

ZONING CHANGE REVIEW SHEET

CASE: C14-2011-0141

Peaceful Hill Condominiums

Z.A.P. DATE: February 7, 2012

March 6, 2012

ADDRESS: 8107 Peaceful Hill Lane; 501 Hubach Lane

OWNERS: Tract 1: Kristopher Alsworth

AREA: 2.00 acres

Tract 2: Delton Hubach

AREA: 7.51 acres

Jim Bula

Catherine Christopherson

TOTAL: 9.51 acres

AGENT: The Moore Group
(Mike Moore)

ZONING FROM: DR

TO: SF-6

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant townhouse and condominium residence (SF-6) district zoning.

Staff recommends the applicant be required to post fiscal surety toward road improvements as outlined in the Neighborhood Traffic Analysis (NTA) dated January 13, 2012 prior to final reading of this zoning request.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

February 7, 2012: *APPROVED POSTPONEMENT REQUESTS TO MARCH 6, 2012 BY AN ADJACENT PROPERTY OWNER AND A NEARBY PROPERTY OWNER; BY CONSENT.*

[J. MEEKER; G. ROJAS – 2ND] (5-0) G. BOURGEOIS, P. SEEGER – ABSENT

March 6, 2012:

ISSUES:

A representative of the Peaceful Hill Preservation League has submitted a request for postponement until the Zoning and Platting Commission meeting of April 3, 2012.

A petition of 8.16% has been filed by the adjacent property owners in opposition to this rezoning request. Petition information is located at the back of the Staff report.

DEPARTMENT COMMENTS:

The subject property is zoned development reserve (DR) and is generally undeveloped, but a few structures remain from prior residential land uses. There are small barns, sheds, trailers,

and vehicles located on both Tract 1 & 2. An occupied residence is located on Tract 2. Both tracts are heavily wooded, with some cleared areas. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

Immediately north of the subject property is a similar property zoned DR. It appears to be used for outdoor storage, and is occupied by several small buildings. An undeveloped tract further north also borders the subject tract, and is zoned NO-CO. To the northeast and east is an automotive salvage yard that is currently being reviewed for rezoning from DR to LI (C14-2011-0160 – Capital City Salvage). Also to the east is a boat and vehicle storage facility, which is zoned CS-CO. To the east and southeast of the subject property is an undeveloped area that is zoned CS-CO. South of the subject property is the ParkRidge Gardens single family residential neighborhood and detention pond, which is zoned SF-4-CO. This neighborhood is screened from the subject property by six-foot wood privacy fences, except at the Shallot Way terminus. West and southwest of the subject property are SF-2 zoned residential tracts on both sides on Peaceful Hill Lane.

The Applicant has requested SF-6 zoning in order to pursue development of the property with a maximum of 80 stand-alone condominium units. Access would be taken from Peaceful Hill Lane and also connect to the ParkRidge Gardens subdivision to the south through Shallot Way. The ParkRidge Gardens subdivision was required to provide a street connection to Tract 2 of this rezoning request (owned by the Hubach family) which was landlocked. Although Hubach Lane appears to extend from South Congress Avenue to the subject tract, it is largely an unpaved driveway within a private access easement. To that end, during the course of a nearby rezoning case in 2003, Public Works staff and Zoning staff researched City and County records of Hubach Lane, and in the absence of finding a right-of-way or dedication document to the City, also concluded that it is in private ownership. Extending Hubach Lane from the proposed Peaceful Hill Condominiums site would require a significant amount of right-of-way acquisition and variances to City street design standards, thereby increasing the difficulty of this option. Please refer to Attachment B.

Staff supports the Applicant's rezoning request for SF-6 based on the following considerations of the property: 1) This tract serves as a transition in land use between the small lot single family residences within the Park Ridge Gardens subdivision to the south and the more intensively zoned or used properties to the north and east and 2) Townhome / condominium uses are compatible with single family residences while further diversifying the housing options available in this area. The Staff also recommends the applicant be required to post fiscal surety toward road improvements as outlined in the Neighborhood Traffic Analysis (NTA) dated January 13, 2012 prior to final reading of this zoning request.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	DR	Generally undeveloped with a few structures
<i>North</i>	DR, NO-CO; proposed LI (under COA review)	Outdoor storage, Undeveloped, Automotive salvage yard
<i>South</i>	DR, SF-4A-CO, SF-2	A few single family residences on large lots;

		Single family residences on small lots and detention pond (Park Ridge Gardens)
<i>East</i>	CS-CO, DR; proposed LI (under COA review)	Undeveloped, Boat and vehicle storage, Automotive salvage yard
<i>West</i>	SF-2	Single family residences

AREA STUDY: N/A**NTA:** Is required – Please see Attachment A**WATERSHED:** South Boggy Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

26 – Far South Austin Community Association
 511 – Austin Neighborhoods Council 627 – Onion Creek Homeowners Association
 742 – Austin Independent School District
 786 – Home Builders Association of Greater Austin
 1037 – Homeless Neighborhood Association 1075 – League of Bicycling Voters
 1113 – Austin Parks Foundation
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1224 – Austin Monorail Project 1228 – Sierra Club, Austin Regional Group
 1306 – Parkridge Gardens HOA 1340 – Austin Heritage Tree Foundation
 1236 – The Real Estate Council of Austin, Inc.

SCHOOLS:

Williams Elementary School

Bedichek Middle School

Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2011-0160 – Capital City Salvage (L.K.Q.) – 7900 S. Congress Avenue	DR to LI-CO	Scheduled for 2-21-2012	Scheduled for 3-8-2012
C14-2008-0100 – South Congress Storage Rezoning – 8008 S. Congress Ave.	DR to CS	To Grant CS-CO w/CO of 100' bldg. setback, 50' buffer from DR, prohibit adult businesses, automotive rentals, repair and sales, commercial blood plasma center, and pawn shops, traffic < 2000/day	Approved CS-CO (9-25-2008)

C14-2008-0050 – Clark & Southside 13 – 8104 and 8200 S. Congress Ave.	DR; RR- CO; SF-2 to CS	To Grant CS-CO with the CO for list of prohibited uses being auto-related uses including vehicle storage, convenience storage, commercial blood plasma center, adult businesses and pawn shops; 50' landscape buffer, 100' building setback adjacent to DR zoned property & 2,000 trips.	Approved CS-CO as Commission recommended except for removing convenience storage and vehicle storage use from the prohibited use list (6-18-08).
C14-05- 0034.SH – Peaceful Hill Subdivision – 308 Ralph Ablanedo Drive and 8319 Peaceful Hill Lane	SF-6; W/LO; LI; DR to SF- 4A	To Deny SF-4A	Approved SF-4A-CO with CO for: 1) 2,000 trips; 2) prohibit access to Peaceful Hill Ln.; 3) a residential use shall comply with the measures under Section 25-13-44 (Airport Overlay Land Use Table) that achieve a minimum outdoor-to-indoor noise level reduction of 25 decibels; 4) a 30' wide rear yard setback shall be established for a residential structure adjacent to a non- residential use or zoning district; and 5) the max. height is one story adjacent to Crippen Sheet Metal. Restrictive Covenant for: 1) the Neighborhood Traffic Analysis; 2) construction of a pedestrian accessway to Peaceful Hill Lane; 3) center turn lane along Ralph Ablanedo Drive frontage; 4) 6' high solid masonry wall along property lines that do not abut

			Ralph Ablanado Drive on the south and Peaceful Hill Lane on the west, and 5) an 8-foot high solid fence along the east property line (12-15-05).
C14-02-0169 – Agape Christian Ministries – 7715 Byrdhill Ln.	DR to NO-CO	To Grant NO-CO w/CO- 20' buffer along Peaceful Hill; 579 trips per day if access is taken to Peaceful Hill, increases to 2,000 if road is widened to 40' pavement	Approved NO-CO (6-5-2003).
C14-02-0168 Agape Christian Ministries – 7809 Peaceful Hill Ln.	DR to NO-CO	To Grant NO-CO w/ CO- 20' buffer along Peaceful Hill; 579 trips per day if access is taken to Peaceful Hill, increases to 2,000 if road is widened to 40' pavement	Approved NO-CO (6-5-2003).

RELATED CASES:

The property was annexed into the City limits in November 1984. A two acre tract along the Peaceful Hill Lane frontage is platted as Tract 2 of the Hattie M. Marx Subdivision (C8s-71-142. Please refer to Exhibit B. There are no related site plan cases on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
Peaceful Hill Lane	80'	28'	Collector, 1,290 vpd (TXDOT, 2010)	No	No	No
Shallot Way	50'	27'	Local	Yes, both sides	No	No

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 Facilities	Recommended Bicycle Facilities
Peaceful Hill Lane	Wide Curb	Wide Curb

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

CITY COUNCIL DATE: March 8, 2012 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 974-7719



