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**ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2011-0014 – Heritage Oak Hill

**Z.A.P. DATE:** April 5, 2011  
May 3, 2011

**ADDRESS:** 8922 Manchaca Road

**OWNER:** Cuong D. Tran

**AGENT:** Bury + Partners, Inc.  
(Melissa M. Neslund)

**ZONING FROM:** DR

**TO:** MF-2

**AREA:** 5.30 acres

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant multi-family residence – low density – conditional overlay (MF-2-CO) combining district zoning. The Conditional Overlay limits the property to retirement housing (large site) and all townhouse and condominium residence (SF-6) uses.

If the requested zoning is recommended for this site, then Staff recommends a Restrictive Covenant to include all recommendations listed in the Neighborhood Traffic Analysis memorandum, dated April 27, 2011, as provided in Attachment A.

**ZONING & PLATTING COMMISSION RECOMMENDATION:**

April 5, 2011: *APPROVED A POSTPONEMENT REQUEST BY THE STAFF TO MAY 3, 2011*

*[P. SEEGER; G. BOURGEOIS – 2<sup>ND</sup>] (5-0) 1 VACANCY ON THE COMMISSION*

May 3, 2011:

**ISSUES:**

The Applicant has contacted representatives of Tanglewood Forest Neighborhood Association, Castlewood-Oak Valley Neighborhood Association, and Davis Hills Estates HOA about the proposed rezoning and senior housing project. Staff has received a significant amount of correspondence regarding the extension of the adjacent streets into the property which is attached at the back of the Staff packet.

**DEPARTMENT COMMENTS:**

The subject tract is undeveloped and zoned development reserve (DR) upon annexation into the City limits in 1997. The primary access to the tract is by way of Manchaca Road. One street from the Castlewood-Oak Valley subdivision and two streets from the Tanglewood Forest subdivision abut the tract from the west and south, respectively. The tract is adjacent to a church to the north (GO-CO; NO-CO), and single family residences to the west and duplexes and a school to the south (SF-1; SF-2). An undeveloped tract is across Manchaca

Road to the east (LO-MU-CO). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Vicinity Map).

The Applicant proposes to rezone the tract to the multifamily residence – low density (MF-2) district for retirement housing (large site, greater than 12 units) use. The proposed project will include 96 units of retirement housing which will include one and two bedroom units as well as a swimming pool, activity center, business center, picnic areas and open space. The retirement housing (large site) use is conditional in the MF-2 district and will require site plan review by the Commission. The Applicant is also willing to limit the uses to retirement housing (large site) as the only MF-2 use, and all SF-6, townhouse and condominium residence uses. Staff supports the Applicant's request based on the following: 1) access to the site will be taken from Manchaca Road, an arterial roadway; and 2) MF-2 zoning as requested by the Applicant provides a set of compatible land uses in the context of the surrounding civic, single family residence and duplex neighborhoods.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	DR	Undeveloped
<i>North</i>	GO-CO; NO-CO; SF-2	Church; Single family residences in the Davis Hill Estates subdivision
<i>South</i>	NO; SF-2; SF-1	School; Duplexes in the Tanglewood Forest subdivision
<i>East</i>	LO-MU-CO	Undeveloped
<i>West</i>	SF-1	Single family residences in the Castlewood Forest subdivision

**AREA STUDY:** N/A

**NTA:** Is required – Please refer to Attachment A

**WATERSHED:** Slaughter Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

- 26 – Far South Austin Community Association
- 97 – Castlewood-Oak Valley Neighborhood Association
- 217 – Tanglewood Forest Neighborhood Association
- 511 – Austin Neighborhoods Council
- 627 – Onion Creek Homeowners Association
- 658 – Texas Oaks North Neighborhood Association
- 742 – Austin Independent School District
- 786 – Home Builders Association of Greater Austin
- 943 – Save Our Springs Alliance
- 1037 – Homeless Neighborhood Association
- 1075 – League of Bicycling Voters
- 1113 – Austin Parks Foundation
- 1200 – Super Duper Neighborhood Objectors and Appealers Organization
- 1224 – Austin Monorail Project
- 1228 – Sierra Club, Austin Regional Group

1236 – The Real Estate Council of Austin, Inc.

