

ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0017 (Great Hills Country Club)

Z.A.P. DATE: April 6, 2010
April 20, 2010
May 18, 2010

ADDRESS: 5914 Lost Horizon Drive

OWNER/APPLICANT: Great Hills Golf Club of Austin, Inc. (Larry Harper)

AGENT: Randall Jones & Associates Engineering, Inc. (R. Brent Jones)

ZONING FROM: GR-CO **TO:** GR-CO* **AREA:** 6.689 acres

* At the Zoning and Platting Commission meeting on April 20, 2010, the applicant offered to amend his request to make the Community Recreation (Private), Indoor Entertainment, Outdoor Sports and Recreation, Restaurant (Limited), and Restaurant (General) conditional uses.

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay District, zoning. The conditional overlay would limit uses on the site to Community Recreation (Private), Indoor Entertainment, Outdoor Sports and Recreation, Restaurant (Limited), and Restaurant (General) and all other permitted 'LO' district uses.

ZONING & PLATTING COMMISSION RECOMMENDATION:

4/06/10: Continued by the Zoning and Platting Commission to April 20, 2010 (7-0); G. Bourgeois-1st, T. Rabago-2nd.

4/20/10: Approved GR-CO zoning, with a conditional overlay that would allow the following uses as conditional uses: Community Recreation (Private), Indoor Entertainment, Outdoor Sports and Recreation, Restaurant (Limited), and Restaurant (General); permit all other 'LO' district uses (7-0); G. Bourgeois-1st, P. Seeger-2nd.

5/18/10: Case re-heard by the Zoning and Platting Commission because of notification issue. Re-approved previous motion of GR-CO zoning, with a conditional overlay that would allow the following uses as conditional uses: Community Recreation (Private), Indoor Entertainment, Outdoor Sports and Recreation, Restaurant (Limited), and Restaurant (General); permit all other 'LO' district uses (7-0); D. Tiemann-1st, B. Baker-2nd.

ISSUES:

The staff received a petition from adjacent property owners who are opposed to any changes to the existing 'GR-CO' zoning on the site (Attachment C). This petition is valid at 25.84% and therefore will require an affirmative vote of three-fourths of the members of Council to approve a proposed rezoning.

The excerpt below is from the City of Austin's Land Development Code and explains when the City Council is subject to the three-fourths vote.

Sec. 25-2-284 REQUIREMENT FOR APPROVAL BY THREE-FOURTHS OF COUNCIL.

- (A) *The affirmative vote of three-fourths of the members of Council is required to approve a proposed rezoning if:*
- (1) the Land Use Commission recommends denial of an application to rezone property to a planned unit development; or*
 - (2) the proposed rezoning is protested in writing by the owners of not less than 20 percent of the area of land:*
 - (a) included in the proposed change; or*
 - (b) immediately adjoining the area included in the proposed rezoning and extending 200 feet from the area.*

DEPARTMENT COMMENTS:

The property in question is developed with a country club that includes a pool area, restaurant, retail shop, meeting rooms, and golf course. A portion of the subject tract was rezoned in October of 1980 from SF-2 to LO and CS-1 (Zoning Case C14-80-0129 – See Case Map as Attachment A). The CS-1 building footprints were granted for the existing club building and the proposed expansion area. In February of 2000, the applicant requested GR zoning for this site. The applicant proposed to downzone the CS-1 footprint and to up zone the remaining SF-2 and LO zoned area (Zoning Case C14-00-2043 – See Case Map as Attachment B). The Planning Commission and City Council approved GR-CO zoning with conditions allowing LO uses and only GR district uses that are accessory to existing club use.

In this request, the applicant is asking to rezone the property from GR-CO to GR-CO to amend the conditional overlay to permit some uses that are required for the remodel and expansion of the site. Specifically, the applicant is requesting the Community Recreation (Private) use because they would like to add tennis courts in place of some to the existing parking lot on the property. In addition, the applicant plans to expand the pool area and remodel the existing buildings to benefit current and future needs of the golf club.

The staff is recommending GR-CO zoning with a conditional overlay that would limit uses on the site to Community Recreation (Private), Indoor Entertainment, Outdoor Sports and Recreation, Restaurant (Limited), and Restaurant (General) and all other permitted 'LO' district uses. Upon reading the case report and Commission hearing minutes for zoning case C14-00-2043, the staff believes that it was the intention of the Planning Commission and City Council to permit Restaurant (General and Limited) uses on the site in deference to the down zoning of the CS-1 areas. In addition, the staff finds the Community Recreation (Private), Indoor Entertainment and Outdoor Sports and Recreation uses to be consistent with the activities involved in the operations of a country club establishment.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-CO	Golf Club (includes pool area, restaurant, retail shop, and meeting rooms), Golf Course
<i>North</i>	County, PUD	Golf Course
<i>South</i>	SF-2, SF-6	Single-Family Residences
<i>East</i>	SF-2	Golf Course
<i>West</i>	SF-1, SF-2	Single-Family Residences

AREA STUDY: N/A**TIA:** Not required**WATERSHED:** Bull Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District
~~Austin Great Hills Homeowners Association, Inc.~~
 Austin Monorail Project
 Austin Parks Foundation
 Bull Creek Foundation
 Great Hills Sections IX & X Homeowners Association
 Homebuilders Association of Greater Austin
 Homeless Neighborhood Association
 League of Bicycling Voters
 Long Canyon Homeowners Association
 North Oaks Neighborhood Association
 Sierra Club, Austin Regional Group
 Super Duper Neighborhood Objectors and Appeals Organization
 The Real Estate Council of Austin, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-00-2043	CS-1, LO, SF-2 to GR	9/26/00: Approved GR-CO w/conditions allowing LO uses and only GR district uses that are accessory to existing club use (8-0, SA-absent); BB-1 st , JM-2 nd .	Approved GR-CO with following conditions: prohibit Automotive Rentals, Automotive Sales, Automotive Repair Services, Automotive Washing, Business or Trade School, Commercial Off-Street Parking, Consumer Repair Services, Consumer Convenience Services, Drop-off Recycling Collection Facility, Exterminating Services, Financial Services, Funeral Services, General Retail Sales (General), General Retail Sales (Convenience), Indoor Sports

			and Recreation, Indoor Entertainment, Off-site Accessory Parking, Outdoor Entertainment, Pawn Shop Services, Personal Improvement Services, Personal Services, Pet Services, Plant Nursery, Research Services, Restaurant (Drive-in, Fast food), Restaurant (Limited), Restaurant (General), Service Station, Theater, Custom Manufacturing, College and University Facilities, Community Recreation (Public), Community Recreation (Private), Congregate Living, Guidance Services, Hospital Services (General), Hospital Services (Limited), Private Secondary Education Facilities, Residential Treatment, Outdoor Sports and Recreation, and Food Sales; (Vote:7-0); all 3 readings
C14-93-0113	I-RR to SF-2	12/14/93: Approved SF-2 (7-0)	1/20/94: Approved SF-2 (5-0); all 3 readings
C14-92-0122	PUD to SF-2	12/15/92: Granted SF-2	12/17/92: Approved SF-2 on all 3 readings
C14-80-129	SF-2 to CS-1	Granted CS-1 and LO zoning	Granted PC rec. for CS-1 and LO zoning on all 3 readings

RELATED CASES: C14-00-2043 (Previous Zoning Cases)

C14-80-129

SP-04-0638CS (Site Plan Case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Lost Horizon Dr	70'	40'	Collector	Yes	Yes	No

CITY COUNCIL DATE: May 13, 2010

ACTION: Pulled off the agenda and re-noticed for the May 18, 2010 ZAP Commission and May 27, 2010 City Council agenda due to notification concerns from surrounding neighbors (7-0); Morrison-1st, Spelman-2nd.

May 27, 2010

ACTION: Postponed to June 10, 2010 at the applicant's request (7-0)

June 10, 2010

ACTION:

ORDINANCE READINGS: 1st

2nd

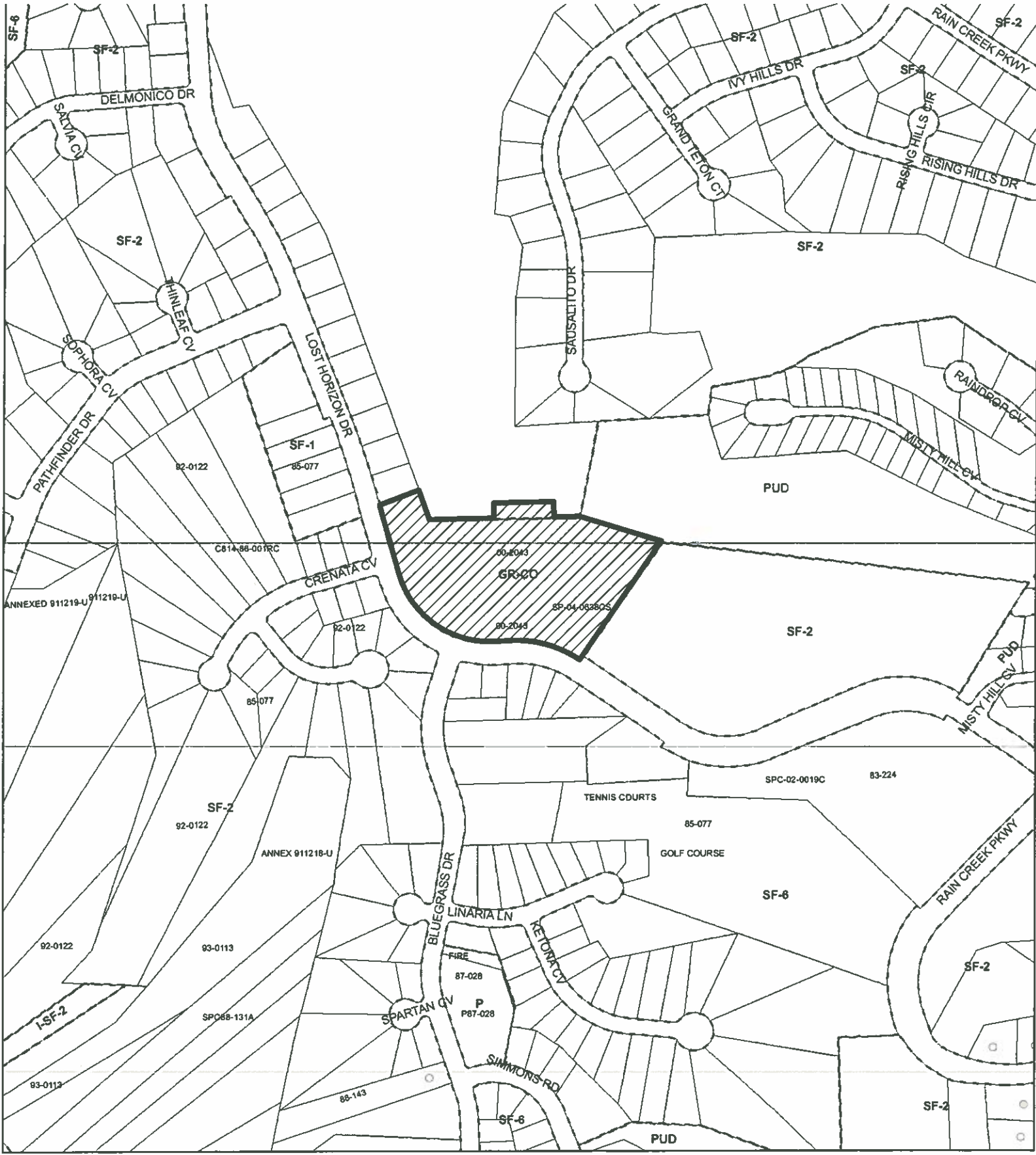
3rd

ORDINANCE NUMBER:

ZONING CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057

E-mail: sherri.sirwaitis@ci.austin.tx.us



-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

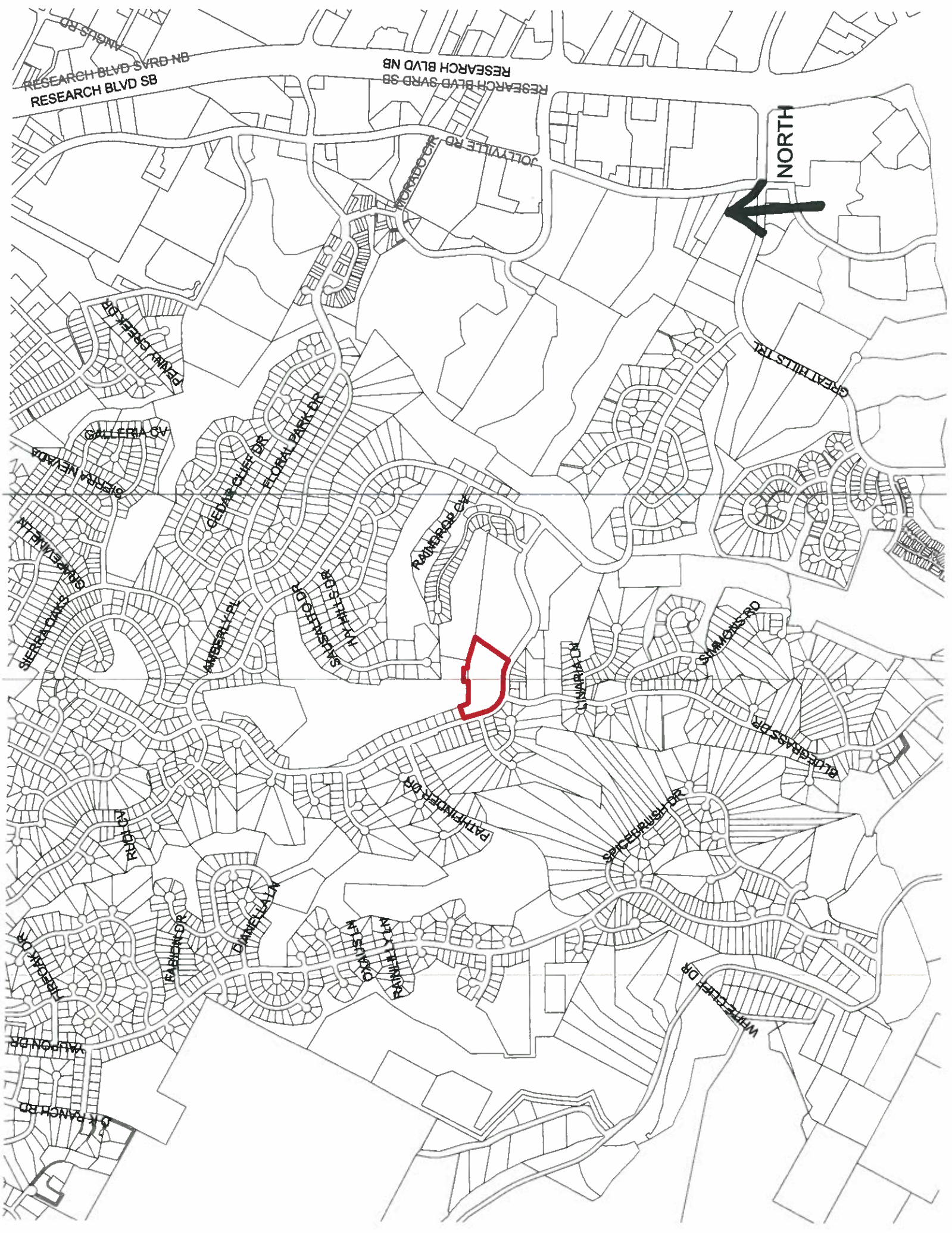
ZONING

ZONING CASE#: C14-2010-0017
 ADDRESS: 5914 LOST HORIZON DR
 SUBJECT AREA: 6.689 ACRES
 GRID: H33-34
 MANAGER: S. SIRWAITIS



1" = 400'

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RESEARCH BLVD SVRD NB
RESEARCH BLVD SB

RESEARCH BLVD SVRD SB
RESEARCH BLVD NB

NORTH



JOLTVILLE RD

SIERRA CREEK DR

GALLERIA CV

SIERRA NEVADA

SIERRA CREEK

CEDAR CREEK DR

FLORAL PARK DR

RAMADOR CV

SIERRA DR

SIERRA DR

AMERICALA

RUCI DR

RAMADOR DR

DIAMANTEA

RAMADOR CV

RAMADOR CV

SIERRA DR

SIERRA DR

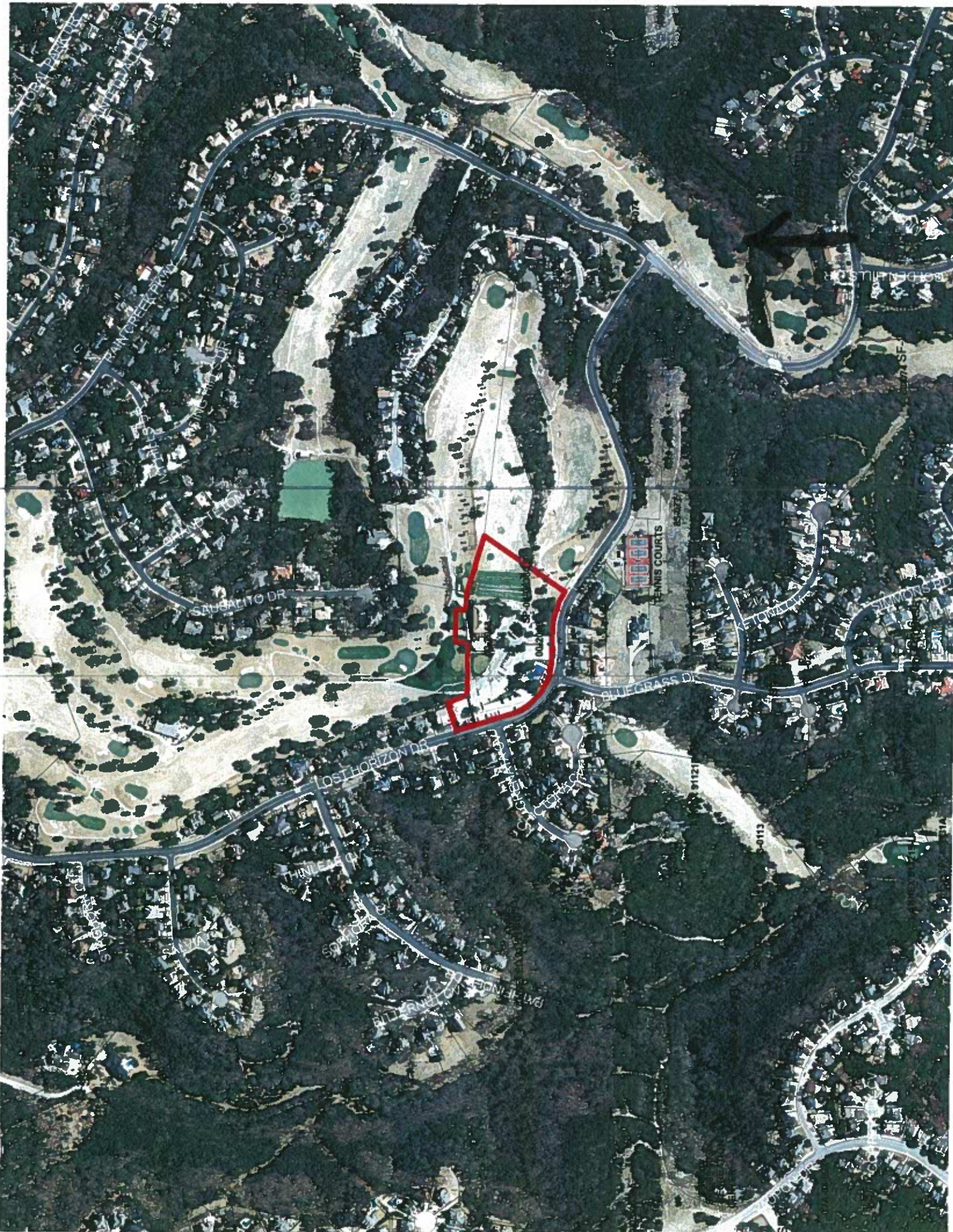
BLUEMASTER

RAMADOR CV

WHITEHILL DR

RAMADOR DR

O.K. RANCH DR



STAFF RECOMMENDATION

The staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay District, zoning. The conditional overlay would limit uses on the site to Community Recreation (Private), Indoor Entertainment, Outdoor Sports and Recreation, Restaurant (Limited), and Restaurant (General) and all other permitted 'LO' district uses.