ZONING

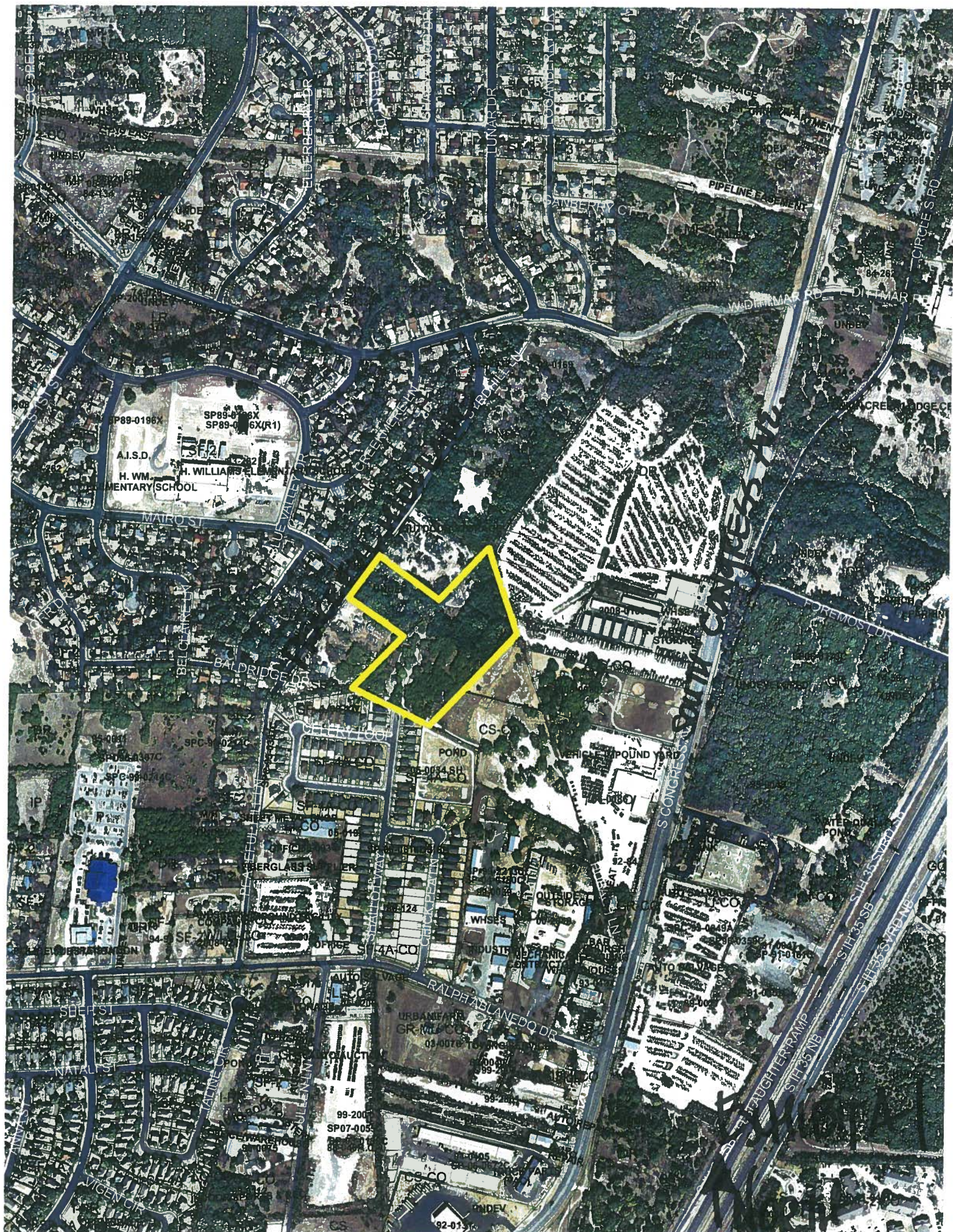
EXHIBIT A

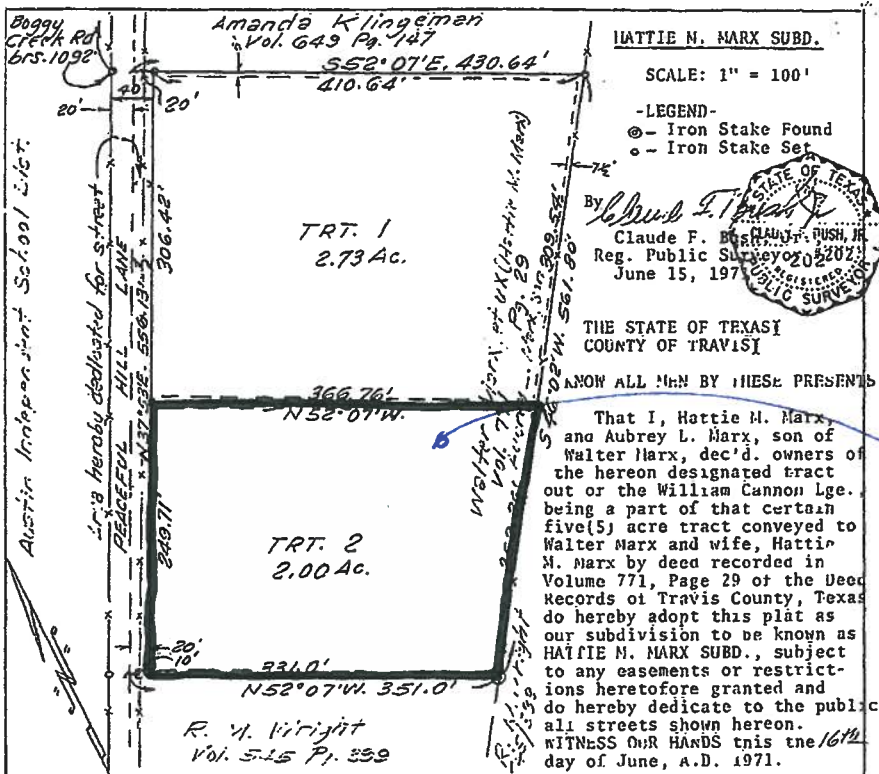
ZONING CASE#: C14-2011-0141



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.





REZONING AREA

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me the undersigned authority on this day personally appeared Hattie M. Marx and Aubrey L. Marx, known to me to be the persons whose names are subscribed to the foregoing instrument, and they acknowledged to me that they executed the same as their act and deed for the purposes and consideration therein expressed.

WITNESS MY HAND AND SEAL OF OFFICE this the 16th day of June, A.D. 1971.



Claude F. Boush, Jr.
Notary Public in and for Travis County, Texas

APPROVED FOR ACCEPTANCE on the 14 day of July A.D. 1971

By Richard Lillic
Richard Lillic, Director of Planning

ACCEPTED AND AUTHORIZED FOR RECORD BY THE PLANNING COMMISSION OF THE CITY OF AUSTIN, TEXAS on the 14 day of July A.D. 1971

C. L. Reeves
Secretary

SEPTIC TANK NOTE:

Each house constructed in this subdivision shall be connected to a septic tank with a capacity of not less than 750 gallons and with a drain field of not less than 500 feet and shall be installed in accordance with the regulations of the city-county health officer and shall be inspected and approved by such officer. This restriction is enforceable by the City of Austin-Travis County Health Unit and/or the developer.

In approving this plat by the Commissioners of Travis County, Texas, it is understood that the building of all streets, roads or other thoroughfares or any bridges or culverts necessary to be placed in such streets, roads or other public thoroughfares shall be the responsibility of the owner and/or the developer of the tract of land covered by this plat in accordance with plans and specifications prescribed by the Commissioners Court of Travis County, Texas and said court assumes no obligation to build any of the streets, roads or other public thoroughfares or any bridges or culverts in connection therewith.

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, County Clerk of Travis County, Texas, do hereby certify that on the 26th day of July A.D. 1971 the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said order has been duly entered in the minutes of said court in Book 3 Page 382.

WITNESS MY HAND AND SEAL OF OFFICE this the 26th day of July A.D. 1971
By Raymond Mark
Doris Shropshire, County Clerk, Travis County, Texas
Deputy

FILED FOR RECORD on the 26th day of July A.D. 1971 at 1:00 o'clock PM
Doris Shropshire, County Clerk, Travis County, Texas
By Theda Wacker Deputy

THE STATE OF TEXAS
COUNTY OF TRAVIS

I, Doris Shropshire, clerk of the county court within and for the County and State aforesaid, do hereby certify that the foregoing instrument of writing with its certificate of authentication was filed for record in my office on the 26 day of July A.D. 1971 at 1:00 o'clock PM and duly recorded on the 26 day of July A.D. 1971 at 1:05 o'clock PM in the Plat Records of said county in Book 55 Page 24.

WITNESS MY HAND AND SEAL OF OFFICE the date last written above.

Doris Shropshire, County Clerk, Travis County, Texas By Theda Wacker Deputy

CBS-71-142

EXHIBIT B
RECORDED PLAT

TRANSPORTATION AND NATURAL RESOURCES

STEVEN M. MANILLA, P.E., EXECUTIVE MANAGER



411 West 13th Street
Executive Office Building
PO Box 1748
Austin, Texas 78767
Phone: (512) 854-9383
Fax: (512) 854-4697

January 27, 2011

Loomis Partners Inc.
3101 Bee Cave Rd. Ste. 100
Austin, Texas 78746
Attn: George Sanders

SUBJECT: Private easement named Hubach Lane.

Dear Mr. Sanders;

In response to your request by phone the following information is provided.

According to our files and other information the lane known as Hubach Lane is a private access easement that has never been maintained by Travis County.

For further information please call Gayla Dembkowski at 854-7642.

Sincerely,

A handwritten signature in black ink, appearing to read "Randy Nicholson", is written over a horizontal line.

Randy Nicholson,
Planning Manager

RN:gd

4100 Hubach Lane

cc: Gayla Dembkowski, GIS Specialist

ATTACHMENT B

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant townhouse and condominium residence (SF-6) district zoning.

Staff recommends the applicant be required to post fiscal surety toward road improvements as outlined in the Neighborhood Traffic Analysis (NTA) dated January 13, 2012 prior to final reading of this zoning request.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. Zoning changes should promote an orderly and compatible relationship among land uses.

The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use.

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 rezoning request for SF-6 based on the following considerations of the property: 1) This tract serves as a transition in land use between the small lot single family residences within the Park Ridge Gardens subdivision to the south and the more intensively zoned or used properties to the north and east and 2) Townhome / condominium uses are compatible with single family residences while further diversifying the housing options available in this area. The Staff also recommends the applicant be required to post fiscal surety toward road improvements as outlined in the Neighborhood Traffic Analysis (NTA) dated January 13, 2012 prior to final reading of this zoning request.

EXISTING CONDITIONS

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 South Boggy 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:

<u>Development Classification</u>	<u>% of Net Site Area</u>	<u>% with Transfers</u>
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.

Site Plan

The site is subject to compatibility standards. Along the 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.
- 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.

Transportation

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].

Water / Wastewater

The site is currently served by City of Austin water and wastewater utilities. If redeveloped 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.

THE MOORE GROUP

ENGINEERING, PLANNING AND CONSTRUCTION SERVICES

1000 Cuernavaca Drive

Austin, Texas 78733

TEXAS REGISTERED ENGINEERING FIRM # 249

February 27, 2012

Peaceful Hill Condominiums Rezoning Information City of Austin Case Number C14-2011-0141

To Whom It May Concern:

This letter has been drafted in order to provide preliminary information regarding the proposed City of Austin Rezoning Case C14-2011-0141 – Peaceful Hill Condominiums. The proposed rezoning is for two tracts of land totaling 9.51 acres located at 8107 Peaceful Hill Lane, Austin, Texas.

The subject tracts are both currently zoned DR (Development Reserve) by the City of Austin. This zoning designation states that the land use and urban development policies for these tracts have not been finalized by the City of Austin. It is standard for tracts of land zoned DR to be rezoned by the City of Austin to a new zoning designation that fits well with the surrounding zoning designations of adjacent properties.

In general, the subject tracts have high density single family residential zoning to the south and west, and industrial / commercial zoning to the north and east. Given that the subject tracts are in between the two contrasting zonings of single family residential and commercial, it makes sense for the subject tracts to be rezoned to a zoning that is considered a “transitional” zoning. In our case, a zoning of SF-6 (Townhouse and Condominium Residences) is what the City of Austin considers a transitional zoning.

The Peaceful Hill Condominium developer is planning to construct a simple, well thought out detached unit condominium development. This development will consist of detached single family condominium units that will not share common walls. Once completed, the Peaceful Hill Condominium development will look very similar to a single family subdivision. These small garden homes will provide good diversity to residential housing options in the neighborhood.

As a part of the development, the Peaceful Hill Condominium developer will pay funds to improve the Peaceful Hill Lane roadway and sidewalk infrastructure. This will help to improve the overall infrastructure of the surrounding neighborhood with safer means of travel for pedestrians along Peaceful Hill Lane.

If you have any further questions please feel free to contact our office at 442-0377.

Regards,



Edward Moore, Principal
The Moore Group

Phone – 512-442-0377
Fax – 512-442-7807

PUBLIC HEARING INFORMATION

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

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

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

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

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

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2011-0141

Contact: Wendy Rhoades, (512) 974-7719

**Public Hearing: February 7, 2012, Zoning and Platting Commission
March 8, 2012, City Council**

Gustavo A. Alonso
Your Name (please print)

☒ I am in favor
☐ I object

404 Celer Loop

Your address(es) affected by this application

[Signature] 4/30/12
Signature Date

Daytime Telephone: (512) 569-2596

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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Case Number: C14-2011-0141

Contact: Wendy Rhoades, (512) 974-7719

**Public Hearing: February 7, 2012, Zoning and Platting Commission
March 8, 2012, City Council**

Martha Monterroso

Your Name (please print)

8102 Peaceful Hill Ln.

Your address(es) affected by this application

MA

Signature

1-30-2012

Date

Daytime Telephone: (512) 694-8055

Comments: I object because I don't think
it will benefit this quiet and peaceful
neighborhood and I don't think this
is the appropriate spot for a commercial
or apartment complex.

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: C14-2011-0141

Contact: Wendy Rhoades, (512) 974-7719

Public Hearing: February 7, 2012, Zoning and Platting Commission

March 8, 2012, City Council

Roni Clark
Your Name (please print)

8104 SO. CONGRESS

Your address(es) affected by this application

R. Clark

Signature

Date

Daytime Telephone: (512) 422-9324

Comments: FEAS INTO SMALL, MIND
RESIDENTIAL STREET AND IS IN-
CONSISTENT W/ OTHER DEVELOPMENT
IN AREA

☐ I am in favor
☒ I object

1/25/12

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: C14-2011-0141

Contact: Wendy Rhoades, (512) 974-7719

Public Hearing: February 7, 2012, Zoning and Platting Commission
March 8, 2012, City Council

CHRIS CLARK

Your Name (please print)

8104 SOUTH CONGRESS

Your address(es) affected by this application

Chris Clark

Signature

2-1-12

Date

Daytime Telephone: 512-658-4319

Comments:

WILL CREATE TRAFFIC PROBLEMS
AND IS INCONSISTENT WITH OTHER
AREA DEVELOPMENT.

