NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Oak Hill Combined Neighborhood Plan

CASE#: NPA-2012-0025.01 **DATE FILED:** Feb. 6, 2012 (in-cycle)

PC DATE: May 22, 2012
May 8, 2012
April 24, 2012
April 10, 2012
March 27, 2012

ADDRESS/ES: 4806 ½ Trail West Drive

SITE AREA: Approx. 12.45 acres

APPLICANT/AGENT: Independent Reality, L.L.C., (Nick Dean and Misha Spiridonov)

OWNER: Austin Independent School District (Paul Turner)

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Civic **To:** Single Family

Base District Zoning Change:

Related Zoning Case: C14-2012-0016
From: P-NP **To:** SF-2-NP

NEIGHBORHOOD PLAN ADOPTION DATE: December 11, 2008

PLANNING COMMISSION RECOMMENDATION: Final recommendation pending

PREVIOUS ACTIONS:

On **March 27, 2012** a motion was made to postpone to April 10, 2012 by the request of staff, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Donna Tiemann seconded the motion on a vote of 8-0; Commissioner Alfonso Hernandez was absent.

On **April 10, 2012**, the motion to postpone to April 24, 2012 by the request of staff, was approved on the consent agenda by Commissioner Mandy Dealey's motion, Commissioner Jean Stevens seconded the motion on a vote of 8-0; Commissioner Dave Anderson was absent.

On **April 24, 2012**, the motion to postpone to May 8, 2012 by the request of staff, was approved on the consent agenda by Commissioner Dave Anderson's motion, Commissioner Mandy Dealey seconded the motion on a vote of 9-0.

On May 8, 2012, the motion to postpone to May 22, 2012 by the request of the applicant, was approved on the consent agenda by Commissioner Dave Anderson's motion, Commissioner Saundra Kirk seconded the motion on a vote of 9-0.

On May 22, 2012, the motion to grant the change in the future land use map from Civic to Single Family was approved by Commissioner Hatfield's motion, Commissioner Hernandez seconded the motion on a vote of 5-3-1 with Commissioner Kirk abstaining. Commissioners Stevens, Chimenti, and Tiemann voted nay.

STAFF RECOMMENDATION: Recommended

BASIS FOR STAFF'S RECOMMENDATION: The request to change the Future Land Use Map from Public to Single Family meets the following plan Goals, Objectives, and Recommendations:

OAK HILL VISION STATEMENT

As a unique yet integral part of Austin and Travis County, the Oak Hill Area will support measured, sustainable growth in residential and commercial development while maintaining the existence and integrity of its environmental resources, and that of the community and its neighborhoods.

GOALS, OBJECTIVES, AND RECOMMENDATIONS

CHAPTER 4: DEVELOPMENT IN THE BARTON SPRINGS ZONE
4.A. Preserve and enhance environmental resources including watersheds, air quality, and wildlife corridors.
4.A.1
Preserve the water quality of area aquifers, streams, rivers, and springs and protect endangered species dependent on the quality of those water resources.
4.A.1b—Where appropriate, maintain rural density in Oak Hill. To help achieve regional water quality goals, manage the urbanization of Oak Hill by minimizing dense development and guiding new development away from the recharge zone.

CHAPTER 6: LAND USE AND DEVELOPMENT
6.A. Provide opportunities for high-quality new development and redevelopment.
6A.1
Ensure quality of new construction and renovations.
6.B. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.
6.B.1

Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.
6.B.1a—Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.
6.B.1b—Cluster higher density development in appropriate areas, striving to balance the interests of stakeholders while taking into consideration environmental concerns.

CHAPTER 8: HOUSING
8.A. Balance development and environmental protection by maintaining a vibrant residential and commercial community.
8.A.1
Assess and minimize the impact of land development on surface and ground water.
8.A.1a—Every housing development/redevelopment should include an environmental impact analysis and incorporate all necessary measures to address its potential impact on the Edwards Aquifer (impervious cover, drainage, traffic, etc).
8.A.2
Design and place homes to minimize impacts on natural resources and the physical environment and to maximize social resources.
8.A.2a—Clustered development should be encouraged where appropriate (see Chapter 9: Neighborhood Design).
8.A.2b—Residential density should be compatible with surrounding uses and informed by a regional vision of the environmental impact development has over the Edwards Aquifer.
8.A.2c—Whenever possible, new housing development should be located where existing services and infrastructure exist. Their appearance and density should be appropriate to its environment and compatible with surrounding uses.
8.B. Preserve neighborhood identity, character, affordability, and diversity.

CHAPTER 9: NEIGHBORHOOD DESIGN
9.B. Enhance the Hill Country look of Oak Hill by preserving trees and addressing aesthetic improvements in the planning area.
9.C. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.
9.C.2
All new residential development/redevelopment projects in Oak Hill should strive to ensure that the environmental impact on the Edwards Aquifer and the existing natural landscape is kept at a minimum.
9.C.2a—Development and redevelopment of large sites should include measures such as pervious paving, rainwater collection system, and smart irrigation where appropriate.
9.C.2 b—Encourage developers to explore clustered development as an option, since it provides sufficient housing units while maintaining and preserving considerable amounts of open space.
9.C.2c—Builders should use the Green Building Standards in their projects whenever possible: Using local materials, considering water needs for landscaping, and installing efficient heating and cooling systems are all steps to building greener homes.

9.C.2d—Builders should explore the option of including a trail through their project site or dedicating an easement near water quality features.
9.D. Preserve neighborhood identity, character, affordability, and diversity.
9.D.1
New single-family and multi-family developments/redevelopments should be compatible with existing residential architecture to reinforce the Hill Country character of Oak Hill, in terms of materials, lighting, and height.
9.D.1a—Preserve Old German-style masonry and limestone construction.
9.D.1b—Place overhangs on roofs for shade.
9.D.1c—Provide abundant porch space.
9.D.1d—Utilize metal roofing or some other comparable material.
9.D.1e—Preserve character of old while incorporating sustainable green building practices.
9.D.1f—Incorporate vegetative buffers for all new residential neighborhoods.
9.E. Provide managed connectivity between various neighborhoods while maintaining the quiet enjoyment of neighborhoods.
9.E.1
All new residential development and redevelopment projects should incorporate the following design elements to increase walk-ability throughout the Oak Hill area.
9.E.1a—Provide sidewalks for all new residential subdivisions.
9.E.1b—Keep existing trees along sidewalks to provide enough shade for residents walking.

Staff analysis: The request to change the future land use map from Civic to Single Family is consistent with the plan goals and consistent with the single family land use and zoning that surrounds the 12.45 acre tract of land.

Description of Single Family land use category:

Single Family

Single family detached or two family residential uses at typical urban and/or suburban densities.

Purpose

- Preserve the land use pattern and future viability of existing neighborhoods;
- Encourage new infill development that continues existing neighborhood patterns of development; and
- Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

- Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and
- May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

LAND USE PLANNING PRINCIPLES

- Ensure that the decision will not create an arbitrary development pattern;
- Ensure an adequate and diverse supply of housing for all income levels;
- Minimize negative effects between incompatible land uses;
- Discourage intense uses within or adjacent to residential areas;
- Ensure similar treatment of land use decisions on similar properties;
    - ***The request meets these principles by continuing an established land use pattern and by providing additional housing options for the Oak Hill Planning Area. The request is not an incompatible land use for this established single family residential area.***

- Recognize suitable areas for public uses, such as hospitals and schools that will minimize the impacts to residential areas;
    - ***A.I.S.D., the owner of the land, has determined the site is not needed for a public school.***
    - ***The request is a low-intensity housing development adjacent to residential uses.***

- Minimize development in floodplains and environmentally sensitive areas;
- Promote goals that provide additional environmental protection;
- Consider regulations that address public safety as they pertain to future developments (e.g. overlay zones, pipeline ordinances that limit residential development);
- Ensure adequate transition between adjacent land uses and development intensities;
    - ***The request will be required to meet all Development Code and S.O.S. Ordinance regulations that are designed to preserve water quality and to protect environmentally sensitive areas.***

- Recognize current City Council priorities;
- Avoid creating undesirable precedents;
    - ***The request will be required to meet the S.O.S. water protection goals and will not create an undesirable precedent considering the area is already developed as single family residential uses.***

- Balance individual property rights with community interests and goals;
- Consider infrastructure when making land use decisions;
- Promote development that serves the needs of a diverse population.
    - ***The plan amendment request is consistent with these principles because the request does not take away the property owner's rights and is consistent with the Oak Hill Combined Neighborhood Plan's Goals, Objectives and Recommendations. The property is located in an area with existing infrastructure; and will provide the area with more housing options.***

- Ensure neighborhood businesses are planned to minimize adverse effects to the

neighborhood;
- Protect and promote historically and culturally significant areas;
- Promote expansion of the economic base and create job opportunities;
    - ***These principles are not directly applicable to this request.***

BACKGROUND: The application was filed in-cycle on February 6, 2012. The plan amendment meeting was held on February 22, 2012. Approximately 232 meeting notices were mailed to property and utility account holders located within 500 feet of the property, in addition to neighborhood and environmental groups registered with the City. More information regarding this meeting is in the Public Meetings section of the report.

The applicant is requesting a change in the future land use map (FLUM) from Civic to Single Family. In the associated zoning case (C14-2012-0016), the applicants' are requesting to change the zoning on the property from P-NP (Public-Neighborhood Plan) to SF-2-NP (Single Family Residence – Standard Lot –Neighborhood Plan).

The Austin Independent School District put the property up for sale as "surplus property". The applicants, being the highest bidder, have a contract to purchase the property and are pursuing the plan amendment and zoning change applications with the consent of A.I.S.D. More info on this is in the A.I.S.D. Board Meeting agenda material provided in this report.

Travis Country Home Owner's Association also bid on the property, but were not successful as the highest bidder. HOA Members state that they are still trying to secure the necessary funding to purchase the property in order to stop the land from being developed.

Since the February 22, 2012 plan amendment meeting, the applicants submitted a revised Conditional Overlay request.

- No more than 12 residential homes;
- Minimum lot size of 8,000 square feet;
- Restrict "Permitted and Conditional Uses" to only allow "Single Family Residential" use and PROHIBIT all other uses that are allowed under SF-2 zoning (such as "Bed & Breakfast", "Club or Lodge", "Communication Service Facilities", "Daycare Services" and others);
- Allow no more than 6 acres to be used for residential home lots, leaving no less than 6.45 acres for community use.

Provided in this report is the Travis Country Home Owners Association's response to the applicants' CO request.

Other issues: The City of Austin's Parks and Recreation Department stated they are not interested in purchasing the property for a park. Also, the Travis Country housing development has a private restrictive covenant that addresses this property. This issue will be discussed in Clark Patterson's zoning case report.

The Oak Hill Combined Neighborhood Plan was completed under the City of Austin's Neighborhood Planning Program and was adopted as part of the Austin Tomorrow Comprehensive Plan on December 11, 2008. The planning area is located in southwest Austin and is bound by MOPAC (Loop 1) on the east, Thomas Springs Road and Circle Drive on the west, Southwest Parkway and Travis Country neighborhood on the north, and Convict Hill, Davis Lane, and Granada Hills neighborhood on the south. The area covers approximately 11,000 acres, making it the largest planning area in the City.

PUBLIC MEETINGS: The ordinance required plan amendment meeting was held on February 22, 2012. Two-hundred and thirty two notices were mailed to property owners, utility account holders living within 500 feet of the property, in addition to neighborhood organizations and environmental groups registered with the City. Approximately 80 people attended the meeting.

After Maureen Meredith, Neighborhood Planning staff member described the request and the plan amendment process, Jim Bennett, the applicant's agent, gave a brief presentation then open the floor to questions:

Q: Does the SF-2 allow for two-family dwelling units?
A. No.

Q: Who owns the property?
A. Austin Independent School District. Nick Dean and Misha Spiridonov have a contract with A.I.S.D. to purchase the property.

Q. Will there be an environmental study on the property at the same time as the rezoning application?
A. No. The environmental study will be done at the subdivision level.

Q. Will there be new roads on the property?
A. The driveways from the homes will come off of the existing road. There will not be internal roads on the property.

Q. What is the intent of the development? What size homes and the price?
A. It's too early in the process to have this information for you.