**SCHOOLS:**

Cowan Elementary School     Bailey Middle School     Akins High School

**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-02-0042 – 9007 Manchaca Road	DR to LR	To Grant LO-MU-CO with the CO for a 15' vegetative buffer within the 25 foot setback and 2,000 trips	Approved LO-MU-CO with the CO for 2,000 trips per day (10-3-02).
C14-00-2108 – 9115 – 9125 Block of Manchaca Road	LO-CO to LR	To Grant LR-CO with CO for 2,000 trips and list of prohibited uses	Approved LR-CO as Commission recommended (8-31- 00).
C14-97-0066 – Castlewood-Oak Valley Neighborhood Association – West of Manchaca Road, bounded by Davis Lane, Queenswood, Collingwood and Monarch Drives	SF-2 to SF-1	To Grant	Approved (8-21-97).
C14-97-0011 – Southwest Church of Christ – 8900 Manchaca Road	DR to GO	To Grant GO-CO for Tract 1 and NO for Tract 2	Approved GO-CO for Tract 1 with the CO establishing NO uses and NO-CO with the CO to preserve the existing oak trees within 25' of the west property line, and a 2,000 trips across Tracts 1 and 2 (4-24- 97).
C14-94-0014 – Cordes Corners Neighborhood Office – 9000 Manchaca Road	SF-2 to NO	To Grant	Approved (3-17-94).
C14-93-0109 – Fort Davis Hill	SF-3; SF-6; LO to SF-2; MF-2;	To Grant LR for Tract 1; MF-2 with a CO of	Approved as Commission

Rezoning – 8650 Block of Manchaca Road	LR	17 u.p.a. for Tract 2; SF-2 for Tract 3a and SF-1 for Tract 3b	recommended (11-18-93).
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**RELATED CASES:**

There are no related subdivision or site plan cases on the subject property.

The property was annexed into the City limits on December 31, 1997 by Ordinance Number 971218-D.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Daily Traffic
FM 2304/Manchaca Road	Varies	90 feet	Arterial	29,000 (TXDOT, 2009)
Sedgemoor Trail	50 feet	27 feet	Local	343 (2011)
Sanger Drive	50 feet	27 feet	Local	233 (2011)
Comburg Castle Way	60 feet	36 feet	Collector	508 (2011)

There are existing sidewalks along FM 2304/Manchaca Road.

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

Street Name	Existing Bicycle Facility	Recommended Bicycle Facility
FM 2304/Manchaca Road	Wide Shoulder	Wide Shoulder
Sedgemoor Trail	None	None
Sanger Drive	None	None
Comburg Castle Way	None	None

Capital Metro bus service (route no. 3) is available along FM 2304/Manchaca Road.

**CITY COUNCIL DATE:** April 21, 2011

**ACTION:** Approved a Postponement request by the Staff to May 12, 2011 (5-0, Council members Shade and Spelman – off the dais).