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City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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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: C14-2011-0141

Contact: Wendy Rhoades, (512) 974-7719

Public Hearing: February 7, 2012, Zoning and Platting Commission
March 8, 2012, City Council

Jesusa Lewright
Your Name (please print)

8100 Peaceful Hill Ln.
Your address(es) affected by this application

Jesusa Lewright
Signature

Date

Daytime Telephone: 282-1229

☐ I am in favor
☒ I object

Comments: I am against the development of a multi-family/condo type district at this location. I am concerned about the increased traffic it would bring to the intersection of Meiro x Peaceful Hill Ln. This area is already plagued with high traffic & speeders, and this development would overwhelm these small neighborhood streets.

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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

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

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

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

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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: C14-2011-0141

Contact: Wendy Rhoades, (512) 974-7719

Public Hearing: February 7, 2012, Zoning and Platting Commission
March 8, 2012, City Council

Melissa Williams

Your Name (please print)

8321 Shallot Way

Your address(es) affected by this application

Edwin Roper

Signature

Daytime Telephone: 841-3409

Date

Feb 9, 2012

☐ I am in favor
☒ I object

Comments:

Resident of Park Ridge Gardens
and extremely concerned with how it
will affect our neighborhood:
* ~~will~~ increased traffic and congestion
affecting the safety of our residents
* Loss of wildlife, which is not an
Austin value
* our neighborhood is not designed
for an increase in traffic

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Rhoades, Wendy

From: Curah Beard (~~curahbeard@austin-m.com~~)
Sent: Sunday, February 05, 2012 6:20 PM
To: wendyrhoades@austintexas.gov; Rhoades, Wendy
Subject: Case# C14-2011-0141 -- 2/7 zoning hearing
Importance: High
 Wendy Rhoades

Thank you for considering this information in advance of the 2/7 rezoning hearing in regards to Case# C14-2011-0141.
 Please confirm your receipt of my message.

While I am unable to attend zoning hearings due to my family obligations, I thank you very much for considering and submitting my concerns and recommendations to the Zoning Commission. As a LONG TIME resident of Austin Texas and specifically in this affected neighborhood -- I feel my input to this case should be heavily weighed.

I have a mixed response to the proposed rezoning of 8107 Peaceful Hill Lane. I would have to say that I conditionally approve of the redevelopment of the property -- so long as these specific issues are addressed as part of this improvement.

I live diagonal to this property, and my husband and I have been lifelong residents of this neighborhood (my husband having lived at 8006 Peaceful Hill Lane since he was ONE YEAR old).

1) 8107 has set unoccupied for approximately 6 years -- in that time there have been ongoing issues of vagrants residing on the property.

Very concerning due to the nature of "unsavory" individuals walking our neighborhood ... sometimes knocking on our door to ask for ice, or water .. being approached on the street while walking out children home from school requesting to use our phone, etc.

Additionally, these vagrants have frequently had campfires ... which during the drought conditions was quite concerning if the brush, dehydrated bamboo and cedar on the property were to go up in flames!

Law enforcement can do little as you cannot SEE into the property.

Additional safety concerns are that I have had to warn curious (foolish) teenagers looking for a place to hang out that they should not be wandering back into that property due to the vagrants.

So ... from this aspect ... ANY development would be better than what we have going right now.

That being said ... the vagrants will probably just move over one property to the north -- that of the deceased Aubrey Marx which is directly across the street from our house ... and is basically abandoned except for some businesses that operate out of the property.

2) It was my understanding from the zoning hearings that happened 10 years ago in regards to the property at the far north end of Peaceful Hill Ln at Dittmar & Byrd Hill Ln -- property purchased/Owned by Agape Christian Ministries, who were proposing the construction of a 1000 seat church, school, halfway house for drug rehab & battered women, and structures for other services -- and wanted their ONLY entrance to their site to be on Peaceful Hill Ln at the blind "Hairpin turn" at Peaceful Hill Ln & Byrd Hill Ln. During that zoning hearing it came out that when council/zoning planning approved the construction of the Fire & Police Substation on Ralph Ablanado Drive -- it was determined at that time that "no further development with Peaceful Hill Access was to be approved without improvements to Peaceful Hill Ln" (improvements being SIDEWALKS on the East side of the street, street lights, fire hydrants, and road striping).

So ... if this Development is to be approved -- these improvements should be required ... and quite frankly some of this cost should be at the DEVELOPERS expense.

It is imperative these improvements be made in order to ensure the safety & mobility of the entire community.

2/6/2012

3) I would PREFER to see this development to be SINGLE FAMILY DWELLINGS so that it is a better fit for the rest of the neighborhood. If this development is approved as a CONDOMINIUM residences ... then adequate greenspace and pervious coverage needs to be insured to minimize the environmental impact ... and also reduce the risk of flooding the creek at the bottom of Peaceful Hill due to added run-off.

4) In regards to this proposed development connecting roads to Shallot Way ... assuming this development would be approved also with access to Peaceful Hill Ln ... I would be in favor of connecting Shallot Way to the road that would have Peaceful Hill Ln (I presume this would be an extension of Mairo across Peaceful Hill into this development). This would increase pedestrian connectivity with safer access to the Elementary School from the Park Ridge Gardens Development off Shallot Way. This would also provide the Park Ridge Garden development another exit should they not be able to get out of Ralph Ablanado due to an accident, hazardous spill, gas leak or other necessary evacuation. Currently the ONLY two roads in or out of this neighborhood depend on Ralph Ablanado access.

5) In regards to traffic safety .. Peaceful Hill is already a RACETRACK and is not safe for children to play. Not only due to the lack of sidewalks on East side of the street ... the SPEEDS of the vehicles barreling down the road is ridiculous (and unfortunately this also applies to police cars). For a NARROW road that has no center stripe and has cars parked in front of residences often on BOTH sides of the street ... some type of change NEEDS to be made.

We observed a drastic increase in traffic flow 12+ years ago when the Park Ridge neighborhood was built, and drivers discovered that they could turn from Slaughter onto Francia and cut down through Peaceful Hill to gain access to Congress via Dittmar Rd (Another NARROW road that crosses over a creek that on occasion experiences flooding)

EVERY morning and afternoon as we walk our children to/from school we observe cars SPEEDING down Peaceful Hill Lane (Please note there is a NARROWING of Peaceful Hill just to the South of this proposed development just south of Peaceful Hill & Baldrige (someday someone is bound to take out that powerpole!)

With the addition of further residential units on the EAST side of Peaceful Hill Ln I find it imperative that not only SIDEWALKS & LIGHTING be installed down Peaceful Hill Ln, but that CROSSWALKS and PEDESTRIAN SIGNS be installed (including SPEED LIMIT SIGNS) on Peaceful Hill both NORTH & SOUTHBOUND. Furthermore, the SCHOOL ZONE which exists on MAIRO at BELCLAIRE for Williams Elementary School (located at 500 Mairo Ln ... a mere two blocks from this proposed development) SHOULD BE EXTENDED TO PEACEFUL HILL and apply to XXX Ft South and North of Mairo on Peaceful Hill Ln so that a SAFE ZONE FOR A CROSSWALK IS CREATED FOR CHILDREN WALKING TO WILLIAMS ELEMENTARY for children coming out of this proposed development (and the connecting Park Ridge Gardens neighborhood).

FYI - I have contacted the police substation year after year about better monitoring traffic during school zone times with LITTLE response ... and we know ... we walk to school EVERY DAY see little to no police presence to manage traffic or ticket speed & cell phone violators.

It seem senseless that the school zone for Williams only extends down Mairo to Belclaire to the East ... when it extends all the way to 1st Street to the West.

Drivers turn the corner off Peaceful Hill on to Mairo only to "punch the gas" then slam on their breaks once they pass the school zone sign at Belclaire ... drivers are within only two car lengths of the cross walk and are still driving at least 30 as they pass through the crosswalk.

We NEED TO CREATE A SAFER PEDESTRIAN ENVIRONMENT IN THIS NEIGHBORHOOD by installing CROSSWALKS and extending the school zone further to the East.

6) In closing, I am not sure of your processes and communication with other departments and organizations impacted by approved rezoning and impending development such as this. Planning and Zoning should communicate Police & Fire so that the Ralph Ablanado sub-station can gear up their personnel and staffing to service the additional XXX number of households that will be added to their service area.

Additionally -- communication MUST BE MADE to AISD or directly to the affected elementary, middle and highschools that will be affected by the addition of these XXX households.

Williams Elementary School, a 35 year old school servicing 620 children can and will be heavily impacted by 100++ households being added to it's immediate area. Especially being homes in the \$150K or CONDOS ... these residential units will be sure to draw young families likely with children in or entering elementary school.

Sincerest Thanks,
Curah Beard
8006 Peaceful Hill Ln
512-496-3962

Rhoades, Wendy

From: ~~hopem03@gmail.com~~ on behalf of hope robles [~~hopem03@laumni.utexas.net~~]
Sent: Sunday, February 05, 2012 11:03 PM
To: Rhoades, Wendy
Subject: Re: Case Number #C14-2011-0141

Ms. Rhoades,

My name is Hope Robles. I live at 532 Celery Loop. Currently there is a proposal out that is requesting some changes that will greatly effect my neighborhood. Parkridge Gardens is a small community, which is what drove us live here. We enjoy the small roads that have very little unwanted congestion. My 3rd grader and my 6th graders currently ride the bus to and from school and I find a little bit of comfort in knowing that they can get to and from the bus stop with not too much of a threat. This is something I can do because most of the community we live in have hours that are similar to our and also have family like ours, so they just get it. Except for the occasional speeder, we don't have to worry about our kids getting to and from school safely or even playing ball in our yard. We have become familiar with our neighbors and can pretty easily spot someone that does not belong in our neighborhood. With the proposed changes this will threaten the safety of the neighborhood. Our children will have to become more aware of cars speeding through our neighborhood. They will also have to become more aware of people in our neighborhood and I know that our senses will have to be heightened. In addition to this, our neighborhood was built with a small community in mind. Therefore the streets are not made to fit a bunch of traffic. Currently, Shallot Way, the proposed street to be opened up, is too narrow of a road to sustain this increase in traffic. This greatly concerns me as both bus stops for our kids are located on Shallot Way. I cannot express to you adequately how concerned I am for the welfare of my children and the other children in the neighborhood if this is allowed to happen.

I do not mind them having condos behind our neighborhood, I do however mind the integrity and safety of my neighborhood being threatened by these proposed changes.

I do hope that you will consider these things when voting on this.

Please let me know if there is anything else that I can do to make sure that our neighborhood continues to be safe.

Thank you for your time,
Hope Robles
Resident of Parkridge Gardens
512-666-5289
hopem03@laumni.utexas.net

Rhoades, Wendy

From: Thomas Davis [mailto:thomasdavis@msn.com]

Sent: Monday, February 06, 2012 12:53 PM

To: Rhoades, Wendy

Subject: case # C14-2011-0141

Ms. Rhodes,

I am writing to you to inform you that I oppose the zoning change for the the area on 8107 Peaceful Hill Lane (case # C14-2011-0141). I am a homeowner and live on Peaceful Hill Lane. It doesn't make sense to have condos in this neighborhood and would ruin the area. Please do not allow this area to be turned into condos. The people of our neighborhood would be much happier with homes in this area, not apartments/condos. Peaceful Hill is a very small residential street that has too much traffic on it already. The mailboxes have to be turned sideways to allow two cars go up and down the street and there still isn't really enough room. My wife and I will be attending the zoning meeting to express our opposition in person.