Q. Will there be access to the open space or will there be a fence around it?
A. This would have to be worked out with Travis Country HOA if they want to include the property as part of the HOA.

Q. Who is the developer?
A. Independent Realty.

Q. Will there be a driveway to the homes through the greenbelt?
A. An easement is allowed through the greenbelt to access the homes.

Q. Who will maintain the greenbelt portion?
A. This will have to be worked out at a later time with the HOA.

Q. Are you experienced developers?
A. A.I.S.D. conducted a due diligence on Independent Realty and felt comfortable enough to accept their bid.

Q. What about water/waste water lines? Will they be able to handle the new development?
A. City staff will review the development request and make recommendations if additional infrastructure is needed.

Q. When does the feasibility study end?
A. The feasibility study will end in May.

Q. Could you walk away?
A. Yes.

Q. Where will the detention ponds be located?
A. We don't know yet.

In addition to these questions, there were attempts by attendees at the meeting to take a vote to not allow any development on the property, with some attendees wanting to explore a possible conditional overlay.

At 8:15 p.m. Maureen Meredith adjourned the City-facilitated meeting. The Oak Hill Planning Contact Team began their meeting and continued the discussion of the case.

Q. Is it a legal lot?
A. Yes.

Q. When was the lot platted?
A. I don't know.

Q. Is there a 1704 Grandfathering determination?
A. No.

Q. Where are the utility easements?
A. I don't know.

Q. How much will you sell the lots for?
A. I don't know.

Q. What about the existing Travis County Restrictive Covenants?
A. We would be willing to adhere to them. We want to assimilate into the neighborhood. The new homeowners may want access to the HOA amenities, but maybe that could be up to

the individual homeowners. I don't know how the greenbelt land would be balanced with the HOA dues. At this time, we don't have an answer to these questions.

Q. The original RC says you cannot subdivide the lot.
A. Our understanding is that we can subdivide the lot.

Q. What about SF-1? You could get 12 lots in SF-1 zoning.
A. We would have to look at the SF-1 development standards, but SF-2 is what surrounds the property.

There was a discussion regarding the Conditional Overlay the applicants are proposing: maximum of 11-12 single family dwelling units, undeveloped land of approximately 7 acres, and lot sizes of approximately 15, 000 square feet. There were also comments by some attendees about how the proposed development would not fit into the Oak Hill Neighborhood plan because the neighborhood is already dense and provides 12 acres of native prairie land.

One Oak Hill PCT member suggested waiting to vote on this item until more details could be worked out with a possible conditional overlay between the applicants and the Travis County HOA. It was decided that the Travis Country HOA would have a recommendation by March 14, 2012 and then the Oak Hill PCT would have their recommendation March 16, 2012 in preparation for the March 27, 2012 Planning Commission hearing date.

A letter of non-support has been submitted by the Oak Hill Planning Contact Team. See page 15.

E-mails and comment forms received in favor and in opposition are located at the back of this report.

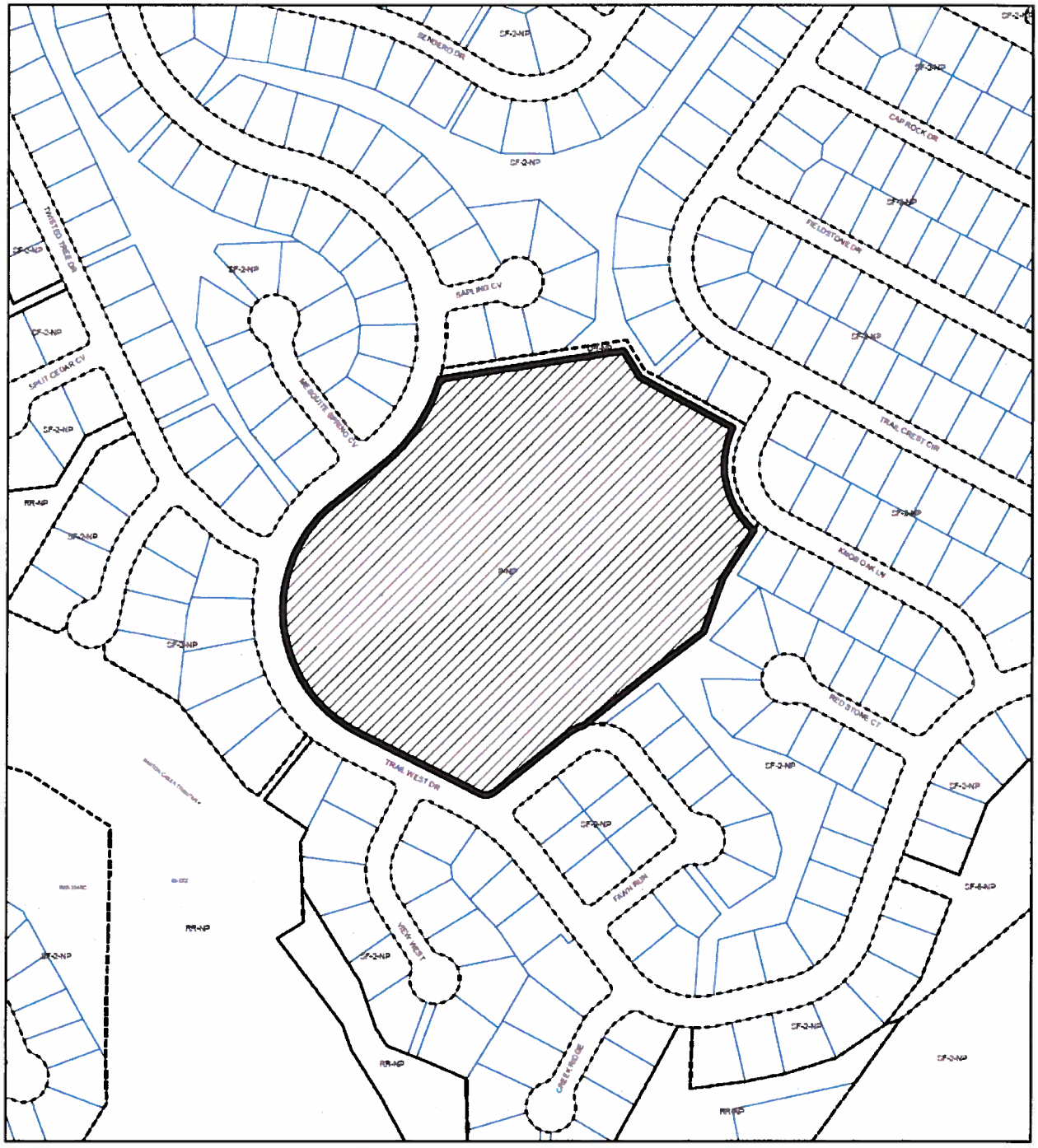
CITY COUNCIL DATE:

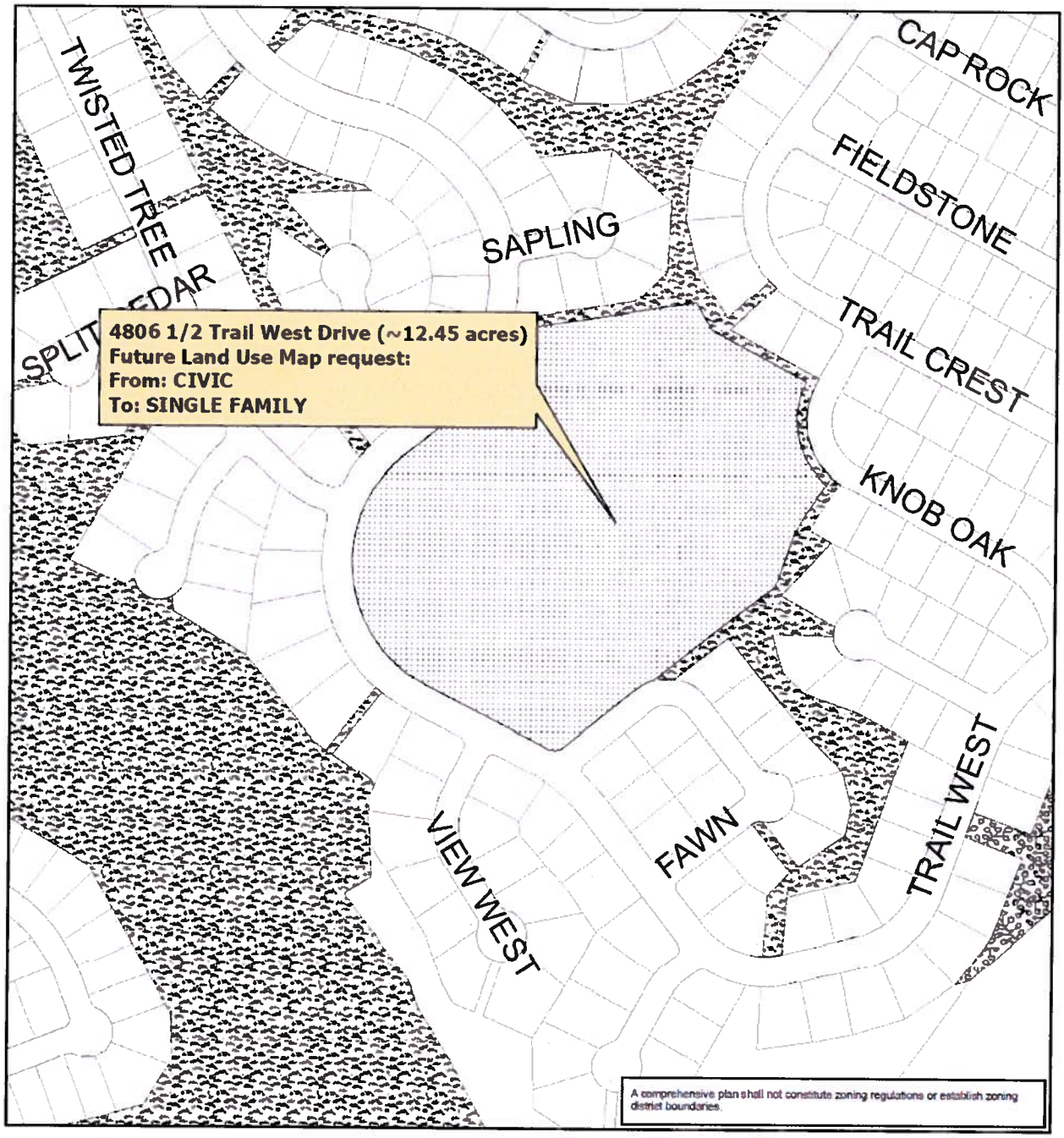
April 26, 2012 **ACTION:** Postponed to May 24, 2012

May 24, 2012 **ACTION:** Postponed to June 7, 2012

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

EMAIL: Maureen.meredith@austintexas.gov


SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
N
NEIGHBORHOOD PLAN AMENDMENT
NPA CASE#: NPA-2012-0025.01
CITY OF AUSTIN
FOUNDED 1839
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.



