to SF-2 at 7406 Forest Wood Road (See Exhibit A). The case number was C14-2007-0184. The property is located at the northwest corner of Forest Wood Rd and Sherwood Rd. This property is located on the same block as the Albert Road tract albeit the road blocks are not of standard size. This tract and the Albert Road tract share the same configuration by having frontage on two streets. Both properties are also located across the street from higher density SF-3 (duplex) zoning districts.

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2708 S. Lamar • Suite 200A • Austin, TX • 78704 Office: 512-306-0018 • Fax: 512-306-0048



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Laying the groundwork

In 2000, the Zoning and Platting Commission recommended approval by consent to change the zoning from DR to SF-2 at 1103 Matthews Lane (C14-00-2171). The 2 acre tract is located on the south side of Matthews Lane approximately 3 blocks east of Albert Road. This property originally requested SF-3 zoning, but the applicant changed the request to SF-2 based on opposition from the neighbors. Like the Albert Road tract, this tract is located adjacent to DR, SF-2, and SF-3 zoning districts.

Site Distance

Attached is an engineer's report of the stopping site distances for future drives along Matthews Lane. From the report, the 292' site distance at Point A represents the location along Matthews Lane with the least site distance. The stopping site distance for the posted speed limit of 35 mph as calculated in accordance AASHTO and the COA Transportation Criteria Manual is 260'. All locations east of Point A including Point B have a site distance greater than the maximum required stopping site distance. At Point B, the field measured site distance is 422'. All allowable driveway locations along Matthews Lane will exceed the stopping site distance requirement provided by AASHTO and the COA Transportation Criteria Manual.

Property Valuation

Property valuation was an item that we briefly discussed during hearing this week. The Travis County Appraisal District assessed value is currently \$43,340. According to the information on the TCAD website, the assessed value has remained unchanged since at least 2000. My client purchased the property in 2006 for \$104,500 at a tax foreclosure sale.

Proximity to Parks

Based on a Google Maps internet search, some nearby parks are as follows:

	Driving Dist.	Driving Time
Ditmar Park	1.3 miles	4 minutes
Garrison Park	1.4 miles	4 minutes
South Boggy Creek Greenbelt Park	2.1 miles	7 minutes
Longview Park	2.6 miles	9 minutes

Justification

Given that this 2.1-acre property has primary frontage on a Neighborhood Collector road and that the surrounding zoning to the North, East and West are currently zoned SF-2 or greater, it is appropriate for the tract to be zoned SF-2 or greater. It is in the best interest of Austin and its citizens to not create urban sprawl. The proposed medium density infill development creates more opportunities for shorter commutes and more opportunities for mass transit.

The proposed SF-2 development should not adversely impact the surrounding neighborhoods. The nearby residences tend to be the same size or smaller than the typical new home constructed in SF-2 developments. The proximity to (1) the duplexes across the street, (2) the rail road, (3) the

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Laying the groundwork

neighborhood collector frontage, and (4) the existing nearby warehouse development does not create a desirable location for larger homes typical of SF-1 development.

If you have any questions or require any additional information, please contact me anytime. If you would like to meet to discuss the proposed zoning request, I will gladly meet with you at your convenience or you can email any questions or concerns to me at bh@austincivil.com

Sincerely,

J. Brent Hammond, P.E.

CC: Ms. Teresa Rabago, trabago@ausint.rr.com
Ms. Donna Tiemann, donna.zap@gmail.com
Ms. Sandra Baldrige, sbald@sbcglobal.net
Ms. Cynthia Banks, crbanks@hotmail.com
Mr. Gregory Bourgeois, gbourgeois@jonescarter.com
Ms. Patricia Seeger, prseeger@austin.rr.com

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Austin Civil Engineering

Laying the groundwork

January 22, 2010

Ms. Jackie Stone
1207 Lorrain St, Apt #3,
Austin, TX 78703

RE: Stopping Site Distance Report Matthews Lane @ Albert Road
Austin, Texas

Dear Ms. Stone:

On January 21, 2010, an associate and I visited the site and measured the site distances for two locations along Matthews Lane (see attached Exhibit A). After several initial measurements, it was determined that Point A is the location with the least site distance to the west. The stopping site distance is measured assuming the height of the driver's eye to be 3.5 ft and the height of the object to be seen by the driver as 2.0 ft. At Point A, the measured site distance is 292-ft. The corresponding minimum stopping site distance is 260-ft in accordance with AASHTO and City of Austin Transportation Criteria Manual. The stopping site distance calculations account for the 35-mph design speed at the site and the maximum street gradient along the project. The calculations also assume that the entirety of the stopping distance is at a downhill gradient even though both uphill and downhill gradients are present. In other words, the more stringent minimum required site distance is calculated.

Point B represents a location that is approximately 80-ft from the next adjacent driveway to the east. At Point B, the measured site distance is 422-ft. The corresponding minimum stopping site distance is 260-ft in accordance with AASHTO and City of Austin Transportation Criteria Manual. The stopping site distance calculations account for the 35-mph design speed at the site and the maximum street gradient along the project.

All allowable driveway locations along Matthews Lane will exceed the stopping site distance requirement provided by AASHTO and the COA Transportation Criteria Manual.

If you have any questions or require any additional information, please contact me anytime.