-Thomas Davis

2/6/2012

Rhoades, Wendy

From: ~~jodyaustin@sbglobal.net~~
Sent: Monday, February 06, 2012 1:18 PM
To: Rhoades, Wendy
Subject: Fw: Proposed Condos next to Parkridge Gardens (Case C14-2011-0141)
Attachments: Subdivision plat.pdf

--- On Mon, 2/6/12, ~~jodyaustin@sbglobal.net~~ <~~jodyaustin@sbglobal.net~~> wrote:

From: ~~jodyaustin@sbglobal.net~~ <~~jodyaustin@sbglobal.net~~>
 Subject: Proposed Condos next to Parkridge Gardens (Case C14-2011-0141)
 To: wendyrhodes@austintexas.gov
 Cc: parkridgegardensbodvp@gmail.com, parkridgegardensbodsecretary@gmail.com, parkridgegardensbodpresident@gmail.com, "Michelle Muenzer" <mm@plateaupropertymgmt.com>
 Date: Monday, February 6, 2012, 6:57 AM

Dear Ms. Rhodes,

I live at 8517 Shallot Way in Parkridge Gardens subdivision.

It has come to my attention that the Mike Moore Group has requested approval of a zoning change for a condominium complex next to our neighborhood. This developer has also suggested extending Shallot Way to allow ingress and egress to its complex.

I strongly oppose the idea of utilizing Shallot Way for this purpose. As you can see from the attached plat, Shallot Way is already used by 93 households. At an average of 2 vehicles per household, that's 186 cars per day traveling narrow Shallot Way. That's not to mention the vehicles of visitors, school buses, delivery vehicles and the like.

This street is far too narrow for all this traffic. When neighbors park their vehicles on both sides of the street, only a very narrow space is left for passage. On the two days per year that we have our neighborhood garage sale, the increase in traffic is a reminder of how little traffic increase we can handle. To open this street to a condominium complex will double, triple, perhaps quadruple the traffic flow. That is very unsafe for our families.

We already have a speeding problem on this street. You can talk with our APD district representative about that. If Shallot Way is extended, I suspect that we will have even more speeders, because they will have a longer stretch of roadway in which to accelerate. That's not to mention how tempting it would be to speed, when they have such a long distance to get down Shallot Way and onto a main road.

We have been very fortunate to have a low crime rate in this neighborhood. I believe

2/6/2012

that this is due in large part to the fact that it is a "contained" neighborhood, with no through traffic. If Shallot Way is opened to more residences, our crime rate WILL increase. There is no doubt in my mind that it will.

The property values in the neighborhood will also be adversely affected if this condominium complex is allowed to go forward. If we need to come up with facts and figures to support this allegation, I'm sure we can. In your position, in the Planning and Development Review Department, you probably already have this available to you.

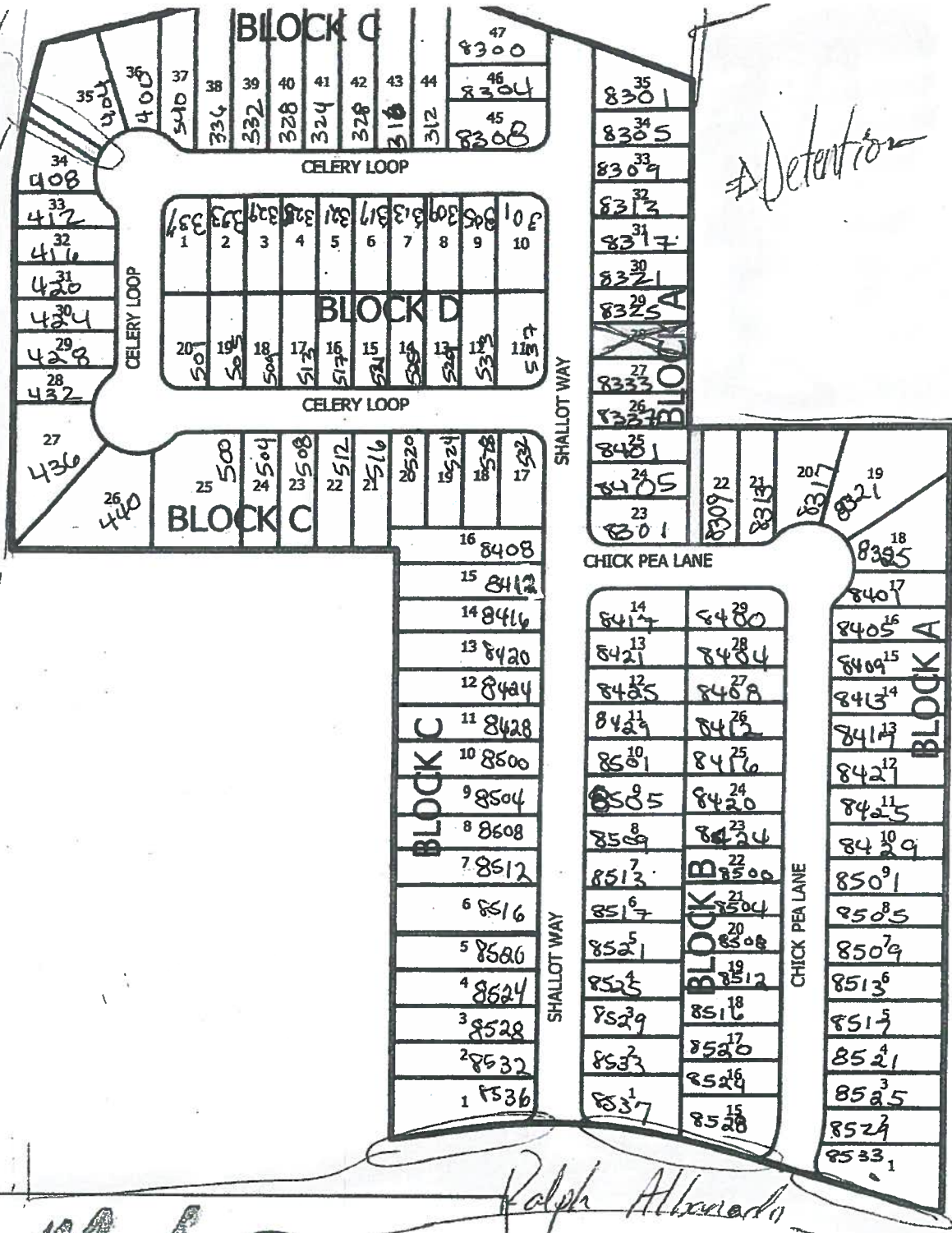
I know that people within a 500 foot radius of this proposed zone change will be kept apprised of the progress of this proposal. I am probably not on that list, since my house is not at that end of Shallot Way. However, I definitely will be affected by the drop in property values, by the increase in crime, and certainly by the increase in traffic passing my house every few seconds. If possible, please put me on the list of interested parties.

I watched this neighborhood being built. I love this neighborhood. I want to keep it quiet and safe. Please help us do that.

Jody Mattingly
8517 Shallot Way
Austin, TX 78748
512-699-4815

Peace Hill Rd

Detention



Rhoades, Wendy

From: Michael Bieck [~~badge 8421@yahoo.com~~]

Sent: Monday, February 06, 2012 2:51 PM

To: Rhoades, Wendy

Subject: CASE#C14-2011-0141

I OPPOSE THE REZONING CHANGE TO OUR NEIGHBORHOOD FOR THE BUILDING OF CONDOS ON PEACEFUL HILL. MY BASIS CONCERN IS FOR THE EXTENSION OF SHALLOT WAY. THIS STREET S NOT WIDE ENOUGH FOR INCREASED TRAFFIC THAT WOULD RESULT. IT IS DANGEROUS ENOUGH WITH THE RESIDENTIAL TRAFFIC WE HAVE NOW. IT WOULD ONLY BE WORSE IF SHALLOT WAY IS EXTENDED FOR ACCESS TO THE CONSTRUCTION. CERTAINLY DO NOT NEED ANY CONSTRUCTION EQUIPMENT OR DELIVERIES USING SHALLOT WAY. PLEASE DO NOT ALLOW THE ZONING CHANGE TO RUIN OUR QUIET NEIGHBORHOOD.

MICHAEL BIECK
8421 SHALLOT WAY

2/6/2012

Rhoades, Wendy

From: Joan Judy [joanjudy@gmail.com]
Sent: Monday, February 06, 2012 3:45 PM
To: Rhoades, Wendy
Subject: C14-2011-0141

Ms. Rhoades:

I am writing in opposition to the proposed development on Peaceful Hill in South Austin by the Mike Moore Group. I believe that condominium development is not appropriate for that tract.

This is an example of inconsistent neighborhood planning and development. A nearby property is currently being proposed as light industrial; the residential areas are all single family neighborhoods; single family homes would be more appropriate.

Both proposed accesses (Peaceful Hill and Shallot Way) are narrow, residential streets that are not designed for more traffic. Condominiums would generate more traffic than these roads can really handle. Ralph Abelando Drive is such an anomaly, with an Austin Police Department Station and Austin Fire Department Station facing a substandard 2 lane road with no shoulders. Single family units would be more appropriate.

I would also like to encourage the city to require the most comprehensive environmental study and site planning. The area in question is very close to a flood plain (South Boggy Creek) and any runoff will affect neighbors on S. Congress and the light industrial area to the north, culminating in the once pristine South Boggy Creek. I hate to see another pretty Austin creek ruined further because of over development.

Thank you for your consideration. I am sorry that I can't be at the hearing, but appreciate the opportunity to voice my concerns through this email.

Joan Judy
7607 Loganberry Drive
78745
789-1455

2/6/2012

Rhoades, Wendy

From: Art Flores [art_flores@hotmail.com]
Sent: Monday, February 06, 2012 5:08 PM
To: Rhoades, Wendy
Subject: Case Number #C14-2011-0141

Hi Wendy,

My name is Art Flores, and I live at 8337 Shallot Way, Austin TX, 78748.

I am writing to you to oppose the zoning change being proposed by the Mike Moore Group.

What can I do to help prevent this condo development in my neighborhood?

Shallot Way is a very narrow street, and would not be able to handle the increase in traffic. I do not want the increased traffic and congestion in my neighborhood.

Another reason for opposition is, inconsistent neighborhood planning and community development - gross mixed use of commercial and residential.

Please let me know if there is anything I can do to stop this inappropriate usage of Condominium residences.

Art Flores

2/7/2012

Rhoades, Wendy

From: Billie Bova [billie@my.illinois.edu]
Sent: Monday, February 06, 2012 5:46 PM
To: Rhoades, Wendy
Subject: FW: Fw: case number #C14-2011-0141

Wendy,

I am writing to you because I oppose the condos to be built across the street from 8100 Peaceful Hill Ln, case number #C14-2011-0141. This is an older neighborhood that has been brought down because of rentals. Just over the Holidays my friend almost got ran over by a car that swerved on to the curb. The vehicle never even stopped.

I have personally seen for myself how busy this intersection of Mario at Peaceful Hill Lane has become over the years. There is way too much traffic in this tight and small area. Vehicle are traveling at high rate of speed already. This has become a major issue for everyone safety coming and going from these houses on Peaceful Hill Lane. At the present time there are issues with vandalism and cars being broken into. That's not to mention all the hit and runs that have happened. This neighborhood has gone down in value due to all the rental property.