May 12, 2011

**ORDINANCE READINGS:** 1<sup>st</sup>

2<sup>nd</sup>

3<sup>rd</sup>

**ORDINANCE NUMBER:**

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

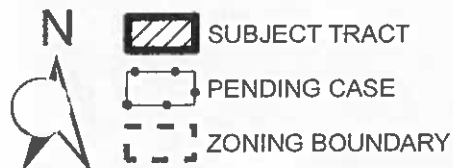
**PHONE:** 974-7719



## ZONING

EXHIBIT A

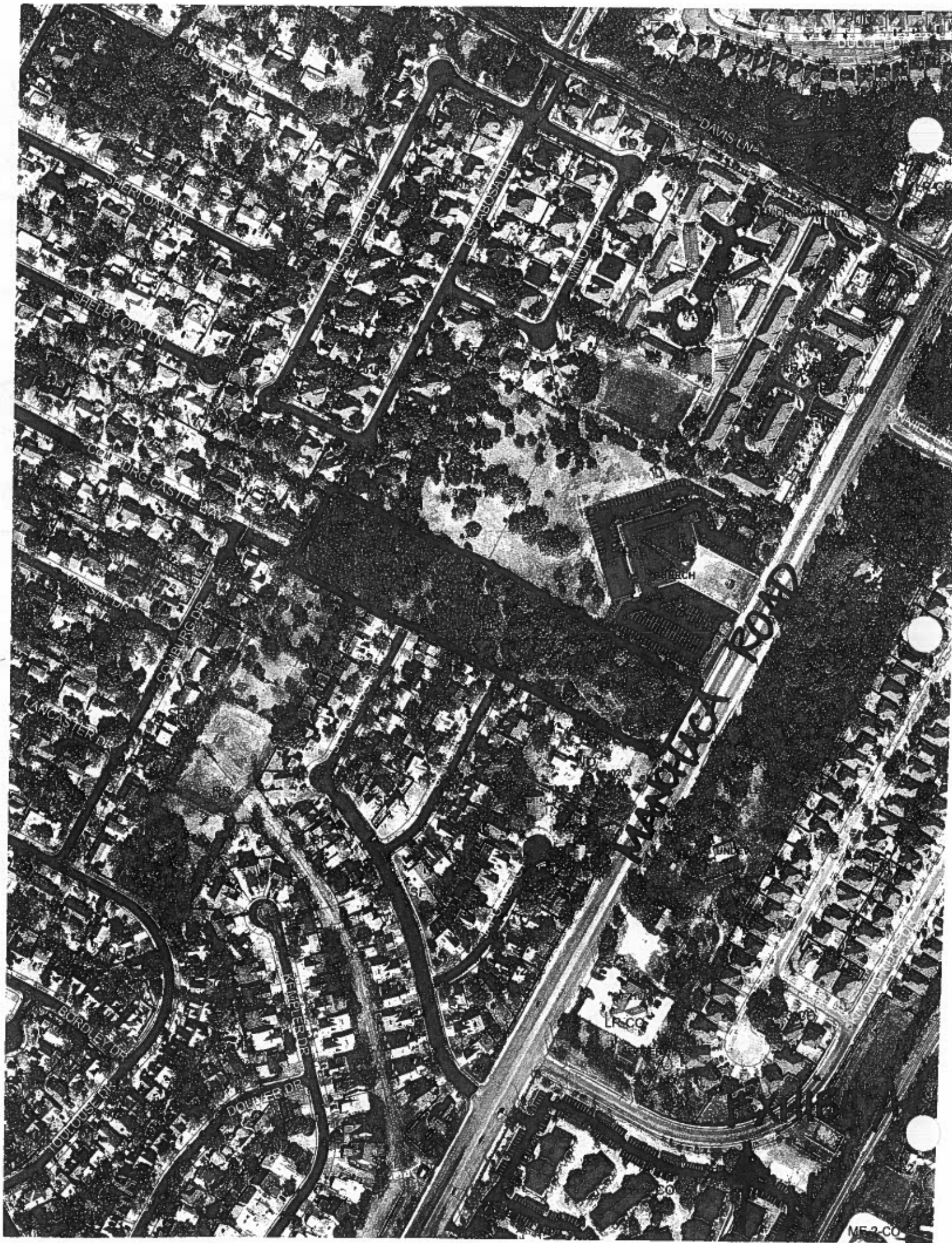
ZONING CASE#: C14-2011-0014  
 LOCATION: 8922 MANCHACA RD  
 SUBJECT AREA: 5.30 ACRES  
 GRID: E15  
 MANAGER: WENDY RHOADES



1" = 400'

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







## MEMORANDUM

**TO:** Wendy Rhoades, Case Manager  
**CC:** Melissa Neslund  
**FROM:** Candace Craig, Transportation Planner  
**DATE:** April 28, 2011  
**SUBJECT:** Neighborhood Traffic Analysis for  
Sedgemoor Trail, Sanger Drive, and Comburg Castle Way  
Zoning Case: Heritage Oak Hill (Case #: C14-2011-0014)

The Transportation Section has performed a neighborhood traffic impact analysis for the above referenced case and offers the following comments.