BASIS FOR RECOMMENDATION (ZONING PRINCIPLES):

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

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

2. *Zoning should allow for reasonable use of the property.*

The proposed rezoning of the property will allow additional permitted uses that will make it possible for the applicant to improve the country club by adding tennis courts, expanding the pool area, and remodel the existing buildings on the site.

EXISTING CONDITIONS

Site Characteristics

The site is developed with a country club that includes a pool area, restaurant, retail shop, meeting rooms, and golf course.

Environmental

The site is located over the north Edward's Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under the 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>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

According to flood plain maps, there is no flood plain in, or within close proximity of, the project location.

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.

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

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 providing structural 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 preexisting approvals which would preempt current water quality or Code requirements.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

Under the 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>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Site Plan/Compatibility Standards

The site is subject to compatibility standards (although there appears to be a BOA variance in process for this setback file under C15-2010-0004).

- Along the north property line, the following standards apply:
 - No structure may be built within 25 feet of the property line.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - No parking or driveways are allowed within 25 feet of the property line.
 - In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

§ 25-2-1067 (F) An intensive recreational use, *including a swimming pool, tennis court, ball court, or playground*, may not be constructed 50 feet or less from adjoining property: (1) in an SF-5 or more restrictive zoning district; or (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

No additional right-of-way is needed at this time.

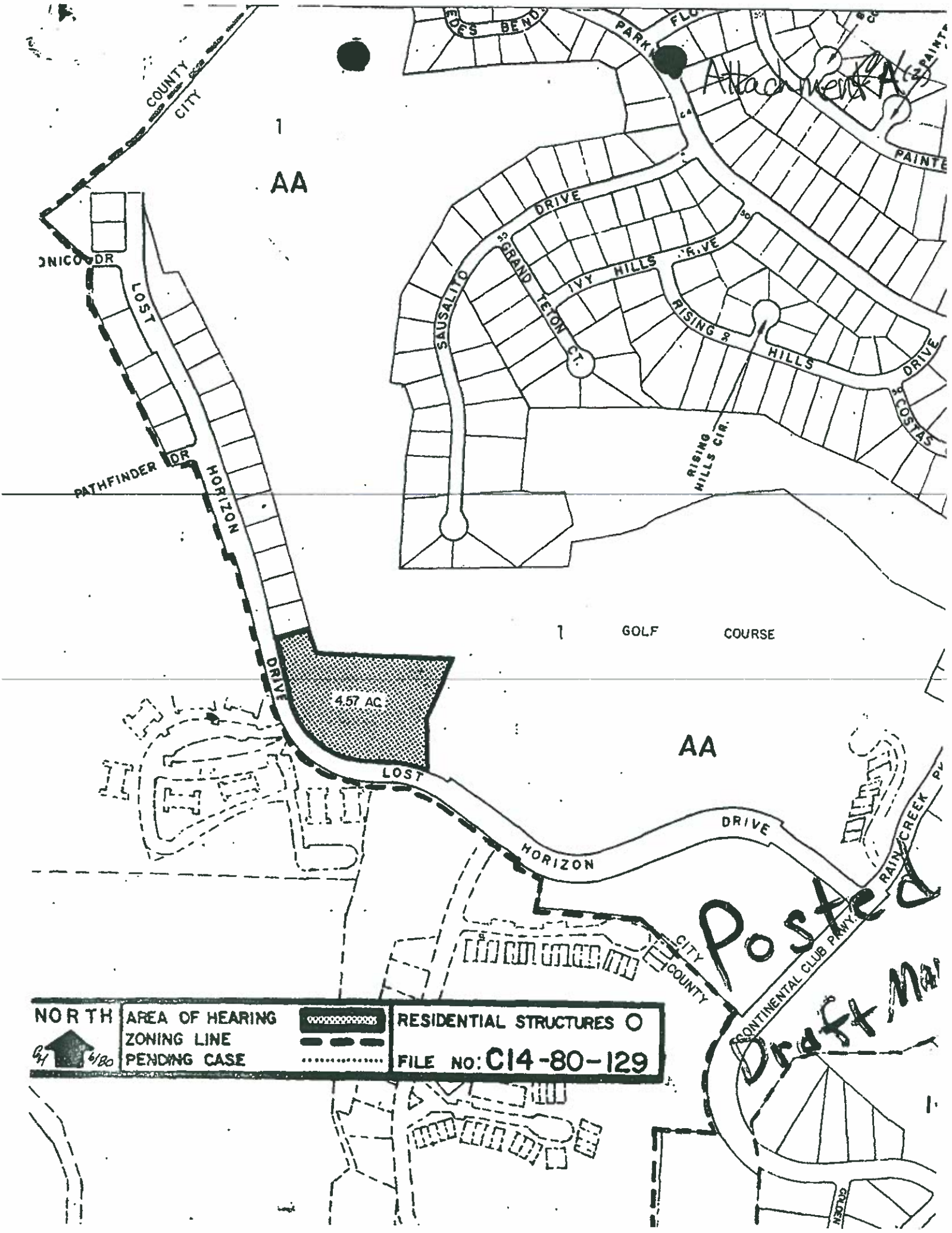
A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Lost Horizon Dr	70'	40'	Collector	Yes	Yes	No

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. Water and wastewater utility plans 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.



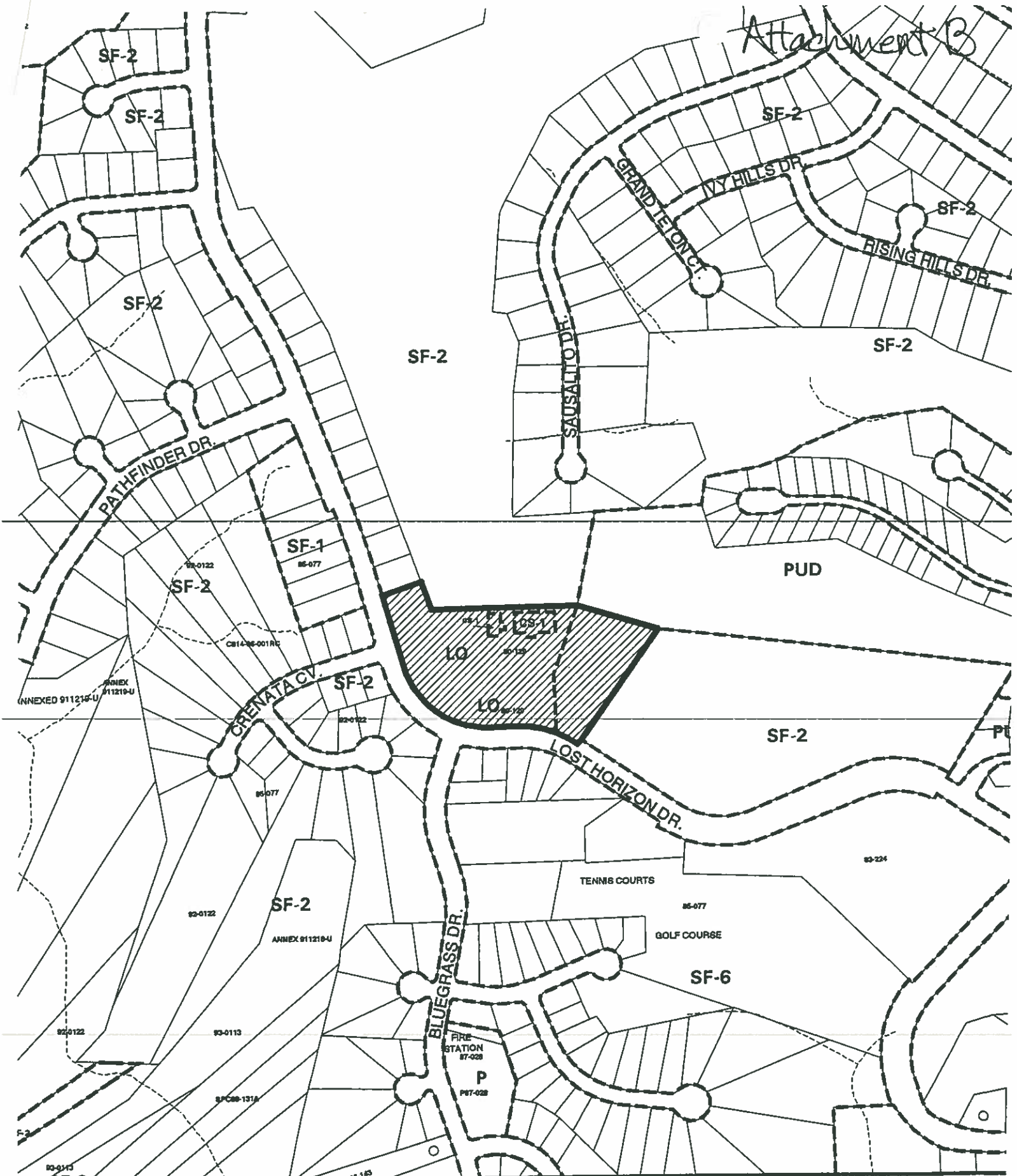
Attachment A

AA

AA

NORTH ↑ 6/80	AREA OF HEARING		RESIDENTIAL STRUCTURES ○
	ZONING LINE		
	PENDING CASE		
FILE NO: C14-80-129			

Attachment B



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: K.LARSEN

ZONING
CASE #: C14-00-2043
ADDRESS: 5914 LOST HORIZON DR.
SUBJECT AREA (acres): 6.689

**CITY GRID
REFERENCE
NUMBER**
H34

DATE: 00-10
INTLS: TRC

PETITION

Case Number:

C14-2010-0017

Date:

April 22, 2010**5914 LOST HORIZON DR**

Total Area Within 200' of Subject Tract

596,400.13

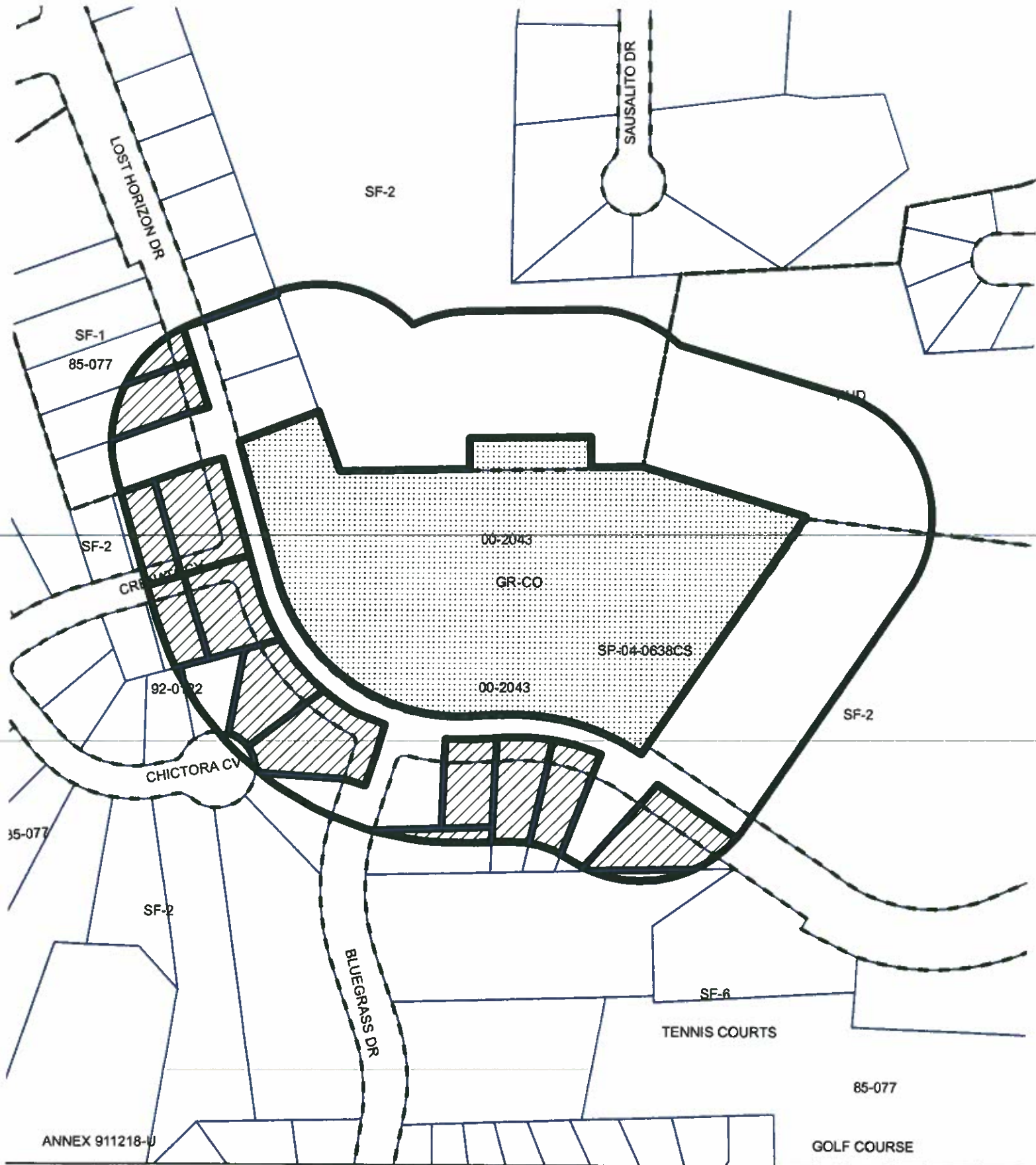
1	01560501290000	SHERRY TERRENCE O & KIM BUTRUM	19520.55	3.27%
2	01560501300000	FARRETT PETER W & HUNGSHIM S	14019.20	2.35%
3	01560501320000	LIU JEN-SONG & SZU JUNG WU	92.19	0.02%
4	01560501370000	KLOC JEFFREY & ANN JANSEN JASON &	8127.356253	1.36%
5	01560501380000	KRISTINA GARCIA DANIEL &	15174.08	2.54%
6	01560502290000	MARIA DEL ROCIO	3283.77	0.55%
7	01560502310000	BUTRUM BEVERLY BARRETT TAMSEN &	11267.72	1.89%
8	01560502320000	CHRISTOPHER BOYNTON JAMES LESTER & CORRIE	12148.65	2.04%
9	01560502330000	ANN MERCADO FREDDY G	10971.70	1.84%
10	01560502350000	& MARIA E	17999.69	3.02%
11	01560503040000	PAUL LOULIE S JANKOWSKY CRAIG S	581.68	0.10%
12	01560508040000	& SHARI S BOATRIGHT STEVEN L	3995.86	0.67%
13	01560508050000	& JANIS R BOSKING WILLIAM H III	10635.64	1.78%
14	01560508070000	& DARLENE M LUEDTKE JOANNE	17687.29	2.97%
15	01560508080000	JAMISON	8,618.30	1.45%
16				0.00%
17				0.00%
18				0.00%
19				0.00%
20				0.00%
21				0.00%
22				0.00%
23				0.00%
24				0.00%
25				0.00%
26				0.00%
27				0.00%

Validated By:

Total Area of Petitioner:

Total %

<u>Beau Barnett</u>	<u>154,123.68</u>	<u>25.84%</u>
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PETITION

CASE#: C14-2010-0017
ADDRESS: 5914 LOST HORIZON DR

GRID: H33 & H34
CASE MANAGER: S. SIRWAITIS

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P E T I T I O N

Date: 04/10/2010

File Number: C14-2010-0017

Address of

Rezoning Request: 5914 Lost Horizon Dr

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Its current status of GR (Community Commercial) - CO (Conditional Overlay) with Limited Office Use and Community Commercial district uses that are accessory to existing club use.

REASONS FOR YOUR PROTEST:

1. Request provides applicant broad ability to modify, change, build on current property without any other approval with neighborhood residents.
2. Traffic impact
3. Lighting Pollution
4. Noise Pollution
5. Safety impact
6. Changes purpose of neighborhood design

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
	Lucinda Small	6105 HORIZON DR
	JASON M. TANSEN	9715 Crenata CV
	OAKLENE M. BOSKING	9716 Crenata CV
	Shari Jankowsky	6109 Lost Horizon Dr.
	CRAG JANKOWSKY	6109 Lost Horizon Dr.
	STEVEN BOATRIGHT	6107 Lost Horizon Dr.
	Lou Paul	6200 2nd Horizon
	PATRICIA CHAPMAN	6204 LOST HORIZON
	Peter Farrett	6004 Chictora Cove
	HUNGSHIN FARRETT	6004 Chictora Cove
	KIM BUTRUM	6000 Chictora Cove
	BEVERLY J. BUTRUM	5915 Lost Horizon
	Chris Barrett	5911 Lost Horizon
	Tansen Barrett	5911 Lost Horizon Dr.
	CORRIE BOYNTON	5907 Lost Horizon
	DANIEL GARCIA	9609 Bluegrass Dr.
	JOANNE LUEDTKE	9712 CRENATA COVE
	Kristina Jansen	9715 Crenata Cove
	Ann Kloc	9711 Crenata Cove

Signature

Printed Name

Address

Jen Song Lin / Jen Song Lin
Fredrick

Jen Song Lin / Sen Jung Wu
Fredrick Mercado

6012 Chictara
Cove.
5811 Lost Horizon,

Date:

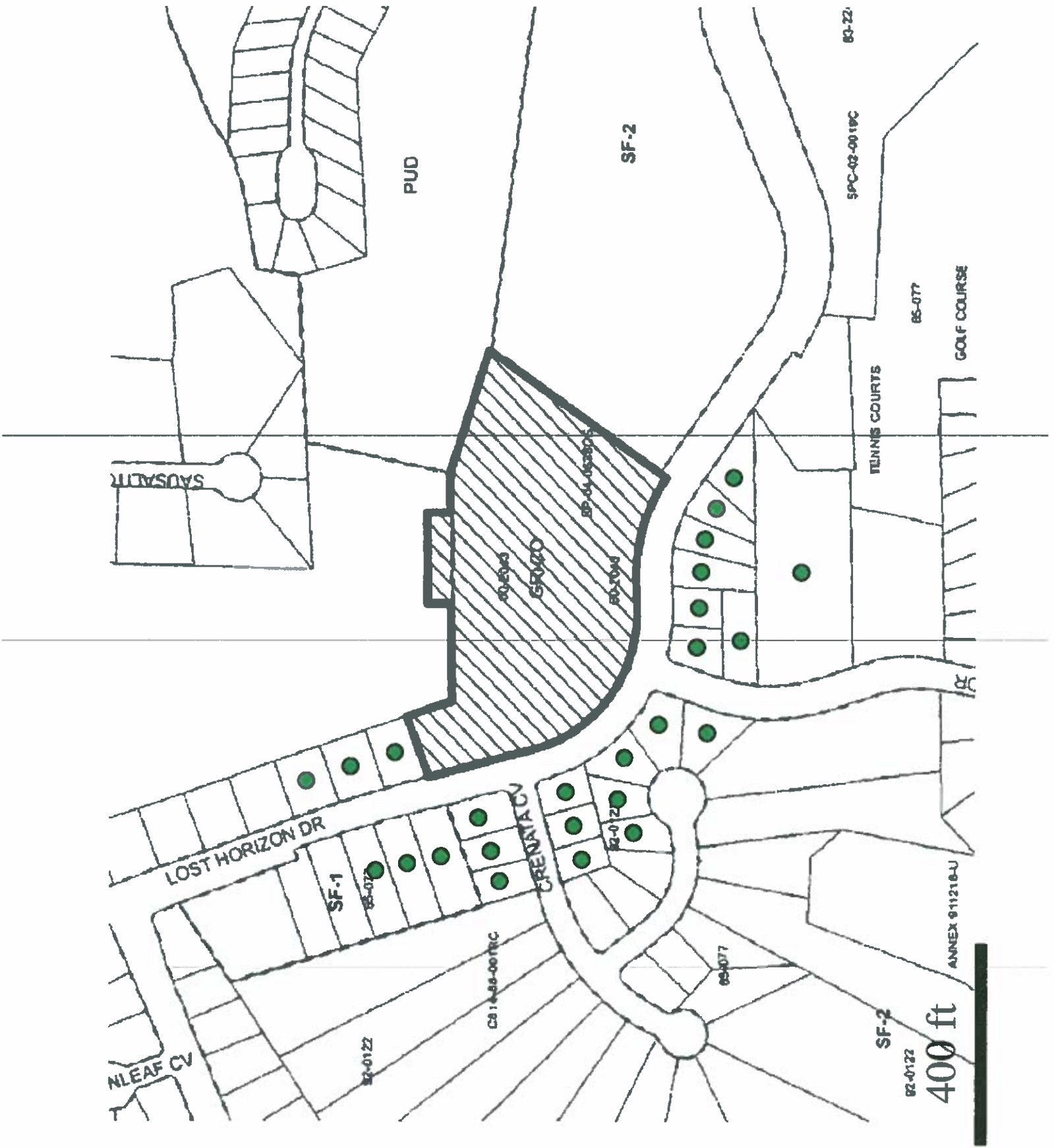
4/15/2010

Contact Name:

Darlene Bosking

Phone Number:

713 882 7619



SAUSALITO

PUD

SF-2

65-081

65-082

65-083

65-084

65-085

65-086

65-087

65-088

65-089

65-090

65-091

LOST HORIZON DR

SF-1

65-072

65-073

65-074

65-075

65-076

65-077

65-078

65-079

CRENSHAW CV

65-080

65-081

65-082

65-083

65-084

65-085

65-086

65-087

65-088

TENNIS COURTS

65-077

65-078

65-079

65-080

65-081

65-082

65-083

65-084

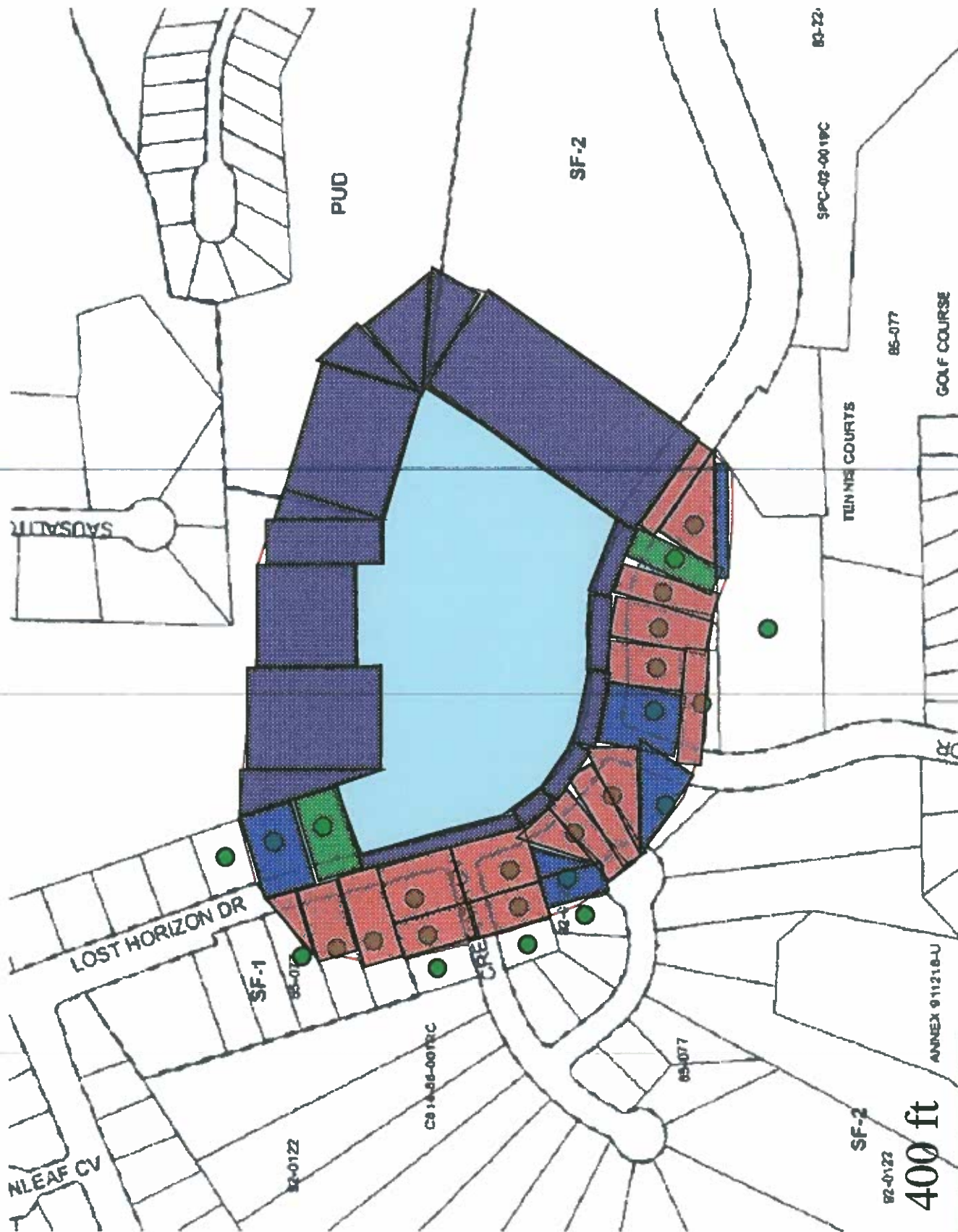
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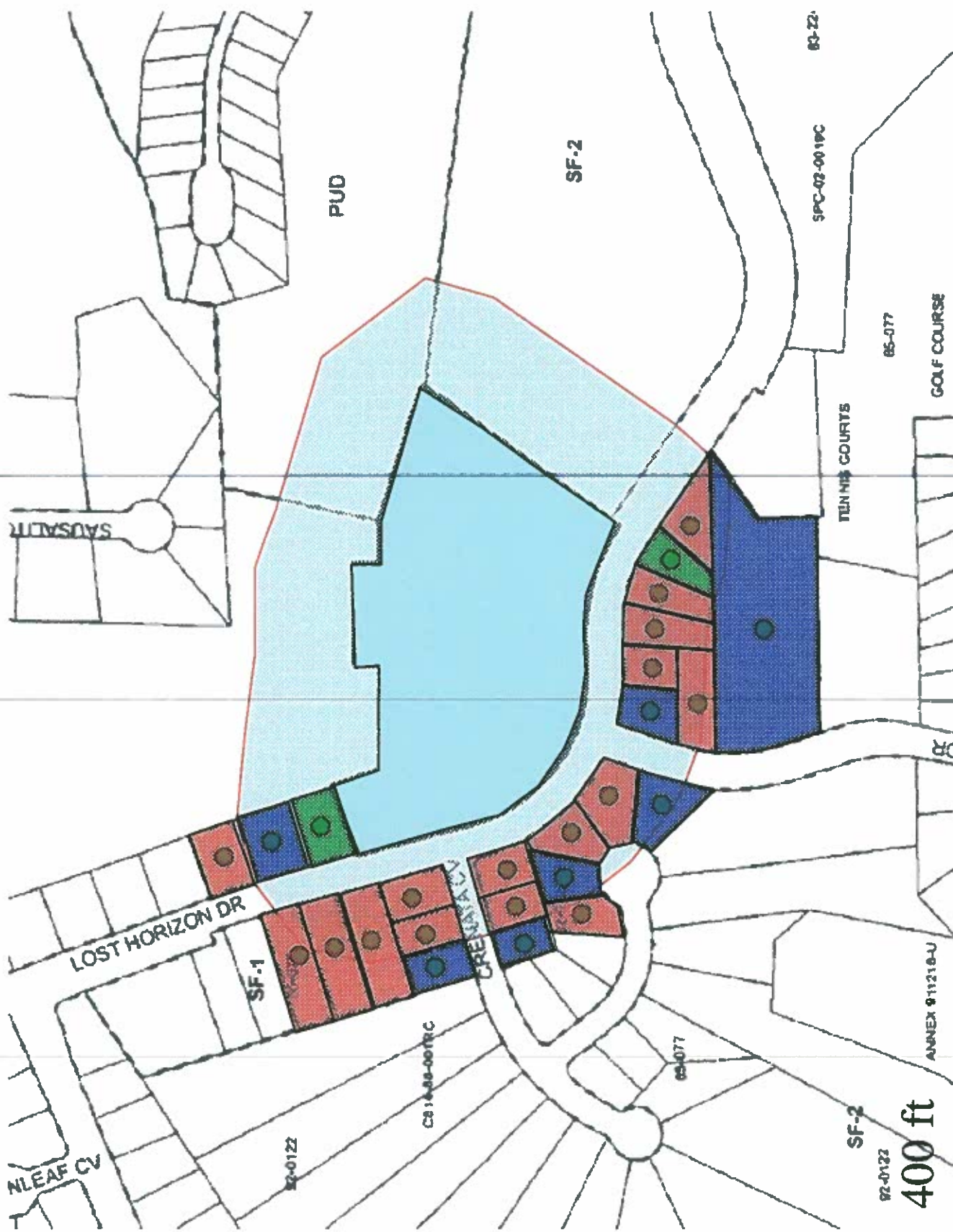
65-086

