

C8  
1

## ZONING CHANGE REVIEW SHEET

**CASE:** C14-2011-0054 Alarid Residence

**Z. P. C. DATE:** 10/25/11, 11/15/11

**ADDRESS:** 8004 Two Coves Drive

**AREA:** 3.88 Acres

**APPLICANT:** David Alarid

**AGENT:** Jim Bennett Consulting  
(Jim Bennett)

**NEIGHBORHOOD PLAN AREA:** None

**CAPITOL VIEW:** No

**WATERSHED:** West Bull Creek

**T.I.A.:** No.

**HILL COUNTRY ROADWAY:** No

**DESIRED DEVELOPMENT ZONE:** No

**ZONING FROM:** DR – Development Reserve

**ZONING TO:** SF-1 – Single Family Residence, Large Lot

### **SUMMARY STAFF RECOMMENDATION:**

Staff recommends SF-1 – Single Family Residence, Large Lot – Conditional Overlay. The Conditional Overlay would limit the impervious cover to thirty percent (30%).

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

### **DEPARTMENT COMMENTS:**

The property is currently developed with a single family residence and is zoned Development Reserve (DR). The applicant has indicated that he would like to change his zoning in order to receive a higher impervious cover limit. Under Development Reserve the impervious cover is limited to fifteen thousand square feet (15,000). If you take the lot size and divide the allowable impervious cover for DR zoning, it equates to approximately nine percent (9%) impervious cover for the subject property. The watershed impervious cover is limited to thirty percent (30%) so the applicant is requesting Single Family Residence, Large Lot zoning so he can utilize the maximum impervious cover allowed for this lot. There is a valid petition against the zone change for this case.

### **BASIS FOR RECOMMENDATION:**

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

Granting the zone change request would be in keeping with the surrounding uses to the south, east and west, which is single family residential.

C8/2<sup>2</sup>

**EXISTING ZONING AND LAND USES:**

|       | ZONING | LAND USES               |
|-------|--------|-------------------------|
| SITE  | DR     | Single family residence |
| NORTH | RR     | Undeveloped             |
| SOUTH | DR     | Single family residence |
| EAST  | DR     | Single family residence |
| WEST  | DR     | Single family residence |

**CASE HISTORIES:**

| CASE NUMBER | REQUEST | PLANNING COMMISSION | CITY COUNCIL |
|-------------|---------|---------------------|--------------|
|             |         |                     |              |
|             |         | No recent histories |              |
|             |         |                     |              |

**NEIGHBORHOOD ORGANIZATION:**

- Steiner Ranch HOA
- Austin Neighborhoods Council
- Glen Lake HOA
- Long Canyon HOA
- Long Canyon Phase II & III HOA

**SCHOOLS:**

Bryker Woods Elementary School  
 OHenry Middle School  
 Austin High School

**SITE PLAN COMMENTS RECEIVED:**

No site plan comments

**TRANSPORTATION COMMENTS RECEIVED:**

TR1: Existing Street Characteristics:

| Name            | ROW | Pavement | Classification | Daily Traffic |
|-----------------|-----|----------|----------------|---------------|
| Two Coves Drive | 60' | 18'      | Local          | Not Available |

TR2: No additional right-of-way is needed at this time.

TR3: 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].

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1/3

TR4: There are no existing sidewalks along Two Coves Drive.

TR5: According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Two Coves Drive.

TR6: Capital Metro bus service is not available within 1/4 mile of this property.

**ENVIRONMENTAL COMMENTS RECEIVED:**

- 1) The site is not located over the Edwards Aquifer Recharge Zone. The site is in the West 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%                         |

- 2) According to flood plain maps there is no flood plain in or within close proximity of the project location.
- 3) 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.
- 4) Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
- 5) 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.
- 6) 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.
- 7) 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.

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**CITY COUNCIL DATE:** November 10<sup>th</sup>, 2011

**ACTION:**

**ORDINANCE READINGS:** 1<sup>ST</sup> 2<sup>ND</sup> 3<sup>RD</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Clark Patterson  
[Clark.patterson@ci.austin.tx.us](mailto:Clark.patterson@ci.austin.tx.us)

**PHONE:** 974-7691



### ZONING

ZONING CASE#: C14-2011-0054  
 LOCATION: 8004 TWO COVES DR  
 SUBJECT AREA: 3.88 ACRES  
 GRID: E30, E31  
 MANAGER: CLARK PATTERSON



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

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.