Oak Hill Combined Neighborhood Plan
NPA-2012-0025.01

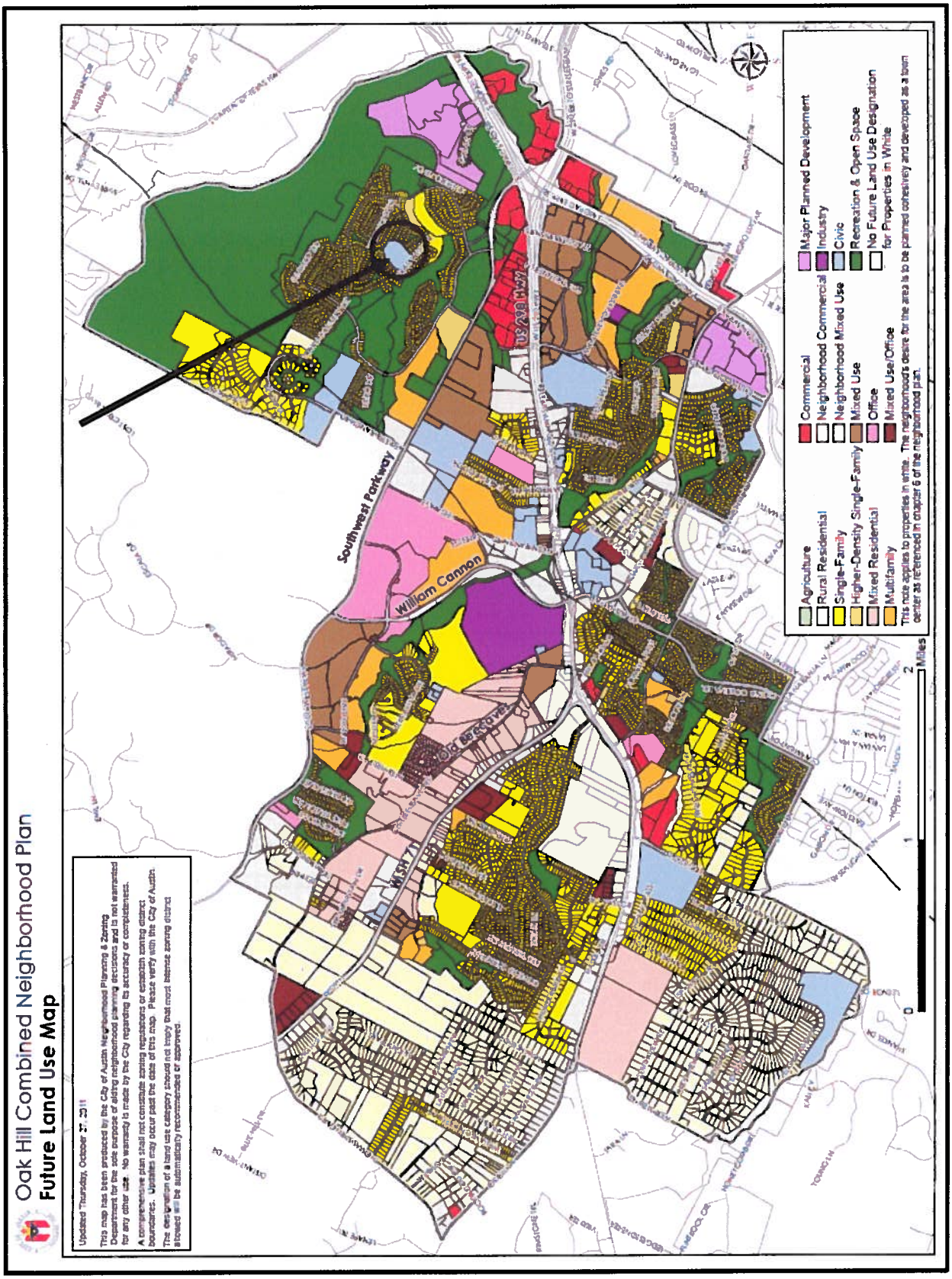
This map has been produced by the City of Austin Planning & Development Review Department for the sole purpose of assisting in neighborhood planning discussions and decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.

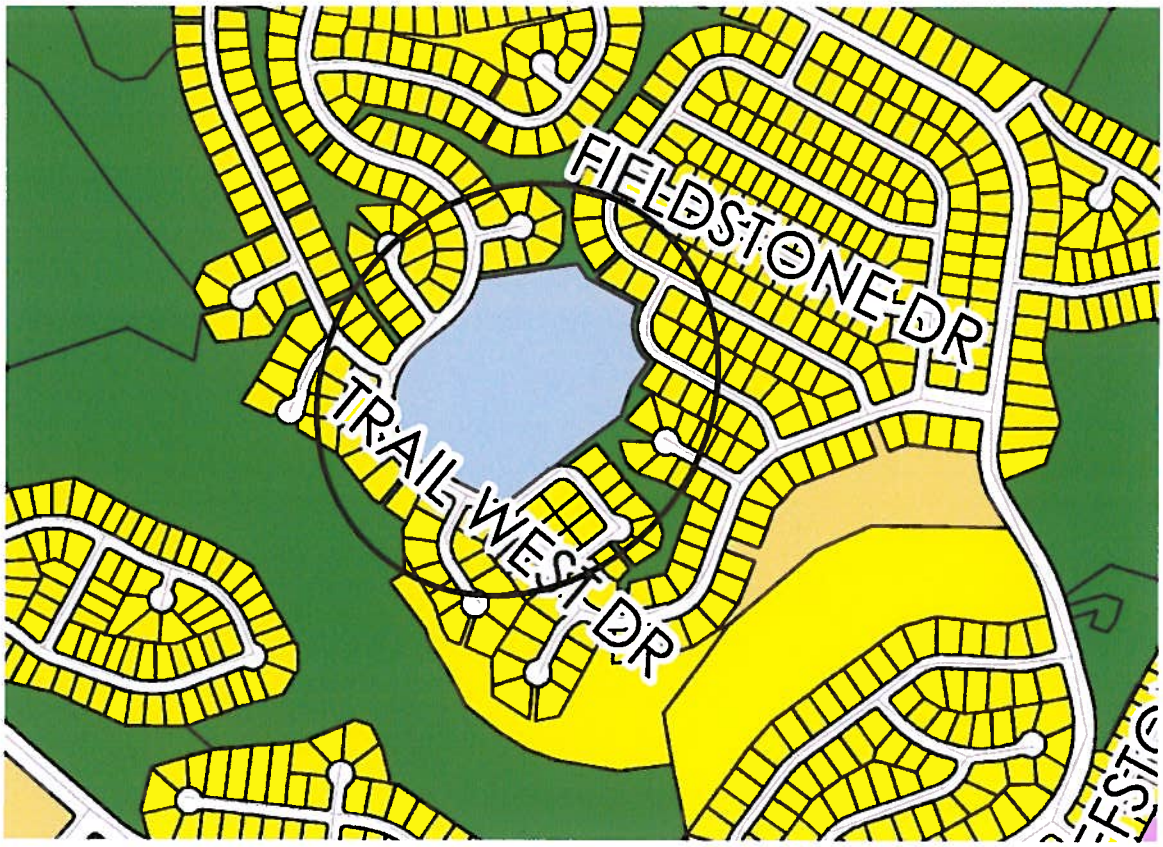
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Future Land Use

- Single-Family
- Higher-Density Single-Family
- Civic
- Recreation & Open Space
- Civic
- Neighborhood Commercial
- Neighborhood Mixed Use
- Higher-Density Single Family
- Office
- Commercial
- Industry
- Mixed Residential
- Mixed Use
- Multi-Family
- Single-Family
- SDE.TCAD_Parcels


Oak Hill Combined Neighborhood Plan
Future Land Use Map
Updated Thursday, October 27, 2011
This map has been produced by the City of Austin Neighborhood Planning & Zoning Department for the sole purpose of aiding neighborhood planning decisions and is not warranted for any other use. No warranty is made by the City regarding its accuracy or completeness.
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. Updates may occur past the date of this map. Please verify with the City of Austin.
The designation of a land use category should not imply that more intense zoning district should not be automatically recommended or approved.
Agriculture
Rural Residential
Single-Family
Higher-Density Single-Family
Mixed Residential
Multifamily
Commercial
Neighborhood Commercial
Neighborhood Mixed Use
Mixed Use
Office
Mixed Use/Office
Major Planned Development
Industry
Civic
Recreation & Open Space
No Future Land Use Designation for Properties in White
This note applies to properties in white. The neighborhood's desire for the area is to be planned cohesively and developed as a town center as referenced in chapter 6 of the neighborhood plan.
Southwest Parkway
William Cannon
0
1
2 Miles


FIELDSTONE DR
TRAIL WEST DR


DEVELOPMENT WEB MAP
4806 TRAIL WEST DR
GO
BARTON CREEK TRIBUTARY
CONDOS
Find:
Next
Previous
Highlight all
Match case

Letter of Non-Support from the Oak Hill Planning Contact Team

Brian Reis, Chair
Stacie Engeling, Vice-Chair
Danielle Lepper, Secretary

Date: May 2, 2012

To: Maureen Meredith, Senior Planner
City of Austin, Planning & Development Review Department,
505 Barton Springs Road, 5th Floor
Austin, TX 78704

Re: Case # NPA 2012-0025.01
4806 ½ Trail West, Within Travis Country Subdivision
Owner's Representative: Jim Bennett

On March 28, 2012, the Oak Hill Neighborhood Contact Team held a meeting in accordance with our bylaws to discuss the applicant's proposed future land use amendment for the property located at 4806 ½ Trail West. The applicant has requested a change in land use from Civic to Single Family. Several members of the contact team attended the community meeting held early that evening and heard the request.

The OHNPCT voted to retain the land use that is currently on the property and to not support the application.

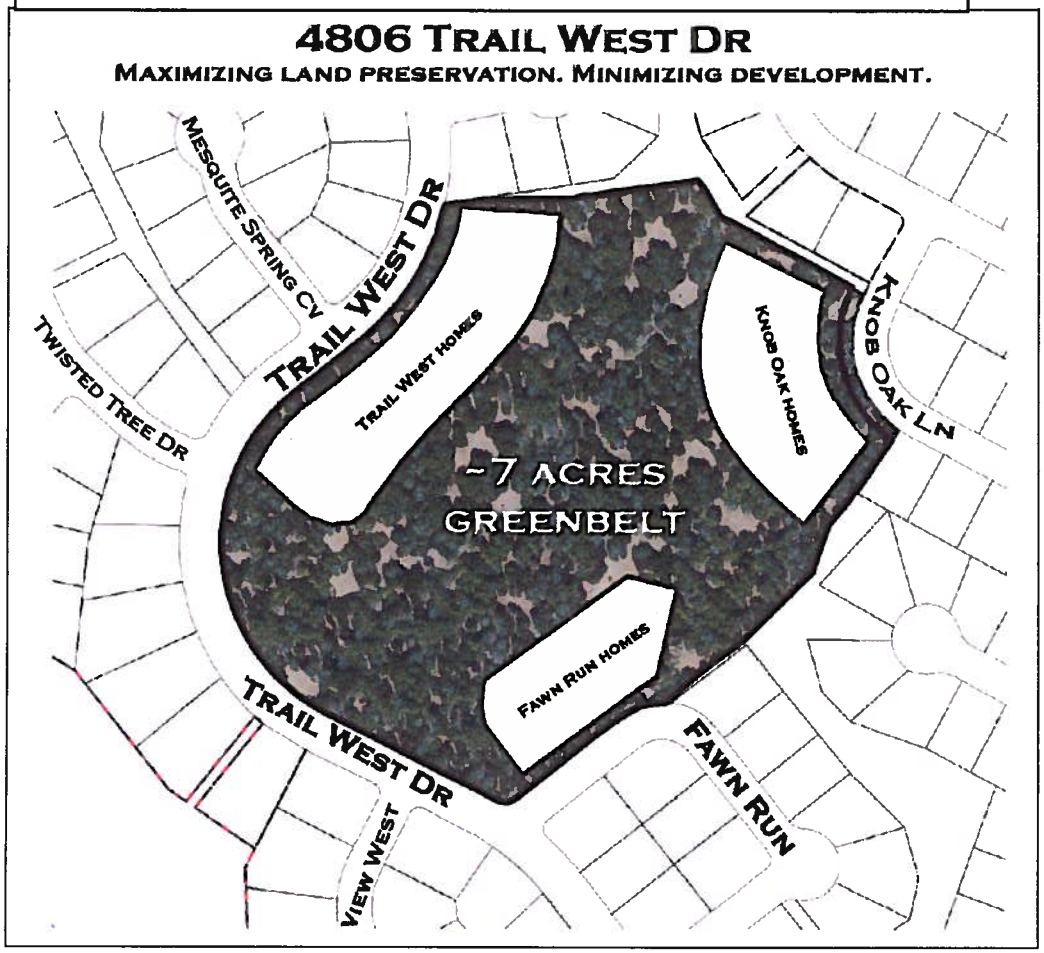
Please let me know if you have any questions.

Sincerely,

Brian Reis
Chair, OHNPCT

Cc: Stacie Engeling – Vice Chair
Danielle Lepper – Secretary

Submitted by applicants for Feb. 22, 2012 NPA meeting



- **Minimize** development (place only ~11 lots on the periphery of the property).
- **Maximize** natural land preservation (~7 acres of native prairie in the center of the land).
- Maintain and **improve interconnectivity** with existing community greenbelt trails.
- **Preserve surrounding home values** with SF2 zoning to stay with character of the neighborhood (existing is SF2).
- **No** new streets to be cut in the land, **no** heavy construction/excavation needed.
- **No** concrete pond(s). Would like to implement linear water features.
- **No** significant/measurable traffic impact on existing neighborhood.
- **Planned lot sizes of ~15,000** square feet (0.34 acres).
- **Donate ~7 acres** to Travis Country HOA/NPAT for community use and enjoyment.
- **Envision** working with community to clean up/prune trees and **create** walking trails from decomposed granite through the property.