The 5.30-acre site is currently undeveloped and proposes an assisted living use. The site is located in south Austin, on Manchaca Road, and is approximately 1/3-mile south of Davis Lane. The project, which is currently zoned Development Reserve (DR), is requesting a change to Multi-Family Residence - Low Density (MF-2). Surrounding land uses to the north are single-family residences and religious assembly, to the west are single-family residences, to the south are single-family residences and a pre-school, and to the east is Manchaca Road. The tract is proposing vehicular access to Manchaca Road. Sedgemoor Trail, Sanger Drive, and Comburg Castle Way are residential streets that stub out to the site. Although the applicant did not propose access to these residential streets, subdivision regulations require extension of these streets unless a variance is granted by the Land Use Commission (§ 25-4-151).

### Roadways

**FM 2304 (Manchaca Road)** - FM 2304 (Manchaca Road) is a State maintained roadway and is classified as an arterial. Currently, Manchaca Road is a four-lane roadway with a continuous center left turn lane and wide painted shoulders in each direction. According to the 2025 Austin Metropolitan Area Transportation Plan (AMATP), a MAD 6 (6 lane, major arterial divided) cross section is proposed on Manchaca Road by 2025. The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way to accommodate the proposed roadway section. According to annual average daily traffic counts (AADT) collected by the Texas Department of Transportation (TxDOT) in 2009, Manchaca Road carries approximately 29,000 vehicles per day (vpd). The AADT count indicates the typical traffic on the roadway during a normal workday of a given week. Manchaca Road is an existing and proposed bicycle route (Route # 27) according to the Austin 2009 Bicycle Plan. Wide shoulders lanes are the existing and recommended bicycle facility on Manchaca Road.

**Sedgemoor Trail** - Sedgemoor Trail is classified as a local residential street with 50'-wide right-of-way, 27' of pavement and carries approximately 343 vehicles per day (vpd) according to traffic counts collected in April, 2011. Sedgemoor Trail is located south of the site in a single outlet subdivision platted in 1983.

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**Sanger Drive** - Sanger Drive is classified as a local residential street with 50'-wide right-of-way, 27' of pavement and carries approximately 233 vehicles per day (vpd) according to traffic counts collected in April, 2011. Sanger Drive is also located south of the site in the single outlet subdivision platted in 1983.

**Comburg Castle Way** - Comburg Castle Way is classified as a residential collector street with 60'-wide right-of-way, 36' of pavement and carries approximately 508 vehicles per day (vpd) according to traffic counts collected in April, 2011. Comburg Castle Way stubs out at the rear (west) of the site and may be extended to Manchaca Road to form a "T" intersection unless a variance is granted by the Land Use Commission. Austin Fire Department indicated it will be desirable for emergency response and improved connectivity to extend this street to Manchaca Road.

### **Trip Generation and Traffic Analysis**

The applicant requested a zoning change from Development Reserve (DR) to Multi-Family Residence - Low Density (MF-2). The trip generation under the requested zoning is estimated to be 954 trips per day, assuming that the site develops to the maximum intensity allowed under the zoning classification (without consideration of setbacks, environmental constraints, or other site characteristics). Distribution of trips was estimated as follows:

Street	Site Traffic
FM 2304/Manchaca Road	96%
Sedgemoor Trail	0.5%
Sanger Drive	0.5%
Comburg Castle Way	3%

The following is a table containing the estimated number of trips that will affect each street:

Street	Existing Traffic (vpd)	Site Traffic (vpd)	Total Traffic after Project (vpd)
FM 2304/Manchaca Road	29,000	916	29,916
Sedgemoor Trail	343	5	<b>348</b>
Sanger Drive	233	5	<b>238</b>
Comburg Castle Way	508	29	<b>537</b>

The Land Development Code specifies desirable operating levels for certain streets in section 25-6-116. These levels are as follows: A residential local or collector street with a pavement width less than 30' should carry 1,200 vehicles per day or less. A residential local or collector street with a pavement width of 30' up to and less than 40' should carry 1,800 vehicles per day or less.

### **Conclusions**

1. The neighborhood traffic analysis was required because the projected number of vehicle trips generated by the project exceeds the vehicle trips per day generated by existing uses by at least 300 trips per day, and the project has access to a local or residential collector street where at least 50



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percent of the site frontage has an SF-5 or more restrictive zoning designation. Sedgemoor Trail, Sanger Drive, and Comburg Castle Way are classified as residential streets.