ANNEX 911218-U

400 ft

GOLF COURSE





SAUSALITO

PUD

SF-2

83-22

SPC-02-0019C

85-077

TENNIS COURTS

GOLF COURSE

LOST HORIZON DR

SF-1

CS 1-08-0019C

CRENSHAW CV

CS-077

SF-2

92-0122

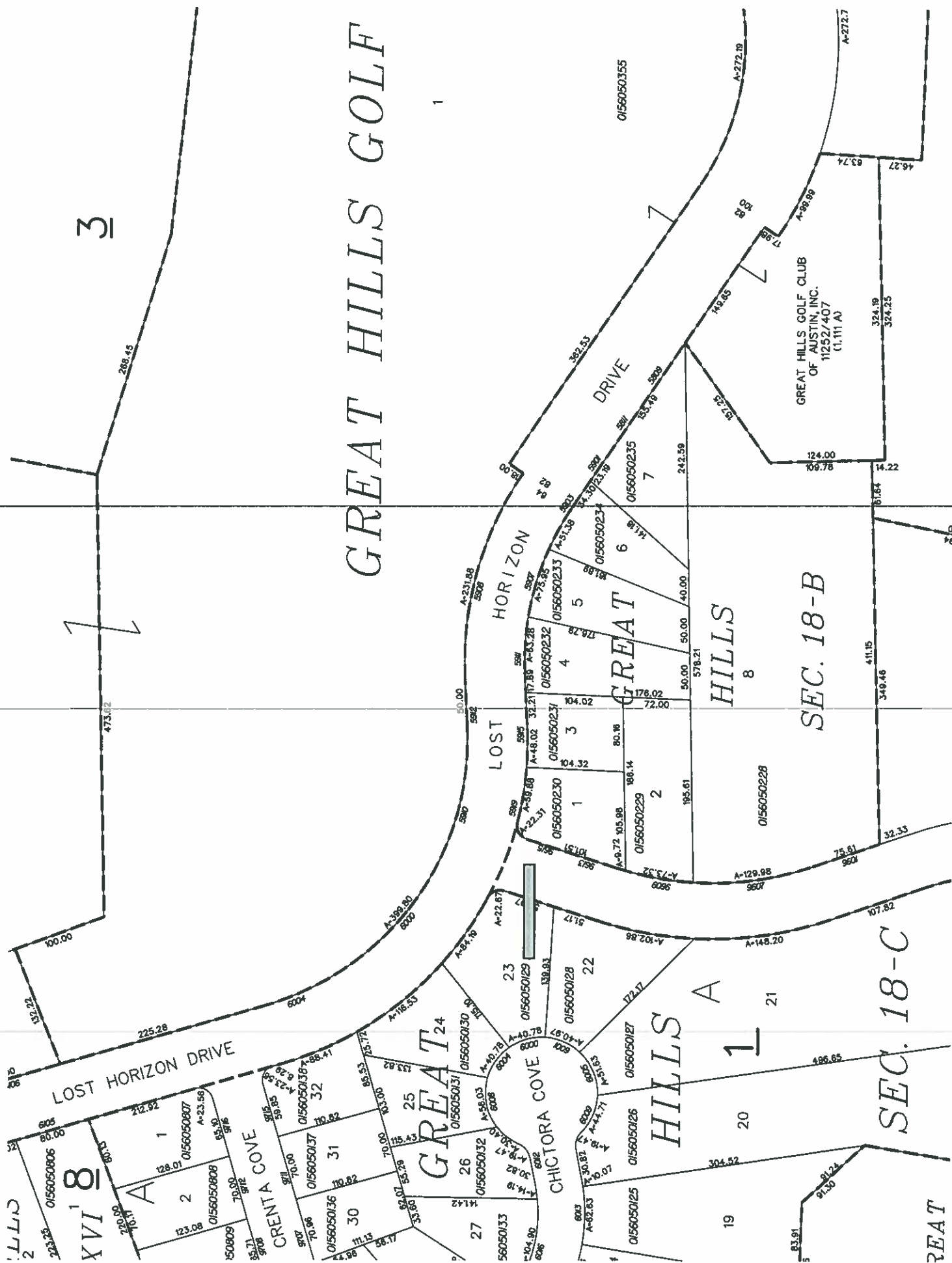
400 ft

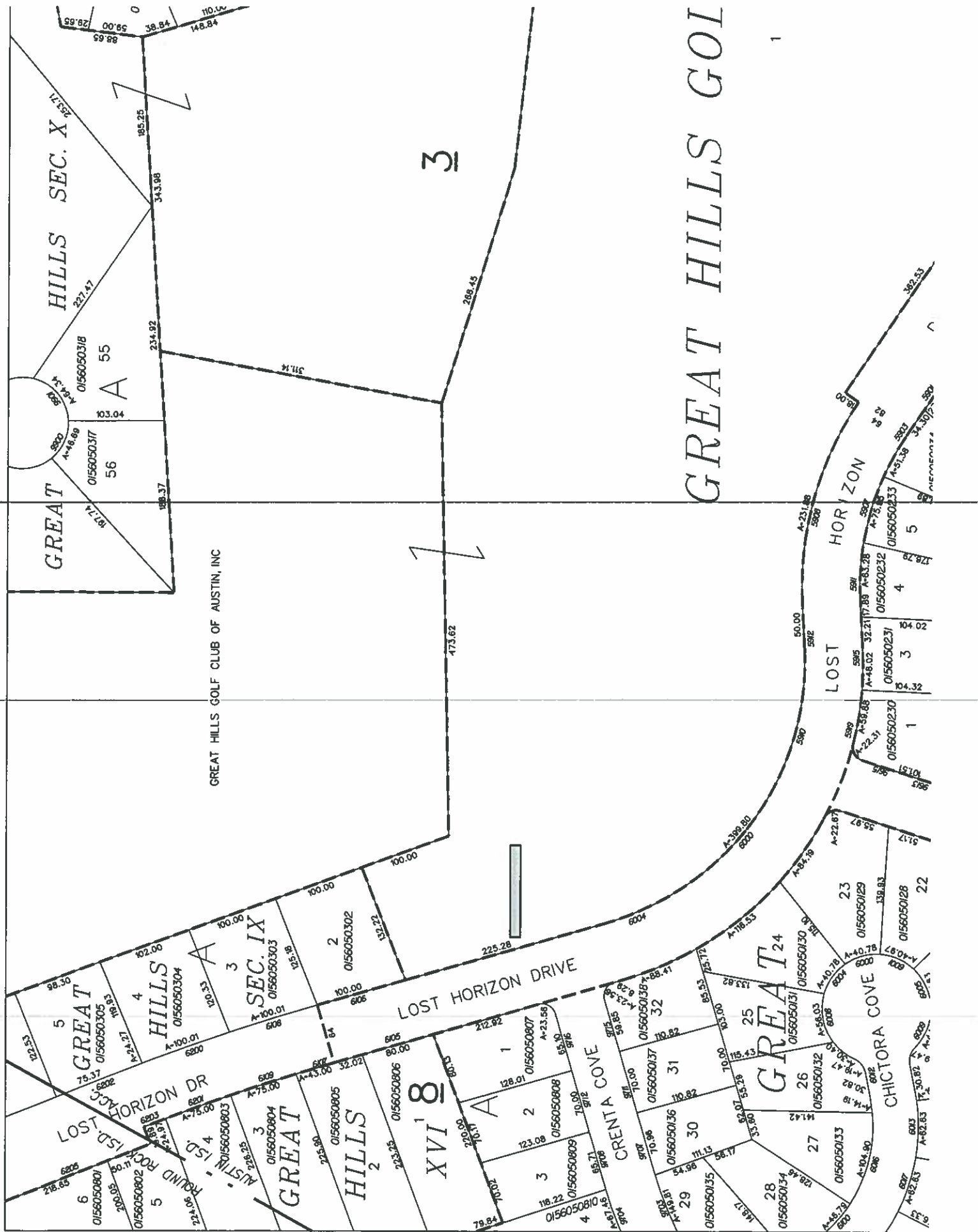
ANNEX 9-11216-U

NLEAF CV

Address	Plat #	Name	Property Area w/in 200 feet (sq ft)	Total Perimeter w/in 200 feet (sq ft)	Percent of Perimeter	Percent of Owners
Total GHCC	156050355	Great Hills Country Club, Inc	313363	557452	56.2	4.55
		HAMILTON, WILLIAM D & RHBH				
6108 Lost Horizon Dr	156050303	PROPERTIES L P	14857	557452	2.7	4.55
6106 Lost Horizon Dr	156050302	ROGERS, BRUCE STEPHEN	12511	557452	2.2	4.55
6109 Lost Horizon Dr	156050804	JANKOWSKY, CRAIG S & SHARI S	6595	557452	1.2	4.55
6107 Lost Horizon Dr	156050805	BOATRIGHT, STEVEN L & JANIS R	9851	557452	1.8	4.55
6105 Lost Horizon Dr	156050806	DENNIS-SMALL & JORDAN FAMILY TRUST (Lucretia Small)	12453	557452	2.2	4.55
9716 Crenata Cv	156050807	BOSKING, WILLIAM & DARLENE	14536	557452	2.6	4.55
9712 Crenata Cv	156050808	LUEDTKE, JOANNE JAMISON	8999	557452	1.6	4.55
9715 Crenata Cv	156050138	JANSEN, JASON & KRISTINA	14536	557452	2.6	4.55
9711 Crenata Cv	156050137	KLOC, JEFFREY & ANN	8832	557452	1.6	4.55
		PERRY, STEVEN WAYNE & SHARON				
6008 Chictora Cv	156050131	A	9486	557452	1.7	4.55
6004 Chictora Cv	156050130	FARRETT, PETER W & HUNGSHIM S	13639	557452	2.4	4.55
6000 Chictora Cv	156050129	SHERRY, TERRENCE O & KIM	18263	557452	3.3	4.55
6001 Chictora Cv	156050128	BUTRUM	10171	557452	1.8	4.55
		MOHAMMAD, SUFIAN OMAR & BASLAN				
9609 Bluegrass Dr	156050229	GARCIA DANIEL & MARIA DEL ROCIO	9043	557452	1.6	4.55
9601 Bluegrass Dr	156050228	GARCIA, RAYMOND	4730	557452	0.8	4.55
5919 Lost Horizon Dr	156050230	WEBSTER, SCOTT R	15792	557452	2.8	4.55
5915 Lost Horizon Dr	156050231	BUTRUM, BEVERLY	10575	557452	1.9	4.55
5911 Lost Horizon Dr	156050232	BARRETT, TAMSEN & CHRISTOPHER	13197	557452	2.4	4.55
5907 Lost Horizon Dr	156050233	BOYNTON, JAMES LESTER & CORRIE ANN	9691	557452	1.7	4.55
5903 Lost Horizon Dr	156050234	LUSTINA, MICHAEL & JENNIFER	9018	557452	1.6	4.55
5811 Lost Horizon Dr	156050235	MERCADO, FREDDY G & MARIA R	17315	557452	3.1	4.55
			557452	Total	100.0	100.00
				total for petition	30.1	63.64
				total against	3.9	9.09
				total not sure or not contacted	9.9	22.73
				Total GHCC	56.2	4.55
				Total	100.0	100.00

1





GREAT HILLS GOI

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.