Austin Independent School District

Paul Turner
Executive Director of Facilities

February 2, 2012

City of Austin
Planning and Development Review Department
P.O. Box 1088
Austin, Texas 78767

Attn: Greg Guernsey

Re: Agreement of Sale and Purchase ("Agreement") by and between Austin Independent School District ("AISD") as Seller and Independent Realty, LLC ("Independent Realty") as Purchaser – Lot 60, Block 6, Trailwood Village Two at Travis Country, a subdivision in Travis County, Texas, locally known as 4806 Trail West Drive, Austin, Texas (the "Property")

Dear Mr. Guernsey:

AISD is the current owner of the Property. Pursuant to AISD's Bid Package for the Sale of Real Property Located at 4806 Trail West Drive, Austin, Texas 78735, dated July 1, 2011, AISD has entered into the referenced Agreement for the sale of the Property to Independent Realty.

This letter confirms that AISD is aware that Independent Realty intends to take steps necessary to cause the Property to be rezoned from its current zoning designation of "P-NP" to the zoning designation "SF-2," which steps will include the filing of a Neighborhood Plan Amendment application and City of Austin application for zoning change and appearances as necessary at meetings of the City's Planning and Development Review Department, Planning Commission and City Council.

So long as the Agreement is in effect, AISD has no objection to Independent Realty pursuing the zoning change prior to the closing of the sale and purchase of the Property. AISD agrees to notify you if the Agreement is terminated for any reason.

Sincerely,

Paul Turner

Paul Turner

1111 West 6th Street **Austin, Texas 78703-5399** **(512) 414-3050**

Agenda Item Details

Meeting	Dec 12, 2011 - Regular Board Meeting
Category	13. CONSENT - FACILITIES
Subject	13.2 Sale of Surplus Property (Travis Country)
Type	Consent (Action)
Preferred Date	Dec 12, 2011
Absolute Date	Dec 12, 2011
Fiscal Impact	Yes
Budget Source	A one-time revenue source of $950,600 to the Maintenance and Operations budget.
Recommended Action	Motion for Board to approve.

SUBJECT:
Sale of AISD Surplus Property

PRESENTER(S):

Lawrence W. Fryer, Jr., Chief Operations Officer
Paul Turner, Executive Director of Facilities
Curt Shaw, Director of Construction Management

RECOMMENDATION:

That the Board of Trustees accept the bid, in the amount of $950,600 submitted by Independent Realty, LLC, for the purchase of AISD's Travis Country tract located at 4806 Trail West Drive, and authorize the execution of the Agreement of Sale and Purchase, the Special Warranty Deed and all other documents related to the sale of the Travis Country tract in accordance with the terms and conditions included in AISD's bid solicitation and the bid submitted by Independent Realty, LLC.

BACKGROUND INFORMATION:

AISD owns a 12.4-acre undeveloped tract of land (commonly referred to as the Travis Country Tract), which is located in the Travis Country subdivision, immediately north of US Highway 290 West and Southwest Parkway. The District originally purchased the property in 1974 to serve as a site for a future elementary school.

During AISD budget discussions, the sale of this property was identified as a potential, one-time-only revenue source for FY 2010-11. A real-estate appraisal, commissioned by the AISD, established an appraised value of $600,000 for the property. In accordance with Board policy, on August 23, 2010, the Board of Trustees formally declared this property as "surplus", and directed staff to initiate a public process to solicit bids for the purchase of the site.

A bid solicitation package was released on October 29, 2010, with a deadline for interested parties to submit sealed bids by December 16, 2010. At the public bid opening, the District received a single bid from Waterloo Development in the amount of $1,275,000.

Staff proceeded to conduct a due diligence review of the bidder's ability, both financially and tangibly, to carry out the terms, conditions and intent of the agreement for the purchase and development of the property.

On February 21, 2011, staff concluded that the bidder should be able to perform under the terms, conditions and intent of the purchase agreement. On February 28, 2011, the Board of Trustees approved a staff recommendation to proceed with the sale of the Travis Country Tract to Waterloo Development.

Subsequent to the Board's approval, the buyer requested a reduction in the purchase price and an extension of the feasibility period. During this extension period the buyer decided to withdraw the bid.

On July 1, 2011, the District once again released a request for bids for the Travis Country Tract, with a deadline for receipt of sealed bids on September 15, 2011. In response to the solicitation, three bids were received.

ADMINISTRATIVE CONSIDERATION:

Factors considered by the District include but are not limited to the following:

- the absence of need for a school at the Travis Country site;
- the likelihood that the potential impervious cover available on the Travis Country site could be transferred to another District site to assist with impervious cover requirements during the future construction of new schools and/or additions to existing schools;
- the District's short and long term financial situation; and
- the content and terms of each bid submitted.

This agenda item is presented to the Board of Trustees for a formal and public approval of the purchase of the property, and for Board authorization to execute an Agreement of Sale and Purchase.

After balancing the interests of the District based on the above referenced factors, the sale of the Travis Country tract as recommended, is in the best interest of the District.

ACTION REQUIRED:

Board approval

CONTACT PERSONS:

Lawrence W. Fryer, Jr.
Paul Turner
Curt Shaw

Our adopted rules of Parliamentary Procedure, Robert's Rules, provide for a consent agenda listing several items for approval of the Board by a single motion. Documentation concerning these items has been provided to all Board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of a majority of board members.

Agenda Item Details

Meeting	Jun 21, 2010 - Regular Board Meeting
Category	14. Consent - Facilities
Subject	14.4 Declaration of AISD Property as Surplus

BACKGROUND INFORMATION:

Travis Country Tract

The undeveloped Travis Country Tract site is approximately 12.4 acres in size and is located in the Travis Country subdivision (see Exhibit "A"). This property was purchased in 1974 to serve as a site for a future elementary school. With the opening of Clayton Elementary School in 2006, and the scheduled opening of Baldwin Elementary School in August 2010, to address student population growth in the southwestern region of the District, sufficient capacity has been added to alleviate the need for an additional elementary school north of U.S. Hwy 290 West.

Agenda Item Details

Meeting	Aug 23, 2010 - Regular Board Meeting
Category	14. Consent - Facilities - (Action Consent)
Subject	14.5 Declaration of AISD Property as Surplus

BACKGROUND INFORMATION:

Travis Country Tract

The undeveloped Travis Country Tract site is approximately 12.4 acres in size and is located in the Travis Country subdivision, immediately north of US Highway 290 West and Southwest Parkway (see Exhibit "A"). This property was purchased in 1974 to serve as a site for a future elementary school. The Travis Country subdivision is a mature neighborhood and has a stable number of elementary students. However, the student population growth in the subdivision does not justify an elementary school on the site. In addition, since the site is located in the center of the neighborhood, it is not suitable to accommodate a large number of busses transporting students in from other neighborhoods.

Recd from Nick & Misha
3/2/2012

Dear Maureen/Brian,

As we planned last week, we had a neighborhood meeting with the Travis Country community on February 29th to make more progress on the conditional overlays that you've suggested to add to our zoning recommendation.
We sent out emails to our mailing list, posted up signs informing of the meeting, and spread the info through word of mouth to make people aware of the meeting details. Along with the email, we distributed a "frequently asked questions" list answering many questions that have been raised already (not dealing with zoning) that we hoped people would appreciate. The "FAQ" list and flyer are attached to this email.

The meeting agenda and highlights were:

- Meeting was scheduled for 6-7pm (1 hour) to go over applicable conditional overlays and agree on the list to provide to the City of Austin and Oak Hill Planning Contact Team, THEN answer questions not relating to the zoning process. We had Jim and Rodney Bennett to facilitate the meeting. The meeting was finally adjourned at 8:45pm, due to answering all questions.
- We provided a "Frequently Asked Questions" list prior to the meeting with answers to many questions raised that were not applicable to the zoning process, in hopes of preparing people for the meeting to stay with the applicable questions only.
- Similar to February 22nd meeting at ACC Pinnacle Campus, we had about 50 people show up and MANY of them were prepared to work on the task at hand – establishing conditional overlays.
- Pat Epstein, Cynthia Wilcox, and Trudie Weatherford, and Marion Mlotok were disruptive throughout the meeting in CONSTANTLY trying to steer the conversation off topic. They admitted that they "were not prepared" for the meeting, which was evident in their questions .
- The vocal opposition group completely ignored Maureen and Brian's recommendation to work together with the neighborhood and us to achieve the Oak Hill Neighborhood Plan goals on this project. They repeated the same things they've been saying ("nothing done at all, need more time, etc").
- In terms of discussing the Conditional Overlays, we offered to limit the density to 12 homes, impose minimum lot size at 8,000 square feet, and restrict permitted and conditional uses to "single family residence only", which many people liked.
- Only 3 out of 9 HOA board member representatives were present at the meeting, only 2 of them showed up on time (3rd came in at 7:30).
- We asked who should be the point of contact on this discussion and no one wanted to take responsibility, instead not offering any and asking for "more time".

General atmosphere of the meeting was positive, as the majority of people are reasonable and understand the process. A number of times, various people made comments in our support and most of the audience agreed. At one point, someone spoke in favor and about 80% of the audience clapped their hands.

pg 1 of 4

We have received a great number of positive feedback and comments through email after our meetings, some of which are provided below and embody the general feeling of people in the neighborhood:

" Your arguments seem reasonable considering the reality of the situation, and the fact that "no change at all" is a lovely but unreasonable expectation... We recognize the fact that change is inevitable in this situation..." – Laura Vassberg

"It's the first productive message I've seen on this topic in a while...And love the idea of having something to move up to that is still within the neighborhood" – Maria Garrett

"I attended the meeting last night and I wanted to write to express my support for your proposal. It looks like a great use of the property that's in keeping with the existing development and sensitive to the concerns of the neighbors. On the other hand, I'm continuingly amazed by the behavior of the small group of lunatics who are continually attacking anyone who tries to have a thoughtful conversation on the topic. You have my sympathy." - Jim Robillard

"First, I would like to say thank you for the planned donation of ~7 acres of land from the AISD lot for the community... I support your plan to build private homes but I would really like to see a small community store / deli / restaurant (even a bar) but I know there is no chance for that to pass zoning changes. So in all honesty, individual homes versus say multi-family living or public land is the best case scenario the neighborhood. If the folks are so keen on keeping land in that area open for the TC community and don't want an additional number of homes in the neighborhood, maybe they should donate their property after this lot is built out." - Fred Abounader