How safe will the neighborhood be now that someone wants to build condos ? I know the majority of the homes on Peaceful Hill are currently owned by homeowners that are raising families and they don't want or need condos to be built. Like there really needs to be more traffic in this area. Please look at all the concerns that homeowners are having about these condos wanted to be built. For the record I oppose these condos to be built.

Thanks for your time,

Billie Bova

2/7/2012

Rhoades, Wendy

From: Michelle Lewright [mailto:michelle.lewright@yahoo.com]

Sent: Monday, February 06, 2012 5:48 PM

To: Rhoades, Wendy

Subject: Case number #C14-2011-0141

Wendy,

I am writing to you because I oppose the condos to be built across the street from 8100 Peaceful Hill Ln, case number #C14-2011-0141. I grew up and lived at 8100 Peaceful Hill Ln. for over 25 years. My mother along with my sister still reside there. Just over the Holidays my mother on New Years eve night almost got ran over by car that swerved on to the curb and nearly hit my 84 year old mother. The vehicle never even stopped.

I have personally seen for my self how busy this intersection of Mario at Peaceful Hill Ln. has become over the years. Many vehicles have ran the stop sign and their car went into the empty lot hitting trees and going through their fence. There is way to much traffic in this tight and small area. Vehicle are traveling at high rate of speed already. This has become a major issue for everyone safety coming and going from these houses on Peaceful Hill Ln. At the present time we have issues with vandalism and cars being broken into. That's not to mention all the hit and runs that have happened. This neighborhood has gone down in value due to all the rental property. I used to own my own house in this same neighborhood and sold it because I no longer felt safe living there.

Then I think about my mother who is 84 years old. How safe will she be now that someone wants to build condos across the street from her house? At this time we have asked her to no longer walk her dog along the street anymore. We have also had a alarm installed in her home.

I know the majority of the homes on Peaceful Hill are currently owned by homeowners that are raising families and they don't want or need condos to be built. Like there really needs to be more traffic in this area. Please look at all the concerns that homeowners are having about these condos wanted to be built. For the record I oppose these condos to be built.

Thanks for your time,

Michelle Lewright

2/7/2012

Rhoades, Wendy

From: Juanita Vasquez [jmvazquez620@gmail.com]**Sent:** Monday, February 06, 2012 7:02 PM**To:** Rhoades, Wendy**Subject:** Case # C14-2011-0141

I am writing this letter on behalf of my grandmother. She resides at 8100 Peaceful Hill lane, the corner house that faces the lot to be used. She has lived here since the house was built in 1976. This house will forever stay in our family, there will be many more family members who will inherit it and grow old in it, just as my grandmother and grandfather did and have.

There is no need for this already busy street to get busier with more speeding cars. Just a few weeks ago she was nearly run down when a car came speeding down the street and hopped the curb.

Thankfully it swerved off JUST IN TIME!!!! Can you imagine the influx of traffic if these condos went up? The amount of accidents and incidents that would occur? This is a neighborhood that is highly mixed with senior citizens and young families. On any given day you can see children walking to the park, dogs going for strolls, and people young and old working in their yard or walking up and down their sidewalk.

I grew up in this house. I walked to the elementary school 3 blocks down for school everyday. I learned to drive on Peaceful Hill. As I have grown older I have noticed the increase in traffic and the steady growth of foot traffic from the fellow neighbors. The high school bus drops off and picks up right where the condo entrance/exit will be. Why would we want to add to the already busy street, especially when there are so many children that frequent it. The children and their families shouldn't have to worry about cars zooming in out of a condo complex.

My grandmother and mother (who also resides at the residence) are nervous about the repercussions of the condos going up. My grandmother is 84 and my mother is nearing 60. Would you, the condo developers, want your senior aged parents and grandparents living directly across from a condo entrance/exit? I know I don't!!!

Juanita Vazquez
jmvazquez620@gmail.com
512-228-7613

Rhoades, Wendy

From: Salina [salina.lenay@gmail.com]
Sent: Monday, February 06, 2012 7:13 PM
To: Rhoades, Wendy
Subject: Fwd: #C14-2011-0141

----- Forwarded message -----
From: "Salina" <salina.lenay@gmail.com>
Date: Feb 6, 2012 6:45 PM
Subject: #C14-2011-0141
To: <wendyrhoades@austintexas.gov>

Dear Ms. Rhodes,

I am opposed to the proposed condos for this case number. These condos would be built across the street from my grandmother's home. She is 84 years old and has lived in her home for many years. This home is the heart of our family and would be an eyesore to the small community we have been a part of for generations.

Also, the building of condos would greatly increase traffic on a street that is already suffering from more traffic and crazy drunk drivers. This will put my family and our neighbors' safety at risk.

Please, take into account the number of children in the area because of the elementary school and the elderly people who have lived happily in their quiet neighborhood for so long when deciding to build these condos.

Thank you,

Salina Estrada

2/7/2012

Rhoades, Wendy

From: Scott Long [REDACTED]

Sent: Monday, February 06, 2012 8:17 PM

To: Rhoades, Wendy

Subject: Fwd: Notice of Zoning Changes - Parkridge Gardens eMail Bulletin

Hello. I oppose the proposed zoning change in Case # C14-2011-0141.

My name is Scott Long and I live in Parkridge Gardens on Shallot Way.

My address is 8429 Shallot Way, Austin, TX, 78748

My phone is 512-243-7793.

My concern is this is poor traffic engineering and urban planning at its worst.

Shallot Way can not handle the existing traffic when people park on both sides of the street.

Cars parallel park and then only a single car can get through easily at one time.

Adding hundreds of cars going through a residential neighborhood to support some greedy developer's dream of building condos near the Southpark Gardens shopping center is totally stupid. It will cause a major traffic congestion problem in a residential neighborhood.

If you must allow the construction, route the entrance to the condos on Congress Avenue, a four lane major thoroughfare with a left turn lane, not a residential neighborhood.

Thank you.

Scott Long

----- Forwarded message -----

From: Parkridge Gardens HOA <info@plateaupropertymgmt.com>

Date: Mon, Feb 6, 2012 at 6:52 PM

Subject: Notice of Zoning Changes - Parkridge Gardens eMail Bulletin

To: Scott Long <scott.d.long1@gmail.com>

Notice of Zoning Changes

Date: 2/6/2012

Parkridge Gardens

Notice of Zoning Changes

Attached is a memo outlining possible zoning changes in your area. If you are interested, please make plans to attend the meeting regarding possible changes in your community.

2/7/2012

Rhoades, Wendy

From: arlene valls [mailto:arlene.valls@att.net]
Sent: Monday, February 06, 2012 10:11 PM
To: Rhoades, Wendy
Subject: Opposition to rezoning!

Miss Wendy Rhodes,

I Arlene M. Valls, a permanent resident of my home at 8204 Peaceful Hill Lane. I'm stating today my opposition to case number #C14-2011-0141 of the rezoning on Peaceful Hill Lane, and the building of a condominium complex in our neighborhood at 8107 Peaceful Hill lane. I disagree and oppose the request on your group proposing to open the dead end on Shallot Way, which is a quiet residential street in Parkside Gardens, to be used as access into the proposed condo development. And that Peaceful Hill Lane is also being proposed to be used as a feeder road into the development.

Why? My concerns and the affects of our neighborhood. First: The Increase Traffic Congestion added with our Police Department, Fire Department, Bicycle Riders, Runners, Walkers, and our resedence that commute daily through Peaceful Hill Lane. Secondly: Home owers that are experiencing heavy burdensome property taxes with fixed income that are disabled will acquire increase property taxes of a higher class society of condominium living in our modest, humble, middle class neighborhood. Thirdly: A Condominium Complex in our neighborhood will attract criminals, because of the upper class living environment of condo owners.

When I purchase my home I new that this neighborhood was built in 1975, and many of my neighbors were older and kind. We care and help each other! I have enjoyed the peace of our neighborhood and intend to continue! Thank you.

Blessed Joy,
Arlene M. Valls
8204 Peaceful Hill Lane
Austin, Texas 78748
(512) 291-4926

2/7/2012

Rhoades, Wendy

From: Dagan Martinez-Vargas [daganm88@yahoo.com]
Sent: Tuesday, February 07, 2012 9:10 AM
To: Rhoades, Wendy
Subject: opposition of case number #c14-2011-0141

Dear Ms. Rhoades,

I am in complete opposition to opening our home neighborhood at Shallot Way to a condo development. As a native Austinite, I have never seen people drive thru a quiet residential home neighborhood to drive into basically a glorified apartment community.

With cars parked in the streets, Shallot Way was built way too narrow for cars to pass each other. One has to move aside and stop while driving if another car passing in the opposite direction.

The same goes for Peacefull Hill. and almost every other street in that area.

This is a gross mismanaging of property. I understand building a few houses. But to utilize the limited amount of room by squeezing a bunch of small units at the expense of the surrounding area...terrible.

I will try and attend the meeting. I aim to bring someone from the Attorney General's office as well to help in this matter. As well as someone from the police/fire station who though loacted more than 500ft away, are located on Ralph Ablanedo and will be affected by the two roads you are addressing that funnel into them....decreasing safety. I am also sending this to the local news stations.

Thank you,
Dagan Martinez-Vargas
resident at Parkridge Gardens

2/7/2012

Rhoades, Wendy

From: Belem Ramos [~~b.amos@bechapman.com~~]
Sent: Tuesday, February 07, 2012 9:15 AM
To: Rhoades, Wendy
Subject: FW: Case#C14-2011-0141

Subject: Case Number # C14-2011-0141

To: Wendy Rhodes of the Planning and Development Review Department
& to whom it may concern:

I have rec'd a letter at my door step on Sunday 2/5/2012, advising us that a new development is coming and will be using one of our streets to feed into it. I strongly oppose to this as I love our neighborhood as it is. I love the way it's kept enclosed for the sole reason of privacy and security. I have two children, 7 and 11 years of age, and they love to ride their bikes after school and in the weekends. It feels safe as it is now. If you bring this new development, it will endanger my children safety and my peace of mind. I ask you not to bring this development and discomfort us in our livelihood. I hope you understand and see in a mother's point of view, as we have elected this neighborhood to be our long term home of security and comfort, as it's been great to live in. We have lived here for three years now, please take that in consideration of not allowing this one development to fall through.

Please call if you have any questions as I'm strongly against this new development that will take away from me and my family.

Thank you for your attention on this matter,

Belle Ramos

8408 Chick Pea Ln. Austin, TX 78748

Phone: (817)680-6252 (cell)

b.e.amos@hotmail.com

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2/7/2012

Rhoades, Wendy

From: Cindy Estrada [mailto:~~estrada@texas.gov~~]
Sent: Tuesday, February 07, 2012 9:23 AM
To: Rhoades, Wendy
Subject: FW: Case # C14-2011-0141 PEACEFUL HILL LANE REZONING REQUEST
Importance: High

Thank you again for your time this morning.

Sindy

From: Sindy Estrada [mailto:~~estrada@texas.gov~~]
Sent: Tuesday, February 07, 2012 9:17 AM
To: 'wendyrhoades@austintexas.gov'
Subject: Case # C14-2011-0141 PEACEFUL HILL LANE REZONING REQUEST
Importance: High

Morning Ms. Rhoades,

I would like to let my opinion be known on the request that has been made by the Mike Moore Group to rezone our neighborhood area at 8107 Peaceful Hill Lane to make way for a profit driven condominium complex. This is ridiculous to have to request a rezoning of the residential area so that a developer can insert condominium buildings in the middle of quiet and small community neighborhood that I call home. I realize developers are jumping at the chance to bring business to the South Congress area but where they're trying to stick this one into is like a stick in the mud and at what price? I can very easily tell you at what price it's coming, that is the most important is the safety of children in the surrounding neighborhoods of Williams Elementary and most importantly where I live with my 6 year old and 10 month old and that is Parkridge Gardens.