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Planning Commission
May 13, 2010, City Council

PATRICIA CHAPMAN

Your Name (please print)

6204 Lost Horizon Dr
Your address(es) affected by this application Austin Tx 78759

Patricia L. Chapman 03-29-10
Signature Date

Daytime Telephone: 512 422 5589

Comments: Too much traffic on

Lost Horizon

Risk to children and elderly

Trash in the area from people going

in and out of the shopping area

Numerous deer across Lost Horizon, Risk

to wild life, also property

pieces, damaged,

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: Apr. 6, 2010, Zoning & Platting Commission
May 13, 2010, City Council



DON WATSON

Your Name (please print)

9124 CRENSHAW COVE

Your address(es) affected by this application

Don Watson

Signature

512 750 7924

Daytime Telephone:

Date

4-1-2010

Comments: IT IS MY UNDERSTANDING THAT GHCC PLANS TO BUILD TRAINS CONCRETE ON THE PROPERTY IMMEDIATELY ADJACENT TO CRENSHAW COVE & LOST HORIZON DRIVE. GHCC HAS NOT PROPERLY CONSIDERED, OR DISCUSSED WITH NEIGHBORES, THE NEGATIVE IMPACT TO THE QUALITY OF LIFE TO THE NEIGHBORES. TRAINS CONCRETE AT THAT LOCATION WILL DESTROY CURRENT VIEWS, ADD NOISE & LIGHTS, AND INCREASE TRAFFIC CONGESTION AS CARS WILL BE FORCED TO PARK IN NEIGHBORHOOD STREETS INSTEAD OF GHCC PARKING LOT.

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 Contact: Sherri Sirwaitis, 512-974-3057
 Public Hearing: Apr. 6, 2010, Zoning & Planning Commission
 May 13, 2010, City Council



Janet Watson
 Your Name (please print)

9024 Cranata Cove

Your address(es) affected by this application

4-2-10
 Date

Daytime Telephone: 512-795-8752

Comments: Great Hills Country Club is planning to convert existing parking, adjacent to our street, to tennis courts. This will seriously affect our property value unless planned correctly. There is currently no plan. Our street is already used for overflow parking during swim meets + special events, this will only worsen. We object to this request.

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City of Austin
 Planning & Development Review Department
 Sherri Sirwaitis
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-2010-0017

Contact: Sherri Sirvaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Planning Commission

May 13, 2010, City Council

John Bavnach

Your Name (please print)

9620 Crenata Cove

Your address(es) affected by this application

[Signature]

Signature

4/5/10

Date

Daytime Telephone: 512-736-1990

Comments: It will add to a lot off "in-street" parking at their driveway/parking lot. Crenata Cove intersection. There are not a lot of "extra" parking spaces available on a good golf day now, then remove many spaces & add a lot of extra tennis demand and there will be to much street parking leading to people darting across lost horizon.

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City of Austin

Planning & Development Review Department

Sherri Sirvaitis

P. O. Box 1088

Austin, TX 78767-8810

fax
512-974-
6054

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Planning Commission
May 13, 2010, City Council

RAYMOND GARCIA

Your Name (please print)

9601 Bluegrass Drive

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512-372-9992

Date

3-30-10

☐ I am in favor
☒ I object

Comments: would negatively impact my
employment and the value of my
home.

This case was attempted on
3-3-10, I object to the granted
attempt.

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Contact: Sherri Sirvaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Planning Commission
May 13, 2010, City Council

WILLIAM H. BOSKING

Your Name (please print)

9716 CENATA CV AUSTIN TX 78739

Your address(es) affected by this application

William H. Bosking

Signature

Date

Daytime Telephone: 713-882-7681

Comments:

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City of Austin

Planning & Development Review Department

Sherri Sirvaitis

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ Object

April 5, 2010

Ms. Sherri Sirwaitis
City of Austin
Planning & Development Review Department
PO Box 1088
Austin, TX 78767-8810

RE: Case # C14-2010-0017

Dear Ms. Sirwaitis:

This letter is made in response to zoning request case # C14-2010-0017. In this request, Randall Jones and Associates Engineering Inc. have asked for approval for a zoning change or clarification for the property owned by Great Hills Golf Club of Austin Inc. located at 5914 Lost Horizon Drive. In particular, they seek to gain approval for addition of new tennis courts in an area that is currently used as a parking lot, and they seek to expand the pool area that is located adjacent to this same parking lot. As homeowners who live directly across the street of the Great Hill Country Club, and the parking lot in question, we would ask the Land Use Commission, and the City Council, to deny this request, at least as it has currently been presented. Our reasons for asking for denial of this zoning request are listed below.

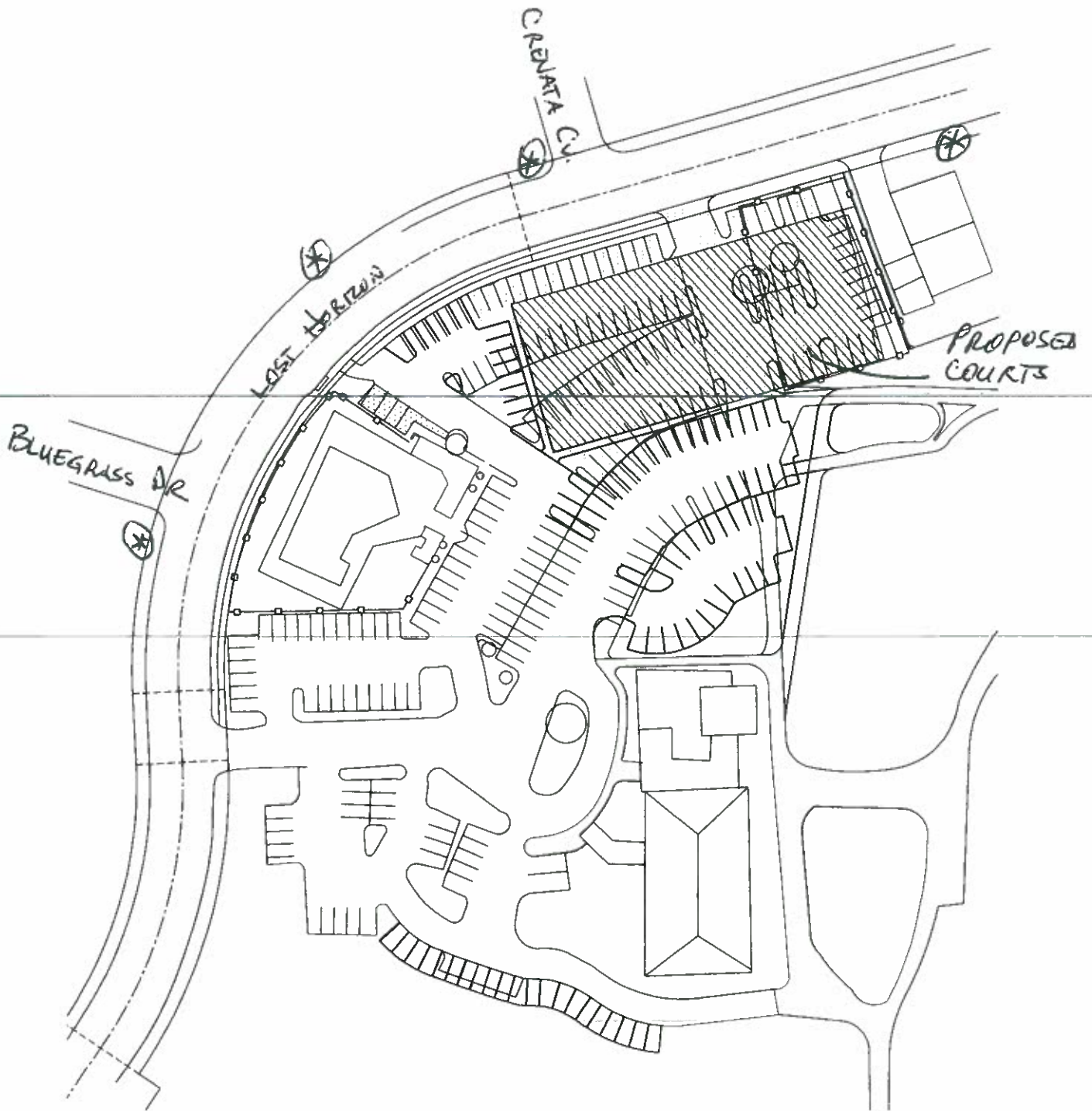
- 1) **First, we point out that the notification that we received in the mail did not reveal the full nature of the changes being proposed.** The letter that was sent out showed that the zoning status was being changed from "GR-CO" to "GR-CO". This was confusing, and it is only by using the case number and downloading the more complete case report online were we able to learn what the developer and land owners intend for the future development of the property.
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- 3) **Third, no plan is given for how increased traffic or parking requirements would be handled.** This seems like a rather serious omission. If the request is granted, some of the current parking areas available for the country club and pool will be gone, and yet greater traffic and parking requirements should be expected with expansion of the pool and addition of new tennis courts in this area. How do the developer and the landowner plan to handle this additional traffic and parking? More than likely, overflow traffic will end up seeking to park on the street where we live (Crenata Cv), as already happens during large swimming meets at the existing pool.
- 4) **We would suggest that the landowner should have considered the zoning restrictions during purchase and original development of this land.** Part of the reason we purchased our property was because this was an established, mature, neighborhood.

In summary, although the applicant has not clearly described the changes that will be made to the property, the proposed zoning change is likely to result in greatly increased noise, traffic and parking problems in our neighborhood. This would of course lead to a decrease in our property value. We would ask that you deny this request unless the applicant can produce a plan that ensures that parking and traffic requirements have been considered. In addition, we believe the developer and landowner should come up with a plan that minimizes impact to our neighborhood, preferably by building such new facilities in a location well within the bounds of their property, and not on the perimeter of the property directly opposite our cul-de-sac.

Thank you for listening to our concerns,

William H. Bosking
Darlene M. Bosking
9716 Crenata Cv
Austin, TX 78759

⊗ STREET LIGHTS



FEATURES

Pole and Fixture Placement

Installing the fixtures courtside removes the light source from the player's normal line of vision. This placement provides excellent illumination both on the court and on the tennis ball.

Fixture

The Courtsider XL's Forward Throw Reflector and concealed light source provide a sharp cutoff which successfully prevents unwanted glare. Its 1000 watt Metal Halide lamp source promotes efficiency and longer life. This successful combination eliminates costly maintenance work and keeps the court in a playable night-time condition. Energy saving 875 watt and 750 watt pulse-start metal halide versions are also available.

Fixture Mounting Height

A fixture mounting height of 22' (20' pole) provides the optimum balance of uniform court illumination and spill light containment. For increased uniformity of lighting on the court and improved lob shot illumination, fixture mounting heights of up to 30' are available. Higher mounting heights will result in a slightly increased amount of spill light.