03/26

SUBJECT  
TRACT



CS/17

P E T I T I O N

Date: 11/10/2011

File Number: C14-2011-0054

Address of Rezoning Request: 8004 Two Coves Drive

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 Development Reserve (DR), which is the current zoning, or Rural Residential (RR).

(STATE REASONS FOR YOUR PROTEST)

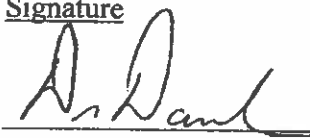
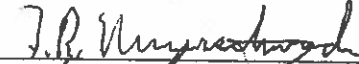
The SF-2 zoning requested by the applicant and the SF-1 zoning recommended by City of Austin staff are both inappropriate for this property. Given the size and topography of this lot, and the proximity of nearby neighborhoods of similar character which are zoned RR, this property should be zoned either DR or RR.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

|                                                                                     |                      |                |
|-------------------------------------------------------------------------------------|----------------------|----------------|
|  | DON DANIELS          | 8008 Two Coves |
|  | Daniel Hickox        | 8001 Two Coves |
|  | Fred Neuenschwander  | 8000 Two Coves |
|  | De TESAR             | 8005 Two Coves |
|  | Gretchen Nagaitis    | 8111 Two Coves |
|  | Mark Nagaitis        | 8111 Two Coves |
|  | Rogene Tesar         | 8005 Two Coves |
|  | MARC YAGJIAN         | 8007 Two Coves |
|  | Eric Hanlon          | 8102 Two Coves |
|  | LINDA NEUENSCHWANDER | 8000 TWO COVES |

C8/8

P E T I T I O N

Date: 11/11/2011

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Coves Drive

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address



Don R. Hartsell

8003 Two Coves Drive, Austin 78730

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C8/9

P E T I T I O N

Date: 11/13/2011

File Number: C14-2011-0054

Address of Rezoning Request: 8004 Two  
Coves Drive

To: Austin City Council

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

John D. Rock J. ROCK 8101 Two Coves

C8/10

## PETITION

Case Number: **C14-2011-0054**  
**8004 TWO COVES DR**

Date: 11/21/2011

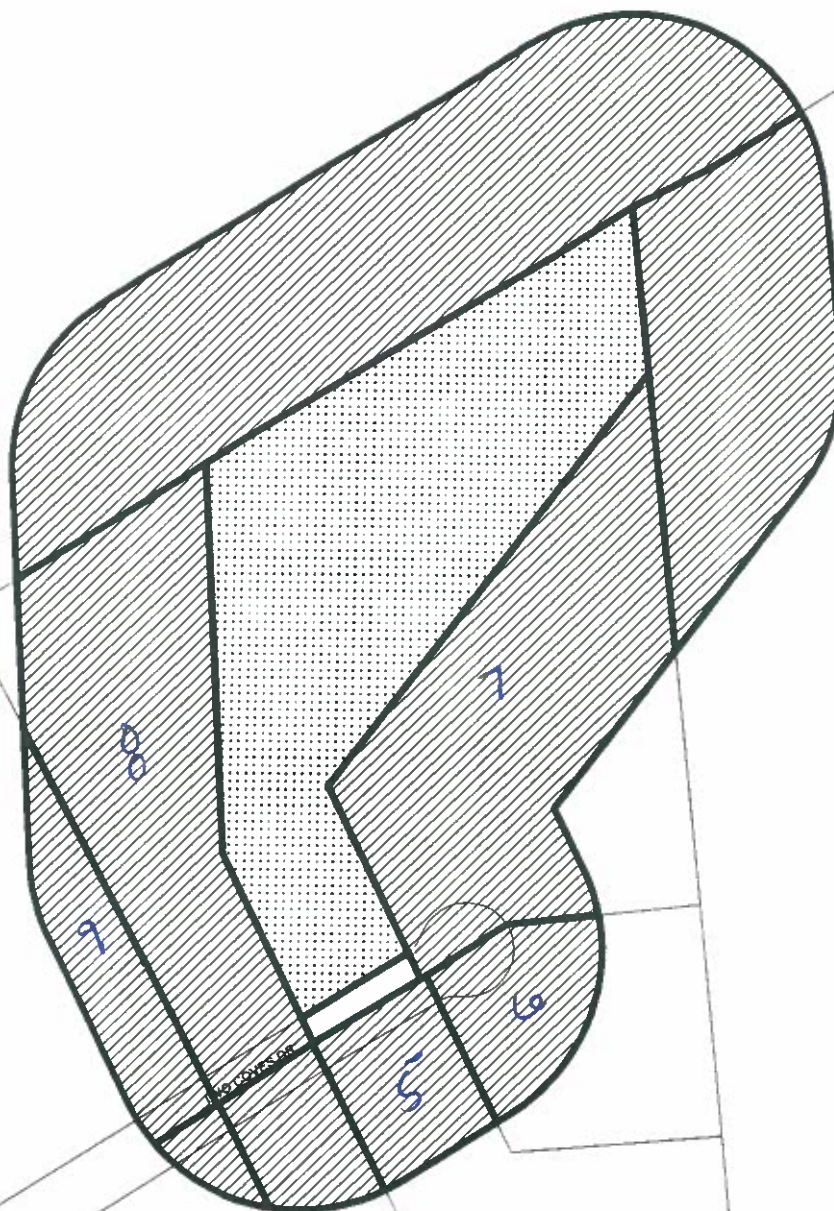
|                                                                  |           |
|------------------------------------------------------------------|-----------|
| Total Square Footage of Buffer:                                  | 552966.85 |
| Percentage of Square Footage Owned by Petitioners Within Buffer: | 50.67%    |



Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.



08/12



BUFFER

PROPERTY\_OWNER

SUBJECT\_TRACT

## PETITION

CASE#: C14-2011-0054



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

## PUBLIC HEARING INFORMATION

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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)

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Case Number: C14-2011-0054

Contact: Clark Patterson, 512-974-7691

Public Hearing: October 18, 2011, Zoning and Platting Commission  
November 10, 2011, City Council

Delbert & Renee Tesar

Your Name (please print)

we

☐ I am in favor  
☒ I object

Your address(es) affected by this application

One S. Time Capsule Dr. Austin, TX 78720 In-14-11

Signature

Date

Daytime Telephone: 512-346-5441

Comments: There needs to be a large amount of  
investment in this area. The amount of time and  
money in this area is not enough. We need to have  
these activities investigated/reviewed.

Delbert Tesar  
Renee Tesar

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

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## PUBLIC HEARING INFORMATION

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Contact: Clark Patterson, 512-974-7691

Public Hearing: October 18, 2011, Zoning and Planning Commission  
November 10, 2011, City Council

FRED & LINDA NEVENSCHANDLER

Your Name (please print)

8000 TWO COVES DR.

Your address(es) affected by this application

700 W. WINDYBUSH

Signature

Date

Daytime Telephone: 545-6145 OK 751-5568

Comments: No where it started why MR. NEVENSCHANDLER NEEDS A CHANGE FROM DR TO SFZ  
(2) HE HAS NO PERMIT THAT I COULD FIND TO AGAIN RAISE THE MAX HEIGHT OF HIS WALL. IT IS NOW 17 FEET.  
(3) HE HAS RUNOFF THAT COMES UNDER HIS WALL AND IS UNDER MINING MY DRIVE WAY.  
(4) HE HAS A USED VEHICLE STORAGE IN THE BACK OF HIS LOT. PROBABLY DRIPPING OIL INTO THE WATERSHED.  
(5) WE HAVE HAD 7 YEARS OF CONSTRUCTION NOISE NEARLY EVERY DAY.

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Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

(6) PLEASE HELP. ENOUGH IS ENOUGH

C8  
H

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Case Number: C14-2011-0054

Contact: Clark Patterson, 512-974-7691

Public Hearing: October 18, 2011, Zoning and Platting Commission  
November 10, 2011, City Council

MARK NAGATIS  
Your Name (please print)

☐ I am in favor  
☒ I object

8110 TWO COVES DR  
Your address (as offered by this application)

10/14/11  
Date

Signature  
Daytime Telephone: (512) 272-8666

Comments:

8110 TWO COVES

10/18/11

14500 TX 78730

03 Feet

Cost for

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

10/15/11

## PUBLIC HEARING INFORMATION

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Case Number: C14-2011-0054

Contact: Clark Patterson, 512-974-7691

Public Hearing: October 18, 2011, Zoning and Planning Commission  
November 10, 2011, City Council

John Rock

Your Name (please print)

8101 Two Coves Dr.

Your address(es) affected by this application

*[Signature]*

Signature

Daytime Telephone: 342-8047

Date

10/11

Comments:

*Filed & sent via  
Debbie's and  
at public hearing*

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

*08/16*

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Case Number: C14-2011-0054

Contact: Clark Patterson, 512-974-7691

Public Hearing: October 18, 2011, Zoning and Platting Commission  
November 10, 2011, City Council

MARC YAGGIAN  
Your Name (please print)

☐ I am in favor  
☒ I object

8007 Ties Cases

Your address(es) affected by this application

*[Signature]*

Signature

Date

Daytime Telephone: 512 343 0484

Comments:

FRED MARRASCHIA ANDER E

DON DANIELS SANDROCK TEPHESKY ADD

SHARLE MY CONCERNS

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

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Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

C8/17

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Case Number: C14-2011-0054

Contact: Clark Patterson, 512-974-7691

Public Hearing: October 18, 2011, Zoning and Platting Commission  
November 10, 2011, City Council

Your Name (please print)

Don DAVIS

☐ I am in favor  
☒ I object

8008 TWD Courts Austin 78720

Your address(es) affected by this application

Handwritten signature

Signature

Date

10-15-2011

Daytime Telephone: 512-415-6405

Comments:

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

City of Austin

Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

C8/18

## PUBLIC HEARING INFORMATION

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Contact: Clark Patterson, 512-974-7691

Public Hearing: October 18, 2011, Zoning and Platting Commission  
November 10, 2011, City Council

ERIC HANLON

☐ I am in favor  
☒ I object

Your Name (please print)

802 Two Coves

Your address(es) affected by this application

802 Two Coves

Signature

Daytime Telephone: 512 484 4260

Date

15 Oct 2011

Comments:

The smallest lot in this neighborhood is more than 45,000 sqft with the median over 100,000 sqft. It is unreasonable to set the minimum lot size to 5,750 sqft as this would totally change the character of our community.

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Planning & Development Review Department

Clark Patterson

P. O. Box 1088

Austin, TX 78767-8810

C8  
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**Patterson, Clark**

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C8  
1/20

**From:** Mark Nagaitis [mark@7hpeople.com]  
**Sent:** Tuesday, November 15, 2011 2:16 PM  
**To:** Betty Baker; Sandra Baldridge; Gregory Bourgeois; Patricia Seeger; Cynthia Banks; Jason Meeker; Gabriel Rojas  
**Cc:** Patterson, Clark  
**Subject:** C14-2011-0054 Alarid Residence, Agenda Item C.4 - Please Deny SF-1 or SF-2 Rezoning

Chair Baker and Commissioners,

This is to register our opposition of the proposed rezoning of 8004 Two Coves Dr.

1. SF-1 and SF-2 would not be in keeping with the nature of this neighborhood or surrounding neighborhoods which are all zoned RR.
2. All lots in Westcliff are 1 acre or above.
3. RR would allow significant and reasonable impervious cover on any lot in the neighborhood and almost 1 acre on the lot in question.
4. Note that the lot borders the BCP. We have concerns about how excessive impervious cover will impact the BCP bordering the lot.

Best regards,

Mark and Gretchen Nagaitis  
8111 Two Coves Dr  
Austin, TX 78759

**Patterson, Clark**

C8/21

**From:** Jack Rock [jrock1@rediffmail.com]  
**Sent:** Tuesday, November 15, 2011 5:52 PM  
**To:** 'Betty Baker'; 'Sandra Baldrige'; 'Gregory Bourgeois'; 'Patricia Seeger'; 'Cynthia Banks'; 'Jason Meeker'; 'Gabriel Rojas'  
**Cc:** Patterson, Clark  
**Subject:** C14-2011-0054 Alarid Residence, Agenda Item C.4 - Please Deny SF-1 or SF-2 Rezoning

Hello,

I am writing about a matter of serious concern to me. and as I have learned through citizen meetings and other communications, to all my neighbors as well.

There is an individual, David Alarid, who is seeking to overturn the Commission Staff's previous reasoned findings. The commission staff had already heard his story and denied his request for SF-2, instead judging his property and situation rightly deserved an RR zoning.

This RR zoning which the commission had adjudged would afford Mr. Alarid a very generous impervious cover percentage and fits with the character of the area. The RR zoning provides a perfectly sufficient amount of impervious cover for any normal residential landscaping undertaking -- especially since Alarid's land is almost four acres..