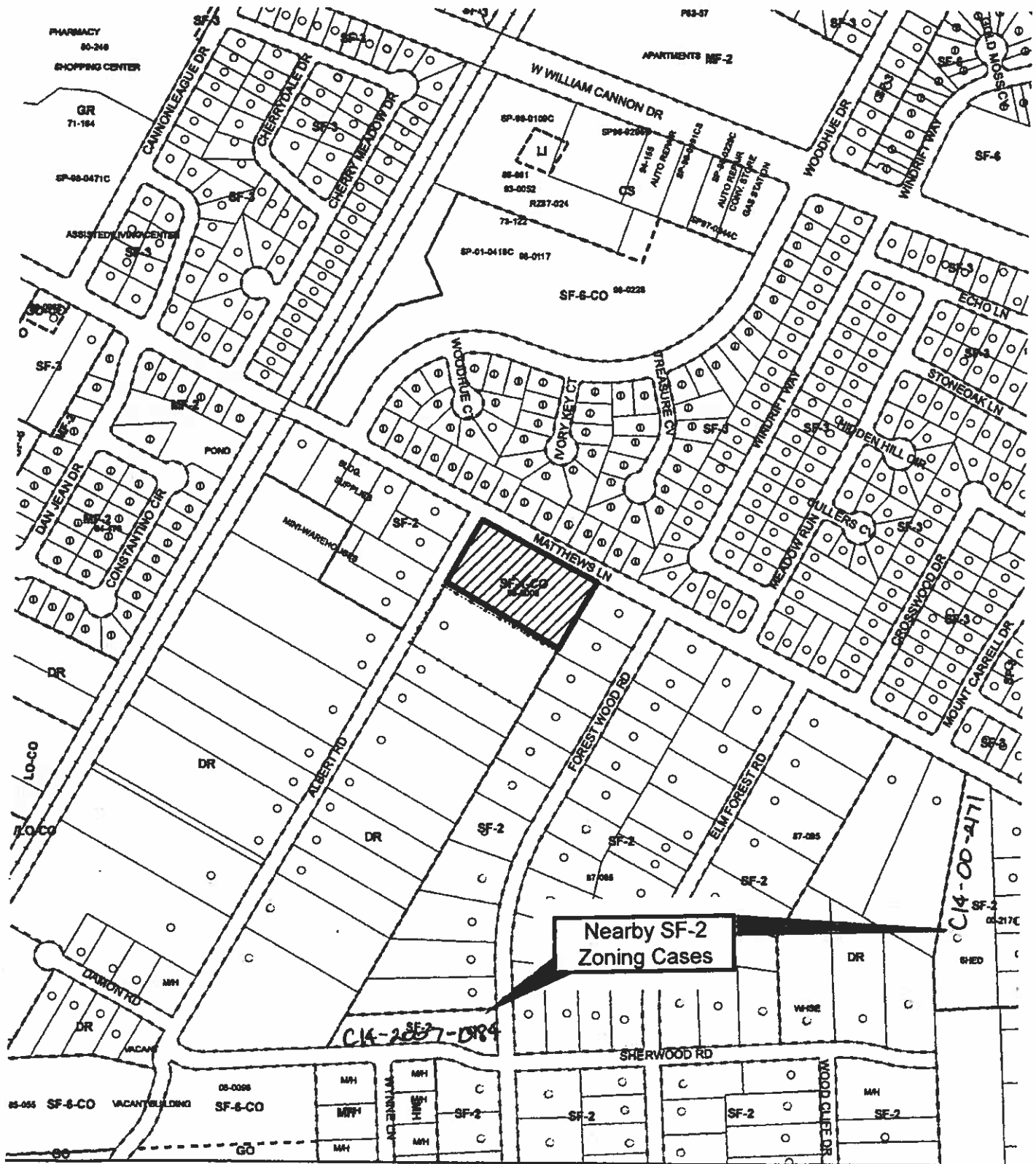
Sincerely,

J. Brent Hammond, P.E.



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N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

ZONING

ZONING CASE#: C14-2009-0157

ADDRESS: 7201-7207 ALBERT RD & 1305-1407 MATTHEWS LN

SUBJECT AREA: 2.167 ACRES

GRID: F16

MANAGER: W. RHOADES



1" = 400'

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Points A: Matthew Lane, 180' East of Albert Road

Design Speed (V): 35 mph
* 35 MPH sign located between Albert Road and Manchaca Rd

Street Gradient (g): 0.04 ft/ft

Required: Find Stopping Sight Distance (SSD)

$$SSD = 1.47PV = V^2 / (30(f+g))$$

V = Design Speed (mph)
P = Perception-Reaction Time (2.5 seconds)
f = Coefficient of Friction for Wet Pavement (0.35)
g = Street Gradient (ft/ft)

For Downhill Traffic
SSD = 260 feet

For Uphill Traffic
SSD = 233 feet

Measured Sight Distance at Point A: 292 feet

Points B: Matthew Lane, 359' East of Albert Road

Design Speed (V): 35 mph
* 35 MPH sign located between Albert Road and Manchaca Rd

Street Gradient (g): 0.04 ft/ft

Required: Find Stopping Sight Distance (SSD)