2. Because Sedgemoor Trail, Sanger Drive, and Comburg Castle Way will not exceed the desirable operating level once the site is constructed no additional improvements are required.
3. If the requested zoning is granted for this site, then up to 70 feet of right-of-way from the existing centerline should be dedicated for FM 2304 (Manchaca Road) in accordance with the Roadway Plan.
4. Extension of Sedgemoor Trail, Sanger Drive, and Comburg Castle Way according to § 25-4-151 should be considered during subdivision of the property.

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If you have any questions or require additional information, please contact me 974-2788.

*Candace Craig*

Candace Craig

Sr. Planner ~ Transportation Review

Planning and Development Review Department

**SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant multi-family residence – low density – conditional overlay (MF-2-CO) combining district zoning. The Conditional Overlay limits the property to retirement housing (large site) and all townhouse and condominium residence (SF-6) uses.

If the requested zoning is recommended for this site, then Staff recommends a Restrictive Covenant to include all recommendations listed in the Neighborhood Traffic Analysis memorandum, dated April 27, 2011, as provided in Attachment A.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

The multi-family residence low density (MF-2) district is intended to accommodate multifamily use with a maximum density of 23 units per acre, depending on unit size. This district is appropriate for multifamily residential areas located near single family neighborhoods or in an area for which low density multifamily use is desired.

2. *Zoning changes should promote compatibility with adjacent and nearby uses, and should not result in detrimental impacts to the neighborhood character.*

Staff supports the Applicant's request based on the following: 1) access to the site will be taken from Manchaca Road, an arterial roadway; and 2) MF-2 zoning as requested by the Applicant provides a set of compatible land uses in the context of the surrounding civic, single family residence and duplex neighborhoods.

**EXISTING CONDITIONS****Site Characteristics**

The tract is undeveloped and relatively flat. There appear to be no significant topographical constraints on the site.

**Impervious Cover**

The maximum impervious cover allowed by the MF-2 zoning district would be 60%, which is consistent with the watershed regulations described below.

**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 Slaughter Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed 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**

The Austin Metropolitan Area Transportation Plan calls for 140 feet of right-of-way for FM 2304/Manchaca Road. If the requested zoning is granted for this site, then 70 feet of right-of-way from the existing centerline should be dedicated for FM 2304/Manchaca Road according to the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55]. Dedication will be handled at the subdivision / site plan stage of development.

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].

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results are provided in Attachment A [LDC, Sec. 25-6-114].

Street extensions may be required during the subdivision process [LDC, 25-4-151].

**Water and Wastewater**

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at his 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.

**Site Plan and Compatibility Standards**

The site is subject to compatibility standards. Along the north, west and south property lines, 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.

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

## 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](http://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: C14-2011-0014

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Apr. 5, 2011, Zoning and Platting Commission

Apr. 21, 2011, City Council

John W. Blum Jr.

Your Name (please print)

8700 Manchaca #505 Austin 78748

Your address(es) affected by this application

John W. Blum Jr.

Signature

Date

Daytime Telephone: 512-292-3377

3-28-11

Comments:

I believe the proposed zoning change and mixed-use development will be an asset to the neighborhood.

JB

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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Case Number: C14-2011-0014

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Apr. 5, 2011, Zoning and Platting Commission  
Apr. 21, 2011, City Council

Win Butler

Your Name (please print)

2304 Shelby Oak Lane

Your address(es) affected by this application

Win Butler

Signature

3/28/11

Date

Daytime Telephone: 512-280-3004

Comments: I object. This is a

single family neighborhood.

5.3 acre X 23 = 121.9 units

121.9 units X 3 (Father, Mother,

child) = 365.7 people jammed

into a congested area. This

will increase noise, traffic,

and crime. I am totally

AGAINST!

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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Case Number: C14-2011-0014

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Apr. 5, 2011, Zoning and Planning Commission

Apr. 21, 2011, City Council

Shannon Zucca

Your Name (please print)

9009 Sedgemoore Trail

Your address(es) affected by this application

Shannon Zucca 3-28-11

Signature

Date

Daytime Telephone: 512-328-7133

Comments: The proposed changes would adversely affect my property. We are currently on a street that is a cul-de-sac with no traffic running through the neighborhood. Nice trees and natural foliage now exist. This plan would increase traffic flow and and destroy the peaceful neighborhood filled with trees & natural foliage. Please do not approve the change.