But, no, Mr. Alarid once again is determined to seek a much larger impervious cover percentage through an SF-2 award. This would allow him an impervious cover percentage which is clearly outside that which is normal and reasonable for our multi-acre, profusely wooded neighborhood.

One can only wonder why the obtaining of an SF-2 zoning, instead of a most generous RR zoning the Commission Staff afforded him, is so important to Mr. Alarid. The amount of impervious cover provided by an SF-2 zoning on a piece of land almost four acres in size is a whopping amount of concrete in this heavily wooded neighborhood. Such a honking amount of concrete will dump an enormous amount of runoff into the Balcones Canyonland which is directly adjacent and immediately downhill from Alarid's property.

Furthermore, this neighborhood is annexed as limited purpose and all the lots are on septic systems and wells or collected rainwater systems. The surrounding neighborhoods with these characteristics are also zoned RR. This includes Long Canyon, Glenlake, and Westminster Glen. Such RR zonings are appropriate for these settings. RR and DR zoning are more protective of the sensitive environment in which our neighborhoods are located.

The SF-2 zoning Alarid is demanding is incompatible with existing zoning in our area on lots of this size and would establish an ominous precedent to protection of the Canyonlands Preserve objectives.

We here in this area take pride in our heavily wooded grounds and the lovely natural and private settings that provides. In particular, I have just completed a lengthy process to formally combine (by replat) my two adjoining lots into one large one.

My next neighbor, Mr. Yagjian did the same some years earlier. Mr. Yagjian and I (and others in the immediate neighborhood) did this land parcel combining to ensure no further development could be

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done on our respective adjacent lands, but more so to ensure the wooded natural character of the area would be maintained.

We up here take steps to ensure the wooded natural quality of our land is enhanced and protected, instead of seeking to destroy it.

Hence I respectfully request you deny the Alarid initiative towards SF-2 and leave your adjudged RR zoning in place which the Commission Staff had previously adjudged to be appropriate and consistent with the setting and overall circumstance.

Sincerely,

John M. Rock

8101 two Coves Drive  
Austin 78730

**Patterson, Clark**

**From:** Dr. Don Daniels [dondan0022@...]  
**Sent:** Monday, November 14, 2011 9:49 PM  
**To:** Betty Baker; Sandra Baldrige; Gregory Bourgeois; Patricia Seeger; Cynthia Banks; Jason Meeker; Gabriel Rojas  
**Cc:** Patterson, Clark

**Subject:** C14-2011-0054 Alarid Residence, Agenda Item C.4 - Please Deny SF-1 or SF-2 Rezoning

My name is Don Daniels I live at 8008 Two Coves dr. next to David Alarid. I am concerned about future destruction of the cover since I have all ready experince Davids septic system flooding my yard on dozens of occassions. I am worried that by destroyiong more of the natural landscape I would get more run off on my property and also a runoff in the green belt directly behind my property which would damage the greenbelt. I have told Mr Alarid about tho over flow 3 times, I have called 311 and they had me call 911 and I had the fire department out to report this. I also have been a homeowner in here for 20 years, I wish to keep the neighborhood zoning the same as it has always been and deny the SF-1 and SF- 2 REZONING.

11/15/2011

**Patterson, Clark**

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CR  
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**From:** Rogene Tesar [mailto:~~rtesar@austin.rr.com~~]  
**Sent:** Monday, November 14, 2011 9:00 PM  
**To:** bbaker5@austin.rr.com; sbald@sbcglobal.net; gregorytbourgeois@gmail.com;  
prseeger@austin.rr.com; crbanks@hotmail.com; jasonmeekerzap@gmail.com; grcity@gmail.com  
**Cc:** Patterson, Clark  
**Subject:** C14-2011-0054 Alarid Residence, Agenda Item C.4 For Denial of SF-1` or SF-2 Rezoning  
**To:** Chair Baker and Commissioners:

My residence is at 8005 Two Coves Dr. , using a lane to access Two Coves Dr. just opposite the property in question. I request the non-acceptance of the rezoning request of SF-1 and SF-2 for the approximately 4 acre lot at address 8004 Two Coves Dr. All indications are that this request by Mr. Alarid would be inappropriate for the present character of the neighborhood. I recommend a minimum of RR zoning and prefer the DR zoning category.