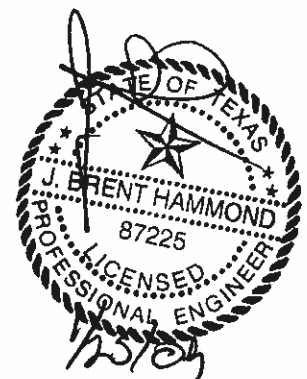
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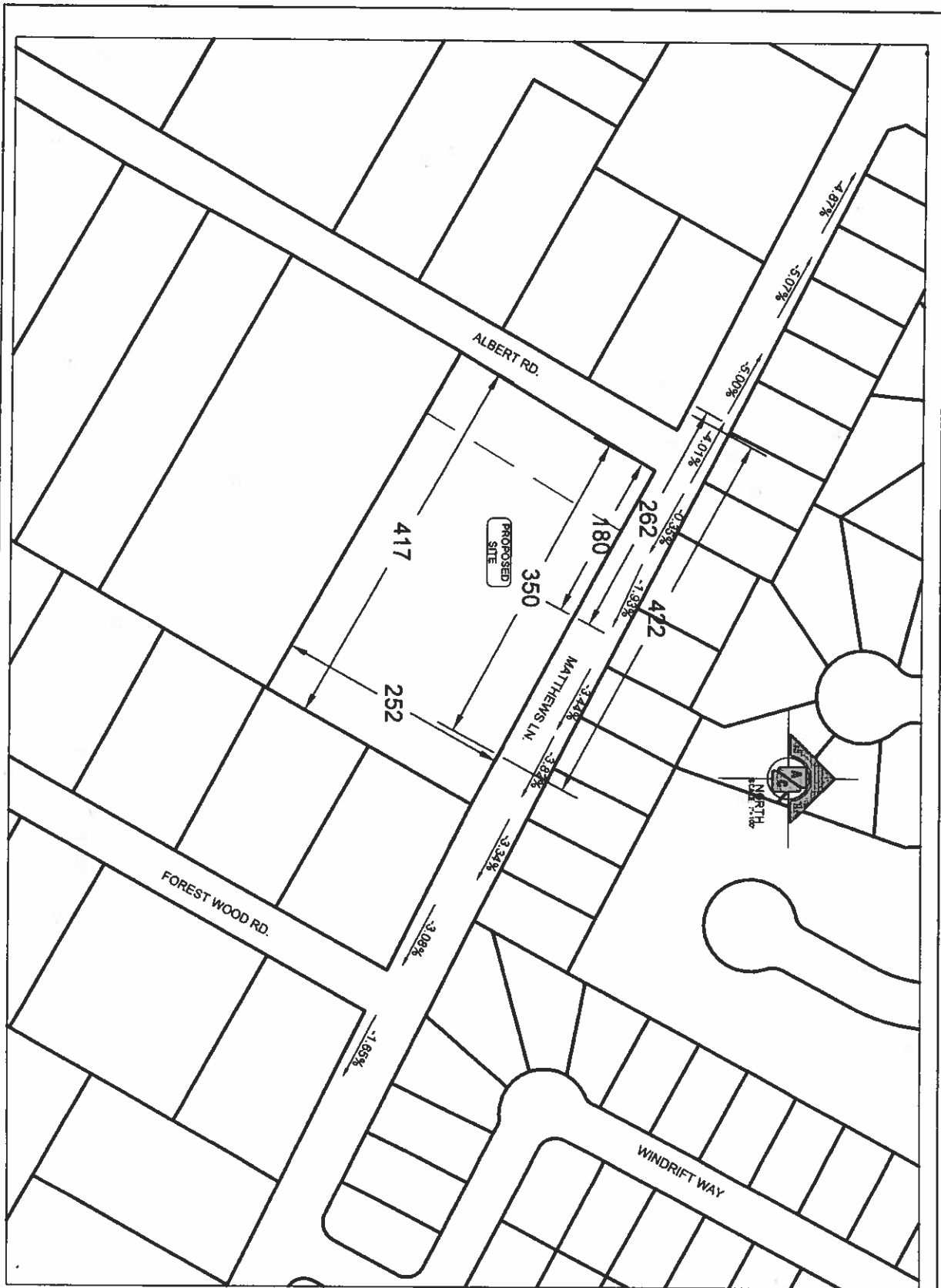
V = Design Speed (mph)
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g = Street Gradient (ft/ft)

For Downhill Traffic
SSD = 260 feet

For Uphill Traffic
SSD = 233 feet

Measured Sight Distance at Point A: 422 feet





??-???

Matthews Ln @ Albert Rd.
Stopping Site Distance Road

Scale: 1"=100'

**AUSTIN CIVIL
ENGINEERING, INC.**

TYPE FIRM # F-001018
2708 SOUTH LAMAR BLVD., Ste. 200A
AUSTIN, TEXAS 78704
PH: (512) 306-0018
FAX: (512) 306-0048



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

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: C14-2009-0157

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jan. 19, 2010, Zoning & Platting Commission
Feb. 11, 2010, City Council

ROSALIE ERLUND

Your Name (please print)

7216 FOREST WOOD RD

Your address(es) affected by this application

Rosalie Erlund

Signature

01-11-10

Date

Daytime Telephone: 442-7430

Comments: I object to zoning 1 and 2.