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Thank you Shannon Zucca

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Case Number: C14-2011-0014

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Apr. 5, 2011, Zoning and Platting Commission

Apr. 21, 2011, City Council



Ms. Judith Abbott  
2210 Cornburg Castle Way  
Austin, TX 78748

☐ I am in favor  
☒ I object

Your address(es) affected by this application

*Judith S. Abbott*

Signature

Date

Daytime Telephone: 512-478-3511

Comments:

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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## PUBLIC HEARING INFORMATION

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Case Number: C14-2011-0014

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Apr. 5, 2011, Zoning and Planning Commission  
Apr. 21, 2011, City Council

BRITNEY RAFAELS YOUNG  
Your Name (please print)

☐ I am in favor  
☒ I object ✓

9008 A SANGER DRIVE, AUSTIN, TX 78748  
Your address(es) affected by this application

Britney Rafels Young 3-29-11  
Signature Date

Daytime Telephone: 512-576-2036

Comments:

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

7/4

## PUBLIC HEARING INFORMATION

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Case Number: C14-2011-0014

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Apr. 5, 2011, Zoning and Platting Commission

Apr. 21, 2011, City Council

☐ I am in favor  
☒ I object

Your Name (please print)

Sharon E. Wieland

Your address(es) affected by this application

9007 B. Seagymoor Trail

Austin TX 78748

Sharon E. Wieland Signature

Date 3/26/11

Daytime Telephone: 512-917-2821 (ASTRONOON)

Comments:

PLEASE, PLEASE NO! MORE APTS WOULD LOWER MY PROPERTY VALUE. MORE APTS WOULD OVERCROWD THE NEIGHBORHOOD & INCREASE THE CRIME.

Just Say No!

P.S. I VOTE. Just saying. I will REMEMBER. Sharon E. Wieland

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

18/4

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Case Number: C814-2009-0099

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: April 12, 2011, Planning Commission

Christine Bennett

Your Name (please print)

☐ I am in favor  
☒ I object

7724 El Dorado Dr., Austin, TX 78737

Your address(es) affected by this application

Christine Bennett

Signature

4-4-2011

Date

Daytime Telephone: 512-767-0079

Comments: I Absolutely Object to A x the

zoning. 290 W is already so crowded

I can't get 40 ft from work & get

to my daughter's school. This will

also impact the environmental balance

in the area. I vote to go along w/

the original zoning!!!

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

19/C4

## PUBLIC HEARING INFORMATION

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Case Number: C814-2009-0099

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: April 12, 2011, Planning Commission

Ronald Bennett

Your Name (please print)

7724 El Dorado Dr

Your address(es) affected by this application

Ronald Bennett

Signature

4-4-2011

Date

Daytime Telephone: 512-282-2249

Comments:

I am against any rezoning or  
modification of this land  
for environmental and traffic reasons.

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

2/10/11



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Case Number: C14-2011-0014

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Apr. 5, 2011, Zoning and Platting Commission

Apr. 21, 2011, City Council

Rebecca Klier

Your Name (please print)

9007 Comburg Drive

Your address(es) affected by this application

*Rebecca Klier*

Signature

Date

Daytime Telephone: 512-657-1376

4-3-2011

☐ I am in favor  
☒ I object

Comments: The neighborhoods in this area are already affected by more traffic/cut through - adding more high density developments would only increase this problem. We are VERY MUCH AGAINST THIS development, especially should a cut-through be allowed on Comburg Castleway.

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

2/5

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Case Number: C14-2011-0014

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Apr. 5, 2011, Zoning and Platting Commission

Apr. 21, 2011, City Council

FAYE DICKSON  
Your Name (please print)

☐ I am in favor  
☒ I object

8825 MASQUEBO CIR. AUSTIN, TX 78748  
Your address(es) affected by this application

Faye Dickson 3/29/11  
Signature Date

Daytime Telephone: 512-282-8503

Comments:

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

22/C4

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Case Number: C14-2011-0014

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Apr. 5, 2011, Zoning and Planning Commission

Apr. 21, 2011, City Council

MELVYN SOLOFF, SOLWEIG SOLOFF,  
ZARA SOLOFF.