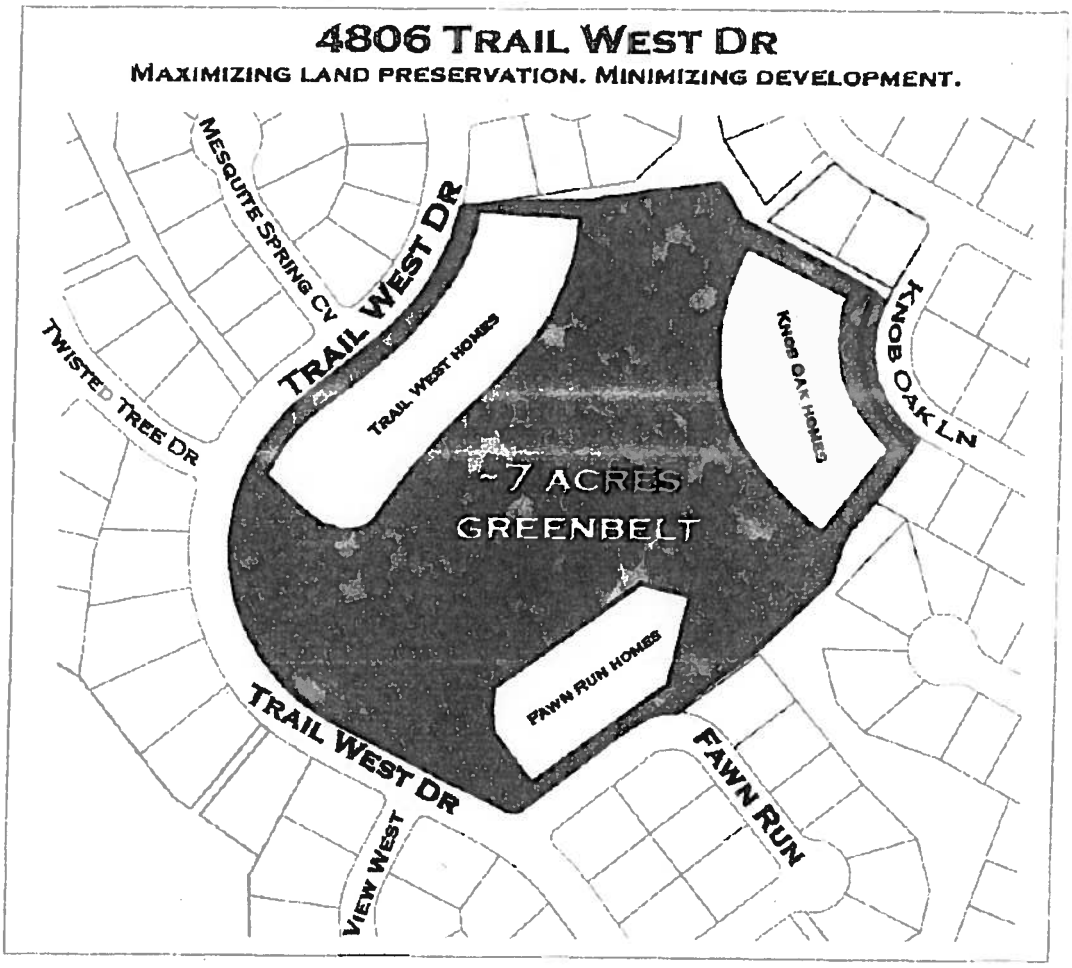
"Good to hear all this. That's the best possible use of the land that I've seen yet. Love the idea of fronting the homes on existing roads." - Jeff Davis

"If your proposal is exactly as written here, I am all for it. It seems to have the least negative effect on the neighborhood while maintaining lots of green space... I would like to see this whole issue resolved and unite our community as soon as possible." - Carolyn Egan

"I like the plan. We currently live on twisted tree and would be interested in one of the new homes. Can we be put on a list of people interested in building on the lots? We would like to be contacted when this all is finalized and you are looking for new home buyers." - Carrie Bryan

"Your proposal for the AISD land sounds very reasonable to both my wife and me. We were somewhat embarrassed at the immaturity of some of our neighbors at last night's meeting and wish to affirm that not everyone in our neighborhood is opposed to your plan. ... your proposal for the property and the zoning change seem a very reasonable solution for the neighborhood." - Phil Koepp

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- **Minimize** development (approximately ~11 lots on the periphery of the property).
- **Maximize** natural land preservation (~7 acres of native prairie in the center of the land).
- Maintain and **improve interconnectivity** with existing community greenbelt trails.
- **Preserve surrounding home values** with SF2 zoning to stay with character of the neighborhood (existing Is SF2).
- **No** new streets to be cut in the land, **no** heavy construction/excavation needed.
- **No** concrete pond(s). Would like to implement linear water features.
- **No** significant/measurable traffic impact on existing neighborhood.
- **Planned lot** sizes of **~15,000** square feet (0.34 acres).
- **Donate ~7 acres** to Travis Country HOA/NPAT for community use and enjoyment.
- **Envision** working with community to clean up/prune trees and **create** walking trails from decomposed granite through the property.

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Letter from Applicants to Travis Country HOA

From: 4806 TrailWest

Sent: Monday, March 12, 2012 8:40 PM
To: board@
Cc: Meredith, Maureen; Brian Reis
Subject: Conditional Overlays for AISD land re-zoning

Dear TC HOA Board,

We are writing to you in regards to this Thursday's (March 15th, 2012) HOA meeting. As instructed by the City of Austin officials and Oak Hill Neighborhood Planning Contact Team chairman, we need to finalize working on Conditional Overlays for AISD land to add to the pending re-zoning case. We have been working on the topic of COs since February 22nd in collecting feedback and establishing the COs in order to assist you. We have yet to hear any feedback from the Board on this issue. Is the Board making any progress on this?

On March 2nd we received an email/letter from the Board President Anthony Peterman (on behalf of the Board) asking certain questions about the development process. Most of the questions raised cannot be answered right now, simply because they will become part of the subdivision review and may change during that phase. While we would like to tell you the exact measurements of the retaining pond(s), those specifications depend on the City of Austin and an engineering company, not us.
When we responded to that email, we also asked who should be our main contact in working on this task. We have not received a response to date.

We have been working on listening to all valid and applicable concerns of the neighborhood and have established the Conditional Overlays. We have shared them with the neighborhood and the overwhelming majority of people are in approval and full support of the plan. The Board should have received letters from neighbors in support of the plan and Conditional Overlays with well thought out arguments and underlying reasons why the Board should act on it.

The following are the Conditional Overlays that we have established based on the feedback from the neighborhood. We ask you to review these ahead of the Thursday's HOA meeting and discuss with us. We can hear feedback on them prior to the HOA meeting or during it. We will be attending the meeting to assist you answering any questions on finalizing the Conditional Overlays to submit to the City.

Conditional Overlays to add to re-zoning case on AISD land:

- **Limit density to no more than 12 residential homes**
- **Impose minimum lot size of 8,000 square feet** (SF2 allows for minimum of 5,750sf, however, lots in Travis Country start at slightly under 8,000 and we would like to be the same as the rest)
- **Restrict "Permitted and Conditional Uses" to only allow "Single Family Residential"** use and **PROHIBIT all other uses** that are allowed under SF2 zoning (such as "Bed & Breakfast", "Club or Lodge", "Communication Service Facilities", "Daycare Services", "Group Home", and others)

- **Allow no more than 6 acres to be used for residential home lots**, leaving no less than 6.45 acres for community use.

ALSO, although not part of the Conditional Overlays, we would like to add that we desire the new lots/homes to be part of the TC HOA and **adopt Travis Country Covenants, Conditions, Restrictions (CCRs)**

Since time is of the essence on this issue, we are able and willing to work with the Board on this at Board's convenience in order to meet the established deadlines for OHNPCT and the City of Austin.

Sincerely,
Nick and Misha.

Letter from Travis Country HOA

From: Anthony Peterman
Sent: Tuesday, March 27, 2012 8:57 AM
To: 'Brian Reis'
Cc: Meredith, Maureen; board@; '4806 TrailWest'
Subject: RE: Conditional Overlays for AISD land re-zoning

Brian,

I'm sending this to follow up with OHNPCT on my email below, and in particular to make sure everyone knows of the action the TCCSA Board took at the March 15 meeting. Although I proposed below that OHNPCT could delay consideration of this issue until April, we understand that the OHNPCT is planning to take up this item on March 28, 2012.

At our March 15 meeting the Board passed 2 motions. First, the Board voted to defer any action or consideration on the zoning request and any related zoning conditional overlays or private agreements pending receipt of detailed information we had requested:

1. A conceptual lot layout (number, size and location of lots, WQ/detention facilities, and open space);
2. Topographic and tree surveys;
3. Environmental assessments and/ or engineering reports (we understand there may be Water Quality Transition Zones and Critical Environmental Features that impair development);
4. Impervious cover calculations for both water quality and zoning (including net site area, assumptions for each lot, and impervious cover for adjacent roadways);
5. The proposed height and size of the homes, impervious cover on each lot, and setbacks on each lot;
6. The terms of any proposed use of TCCSA community facilities.
7. Reasonably demonstrate ability to comply with applicable City of Austin regulations.

As explained below, taking a position supporting the zoning case or negotiating conditional overlays and private agreements is premature without this important information.

The second motion approved by the Board was to submit a petition to the City of Austin stating that TCCSA is opposed to the requested re-zoning application. Without benefit of the information requested above, we believe our current position should be "opposed."

The community remains very interested in the process and the future of this land. During the AISD bid process, the community did not oppose from the sidelines, but instead joined a bid with the Native Prairies Association of Texas ("NPAT") reflecting significant funds pledged and matching funds approved by the TCCSA board. Although that bid was not accepted, it does show a level of commitment in the community to participate in a thoughtful alternative to development.

Regards,

Anthony Peterman

Letters In Support

Dear neighborhood,

Make your views known to the Board, they are intelligent and have lawyers to handle the intricacies of protecting the Association, but they need to hear from you.

The inevitable development of the A.I.S.D. property is in the best interest of the Association. Twelve homes will complete out Travis Country, producing over six thousand dollars yearly additional income for future financial commitments. Adding even more acres of greenbelt and the new houses will enhance our property values.

Speak out against misleading statements tearing apart the heart of the Association. A few owners are fighting for keeping the property environmentally as a greenbelt which they have long used; however the land belongs to A.I.S.D. and A.I.S.D. needs all the money it can get from the property for our children's education.

Travis Country should support Misha and Nick to do what is in the best interest for all.

I have been through many additions to Travis Country and I support the A.I.S.D. property sale.

Frank Krystopher
5212 Trading Bend

****

From: Gail Karwoski
Subject: Re: Summary of February 29th neighborhood meeting - AISD land
Date: March 6, 2012 9:33:06 PM CST
To: Trail West <

Nick and Misha,
I very much support what you are trying to accomplish with the 12.4 acres in Travis Country. The majority of TC residents have homes across the street from their homes, so why should all of TC residents be expected to pay for a few TC residents to have a park, or park like area across from their homes? Having lived in TC for 36 years, I have been to many, many homeowners meetings and attended many Board meetings. Postponing, postponing, postponing does not ever seem to get things accomplished.

Gail
Gail Karwoski

****

From: bradford beal
Sent: Monday, March 12, 2012 10:04 AM
To: board@; oak.hill.npct@; breis@; Meredith, Maureen; Trail West
Subject: AISD land tract is Travis Country

Ladies and Gentlemen:

This communication is intended to express our strong support for the proposed zoning change and development plan for the AISD tract on Trail West in Travis Country.

The main reasons we support this plan are the following:

The planned land use would be consistent with existing development patterns in Travis Country and is a very low-density proposal.
Travis Country would get additional acres of greenbelt land from a parcel that was never intended to be a greenbelt.
The sale of this land would result in needed income for the AISD.

People with whom we have talked seem to agree that a vocal minority of our residents have presented a level of opposition to the sale and development of this land that does not represent most of us. Our TC newsletter staff has used its voice to further push this minority agenda. We hope that the city staff will accept the idea that many of us disagree with their position and wish that reasonable decisions will be made to allow the AISD to sell their land at a market price that is based on a sensible land plan for this tract. The current proposal, in our opinion, fits that description.

Thanks for your assistance to our community.

Peggy and Brad Beal

From: Casey Giles
Sent: Tuesday, February 21, 2012 10:20 AM
To: Meredith, Maureen
Subject: Case # NPA-2012-0025.01
Importance: High

I am not against rezoning the former AISD lot to single family, but would like to see the minimum lot size requirement be greater than the SF-2 minimum of 5750. Few if any lots in that area are less than 8700sf? I would like to request a CO stating minimum lot size to be 8000SF.

Casey Giles, P.E.
National Trench Safety
5106 Commercial Park Drive
Austin, TX 78724
Cell Number: (512) 294-3609
Main Number: (512) 929-8000
Fax Number: (512) 929-8002

From: Elaine M
Sent: Thursday, March 15, 2012 3:21 PM
To: Meredith, Maureen
Subject: AISD Land

I am a ten-year homeowner in Travis Country and was present at the neighborhood meeting held at Blue Valley on February 29, 2012 to discuss various aspects of the proposed sale of the AISD property here in Travis Country.

As I understand it, Misha and his partner, Nick, propose to build 12 houses on this land and intend to make it look like it was already "here", as close as possible to our existing homes. The eventual sale of these homes will help the treasury of the HOA and add needed property tax monies for the COA. Plans are to leave 7 acres of the property for a greenbelt. Since Misha lives across the street from the property, he has a vested interest in making the property (homes and greenbelt) as attractive as possible.

Since there are several pending financial commitments coming soon for Travis Country (pools, pond and oak wilt problems) we need to face this proposal with realistic needs and expectations.