For fifty years this has been a nice quiet
family-oriented neighborhood and I
don't want to see it changed. Many little
lots and houses just don't fit into
this area.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2009-0157

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jan. 19, 2010, Zoning & Platting Commission
Feb. 11, 2010, City Council

Earl E. Hamilton & Rosalie Hamilton

Your Name (please print)

2204 Forest Wood Rd. Austin, TX 78745

Your address(es) affected by this application

Earl E. Hamilton - Rosalie Hamilton - 11-2-2010

Signature

Date

Daytime Telephone: 512-442-5955

Comments:

We very much object to the zoning change in this case C14-2009-0157. It would change our neighborhood every much to what we have had with the loss of privacy and habitat. We have lived here in this house since 1961 and have the large lots and the neighborhood as it is.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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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.

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Case Number: C14-2009-0157

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jan. 19, 2010, Zoning & Platting Commission
Feb. 11, 2010, City Council

Gabe & Bridget Lewis
Your Name (please print)

☐ I am in favor
☒ I object

7206 Forestwood Rd Austin TX 78745
Your address(es) affected by this application

Allen Belew
Signature
1/11/10
Date

Daytime Telephone: 512.216.6942

Comments: We object to loss of habitat for wild life, privacy, peacefulness and changing the nostalgic large lots of the neighborhood. All of Albert is zoned DR, and SF-7 should be sufficient zoning for a single family residential home, just like the rest of the neighborhood. The plans for subdividing the lot and building many houses is not coherent with any other property in our neighborhood, south of Mathews Rd. We highly object!!!

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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

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: C14-2009-0157

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Jan. 19, 2010, Zoning & Platting Commission
Feb. 11, 2010, City Council

ARNOLD J. STEIN

Your Name (please print)

7122 WINDOFT WAY AUSTIN TX 78745

Your address(es) affected by this application

Arnold J. Stein

Signature

Date

Daytime Telephone: 512-442-7276

Comments: I'm against rezoning (STANDARD LOT) TO SF-2 Single Family Residence with a max lot size of 5750 Square Ft. The opposite side of my lot have two duplex already & are zoned with single car garages but they are cars parked in the street and the front yards which cause traffic congestion. If this zoning is granted we will have just that much more cars on Mother's fork which is a high traffic street because it's shot cut to Cooper Lane to Wilson Canyon to avoid traffic. If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

January 14, 2010

*To: Zoning and Platting Commission, City of Austin
 Betty Baker, Chair
 Teresa Rabago, Secretary
 Donna Tiemann, Vice Chair
 Sandra Baldridge
 Cynthia Banks
 Gregory Bourgeois
 Patricia Seeger*

*From: Kent Sanders
 7305 Albert Rd, 78745
 512-440-2143 (work)*

*Re: Case Number C14-2009-0157
 Contact Wendy Rhoades
 Public Hearing Jan. 19, 2010, Zoning & Platting Commission
 Feb. 11, 2010, City Council*

<i>Project:</i>	<i>Location</i>	<i>7201 – 7207 Albert Rd, 1305 – 1407 Matthews Lane</i>
	<i>Owner</i>	<i>Stone Properties, Jacqueline Stone</i>
	<i>Applicant</i>	<i>Austin Civil Engineering, Brent Hammond</i>
	<i>Proposal</i>	<i>Zoning change from SF-1-CO to SF-2</i>

I object to this zoning change.

My wife and I have lived on Albert Road since the early 1980's. Our one-acre lot (actually, 520 sq-ft less) is the 3rd lot on the left side of Albert Rd, south of Matthews Lane. Only one 2-acre parcel separates us from the Stone Properties project described above.

The "core" of Albert Road consists of properties just under an acre to over 4 acres. By my count, 10 out of 18 lots are 2 acres or more in size. All have houses with a minimum 75 foot set-back and are more or less centered within the frontage length. The Stone Properties lot is the primary exception. It has an old stable and hog shed—but no house.

The owners within the Albert neighborhood, with exceptions, value their own privacy and respect their neighbor's right of privacy. We tend to not be overly social among ourselves. We both need and use the space and nature to recharge our proverbial batteries to address other aspects of our lives.

In my opinion, the very low house density along Albert needs to be protected. The narrow but deep lots imply limited road frontage and longer common boundaries among neighbors. With many one and two acre lots, an SF-1

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January 14, 2010

Kent Sanders

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designation is insufficient protection against those wanting to capitalize through subdivision at the expense of his neighbor.