Your Name (please print)

2305 VASSAL DR

Your address(es) affected by this application

2305 VASSAL DR. Melvyn Soloff 03/28/11 Date

Signature

Daytime Telephone: (409) 737-1245

Comments: I object as strongly as possible!

☐ I am in favor

☒ I object

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

23/C4

40  
**Rhoades, Wendy**

C4  
24

**From:** John M. Jasso [REDACTED]  
**Sent:** Thursday, April 21, 2011 7:50 AM  
**To:** Rhoades, Wendy  
**Subject:** Project C14-2011-0014

Dear Ms. Rhoades,

My family and I live in the Castlewood subdivision, near the planned multi-family development.

Please do not allow access to Manchaca Road from Comburg Castle Way.

I believe the recent traffic count shows how little traffic currently passes this street. If this were to become a thoroughfare, the unwanted and unnecessary additional traffic would ruin our peaceful neighborhood and reduce our property values.

Furthermore, no purpose would be served to any tax paying resident and no traffic problems would be solved.

Sincerely,  
John Jasso  
2304 Lancaster Drive

4/21/2011

1.  
0.5  
Rhoades, Wendy

C4  
25

From: Bridge Stone  
Sent: Thursday, April 21, 2011 7:52 AM  
To: Rhoades, Wendy  
Cc: Me  
Subject: project C14-2011-0014 opposition to Comburg Castle Way connecting to Manchaca

Mrs. Rhoades,

I live in the Castlewood Forest area and wanted to voice my opposition to Comburg Castle Way connecting to Manchaca. This would be unnecessary and it should be allowed as the developer wants with just an emergency gate that the Fire Dept can only open.

Best Regards,

John DeLeon  
512-767-2340

14  
Rhoades, Wendy

C4  
26

**From:** Floyd Clark [REDACTED]  
**Sent:** Thursday, April 21, 2011 9:32 AM  
**To:** Rhoades, Wendy  
**Subject:** Heritage Oak Hill Site Plan

Hello Ms. Rhoades:

Re: C14-2011-0014 Heritage Oak Hill Seniors Project, 8900 Manchaca Road.

I am a resident and member of the Castlewood Forest-Oak Valley Neighborhood.

I wish to support the project so it can become a controlled entrance site for safety of the proposed residents. If the city requires multiple streets to be a part of this project, the site will become unusable. Several project managers have looked at this site in the past, and have had to drop the idea because the city's tree and street requirements. Please allow this project to become a possibility.

I am opposed to requiring the extension of Comburg Castle Way to Manchaca Road, and the extension of Sedgemoor Trail and Sanger Drive into the project site. Doing so would kill any chance for this project to continue.

Floyd Clark  
2307 Rustic Oak Lane  
Austin, Texas  
282-8245

4/21/2011



C4  
27

Rhoades, Wendy

**From:** Lori Kattner [REDACTED]  
**Sent:** Thursday, April 21, 2011 10:12 AM  
**To:** Rhoades, Wendy  
**Subject:** Heritage Oak Hill Site Plan

Ms. Rhoades:

My name is Lori Kattner and I am a resident of the Castlewood Forest-Oak Valley Neighborhood. With regard to case number C14-2011-0014, the proposed Heritage Oak Hill seniors project at 8922 Manchaca Rd, I wish to voice my opposition to any extension of Comburg Castle Way. We have enough traffic on Comburg Castle Way, and Collingwood Drive is a nightmare. People driving through so fast on those roads, it is frightening. I would request that the only entrance be on Manchaca Road, just like Towne Court and La Vid Homes is.

Thank you so much for listening!

Lori Kattner

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4/21/2011

43  
**Rhoades, Wendy**

C4  
28

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**From:** Doug Tabony [REDACTED]  
**Sent:** Thursday, April 21, 2011 10:42 AM  
**To:** Rhoades, Wendy  
**Subject:** RE: project C14-2011-0014

I am voicing my opposition to opening Comburg Castle Way to Manchaca. There are three streets close by, Davis, Crownspoint and Monarch that already serve east-west traffic. Comburg Castle Way is a 3 block, neighborhood street that would not serve as a logical link to Manchaca.