Delbert Tesar

**Patterson, Clark**

**From:** Fred Neuenschwander (~~neuenschwander@att.net~~)  
**Sent:** Monday, November 14, 2011 7:45 PM  
**To:** Betty Baker; Sandra Baldrige; Gregory Bourgeois; Patricia Seeger; Cynthia Banks; Jason Meeker; Gabriel Rojas  
**Cc:** Patterson, Clark  
**Subject:** C14-2011-0054 Alarid Residence, Agenda Item C.4 - Please Deny SF-1 or SF-2 Rezoning Chair Baker and Commissioners,

Please deny rezoning of the subject property to SF-1 or SF-2. This property is almost 4 acres in size and is located in a neighborhood whose lots are all one acre or more. This neighborhood is annexed as limited purpose and all the lots are on septic systems. The surrounding neighborhoods with these characteristics are zoned RR. This includes Long Canyon, Glenlake, and Westminster Glen.

SF -1 and SF-2 zoning is not compatible with existing zoning in our area. RR and DR zoning are more protective of the sensitive environment of our neighborhood. Our preference would be to deny any change in zoning. The Property requesting rezoning is next to and uphill from the Balcones Canyonland Preserve which will be affected by excessive amounts of impervious cover.

Please support our neighborhoods and the BCP by denying the request to rezone this property to SF-1 or SF-2 zoning.

Thank you,

Fred and Linda Neuenschwander  
8000 Two Coves Dr.  
Austin, TX 78730

11/15/2011

**Patterson, Clark**

**From:** ~~Yagjian@aol.com~~  
**Sent:** Monday, November 14, 2011 4:33 PM  
**To:** bbaker5@austin.rr.com; sbald@sbcglobal.net; gregorytbourgeois@gmail.com;  
prseeger@austin.rr.com; crbanks@hotmail.com; jasonmeekerzap@gmail.com; grcity@gmail.com  
**Cc:** Patterson, Clark; yagjian@aol.com  
**Subject:** Alarid Residence, C14-2011-0054 - Agenda Item C.4 - Please Deny Proposed SF-2

C8/26

Dear Austin Zoning Commissioners,

As a long time resident of the Westcliff subdivision and owner of an adjacent lot, I am strongly opposed to the proposed SF-2 rezoning of this case. Any zoning other than DR or RR would be inappropriate and incompatible with the Westcliff subdivision and the general area. All properties in this subdivision and surrounding subdivisions are rural in character and the integrity of this area would be negatively impacted. SF-1 or SF-2 zoning would also establish a bad precedent

The Alarid property requesting rezoning is adjacent to and uphill from the Balcones Canyonland Preserve. The sensitive BCP would be negatively affected by excessive amounts of impervious cover. This neighborhood is annexed as limited purpose and all the lots are on septic systems. RR and DR zoning are more protective of the sensitive environment in of our local neighborhoods and the BCP.

Mr. Alarid's property is almost 4 acres and in a neighborhood with lots of one acre or more. The more appropriate RR zoning would provide Mr. Alarid with approximately 1 full acre of impervious cover, certainly sufficient for any reasonable residential use.

Please support our neighborhoods and protect the BCP by denying the request to rezone this property to SF-1 or SF-2 zoning.

Thank you for your time and consideration,  
Marc Yagjian  
Westcliff Subdivision  
8007 Two Coves  
Austin, TX 78730  
512-343-0484  
yagjian@aol.com

**Patterson, Clark**

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C8/27

**From:** Lisette & Al [lisetteandal@austin.rr.com]  
**Sent:** Monday, November 14, 2011 4:30 PM  
**To:** Betty Baker; Sandra Baldrige; Gregory Bourgeois; Patricia Seeger; Cynthia Banks; Jason Meeker; Gabriel Rojas; Patterson, Clark  
**Subject:** C14-2011-0054 Alarid Residence, NO to SF-1 or SF-2 Rezoning

Dear Chair Baker and ZAP Commissioners,

Please do not allow SF-1 or SF-2 zoning on this property.

All the property in this area is RR, DR or BCP. Individual residences are all on septic and are larger than an acre. The surrounding neighborhoods with these characteristics are zoned RR. This includes Long Canyon, Glenlake, and Westminster Glen.

The Alarid residence is uphill from and adjacent to the Balcones Canyonlands Preserve. We are very concerned about runoff from excessive impervious cover.

Please support our neighborhoods and the BCP by zoning this property RR or leaving it DR.

Yours truly,

Lisette Schmidli

Glenlake resident