I support Misha and Nick's proposed offer in developing the property and hope you see the wisdom in voting for it as well and approving the zoning request.

Sincerely,

Elaine Martens

4815 Calhoun Canyon Loop
Austin, Texas 78735

From: Gail <
Date: March 10, 2012 7:47:49 PM CST
To: oak.hill.npct@

Subject: Rezoning AISD Property in TC
Reply-To: Gail <

Dear Oak Hill NPT,
I have been a resident of Travis Country for 37 years. I love Travis Country and am pleased with the performance of our volunteer Board for all those years.

Fortunately, because of the efforts of the Board and countless volunteers, our properties have maintained their value and I have enjoyed living in a wonderful place with great neighbors.

One of these neighbors was Misha Spiridonov, who now has a very good plan for developing the AISD property, if the City of Austin grants rezoning of the property to SF 2.

I support Misha's plan and the rezoning to SF 2, because it is compatible with the rest of the neighborhood, requires no new streets, will have only 12 new homes and is a rational use of the property and will provide AISD much needed funds when the property is sold.

Gail Karwoski

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From: J A Allen
Sent: Friday, March 16, 2012 2:28 PM
To: board@; oak.hill.npct@; breis@ Meredith, Maureen; 4806TW@gmail.com
Subject: Re: NPA-2012-0025.01 & C14-2012-0016 zoning change application at 4806 1/2 Trail West Drive

In an ideal case, the undeveloped land in Travis Country would remain undeveloped.

However, with an understanding that the requested zoning change will, in all likelihood, be approved, I would support the proposed change to SF2 by Independent Realty, LLC with the proposed conditional overlays. It is my understanding that the conditional overlays would limit development to no more than 12 homes on a minimum lot size of 8,000 square feet; that no more than six acres will be developed with remaining land to be donated to the Travis Country; and, that all other uses are prohibited.

As a homeowner living within 200 feet or the land in question, I would not like to see any development, but I also realize the reality of the situation and think the above proposal is reasonable and acceptable.

Martin J. Cassano, Judy A. Allen
4603 View West
Austin, Tx 78735

From: Jim Robillard
Sent: Wednesday, March 14, 2012 8:50 AM
To: board@ oak.hill.npct@; breis@; Meredith, Maureen
Cc: Nick Dean
Subject: Travis Country AISD development

I'm writing in support of the proposal by Nick Dean and associates for development of the AISD property in Travis Country and the associated zoning change and proposed overlays.

I am a resident of Travis Country but do not live adjacent to the AISD tract.

SF-2 zoning is consistent with the rest of the neighborhood, and the proposed overlays will result in a development that is similar to the rest of the neighborhood and surrounding homes.

Jim Robillard, Realtor® Broker CNE IMSD
Keller Williams Realty
512.413.9345
****

From: KENT LATTIG
Sent: Wednesday, March 14, 2012 11:36 AM
To: board@; oak.hill.npct@; breis@; Meredith, Maureen
Cc: Trail West
Subject: AISD Land in Travis Country Subdivision

To all who are considering the fate of the AISD land in Travis Country Subdivision:

I happen to be "FOR" what Independent Realty (IR)...Misha Spiridonov and Nick Dean...are planning to do with the AISD land. These are my reasons:

1. My wife and I have owned a home in Travis Country since 1984; we have lived in Austin since 1975. I have served on the TCCSA Grounds and Firewise committees, and I attend the TCCSA BOD meetings when I am in town. (I also attend the OHAN monthly meetings and the Austin CERT meetings.) I am informed and engaged in what happens in Travis Country, Austin, Texas, the USA and the world. I know what IR is proposing for the AISD property. I attended the 29 February meeting at the Blue Valley Pavilion.
2. IR bid $980,000 for the property; TCCSA has pledges for $126,837 for the property, and the Natives Prairies Association bid $253,674 for the property. There is a

difference of about $725,000 on the two bids that are still in consideration. If the TCCSA HOA "defeats" IR's plan, who knows what will happen to the property. The group that wants the land to stay undeveloped hopes that by defeating IR it will cause AISD to "mitigate" (i.e. it will remain undeveloped) the land to develop other AISD property. I don't think that is likely, but I don't know that. I believe that AISD needs all the money it can get from the Travis Country AISD property.

3. I believe that TCCSA cannot adequately tend to its own greenbelts at the present time. The Wildflower Preserve needs attention, and so do other TCCSA greenbelts. We still have a high danger of wildfire in Travis Country. The Grounds Committee and the Firewise Committee are both lacking members to tend to TCCSA greenbelts. The most recent "clearing" at Hilltop Pool was done by contract work; the Firewise Committee asked the HOA to pay for that work. I do believe the TC residents could have done the work for free. (In the future...if need be...I am a volunteer to do such work.)

4. I believe that Travis Country has lots of greenbelt both within and surrounding our subdivision that is available for use by TCCSA homeowners. We have Gaines Creek Park on the south; we have Barton Creek Wilderness Park on the north. We have our own TCCSA Wildflower Preserve. I believe that if the Native Prairies Association ends up controlling the 12+ acres that the land will remain mostly as it is...untouched. I don't think we need another 12+ acre greenbelt that needs to be looked after by volunteers. We don't have enough volunteers to sufficiently manage our own greenbelts. I do believe there is oak wilt in the AISD property; the property borders the last TCCSA trenching effort to control oak wilt. IR will have to deal with that...and other environmental concerns...in the development.

5. I trust IR to do what is best for the land to make it look a part of our present HOA. IR will not overbuild it. The plan is to add 12 SF2 zoned houses...with "conditional overlays"...to our HOA. That will provide monthly dues to the HOA, property taxes to the COA and AISD, and an improvement in the property that Travis Country will be proud of. IR also plans to leave about 7 acres of it as a greenbelt. Misha lives across the street from the property on Trail West. He has a real interest in making the property look nice. There will be no "ball fields" there. I do not believe the 12 houses will adversely affect traffic. IR does not plan to put in any more roads. I honestly feel that IR is doing the right thing for Travis Country, and Travis Country HOA needs to support the IR plan.

6. TCCSA HOA has several very large financial commitments pending. There is a need to fix both community swimming pools; the TCCSA BOD recently approved a $275,000 renovation of the Hilltop Pool. The Blue Valley pool renovation may also cost that much. There is a need to fix the pond. There is a need to deal with oak wilt in the neighborhood; there is a need to prevent wildfire. There is a need to replace trees that have succumbed to oak wilt. I do not believe we need to further task our resources...money and volunteers...to care for the AISD property. I'd prefer to have 12 more houses in our HOA...and 7 more acres of greenbelt.

7. Homeowners, who bought property near the AISD land did so knowing that the property was zoned for a school. I wonder what the debate would be had AISD decided to put a school there?? Had the land not been zoned for AISD originally I am confident that some 25 more SF2 houses would have been built in the 1970s on the 12+ acres.

8. I commend those that have fought for keeping the property as a greenbelt. It is the American way to "stand tall" for what you believe in. However, I believe many of those own property near the AISD property. They are concerned that any development may depreciate their own property. I don't believe that IR's plan for development will adversely affect the price of property in Travis Country. I do think that it will enhance the property values.

9. I also commend all of you for your earnest endeavor to find the proper solution to the AISD property. I ask that you vote to support the IR plan.

Those are my thoughts. Kent Lattig, 4317 Sendero Dr.

From: W. Philip Koepp
Sent: Monday, March 12, 2012 11:15 AM
To: board@
Cc: oak.hill.npct@; breis@; Meredith, Maureen; Trail West
Subject: RE: C14-2012-0016 Support for the Proposed Development of the AISD Property

Members of the Travis Country Homeowners Association:

My wife and I live at 4805 Fieldstone Drive and will be impacted by development of the AISD property in the center of our neighborhood.

Both of us support Misha's and Nick's plans for developing that property. Misha, like the rest of us, will be impacted by anything done on the AISD land. While having had the land available to the entire community to use as defacto greenbelt, we realize that AISD will sell the property to someone. Unless some wealthy benefactor should come along and buy the tract with the intention of dedicating it as greenbelt available for use by Travis Country residents, almost any buyer would present some plan to develop the tract for profit. While Misha and Nick surely hope to profit financially from their plan, they intend to do so in a sensitive manner so as to not introduce drastic changes to our neighborhood. We do not feel that the addition of only twelve houses with donation of about seven acres of the twelve acre tract to the HOA , along with adoption of our covenants, will detract from our community.

We have reviewed their proposal for SF2 zoning and have familiarized ourselves with the zoning process Accordingly, we support the following conditional overlays to their request for SF2 zoning:

No more than twelve single family residences may be placed on the property and each of the houses must face existing Travis Country streets.

Minimum lot size will be no less than 8,000 square feet.

Any use permitted by SF2 zoning other than Single Family Residential will be prohibited.

No more than six acres will be available for development, with the remainder of the property left as "green space" for use by residents of Travis Country.

We also encourage the Travis Country HOA to accept the donated six to seven acres from Misha and Nick and in doing so, to work cooperatively with them regarding issues such as: access across any portion of the property over which the HOA might have interest so as to not cause their lots to be "landlocked" from our existing streets

to work cooperatively with them to reduce fuels in the green space, etc.

to waive normal development fees that would ordinarily be paid by the developer to the HOA

to prepare appropriate Travis Country Covenants which they are willing to accept for application to their development

A donation of almost seven acres has considerable financial value and we should not expect a "gift" of this value without willingness to work cooperatively with them for the benefit of the community.

Respectfully,

Phil and Marsha Koepp

From: Ruth Bading
Sent: Tuesday, March 20, 2012 10:44 AM
To: board@; oak.hill.npct@;.com; Meredith, Maureen; 4806TW@
Subject: AISD land re-zoning issue

I am writing to express my support for the AISD land rezoning proposal submitted by Misha Spiridonov and Nick Dean. I have reviewed the proposal of SF2 zoning, including the Conditional Overlays, and think it complies with the current neighborhood land use. The entire proposal seems well thought out with the best interest of Travis Country residents in mind. I urge you to vote favorably on this issue and allow them to proceed with the project. I firmly believe they will do what is best for the neighborhood.

Thank you,
Ruth Bading
4819 Calhoun Canyon Loop

From: elise martens
Sent: Monday, April 02, 2012 7:52 PM
To: board@; oak.hill.npct@; breis@; Meredith, Maureen
Subject: AISD Land

All,

I support Misha and Nick's plans for developing the 12.4 acre AISD land parcel in Travis Country. I attended the February 29th meeting with homeowners where Nick and Misha explained their proposal of SF2 zoning and relevant conditional overlays. At that meeting, I was impressed that they had, in a short amount of time, familiarized themselves with the zoning process in Austin and they were able to answer many of the homeowners' relevant questions about development. I believe their plan to be reasonable and well thought out in keeping with the homes in the neighborhood. They plan on allowing no more than 12 residential homes and leaving between 6-7 acres of undeveloped space for community use.

It seems that there is a very vocal minority of Travis Country residents who live near the AISD land who oppose any development whatsoever on the land and they have made it clear

that they will stop at nothing to derail the project. This is not a realistic outcome for this piece of land. AISD clearly needs the money that the sale of the land will provide them. If Misha and Nick are unable to develop the land, I am sure another developer's bid would be accepted and probably more houses would be built on the land.

Travis Country needs the HOA fees these new homes could generate. Currently, we are undertaking costly pool and pond repairs that will benefit the entire neighborhood, not just a pocket of residents near the AISD land.

I have personally known Misha for a number of years and can tell you that he loves the Travis Country neighborhood more than any neighborhood in Austin or anywhere else. I have witnessed his talents in homebuilding and remodeling and they are world class. Our neighborhood would be lucky for the opportunity to have him develop the AISD land. No one else would bring the vision, care and responsibility to the project than he would.

Thank you for your consideration,

Elise Edwards

From: Elaine M
Sent: Thursday, March 15, 2012 3:21 PM
To: Meredith, Maureen
Subject: AISD Land

I am a ten-year homeowner in Travis Country and was present at the neighborhood meeting held at Blue Valley on February 29, 2012 to discuss various aspects of the proposed sale of the AISD property here in Travis Country.