Even though our subdivision is still considered newer we have taken pride and care in creating our own neighborhood crime watch group an enacted our own slow down speeding signs since we have enough traffic with the current residents and friends visiting within our own neighborhood. Now the developer is wanting to open up the dead end at our Shallot Way road for entrance is selfish, unconsiderate, and insane to make a buck. In return put our children at risk with more increased traffic coming and going out of our neighborhood without our say and without minding our children and families in Parkridge Gardens and the William Elementary area which relies heavily on the Peaceful Hill Lane road. Both of these areas including Peaceful Hill Lane and Shallot Way are both primary entrance and exit points that are already experiencing the strain of heavy traffic during the day and night time with one car fitting okay on the road but if there are 2 both vehicles are pushed to the edges of their right of way on Peaceful Hill Lane or having to move to the side and wait for one to pass the other within the streets of Parkridge Gardens.

I for one don't see the need to stick a condominium complex behind our subdivision and using our quite and quaint streets through our subdivision as an entrance point so I can have a greater risk of speeding, accidents, and other suspicious behavior be reported in my neighborhood where I currently don't have to think twice to step outside my door and walk with my family around our subdivision. It's so upsetting that a developer would like to interrupt the peace of our subdivision where children and families call home and now all of that has the potential to be compromised due to someone wanting to profit at the cost of the safety of our families. I'm sure the developer wouldn't want that in their own backyard or behind their homes and let's not mention that I'm sure the developer has not contacted our Williams

2/7/2012

Elementary to see how they will carry out safety measures for our children that walk home in all the streets that are the perimeter of the school including Peaceful Hill Lane and my daughter that currently gets dropped off at the corner of Shallot Way and Chick Pea and has to cross the now quiet street at 2:55 pm every day.

Will the developer be there then to insure that her risk of getting ran over will be reduced or be scared by new adult people walking to the new condominiums? Can the developer still convince me and Dad that I should let them make a few bucks at the risk of her safety without a chip on my shoulder? I think any parent that values the safety of their children knows the obvious response by now and that is, "No it's not worth it."

I personally would like to preserve the integral part of our family life in the Parkridge Gardens subdivision which is the feeling of small community tucked away from the busy streets and feeling of safety for our girls. Help keep our community neighborhood safe and "Peaceful" just as Peaceful Hill Lane was meant to be and don't let our area be rezoned for an insensitive developer that has not shown me how my daughter will be less out of harms way every day at 2:55 pm when she steps out of her school bus from Williams Elementary.

Thank you for your time and please feel free to contact me at anytime if you should have any further questions or concerns.

Kevin & Sindy Estrada
500 Celery Loop
Austin, TX 78748
Cell: 903-701-2640 (Sindy)
Cell: 903-276-8104 (Kevin)

2/7/2012

Rhoades, Wendy

From: Laura Herrera [lauraherrera1@yahoo.com]

Sent: Tuesday, February 07, 2012 9:33 AM

To: Rhoades, Wendy

Subject: Oppose zoning in Parkridge Gardens on Shallot Way

Thanks for doing this. Here is my e-mail about opposing zoning in our neighborhood.

Thank you,
Laura Herrera
8520 Shallot Way
Austin, Texas 78748

2/7/2012

Rhoades, Wendy

From: Oladimeji Mosadomi [~~ladimmosadomi@gmail.com~~]

Sent: Tuesday, February 07, 2012 9:39 AM

To: Rhoades, Wendy

Subject: Case # C14-2011-0141

As a resident in a nearby neighborhood, with the little information I know about the Mike Moore Group's Peaceful Hill Condominium project proposal, I oppose this zoning change. I plan on attending tonight's meeting to hear more about this case.

Thank you,
-Ladi Mosadomi

2/7/2012

Rhoades, Wendy

From: Andrea Palpant [REDACTED]
Sent: Tuesday, February 07, 2012 10:14 AM
To: Rhoades, Wendy
Subject: Dilley response to rezoning--submit for mtg tonight
Attachments: Dilley petition PHL.pdf

To the Austin City Council—

As residents of Peaceful Hill Lane, my husband and I are responding to the zoning application for 8107 Peaceful Hill Lane, Case #C14-2011-0141. Attached is our signed response document. Our comments are contained below, rather than on the document, FYI.

First, let me state that we are not *in principle* oppose to the development of this land. But we opposed to the particular zoning status that is under consideration. Along with many of my neighbors, we would strongly prefer that the area be zoned strictly for single-family dwellings rather than be left open to the possibility of multi-family dwellings and all the infrastructure problems associated with them.

We oppose the proposed rezoning for the following reasons:

Probable increase in traffic and congestion associated with “moderate density” multi-family dwellings like townhouse and condo residences. We already tolerate frequent speeding on our street. If Peaceful Hill were to become a through-street or feeder street to this new development—which is almost inevitable—the traffic volume would increase significantly. For reasons stated below, our street is not built to accommodate this kind of traffic volume increase.

Inappropriate infrastructure. Peaceful Hill is already so narrow that some mailboxes have to be turned sideways for two cars to pass. Massive resources would have to be spent in order to accommodate the increase in traffic volume (associated with multi-family dwellings), by widening the entire road (which most likely would involve purchasing additional property), putting in sidewalks, street lamps, stop signs, etc. None of this infrastructure currently exists and I doubt that the developer—unless mandated to do so—would see fit to budget for these kinds of infrastructure improvements on a feeder road (rather than main entrance to) his/her development.

Probable impact on child safety (related to #1). We have an elementary school one block from Peaceful Hill Lane. Child safety concerns are already high due to the current level of traffic and speeding. If Peaceful Hill were to become a through-street or feeder street to this new development—which is almost inevitable—then those child safety concerns would only increase.

Probable overcrowding by excessive residential concentration

Inconsistent neighborhood planning and community development—gross mixed use of commercial and residential. We would very much prefer to maintain consistent single-family dwelling status rather than see our neighborhood compromised by “moderate density” multi-family dwelling status.

Probable impact on the overall quiet, cohesive feel of our single-dwelling neighborhood.

We urge the city council to oppose this rezoning application. As residents of Peaceful Hill, we would like to protect single-dwelling zoning status for all properties that border on our neighborhood, including the proposed are of rezoning, rather than see our neighborhood compromised by multi-dwelling properties (condos etc) and all the problems associated with them, as noted above.

We very much appreciate your serious consideration of our request.

Steve and Andrea Dilley

PUBLIC HEARING INFORMATION

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

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

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

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

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

www.ci.austin.tx.us/development

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2011-0141

Contact: Wendy Rhoades, (512) 974-7719

**Public Hearing: February 7, 2012, Zoning and Platting Commission
March 8, 2012, City Council**

Steve Dilley

Your Name (please print)

8200 Peaceful Hill Ln

Your address(es) affected by this application

Steve Dilley

Signature

2/7/12

Date

Daytime Telephone: 480.628.9822

Comments: See attached

☐ 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

Rhoades, Wendy

From: virginia reymundo [virginia_reymundo@yahoo.com]
Sent: Tuesday, February 07, 2012 12:02 PM
To: Rhoades, Wendy
Subject: Fw: Opposition for Rezoning

----- Forwarded Message -----

From: virginia reymundo <virginia_reymundo@yahoo.com>
To: wendyrhoades@austintexas.gov
Sent: Tue, February 7, 2012 11:55:09 AM
Subject: Opposition for Rezoning

I am one of the property owners at Parkridge Gardens, living within 500 feet from the proposed site of the condominium complex of the Mike Moore Group.

I oppose the petition for rezoning- referring to Case Number #C14-2011-0141 due to the following reasons:

- Shallot Way is too narrow to sustain increase in traffic.
- Threatening the safety of children playing on minor residential streets
- Increased traffic and congestion in our already small Parkridge Gardens community.
- Loss of more natural wildlife habitat
- Overcrowding by excessive residential concentration
- Inappropriate usage of the proposed site as Condominium Residences.
- Inconsistent neighborhood planning and community development - gross mixed of commercial and residential
- Peaceful Hill already so narrow, mailboxes had be turned sideways to allow 2 cars to pass one another.

I hope this petition for rezoning be not approved.

Sincerely,
Virginia Reymundo

Rhoades, Wendy

From: Howard Rains [REDACTED]
Sent: Tuesday, February 07, 2012 12:30 PM
To: Rhoades, Wendy
Subject: Re: case #C14-2011-0141 (8107 Peaceful Hill Lane)

Hello Ms. Rhoades,

I live at 7704 Peaceful Hill Lane and I am writing to you today regarding case #C14-2011-0141 (8107 Peaceful Hill Lane). While I am not opposed to the proposed project I would request that any and all measures be taken to address existing problems along Peaceful Hill that will likely become more problematic if this project is built.

The current issues along Peaceful Hill are as follows:

1. At the northern end of Peaceful Hill, where it intersects with Dittmar, traffic speeds are very high. Cars along this section of Dittmar travel at a high rate of speed and frequently turn onto Peaceful Hill heading south, at a high rate of speed. The fast moving cars create a safety hazard to the other vehicles on the road along with making it difficult to turn into and back out of driveways. Increased traffic as a result of the proposed project will increase the risks mentioned above.
2. Due to the long and steep hill along the same portion of Peaceful Hill cars gain speed as they travel northbound (towards Dittmar) thereby creating a hazard to cars turning into and out of driveways. Increased traffic as a result of the proposed project will increase the risks mentioned above.
3. At the southern end of Peaceful Hill from Baldrige to Ralph Ablanedo Dr., the road narrows drastically to barely just two lanes. Travelling along this section of Peaceful Hill is a lesson in courteous driving with the hope that passing cars share the road. While I am unaware of any accidents as a result of the narrow road I am concerned that increased traffic on this portion of Peaceful Hill will result in accidents.

Overall there are a variety of transportation issues along Peaceful Hill that need to be addressed through traffic control measures.

And finally, I ask that should the project move forward it develops at "as low a density as possible." I am aware that there are site development standards and site plan requirements such as preserving existing trees, compatibility with nearby homes, water retention etc. and I respectfully ask that the project be approved with the full use of controls available.

Thanks you for your consideration.
Howard Rains Hackney
7704 Peaceful Hill Lane

--
www.howardrains.net

2/7/2012

Rhoades, Wendy

From: Lora Estrada [mailto:lorastrada@comcast.net]

Sent: Tuesday, February 07, 2012 5:03 PM

To: Rhoades, Wendy

Subject: #C14-2011-0141

I'm writing in regards to the condo project being planned at the intersection of Mairo St. and Peaceful Hill Lane. My mothers home sits on what would be the southwest corner of that intersection and she has been there for more than 35 years. In this time we have seen many things in that neighborhood that have caused concern. At this point, I write with mixed feelings about the project. On one hand the development would force the transients out of the area but the traffic would become worse.

My preference if they are built is to see a second entrance coming from Congress avenue to reduce the amount of traffic on Peaceful Hill. There is already a problem with traffic in this area, drivers don't seem to think there is a speed limit on that street and drive very recklessly. We have witnessed people running the stop sign on several occasions. My husband was parked in front of the house when a drunk driver speeding down Peaceful Hill hit his truck doing a great deal of damage. Just this past new years eve, I was in the front yard with my 84 year old mother and a car was again speeding down the road and lost control swerving at the curb and missed running over my mother by just inches then just drove on as if nothing had happened. On a daily basis the drivers seem to just speed with no regard to the properties around it. Adding a major entrance at that location would only add more traffic issues and I'm afraid more accidents.

If the project does go through, I believe at the very least the city or developer should be required to place speed bumps down Peaceful Hill Lane and Mairo St. which would force the traffic to slow down, perhaps even a round median placed in the center and speed bumps like I have seen in other Austin neighborhoods is warranted. Additional lighting would also be needed.