A more ideal designation for the Albert neighborhood is RR (Rural Residence). Unfortunately, our current designation is DR (Development Reserve) and we have little opportunity to change it until our "greater neighborhood" pursues Neighborhood Planning. Without that Plan in place we must challenge each and every issue assaulting privacy and quality of life. And Albert Road has characteristics that have changed little over the last 60 years—probably even unique to South Austin. Therefore, well worth preserving.

The Stone Properties lot is an empty 2-acre "transitional" lot. It has street frontage on two sides and neighbors SF-2 or higher density homes on three sides. But it is the beginning of the Albert neighborhood—the north gate, if you please. I do not have any ownership rights to this property. But if I did, houses would not be under discussion. Either it would become a community park or a protected urban nature/wildlife green space. Ten years ago the neighborhood succeeded in limiting the zoning for that lot to an SF-1-CO. If houses need be built there, then SF-1 is just fine.

Jacqueline Stone and her civil engineer, Brent Hammond, put forth a commendable effort to answer all my questions. I appreciate the time they gave. But my concerns remain as follows:

- 1. Jacqueline Stone has no resume as a developer. She has no projects to point to as examples of her work, level of quality, etc.*
- 2. I cannot fathom how it might be possible to get 10 or more workable lots on that property if zoned SF-2, with a water quality and run-off pond, a deed restriction on Albert and protected trees. My hunch is that 8 lots will result in cars parked off the development along Albert. There may be a better market for smaller lots and houses. But people have not changed every aspect of their life—they still collect stuff.*
- 3. The Stone Properties project might find some common ground with Damon Young if he has any success with his zoning project.*

Please vote in opposition to this zoning change.

Thank you for your consideration.



Kent E. Sanders

7305 Albert Rd, Austin, TX 78745

512-440-2143 (work)

January 14, 2010

*To: Zoning and Platting Commission, City of Austin
 Betty Baker, Chair
 Teresa Rabago, Secretary
 Donna Tiemann, Vice Chair
 Sandra Baldrige
 Cynthia Banks
 Gregory Bourgeois
 Patricia Seeger*

*From: Sharon Sanders
 7305 Albert Rd, 78745
 512-852-4256 (work)*

*Re: Case Number C14-2009-0157
 Contact Wendy Rhoades
 Public Hearing Jan. 19, 2010, Zoning & Platting Commission
 Feb. 11, 2010, City Council*

<i>Project:</i>	<i>Location</i>	<i>7201 - 7207 Albert Rd, 1305 – 1407 Matthews Lane</i>
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I object to this zoning change.

Building more houses will greatly affect the wildlife we treasure. Yes, the deer are pests and I would like to see them move out of town. But the raccoons, opossums, the helpful garden snakes, squirrels, hawks, several species of owls, two kinds of woodpeckers, and countless other birds live on our property and adjacent properties. Flocks of birds come into our neighborhood during migration. We even have occasional fox sightings. The rabbits and road runners have left long ago because of the increased human density. This neighborhood has thousands of trees that provide food and shelter to the wildlife that remain. I would hate to see that change.

The necessity of having one or more water retention ponds also concerns me. During the rainy season the mosquito population will increase tremendously—adding a health risk for everyone.

Adding homes will certainly increase traffic on Albert Road and Matthews Lane. We have a much enjoyed quiet neighborhood; and nearly everyone respects each other and their privacy. Adding more private housing or business-related housing would take away our serenity.

My recommendation for the property on the corner of Albert Road and Matthews Lane would be a park for all the neighbors, on or off Albert, who walk daily on Albert Road seeking less automobile traffic. This includes parents pushing their children in strollers. This neighborhood has no curbs or sidewalks and a safer place to walk and enjoy nature would be such a plus for everyone.

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Sharon Sanders
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Please vote in opposition to this zoning change.

Thank you for your consideration.

A handwritten signature in cursive script that reads "Sharon Sanders".

Sharon K. Sanders
7305 Albert Road
Austin, Texas 78745
512-443-9032 (home)
512-852-4256 (work)