As I understand it, Misha and his partner, Nick, propose to build 12 houses on this land and intend to make it look like it was already "here", as close as possible to our existing homes. The eventual sale of these homes will help the treasury of the HOA and add needed property tax monies for the COA. Plans are to leave 7 acres of the property for a greenbelt. Since Misha lives across the street from the property, he has a vested interest in making the property (homes and greenbelt) as attractive as possible.

Since there are several pending financial commitments coming soon for Travis Country (pools, pond and oak wilt problems) we need to face this proposal with realistic needs and expectations.

I support Misha and Nick's proposed offer in developing the property and hope you see the wisdom in voting for it as well and approving the zoning request.

Sincerely,

Elaine Martens
4815 Calhoun Canyon Loop

Austin, Texas 78735

From: Donna Tarbox
Sent: Monday, March 12, 2012 6:50 PM
To: board@; oak.hill.npct@; breis@; Meredith, Maureen; 4806TW@
Subject: 4806 Trail West Drive

To Whom It May Concern:

We live within 200 feet of the AISD property in Travis Country at 4806 Trail West Drive.

We are in support of the current proposal of changing the property to SF2 zoning with the conditional overlays described below.

Travis Country is a much sought-after community and so it is inevitable that the aforementioned land will be developed. We would like to see homes built on this property as opposed to multi-family housing, a school, church or other. The homes will be a positive addition to our subdivision as they will be our new neighbors AND produce more income for the neighborhood. We think the new homes will only add to our property values in the immediate area.

We are opposed to a school, church or any other building whereby traffic will increase on our streets. Also, because of impervious cover restraints by the city and local governments there will not be enough parking on the property and therefore there will be cars parked up and down our streets (unless we want to line our front yards with no parking signs).

We have children attending Regents School located in Travis Country and while we love the school, it has had a negative effect on the homes on Foster Ranch Road and Travis Green. The homeowners have cars parked in front of their homes, or cars lined up for carpool, constantly. We can foresee a similar situation with traffic and parking along Trail West, Fawn Run and Knob Oak among other streets.

AISD wants to sell this property and use the money to better the education of children. Some of our neighbors who want to keep the land natural (which yes would be a nice thing) will be hard pressed to outbid any developer, therefore I'd like to see the property zoned now to single family. At this time we believe Misha Spirinov and Nick Dean have a positive plan for the property. If indeed their proposal should fall through, I still believe that SF2 zoning and single family residences will only benefit the neighborhood.

Conditional Overlays:

- **Limit density to no more than 12 residential homes**
- **Impose minimum lot size of 8,000 square feet**
- **Restrict "Permitted and Conditional Uses" to only allow "Single Family Residential"** use and **PROHIBIT all other uses** that are allowed under SF2 zoning (such as "Bed & Breakfast", "Club or Lodge", "Communication Service Facilities", "Daycare Services", "Group Home", and others)
- **Allow no more than 6 acres to be used for residential home lots**, leaving no less than 6.45 acres for community use.
- Also, although not part of the Conditional Overlays, the new lots/homes would be part of the TC HOA and **adopt Travis Country Covenants, Conditions, Restrictions (CCRs).**

Thank you,

Ron Coker and Donna Tarbox
4704 Trail West Drive
Austin, TX 78735

Dear neighborhood,

Make your views known to the Board, they are intelligent and have lawyers to handle the intricacies of protecting the Association, but they need to hear from you.

The inevitable development of the A.I.S.D. property is in the best interest of the Association. Twelve homes will complete out Travis Country, producing over six thousand dollars yearly additional income for future financial commitments. Adding even more acres of greenbelt and the new houses will enhance our property values.

Speak out against misleading statements tearing apart the heart of the Association. A few owners are fighting for keeping the property environmentally as a greenbelt which they have long used; however the land belongs to A.I.S.D. and A.I.S.D. needs all the money it can get from the property for our children's education.

Travis Country should support Misha and Nick to do what is in the best interest for all.

I have been through many additions to Travis Country and I support the A.I.S.D. property sale.

Frank Krystopher
5212 Trading Bend

From: Martens,Erin C.
Sent: Monday, March 12, 2012 3:52 PM
To: board@ oak.hill.npct@; breis@; Meredith, Maureen
Cc: 4806tw@gmail.com
Subject: AISD Land

All,

I support Misha and Nick's plans for developing the 12.4 acre AISD land parcel in Travis Country. I attended the February 29th meeting with homeowners where Nick and Misha explained their proposal of SF2 zoning and relevant conditional overlays. At that meeting, I was impressed that they had, in a short amount of time, familiarized themselves with the zoning process in Austin and they were able to answer many of the homeowners' relevant questions about development. I believe their plan to be reasonable and well thought out in keeping with the homes in the neighborhood. They plan on allowing no more than 12 residential homes and leaving between 6-7 acres of undeveloped space for community use.

It seems that there is a very vocal minority of Travis Country residents who live near the AISD land who oppose *any* development whatsoever on the land and they have made it clear that they will stop at nothing to derail the project. This is not a realistic outcome for this piece of land. AISD clearly needs the money that the sale of the land will provide them. If Misha and Nick are unable to develop the land, I am sure another developer's bid would be accepted and probably more houses would be built on the land.

Travis Country needs the HOA fees these new homes could generate. Currently, we are undertaking costly pool and pond repairs that will benefit the entire neighborhood, not just a pocket of residents near the AISD land.

I have personally known Misha for a number of years and can tell you that he loves the Travis Country neighborhood more than any neighborhood in Austin or anywhere else. I have witnessed his talents in homebuilding and remodeling and they are world class. Our neighborhood would be lucky for the opportunity to have him develop the AISD land. No one else would bring the vision, care and responsibility to the project than he would.

Thank you for your consideration,
Erin C. Martens

Letters in Oppostion

This message was recently sent to some Association owners:

OSATC Members, Guests and Travis Country HOA Board Members,
Any development of the AISD property will be a great loss to entire Travis Country community. This property is a precious urban prairie. Once disturbed, it can never be restored. Many of those living closest to the property have serious, legitimate and unanswered concerns over the current bidder's plan for this property. I will forward you several emails from informed neighbors detailing our concerns. I fully agree with my neighbor Frank Bryan's statement to our HOA board:
"...the best course of action for our neighborhood is to fight Independent Realty's rezoning application. I request the Travis Country CSA Board to join me and many of my neighbors by signing a written zoning protest."
If you agree, email our HOA board and ask them to sign the written zoning protest. If you prefer, you can copy/paste& email Frank's statement (above) to our HOA board. He has given me permission to distribute the email he sent to the board. It is a thorough and thoughtful summary of our concerns. I will forward it to you soon. Keep Travis Country Wild! Sasan Askari 4621 Trail West

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-----Original Message-----
From: Christina
Sent: Monday, February 20, 2012 2:13 PM
To: Brian Reis
Subject: February 22, 2012 Mtg - Important

RE: NPA-2012-0025.01 and C14-2012-0016; Property at 4806 1/2 Trail West Drive

Dear Oak Hill NPCT,

I cannot attend the meeting on Wednesday, February 22. I have a conflict which I cannot reschedule on such short notice. However, the homeowners who do attend are my friends and neighbors, and they speak for me and those of us in Travis Country who would like to be there Wednesday but cannot. We are a very tight-knit community, and are organized in opposition to the rezoning & plan amendment.

I OPPOSE any rezoning or plan amendment on the property that is at the heart of Travis Country.

Like many of my neighbors who live within 500 feet of the property, I will sign a petition opposing any rezoning or plan amendment. Every home in Travis Country will be impacted by what happens to this property. Our neighborhood has been completely shut out of the process. It makes no sense at all to make drastic changes that will impact 1,500+ households without their consent or input.

As you know, the property is in the middle of an established 40-year old neighborhood that is developed beyond what would ever be allowed in the Recharge Zone today. The individual applying for rezoning is someone without any discernable experience or financial ability to even begin such a complex project much less see it through to a satisfactory conclusion.

The speed with which this rezoning and plan amendment are being pushed is perplexing and irresponsible. PLEASE VOTE "NO" on any rezoning or plan amendment on the property in Travis Country.

Sincerely,

Christina Comer, 4707 Fieldstone Drive, Travis Country Resident

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From: OHNPCT-BOARD@
On Behalf Of Danielle Lepper
Sent: Wednesday, February 22, 2012 12:50 PM
To: OHNPCT-BOARD@
Subject: [OHNPCT-BOARD] email Summary - Travis Country

53 emails received:

Opposed to proposed zoning: 53

Opposed and not able to attend: 6

Opposed, but mention postponement: 6

Maureen Meredith, Senior Planner
City of Austin, Planning & Development Review Department,
505 Barton Springs Road, 5th Floor
Austin, TX 78704

March 20, 2012

Dear Ms. Maureen Meredith:

Thank you for the opportunity to present my recommendation to the Zoning review board for the AISD owned land in Travis Country Subdivision: NPA-2012-0025.01 - Est Travis Country

Please include this letter with your recommendations to those who are reviewing this case.

I do not recommend a zoning change for this property.

- I believe the best plan for the AISD land in Travis Country Subdivision is to let it be kept wild. Residents are working together to purchase the land and have it dedicated to be a permanent natural preserve.
  If zoning is changed from Civic to SF-2, we will loose the opportunity to preserve this land permanently.

- If AISD is to sell the land to a developer, the money they raise from the sale would pay for approximately 16-18 teachers for **only one year**. Keeping the land permanently preserved from any development has a greater value to the environment.

- AISD board of trustees has removed AISD from the state of financial crisis (according to the Community Impact Newspaper, Feb 29-March 29 2012 issue). Therefore, there is no real need for AISD to quick-sale of the property.

- If AISD is to sell the land to Travis Country Subdivision for the purpose of preservation, AISD would still raise money, approximately 1/3 of the amount of selling it to a developer. AISD would also have the opportunity to use the undeveloped land as traded impervious cover for a future project.

- Preserving land in urban and suburban areas is becoming increasingly important, especially over the sensitive Edwards Aquifer recharge zone, which this land is in. It is important for environmental (clean air and clean water), property values and for quality of life for residents and wildlife.

- My 8 year old daughter said, "Some people think that money is more important than this pretty place." She understands the importance of preserving an open green space. She also understands what it is like to make a sacrifice as our family has been struggling through the recession. Even with understanding a monetary struggle, my daughter still places greater value of this land over making money on a potential sale and development.

I recommend to not change zoning for this property. There is no urgency. We still have the opportunity to preserve a small piece of urban land for generations to come.

Sincerely,
Cammi Klier
Travis Country Subdivision Resident, 4700 Fieldstone Drive, Austin, TX 78735

From: Thomas Clarkson
Sent: Tuesday, March 13, 2012 2:14 PM
To: Meredith, Maureen
Subject: Re: UPDATE?--NPA-2012-0025.01 - Est Travis Country

That meeting was nothing short of a bad joke on all who attended. I thought (as the signs on the AISD property said) was to discuss the zoning issue, but you acted as if the zoning change was already a done deal and would NOT take a vote or even discuss the zoning issues. Everyone that lives across from the AISD property DOES NOT want any zoning change or any developement for that matter. All you would address is the C/O, but that's putting the horse in front of the cart. When asked how to stop the zoning change you would not say how that is done. Just how does one go about stopping the zoning change? Answer me that please because that is the course I (and my neighbors) will follow. I want this to stop now! I never got any kind of an answer to questions ask that Misha guy. All he did was dance around everything that was put to him and now I find out that he is NOT the person bidding on the property, that was that Mr Dean guy and he doesn't even live in our neighborhood so what does he care how things are done.
THIS ALL STINKS!
Thomas Clarkson

From: Cbwidaho
Sent: Sunday, February 19, 2012 3:12 PM
To: oak.hill.npct@
Subject: Upcoming Zoning & Plan Amendment cases Wed, Feb 22

Dear Oak Hill Neighborhood Planning Contact Team,

Below are a few of many objections to the proposed zoning change and plan amendment that will be discussed on Wednesday, February 22, 2012:

1. Serious concerns about the viability, reliability and competence of the bidder. The property is in the very center of a 40 year-old neighborhood, it is not on the perimeter. What happens to it will affect all of the 1,500 households in Travis Country. If an inexperienced or unqualified bidder rezones the property, then doesn't close on it or goes bankrupt halfway through & has to sell the property in a fire sale it could devastate our neighborhood's property values and quality of life.

2. Homeowner Opposition. 99% of homeowners within 200 feet of the property signed a petition opposing rezoning of the property.