My mother will be at the meeting this evening, this is of great concern to her as she is very scared of the current traffic issues and only fears it will get worse with the development.

I do hope you will take all of these things into consideration.

Lora Estrada
512-394-1983

2/7/2012

February 5, 2012

To the Austin City Council—

As residents of Peaceful Hill Lane, we are responding to the zoning application for 8107 Peaceful Hill Lane, Case #C14-2011-0141. As a collective, we oppose the proposed rezoning for the following reasons:

1. Probable increase in traffic and congestion (we already tolerate frequent speeding on our street)
2. Probable loss of more natural wildlife habitat
3. Probable overcrowding by excessive residential concentration
4. Inappropriate infrastructure (Peaceful Hill is already so narrow that some mailboxes have to be turned sideways for two cars to pass)
5. Probable impact on child safety (related to #1)
6. Probable impact on our property values
7. Probable increase in crime (related to rented condos and transient tenancy)
8. Inconsistent neighborhood planning and community development—gross mixed use of commercial and residential
9. Probable impact on the overall quiet, cohesive feel of our single-dwelling neighborhood

We urge the city council to oppose this rezoning application. As a community, we would like to retain single-dwelling zoning status (for all properties that border on our neighborhood, including the proposed are of rezoning) rather than see our neighborhood compromised by multi-dwelling properties (condos etc) and all the problems associated with them, as noted above.

We very much appreciate your serious consideration of our request.

Name Andrea Dille Signature [Signature]
Address 8200 Peaceful Hill Lane Austin 78748

Name Gary McElhenny Signature [Signature]
Address 8104 Peaceful Hill Lane 78748

Name Jessica Leavright Signature [Signature]
Address 8100 Peaceful Hill Ln

Name David L. Lette Signature [Signature]
Address 8206 Peaceful Hill Ln Austin 78748

Name Christine Lette Signature [Signature]
Address 8206 Peaceful Hill Ln Austin, TX 78748

Name Becky Zeeck Signature [Signature]
Address 8208 Peaceful Hill Ln Austin TX 78748

Name Rebecca P Molina Signature Rebecca P Molina
Address 300 Mairo St Austin TX 78748

Name Marc Hinson Signature Marc Hinson
Address 8002 Peaceful Hill Rd. Austin TX 78748

Name Sarah Pool Signature S. Pool
Address 7910 Peaceful Hill Ln. Austin TX 78748

Name Sam Barrows Signature Sam Barrows
Address 7910 Peaceful Hill Ln Austin, TX 78748

Name Heather Davis Signature Heather Davis
Address 7906 peaceful hill lane 78748

Name Thomas Davis Signature Thomas Davis
Address 7906 peaceful Hill lane 78748

Name Brian P Bowen Signature Brian P Bowen
Address 8004 Peaceful Hill Ln 78748

Name Steve Dilley Signature Steve Dilley
Address 8200 Peaceful Hill Ln 78748

Name Martha Montano Signature M.A.
Address 8102 Peaceful Hill Ln 78748

Name Charles S. Nelson Signature Charles S. Nelson
Address 402 Mairo St

Name Ella Guzman Signature Ella Guzman
Address 404 Mairo St

Name Helen J. Nelson Signature Helen J. Nelson
Address 302 Mairo St

Name Erick Garcia Signature Erick Garcia
Address 7902 Peaceful Hill Ln. Austin, TX 78748

Name Anne M. Valle Signature Anne M. Valle
Address 8204 Peaceful Hill Ln. 78748

Name John Stokes Signature John Stokes
Address 7706 peaceful Hill

Beverly Floro Beverly Floro
513 Celery Loop Austin, TX 78748

Rhoades, Wendy

From: [REDACTED]
Sent: Tuesday, February 07, 2012 2:48 PM
To: Rhoades, Wendy
Subject: continuance

February 7th, 2012

Ms. Wendy Rhoades, Case Manager
City of Austin
505 Barton Springs Rd
Austin, Texas 78704

Dear Ms. Rhoades:

This letter is in regards to case number C14-2011-0141, an application for zoning change at 8107 Peaceful Hill. I would like to request a delay of this hearing until Tuesday, March 6th, 2012.

The purpose of this postponement is to allow additional time for members of the community and adjacent property owners to consult with the owner of the property and with city staff in order to more fully understand the impact of this proposed zoning change and the resulting condominium project.

I would also point out that I own and reside at 8104 South Congress Avenue and that my property is contiguous to the property under consideration for re-zoning.

Thanks for your consideration of this matter.

Sincerely,

Chris Clark
8104 South Congress Avenue
Austin, Texas 78745
512-658-4319

2/7/2012

Attn: Wendy Rhoades
Planning and Development Review
RE: Case C14-2011-0141
Property Address: 8107 Peaceful Hill Lane

Ms. Rhoades:

As per our discussion this morning, I am writing to request permission to address the Zoning and Platting Commission tonight, and to request a postponement of a final decision regarding the proposed rezoning.

I would like to be added to the Interested Party List. (7706 Peaceful Hill Lane 78748.) Although slightly outside of the 500 ft. notification area, my home is located on the blind, narrow curve at the junction of Peaceful Hill Lane and Dittmar Road. This narrow section of Peaceful Hill would be traversed by all increased traffic that would result if the rezoning were to be approved as proposed. In addition, there are residents on both sides of the entire stretch of Peaceful Hill who are undoubtedly interested parties. I believe that few of these residents have been informed as to the nature and scope of the rezoning request because their property lies outside the 500 foot boundary of the proposed rezoned property.

On 2/6/12, I personally visited the proposed entrances on Peaceful Hill Lane and Shallot Way (Parkridge Gardens). During this walkthrough, I discovered that Williams Elementary School is within several hundred feet from, and clearly in direct view of, the proposed entrance to the rezoned property. I spoke with the principal of Williams Elementary, Joan Bertino. She informed me that she had no knowledge whatsoever of the proposed rezoning. She specifically suggested that a Williams School Parent Association meeting be held to discuss the proposed rezoning. This meeting would ensure that the safety of nearby elementary school students would be considered as part of the rezoning process.

As stated above, it is my opinion that the rezoning as proposed needs revision. I therefore request that a final decision on this rezoning be postponed until 3/6/12. This will allow time for ALL residents of Peaceful Hill Lane to be consulted at a community meeting. It would also provide time for discussions with the site developer to see if modifications to the rezoning plan could be made that would satisfy the concerns of surrounding residents.

Most importantly, it would allow time for parents of Williams Elementary students to have their voices heard.

Sincerely,
John B. Stokes



Peaceful Hill Preservation League

8200 Peaceful Hill Lane
Austin TX 78748

To: Wendy Rhoades, Planning & Development and Review Department
Case #C14-2011-0141

Wendy:

This is to inform you that, due to family illness, I am temporarily stepping aside as Coordinator for the PHPL. I remain committed to protecting our neighborhood, but for the time being, I will be turning over most responsibilities to John Stokes.

I still wish to address the commission and city council regarding my previous child safety and overdevelopment concerns, and to participate more in developing our neighborhood recommendations and responses. As it is, I have only been able to attend one small PTA meeting, and will miss an upcoming Special Traffic Safety meeting at Williams Elementary School. I also have had to miss important recent neighborhood meetings.

However, I was able to collate and crosscheck our petitions (homeowners on your list vs. actual signatures). We are well past the 20% figure. John says he will hand deliver these early this week.

I am eager to participate in the zoning process and anticipate that I will be much more available in a few weeks. I am requesting a postponement until April 3rd so that I can continue to contribute to our neighborhood and the zoning process.

Thanks for your consideration.

Andrea Palpant

Rhoades, Wendy

From: Bruce Melton PE [bmelton@earthlink.net]
Sent: Monday, February 27, 2012 11:31 AM
To: Rhoades, Wendy
Subject: Peaceful Hill Condos
Attachments: Postponement Request 022712.doc

Hi Wendy:

The neighbors are looking for an additional 30 days. They want me to do a layout that they can live with and present it as an alternative. They understand that the layout is nonbinding, but are trying to develop a sense of what would be acceptable and what not. Because the client did not contact them in the due diligence portion of this project, they really deserve 60 days to do "their" due diligence.

Request letter attached--thanks,
B
--

~ ~ ~ **LOOK HERE!** ~ ~ ~
The T-shirt messaging site is up!
<http://www.climatechangetshirts.com>



My new book is out!

Climate Discovery Chronicles: Recent, Relatively Unknown Discoveries About Our Rapidly Changing World

Info - [Link to Book Series Web Page](#)

Latest articles:

"Welcome to Climate Change Texas" -- New Three Part Series about Climate Change and Texas:

Part One: <http://theragblog.blogspot.com/2011/12/bruce-melton-welcome-to-climate-change.html>

Part Two: <http://theragblog.blogspot.com/2012/01/bruce-melton-has-texas-crossed-climate.html>

Part Three: <http://theragblog.blogspot.com/search?q=%22welcome+to+climate+change%22>

Short evaluation of relevant academic articles: "[Climate Change Texas The Worst Case Scenario is Happening Now](#)"

and radio interview: <http://theragblog.blogspot.com/2012/01/rag-radio-bruce-melton-on-real-world.html>

Companion video: "Austin Drought and Fires 2011 - My Summer Vacation with Climate Change"

<http://youtu.be/8b0IFjKGeXc>

Bruce Melton P.E.

Melton Engineering Services Austin

2/27/2012

Casa Grande Films & Press
8103 Kirkham
Austin, Texas 78736
(512) 799-7998
bmelton@earthlink.net
www.meltonengineering.com
www.climatechangenow.tv

The Band "Climate Change"
Link - New Rules for a New World www.fix290.org

MESA ENGINEERING

ENVIRONMENTALLY CONSCIOUS CIVIL ENGINEERING

8103 Kirkham Drive
Austin, Texas 78736
(512) 799-7998
Fax: (512) 288-1454

DATE: January 27, 2012
TO: Wendy Rhoades
Case Manager
City of Austin Development Review

Re: Peaceful Hill Condominiums
C14-2011-0141

Ms. Rhoades:

The neighbors to the above project and myself would like to request another 30 day extension (to April 3) for the public hearing for this project at ZAP. The neighbors introduction to this case on Superbowl Sunday, and the few days between then and now have left them very little time to be able to organize their thoughts and comprehend even a small part of the development review and entitlement process, much less find a consultant to assist them in these matters. So, very little time remains before the next scheduled ZAP meeting for actual land development consulting work.

We would all like to see a development arise on this parcel that is complementary to all parties concerned. One thing that "neighbors" rarely are able to do in these situations is develop their own "vision" of what would be "complementary" for the proposed property. Preparing a site layout for this parcel, that the neighbors can live with and that they feel is "fair" to the development interests of the land owner/developer, is one of the main tasks that they are attempting to complete. Diligent completion of this task however, requires more time than we have before the next ZAP meeting.

Thanks for your consideration,

Bruce Melton, P.E.

League Of..... Bicycling Voters

Austin's voice for bicyclists: www.lobv.org

League of Bicycling Voters

Tom Wald, Executive Director

PO Box 1395 | Austin, TX 78767 | 512-203-7626

tom@lobv.org

February 27, 2012

Sent via email

To: City of Austin
Planning & Development and Review Department
ATTN: Wendy Rhoades
RE: Case #C14-2011-0141

Ms. Rhoades:

We have recently become aware of the request for a zoning change cited above. Initial information provided to us indicates that the change could potentially affect bicyclist access, usability and safety.

We were just last week able to get basic information regarding the proposed changes. We wish to consult with our members, local cyclists and area residents regarding our initial concerns, questions and recommendations. Among our interests:

- To perform a full TIA (Traffic Impact Analysis): This will show what impact the additional motor vehicle traffic will have on the surrounding streets.
- To negotiate with the developer to add amenities to adjacent or nearby areas, e.g. additional sidewalks, bike lanes, tree planting, building a small park, adding short bike/ped trails, etc.
- To grant public trail easements and construction of bike/ped trails along South Boggy Creek and/or further south between Peaceful Hill Lane and Congress Ave.
- To grant public trail easements and construction of bike/ped trails within the development itself.