Quantity of Light

The proper amount of light is important in the design of tennis court lighting and is typically dependent of what level of play is being performed. LSI Courtsider Sports Lighting has identified various levels of play and accordingly, appropriate light levels. Each system uses

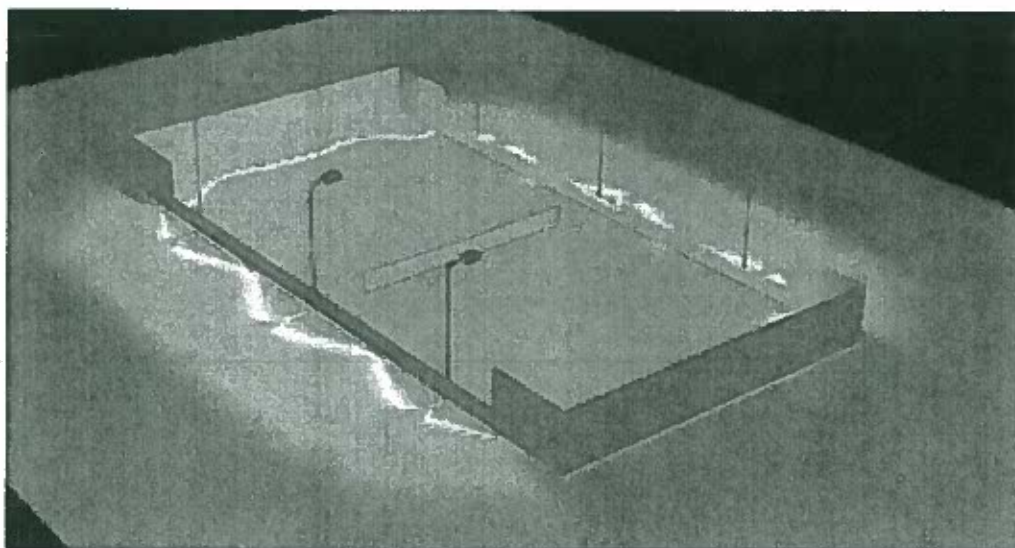
the proper number of fixtures and pole locations to reach these levels.

Uniformity of Light

Uniform light distribution is crucial when addressing the ratio of the maximum level on the court to the minimum level. LSI Courtsider Sports Lighting recommends that this maximum to minimum comparison be under a 2:1 ratio. By conforming to this criteria, a comfortable lighting system is insured.

Customized Footcandle Chart

A computerized footcandle chart, illustrating the Courtsider XL at work in your specific project, is available for the asking. Contact LSI Courtsider Sports Lighting for more details.



Radiosity analysis showing lighting intensity on and off the court

February 16, 2010

City of Austin
Austin, TX

Gentlemen:

The purpose of this letter is to express my support for the variance request proposal presented to the City of Austin by the Great Hills Country Club.

Great Hills Country Club has recently met with me to review their plans to build ~~additional Tennis Courts in the storage area and parking lots next to my house.~~ I support the request that Tennis Courts will be placed beginning ten feet away from my property.

If the request is not granted, the Courts will be placed fifty feet away from my property, but the resultant 50 foot area will be used as a parking area, which I consider less desirable.

Please note that an existing eight foot fence now separates my property from the Great Hills property area in question.

In summary, I support the Great Hills request.

Thank you.



Steve Rogers
6106 Lost Horizon
Austin, TX 78759

CC: Larry Harper, General Manager
Great Hills Country Club

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Platting Commission
May 13, 2010, City Council

DARLENE BOSKING

Your Name (please print)

9716 CRENSHAW CV AUSTIN, TX

Your address(es) affected by this application

Darlene M. Bosking

Signature

Daytime Telephone: 713 882 7619

Comments:

☐ I am in favor
☒ I object

78759

4/4/2010

Date

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City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

April 5, 2010

Ms. Sherri Sirwaitis
City of Austin
Planning & Development Review Department
PO Box 1088
Austin, TX 78767-8810

RE: Case # C14-2010-0017

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Austin, TX 78759

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Case Number: C14-2010-0017

Contact: Sherri Sirvaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Platting Commission
May 13, 2010, City Council

JASON DANSEN

Your Name (please print)

9715 CREWATA CV

Your address(es) affected by this application

Jason M. Dansen

Signature

4/5/10

Date

Daytime Telephone: (832) 798-9345

Comments:

Zoning creates a separation of conflicting land uses and protects the public health, safety and the general welfare of the community. Several residences live across the street from the parking lot and pool area. An expansion would lead to safety issues for young children at play with increased traffic congestion and parking on the streets in front of our homes. Lighting of tennis courts would shine into our master bedrooms and the noise could prevent both children and adults from sleeping. These changes do not serve the neighborhood and community needs since it is a private for profit business and is not accessible from major traffic ways. The owners knew the zoning conditions of this property when they purchased it. We as homeowner's have rules that we need to abide by as well. They are simply asking us to be more lenient on the zoning so they can make additional money in the most convenient way for them - on an existing parking lot that is adjacent to tax paying homeowners.

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

City of Austin

Planning & Development Review Department

Sherri Sirvaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Platting Commission
May 13, 2010, City Council

Muriel

Wootton

Your Name (please print)

6206 Lost Horizon

Your address(es) affected by this application

Muriel E. Wootton

3/31/10

Signature

Date

Daytime Telephone: 342-8865

Comments:

I would like to see the
Area stay as it is with
no mixed use development
with possible MU - NO
retail, commercial district,
which would change
character of area!
MSA

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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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: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Planning Commission
May 13, 2010, City Council

RUBEN KRUMHOLTZ

Your Name (please print)

6016 CHICOTEA COVE, AUSTIN, TX 78739

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512-286-7073

Comments: I NEED TO BETTER UNDERSTAND THE

IMPLICATIONS

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City of Austin
Planning & Development Review Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

☐ I am in favor
☒ I object

APR 3, 2010

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Planning Commission
May 13, 2010, City Council

Dr. Peter + Sunny Farrett
Your Name (please print)

6004 Chictora Cove
Your address(es) affected by this application

Austin, TX 78759

Signature

4/12/10
Date

Daytime Telephone: Cell - 512-638-7743

Comments:

Please note that we do NOT want you to have forward on this project/proposal until we know what impact this will have concerning our neighborhood. After our review and with our neighbors we will determine if this is something we can agree with. He also plans to attend the Great Hills meeting regarding this matter on April 14, 2010 at 6:34 PM at the Great Hills Country Club (Clubhouse).

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

* FAX - 512-974-6054 *

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Platting Commission
May 13, 2010, City Council

David Edwards
Your Name (please print)

6605 Chickora Ave Austin 78759
Your address(es) affected by this application

David Edwards
Signature

4/11/10
Date

Daytime Telephone: 512-345-9425

Comments: This proposed move of the Carcut Hills tennis courts would create a greater traffic and parking hazard in a more congested area of this neighborhood. Leave the tennis courts where they are.

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

City of Austin
Planning & Development Review Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

☐ I am in favor
☒ I object

ATTN: Ms. SHERI DIRWATIS.
PAGES = 2

REZONING

GREAT HILLS COUNTRY CLUB

LEARN MORE

When: Wednesday, April 14th @ 6:30 pm

Where: Great Hills Country Club
Dining Room

Agenda: Presentation by GHCC
Q & A Session
(~ 1 hr meeting)

Upcoming City Approval Meetings:

Zoning & Platting Commission, April 20, 2010 @ 6:00 pm

City Council, May 13, 2010 @ 2:00 pm

*Both meetings held at Austin City Hall, City Hall Chambers, 301 W 2nd Street

INTERESTED IN BEING ON THE EMAIL LIST FOR RECENT INFORMATION?

Email Darlene Bosking @ dbosking@yahoo.com (9716 Crenata Cv)

713 882 7619

PUBLIC HEARING INFORMATION

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Case Number: C14-2010-0017

Contact: Sherri Strawits, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Planning Commission
May 13, 2010, City Council

ROBI BAKER

Your Name (please print)

9700 CRENATA

COB

AUSTIN TX 78759

Your address(es) affected by this application

Signature

Date

Daytime Telephone: (512) 345-1677

Comments: AS A RESIDENT BEING AFFECTED BY THIS ZONING CHANGE, I HAVE SEVERAL SERIOUS CONCERNS:

- ① LIGHT POLLUTION FROM TENNIS COURTS
- ② INCREASED TRAFFIC & NOISE ON ST. LEON VILLEN. AND GENERAL BEUTY DEVELOPMENT WITHOUT ANY COMMUNITY CONSIDERATIONS.

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

FROM:

City of Austin
Planning & Development Review Department

Sherri Strawits

P. O. Box 1088

Austin, TX 78767-8810

Robi Baker

PUBLIC HEARING INFORMATION

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 18, 2010, Zoning & Platting Commission
May 27, 2010, City Council

Sofia Emma

Your Name (please print)

6001 Chetara Lane Austin TX 78759

Your address(es) affected by this application

Sofia Emma

Signature

Date

Daytime Telephone: 512-913-7147

Comments:

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

City of Austin
Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 18, 2010, Zoning & Planning Commission
May 27, 2010, City Council

Patricia Chapman

Your Name (please print)

6204 Lost Horizon Dr Austin TX

Your address(es) affected by this application

78759

Patricia Chapman

5-13-10

Signature Date

Daytime Telephone: 512 422 5589

Comments: Added traffic

Not safe for children

Not safe for elderly

Major deer crossing on Lost Horizon Dr

Effect on property value

By person loss of eyesight will make

it more hazardous for me

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City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

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Numero de caso : C14-2010-0017

Persona designada : Sherri Sirwaitis, 974-3057

Audiencia Publica : May 18, 2010, Zoning & Platting Commission
May 27, 2010, City Council

Raymond Garcia

Su nombre (en letra de molde)

9601 Blues 1055 Dr. Austin, TX 78759

Su domicilio afectado(s) por esta solicitud

5-7-10

Firma

Fecha

Daytime Telephone: 512-372-9942

Comments:

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin
Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Numero de caso : C14-2010-0017

Persona designada : Sherri Sirwaitis, 974-3057

Audiencia Publica : May 18, 2010, Zoning & Platting Commission
May 27, 2010, City Council

Rafael Garcia
Nombre (en letra de molde)

9601 Bluescars Dr. Austin TX 78759
Su domicilio(s) afectado(s) por esta solicitud

☐ I am in favor
☒ I object

Firma

Fecha

Daytime Telephone:

Comments:

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Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810