Thank you,  
Douglas & Laura Tabony  
2403 Vassal Dr  
Austin 78748  
(1 block south of Comburg Castle Way)

4/21/2011

43  
Rhoades, Wendy

C4  
29

**From:** DOUGLAS DuBois [REDACTED]  
**Sent:** Thursday, April 21, 2011 12:39 PM  
**To:** Rhoades, Wendy  
**Cc:** Mark Tilley; Mark Tilley  
**Subject:** Project or Case No. C14-2011-0014

Good day Ms. Rhoades,

I am writing in support of the proposed development on Manchaca Rd. to be known as Heritage Oak Hill, as long as Comburg Castleway is not required to be connected through to Manchaca Rd.

We enjoy low traffic counts and little outside intrusion in Castlewood Forest subdivision and feel if Comburg Castleway is forced through to Manchaca Rd., this tranquility will be disrupted.

I understand Heritage Oak Hill will have an emergency only access at the back of the lot to Comburg Castleway and I am OK with that plan.

Respectfully submitted,

Doug DuBois, Jr.  
2304 Vassal Dr.  
Austin, TX 78748

COVNA Past President  
512-826-2472

4/21/2011

4  
**Rhoades, Wendy**

**From:** Ceasar Sanchez [REDACTED]  
**Sent:** Thursday, April 21, 2011 11:16 PM  
**To:** Rhoades, Wendy  
**Subject:** project C14-2011-0014

Cy  
30

I am a resident of Castlewood neighborhood and am strongly opposed to connecting the street to Manchaca. We want to keep the integrity of our neighborhood intact for our children and this would only create an increase of hazardous traffic. This is significant b/c this neighborhood has no sidewalks for children to walk or play so opening up Comburg Castle would increase the likelihood of a tragedy to a child. Thank you.

Cesar A. Sanchez  
2213 Toulouse Drive  
Austin, TX 78748  
512-484-7426

4/22/2011

Rhoades, Wendy

C4  
31

From: Sarah Blaine  
Sent: Friday, April 22, 2011 10:29 AM  
To: Rhoades, Wendy  
Subject: project C14-2011-0014

Dear Ms. Rhoades,

My name is Sarah Blaine and I am a resident of the Castlewood Forest- Oak Valley Neighborhood. With regard to case number C14-2011-0014, the proposed Heritage Oak Hill seniors project at 8922 Manchaca Rd, I wish to voice my opposition to any extension of Comburg Castle Way. I live a few streets from Comburg Castle and I am concerned with the increase of traffic it may bring, as well as added crime. I bought my home in this neighborhood for many reasons, one being how secluded and quiet it is, without direct access to a main road. I think I join many of my neighbors in saying we'd like to keep it that way. There is really no reason to connect Comburg Castle Way to Manchaca, since the only people using it should be the residents of the neighborhood, and we'd prefer it stay the way it is. Allowing a "cut through" the neighborhood would potentially increase crime making an easy in/ easy out route, and it would disturb the overall quietness and safety of our very well established neighborhood of Castlewood Forest. Thank you for your time and consideration.

Sincerely,  
Sarah Blaine

WordWorks Jewelry  
Sarah Blaine  
505-670-5067  
[www.wordworksjewelry.com](http://www.wordworksjewelry.com)

145  
Rhoades, Wendy

C4  
32

**From:** Ron Smith [REDACTED]

**Sent:** Thursday, April 28, 2011 7:36 AM

**To:** Rhoades, Wendy

**Subject:** Project C14-2011-0014 Proposed Heritage Oak Hill Seniors Project

Dear Ms. Rhoades:

The Austin city government seems to pay little attention to resident concerns recently such as extending Westgate Blvd rather than upgrading Davis Lane. Hopefully this time our concerns will be considered.

I am a resident of Castlewood Forest and my name is Ronald Smith. We do not want to open Comburg Castle Way up to Manchaca Road which would ruin the way of life in our community that we have become accustomed to and the reason we live there.

Please consider an alternate plan.

Thank you.....

4/28/2011