We will need additional time to gather more complete information, contact and get member input, and to contact the relevant City officials. With more time, we can also prepare a written response/recommendation to the developer, zoning planners and City Council as needed.

We request a postponement of the scheduled March 6 public hearing to April 3, 2012.

Thank you,



Tom Wald
Executive Director

PETITION

Case Number: **C14-2011-0141**
8107 PEACEFUL HILL LANE

Date: 2/17/2012

Total Square Footage of Buffer:	745976.21
Percentage of Square Footage Owned by Petitioners Within Buffer:	8.16%

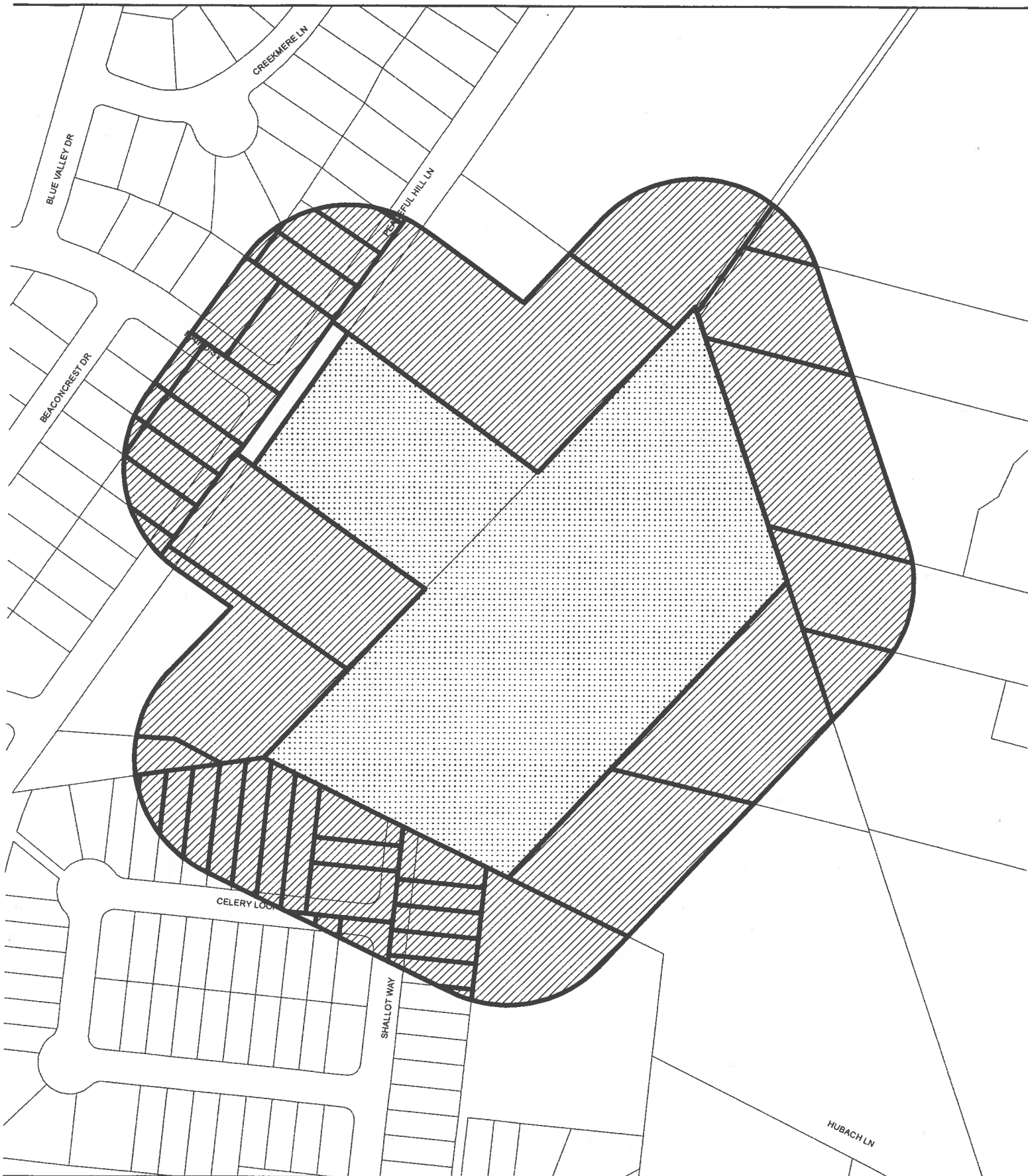





Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. 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.

#	TCAD ID	Address	Owner	Signature	Petition Area	Percent
1	0425130304	8000 PEACEFUL HILL LN 78748	SHAGAM PATRICIA M	<u>no</u>	273.28	0.00%
2	0425130305	8002 PEACEFUL HILL LN 78748	HINSON FELIX MARC	<u>yes</u>	5212.20	0.70%
3	0425130306	8004 PEACEFUL HILL LN 78748	BOWEN BRIAN P	<u>yes</u>	8823.76	1.18%
4	0425130307	8006 PEACEFUL HILL LN 78748	BEARD BRIAN C & CURAH M WILLIAMS	<u>no</u>	9465.95	0.00%
5	0425130308	300 MAIRO ST 78748	JONES MARK D & TAMRA K TORRES	<u>no</u>	15134.16	0.00%
6	0425130309	302 MAIRO ST 78748	HASHEM HASHEM JOE III	<u>yes</u>	9482.20	1.27%
7	0425130317	8005 CREEKMERE LN 78745	DAVIS TERRY	<u>no</u>	925.36	0.00%
8	0425130318	8003 CREEKMERE LN 78745	RAMON GREGORY & SAN JUANITA	<u>no</u>	10.02	0.00%
9	0425130501	8100 PEACEFUL HILL LN 78748	LEWRIGHT JACK L & JESUESA LIFE ESTATE	<u>yes</u>	13865.07	1.86%
10	0425130502	8102 PEACEFUL HILL LN 78748	MONTERROSO MARTHA	<u>yes</u>	8319.28	1.12%
11	0425130503	8104 PEACEFUL HILL LN 78748	MCELHANEY GARY LYNN & VIRGINIA BETH	<u>yes</u>	8268.71	1.11%
12	0425130504	8200 PEACEFUL HILL LN 78748	DILLEY STEPHEN C & ANDREA P PALPANT	<u>yes</u>	6888.07	0.92%
13	0425130505	8202 PEACEFUL HILL LN 78748	CHEUNG WILLIAM KWOK CHU & ANITA A CHEUNG	<u>no</u>	1741.29	0.00%
14	0425130517	8105 BEACONCREST DR 78748	MURPHY KENNETH	<u>no</u>	753.92	0.00%
15	0425130518	8103 BEACONCREST DR 78748	HOYT SHELLEY M	<u>no</u>	1548.74	0.00%
16	0425130519	8101 BEACONCREST DR 78748	VASQUEZ ANDREW	<u>no</u>	2611.72	0.00%
17	0426090202	7901 PEACEFUL HILL LN 78748	FLUITT JEFFREY	<u>no</u>	103898.49	0.00%

18	0426090203	7809 PEACEFUL HILL LN 78748	AGAPE CHRISTIAN MINISTRIES INC	<u>no</u>	42097.00	0.00%
19	0426090205	7604 S CONGRESS AVE 78745	RDO PROPERTIES LLC	<u>no</u>	5145.69	0.00%
20	0426090206	7900 S CONGRESS AVE 78745	RDO PROPERTIES LLC	<u>no</u>	29114.40	0.00%
21	0428090101	HILL LN 78748	WILDS DARSHA	<u>no</u>	5123.88	0.00%
22	0428090102	8201 PEACEFUL HILL LN 78748	TAYLOR JOHN F & ANNELL	<u>no</u>	50862.32	0.00%
23	0428090103	8005 PEACEFUL HILL LN 78748	THOMPSON KIMBERLY & JONATHAN	<u>no</u>	62019.07	0.00%
24	0428090105	208 HUBACH LN 78739	SOUTHSIDE STORAGE INC	<u>no</u>	51990.65	0.00%
25	0428090134	CHICK PEA LN 78748	PARKRIDGE GARDENS OWNERS ASSOCIATION INC	<u>no</u>	31839.01	0.00%
26	0428090142	8321 SHALLOT WAY 78748	ROJAS MELISSA	<u>no</u>	497.83	0.00%
27	0428090143	8317 SHALLOT WAY 78748	BROOME JOE HARDY II	<u>no</u>	4202.13	0.00%
28	0428090144	8313 SHALLOT WAY 78748	ELAM LINDA S	<u>no</u>	5400.03	0.00%
29	0428090145	8309 SHALLOT WAY 78748	FARIAS OSCAR LEE	<u>no</u>	5400.06	0.00%
30	0428090146	8305 SHALLOT WAY 78748	ERICKSON SHASTA & BARBRA	<u>no</u>	5399.22	0.00%
31	0428090147	8301 SHALLOT WAY 78748	WILLIS LOIS & EARL	<u>no</u>	7813.67	0.00%
32	0428090148	HUBACH LN 78739	CLARK CHRIS & RONI HENRY	<u>no</u>	58052.46	0.00%
33	0428090202	S CONGRESS AVE 78745		<u>no</u>	28438.26	0.00%
34	0428090204	8104 S CONGRESS AVE	CLARK CHRIS	<u>no</u>	9465.54	0.00%
35	0428090209	S CONGRESS AVE 78731	RDO PROPERTIES LLC	<u>no</u>	62380.32	0.00%
36	0428090401	8300 SHALLOT WAY 78748	WILSON JASPER & JOSIE GOMEZ	<u>no</u>	7664.64	0.00%
37	0428090402	8304 SHALLOT WAY 78748	MARTINEZ STEVE	<u>no</u>	5482.55	0.00%
38	0428090403	8308 SHALLOT WAY 78748	JACOB & JAZMIN LY DUC PHU & HUE	<u>no</u>	11066.45	0.00%
39	0428090404	312 CELERY LOOP 78748	THI THANH NGUYEN	<u>no</u>	8345.11	0.00%
40	0428090405	316 CELERY LOOP 78748	LE PAUL & TINA HASANOVIC REDZEP & SALIHA	<u>no</u>	8517.82	0.00%

41	0428090406	320 CELERY LOOP 78748	FRANCO LISA M	<u>no</u>	8292.15	0.00%
42	0428090407	324 CELERY LOOP 78748	YOUNG DAVID W & VANESSA L	<u>no</u>	7357.80	0.00%
43	0428090408	328 CELERY LOOP 78748	SOTO DENNIS M	<u>no</u>	6310.17	0.00%
44	0428090409	332 CELERY LOOP 78748	NGUYEN SON XUAN	<u>no</u>	4873.79	0.00%
45	0428090410	336 CELERY LOOP 78748	ROWE JEFF & KATY	<u>no</u>	2632.81	0.00%
46	0428090411	340 CELERY LOOP 78748	HATLEY RONALD	<u>no</u>	84.91	0.00%
47	0428090507	313 CELERY LOOP 78748	ELLIS T	<u>no</u>	8.63	0.00%
48	0428090509	305 CELERY LOOP 78748	NGUYEN MICHAEL	<u>no</u>	978.37	0.00%
49	0428090510	301 CELERY LOOP 78748	DURAN ENRIQUE II	<u>no</u>	3772.88	0.00%
					Total %	
						8.16%



-  BUFFER
-  PROPERTY_OWNER
-  SUBJECT_TRACT

PETITION

CASE#: C14-2011-0141

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