3. The bidder who filed for the zoning change and plan amendment does not now and may never own the property. He doesn't own a home in Austin. He is merely a bidder on the property. He formed the LLC that bid on the property 2 weeks prior to submitting the bid. The LLC is based in the apartment in which the bidder apparently lives.

- This property is in the Edwards Aquifer Recharge Zone and drains directly into Barton Creek. Any zoning/rezoning process should be careful and deliberate, not rushed. It would be a complicated project, and is not a good one for a first attempt at being a developer.

- The bidder (not the property owner) applied for a zoning change on February 6, 2012 and the City of Austin Community Meeting Notice was dated February 7, 2012. That is extreme haste. It makes it difficult for our neighborhood to participate in the process and make sure we are protected from a negative outcome.
- **The bidder seeking the zoning change does not have development experience**, much less development experience in the Recharge Zone. According to his own website (which no longer functions) his experience consists of having a business partner who was involved in 3 remodels in Austin. The bidder recently received his real estate brokerage license and was the listing agent on the remodels, all of which seem to have been sold by agents other than the bidder (even though one of the remodels apparently sold to an associate of the bidder). We have not been able to find a record of the bidder ever even selling a house in Austin. This does not give us confidence that the bidder can complete a complex, multi-year, multi-million dollar project that will drastically affect the property values and quality of life of the 4,000+ residents of our neighborhood.

Please let me know if you got this
----- Message from "Danny Roth" <danny@swsg.com> on Tue, 11 Oct 2011 13:02:33 -0500 -----
To: <pturner@austinisd.org>,
<beth.wilson@austinisd.org>
Subject: FW: AISD - Travis Country Bids

In addition to the information sent to you last week (see below), I would like to add the following:

1) Independent Realty - we were unable to uncover any information on this partnership or the principal. The LLC does not come up on our initial search, so we have left messages on office and cell numbers for Mr. Dean in order to request a business history on him or his LLC.
2) Russell Eppright Custom Homes - please see http://www.epprighthomes.com/. Homebuilder in business since 1996. On the Home Builders Association of Greater Austin Board of Directors. Named the #1 Custom Home Builder in Austin for the last three years.
3) Native Prairies Association of Texas - please see http://www.texasprairie.org/. Founded in 1986, currently protecting over 1200 acres in Texas, one parcel being over 1100 acres and the balance being small tracts of 5-50 acres.

Daniel L. Roth
Southwest Strategies Group
1214 W. 6th Street
Suite 220

From: Nick Dean [mailto:nick@buildlnaustin.com]
Sent: Tuesday, October 11, 2011 2:04 PM
To: danny@swsg.com
Subject: AISD Bid

Danny,

Independent Realty, LLC is a newly established company, set up as a real estate broker. I have started the company after being a real estate agent in the past.

4. **The process is being rushed so much that errors are already being made.** On the notice for this meeting the City of Austin listed the bidder as the owner. An amended notice for the meeting had to be mailed stating that the bidder is NOT the owner of the property as indicated on the first notice. The amended notice arrived this weekend, just a few days

prior to the meeting. This haste increases the likelihood of other errors and omissions that could harm the 4,000+ residents and taxpayers who live in Travis Country.

5. The bidder and an associate have given our neighborhood many conflicting stories about what they intend to do, several of which are preposterous. They have not provided proof of financial ability. They have told Travis Country homeowners that they "are not in it to make money", and they "won't cut down a single tree". The bidder asked to meet with some neighbors on February 9, where he told them repeatedly that he had not started the rezoning process. As OHNPCT and City of Austin officials know, he had been working on rezoning for weeks, and officially filed for the zoning change on February 6. We are very concerned about the motives and veracity of a bidder who says he intends to build multiple houses for some reason other than profit, and one who is willing to provide inaccurate information to Travis Country homeowners. **This bidder does not seem to be trustworthy or reliable.**

6. The bidder & his associate have not been forthcoming with homeowners in Travis Country. In December 2011, homeowners asked that Independent Realty LLC provide some very basic information about the bidder and the project which we have not received to date.

Before any neighborhood would consider supporting any zoning change, the party proposing the rezoning should be able to provide the following information at a minimum:

1. Proof that the bidder has secured financing in an amount that will allow him to complete the project in its entirety.
2. Information about the role, authority, responsibility and identity of anyone involved in the bid.
3. Plans and drawings of the project, including details about the location of retention ponds and access driveways for ponds, all impervious cover including proposed homes, written description of size, style and materials that would be used, etc.
4. A timeline for the project.

Rezoning a property on the basis of promises made by individuals about matters over which they may have no control or responsibility is not prudent. It puts our neighborhood at risk.

Although the bidder seems to be scheduling meetings such as this one, it seems to be merely to check them off a check-list rather than to provide meaningful information or engage in an honest exchange of information.

Please reject the request of this bidder to change the zoning and neighborhood plan.

Sincerely,

Cynthia Wilcox
Travis Country Homeowner and your Oak Hill neighbor

From: Marguerite Baca
Sent: Saturday, February 18, 2012 5:55 PM
To: oak.hill.npct@
Subject: Oppose Rezoning of AISD land in Travis Country

Please before you make a decision consider the land and it's value to the environment. It is a tremendously beautiful plot of land which flows directly into the Edwards Aquifer. Our neighborhood has been trying to save it. The Natives Prairie Association bid on the land To preserve it for Austin. Please vote to preserve this beautiful plot of land.

It has to start somewhere, please preserve so that Austin can be proud years later.

Marguerite and Thomas Baca
Residents of Travis country
4901 Trail West Dr.

-----Original Message-----
From: Christina
Sent: Monday, February 20, 2012 2:19 PM
To: oak.hill.npct@
Subject: February 22, 2010 Mtg - Important

RE: NPA-2012-0025.01 and C14-2012-0016; Property at 4806 1/2 Trail West Drive

Dear Oak Hill NPCT,

I cannot attend the meeting on Wednesday, February 22. I have a conflict which I cannot reschedule on such short notice. However, the homeowners who do attend are my friends and neighbors, and they speak for me and those of us in Travis Country who would like to be there Wednesday but cannot. We are a very tight-knit community, and are organized in opposition to the rezoning & plan amendment.

I oppose any rezoning or plan amendment on the property that is at the heart of Travis Country.

Like many of my neighbors who live within 500 feet of the property, I will sign a petition opposing any rezoning or plan amendment. Every home in Travis Country will be impacted by what happens to this property. Our neighborhood has been completely shut out of the process. It makes no sense at all to make drastic changes that will impact 1,500+ households without their consent or input.

As you know that the property is in the middle of an established 40-year old neighborhood that is developed beyond what would ever be allowed in the Recharge Zone today. The individual applying for rezoning is someone without any discernable experience or financial ability to even begin such a complex project much less see it through to a satisfactory conclusion.

The speed with which this rezoning and plan amendment are being pushed is perplexing and irresponsible. Please vote "no" on any rezoning or plan amendment on the property in Travis Country.

Sincerely,
Christina Comer, 4707 Fieldstone Drive

From: Kathy Dunn Hamrick
Sent: Monday, February 20, 2012 10:58 AM
To: oak.hill.npct@
Subject: Zoning Change Request

Good morning!

I will be unable to attend the Community Meeting regarding the rezoning of property in Travis Country. However, I strongly oppose rezoning of this property at this time:

Case Number: C14-2012-0016
Case Number: NPA-2012-0025.01
Property at 4806 1/2 Trail West Drive

I am a property owner living within 500 feet of this area, and **I strongly oppose this rezoning request!**

Thank you for your time,
kathy dunn hamrick

From: Nancy Jewell
Sent: Monday, February 20, 2012 9:12 AM
To: oak.hill.npct@
Subject: Re-zoning Meeting on 2/22/12

My husband and I live directly across the street from the AISD-owned property in Travis Country subdivision. We will be out of town on 2/22 or we would attend the rezoning meeting in person. We definitely oppose the rezoning of this environmentally sensitive piece of land.

Nancy and Bryant Jewell
4905 Trail West Drive
512-892-0028

From: Vicky Bledsoe
Sent: Monday, February 20, 2012 7:14 AM
To: oak.hill.npct@
Subject: opposition to zoning change

I will not be able to attend the meeting Wednesday night as I have to work so I am emailing my opposition to the zoning changes. From what I know of the situation I feel the gentleman who is attempting to develop the land is not familiar with SOS zoning requirements and quite frankly, I do not want him hurting the aquifer and harming my neighborhood. I feel like this has happened very fast and secretively. I would like to see more transparency from the company buying the property and a finalized plan that suited SOS requirements and the neighborhood before there are changes to the zoning laws.

I would like to see that parcel of land remain undeveloped and be placed under the prairie grass initiative that other residents have initiated.

Sincerely,

Vicky Bledsoe, PT

5008 Trail West Dr
Austin, TX 78735
512-567-6618

From: Craig Crutchfield
Sent: Tuesday, February 21, 2012 8:47 AM
To: oak.hill.npct@
Subject: Opposition to zoning change in Travis Country

Dear Oak Hill NPCT:

My name is Craig Crutchfield. I am a resident of Travis Country and live at 4810 Trail Crest Circle. My house is within 500 feet of 4806 1/2 Trail West Drive (Rezoning case #: C14-2012-0016.)

I wish to voice my opposition to the rezoning of this land. The tract in question is a beautiful wooded area tucked a great distance inside my quiet neighborhood. This area is surrounded by houses that are well loved and well cared for by their owners. This land is important to myself, my neighbors and my neighborhood. It houses all manor of wildlife and is a well used refuge from the concrete and chaos of urban life. You wouldn't believe how many of my neighbors use this space to walk their dogs, take an afternoon stroll or just plain be in nature. It is a priceless jewel indeed.

Please don't let this green space be developed into something far less plentiful. Please do not let this land be rezoned. Once this green space is disturbed, it is gone forever.

Thank you for your time and consideration.
-Craig Crutchfield

From: Laura Dunn
Sent: Tuesday, February 21, 2012 4:45 PM

To: oak.hill.npct@
Subject: Wednesday, February 22, 2012 Meeting
Dear Oak Hill Neighborhood Planning Contact Team,

My name is Jef Sewell. I produced and did motion graphics for Laura Dunn's 2007 film Barton Springs documentary THE UNFORESEEN. I also own a merchandising logistics company. I'm also a new homeowner in Travis Country.

I understand the difficult economic climate we're in today. I recognize that it has forced AISD to make difficult decisions that has brought the Travis Country tract into full play. In my capacity as an entrepreneur, I've routinely been forced to make very difficult decisions regarding costs. I've presided over layoffs during previous downturns. I've made decisions with vendors that resulted in our contact being terminated. I've even let clients go who were not profitable for my business. Put differently, I very much sympathize with AISD's position as well as your own.

I'm writing to ask you not to change the zoning around the Travis Country AISD tract at this time. I'm not discounting the reality that something needs to be done for the sake of AISD's budget. Unquestionably, they need to do something. But I'm writing to ask you to extend the benefit of time to the residents of Travis County to work on alternatives to a rezoning that enables a flat out sale to the highest bidder. I believe they have already managed to come up with pledges of near a quarter million dollars via the Prairie group. I believe that TCAD had appraised the land at $300,000 for some time, so for the community to get so far already is quite an accomplishment.

We as citizens work at a distinct disadvantage to developers. The banking system's leverages public deposits in the credit creation process. Historically, banks accord a very large proportion of that credit to real estate. This in turn sometimes results in a model where even a completely inexperienced developer can be lent a large amount of money if the end result creates many new potential residences (and therefore home mortgages for the bank.) This is an imperfect system. Ironically, the very economic downturn necessitating the sale of this AISD tract came in large part from hyperleveraged financial institutions enabling lending *at any cost*, even when the home borrower was not credit-worthy (a.k.a. "Subprime.")

I submit to you that there are also subprime developers. More than can easily be counted. Those without experience. Without history in a place. Without a regard for what may endure. The public cannot wield the leverage that a bank-backed real estate developer working with the public's money can. What we lack in that leverage we must make up for with vigilance and your reasoned help as representatives. I believe that the Travis Country homeowners seeking alternatives to SF rezoning are trying to do our part while recognizing and factoring financial realities.

Please say no to this zoning to give the affect citizens of Travis Country time to contribute to the best all around outcome.

Jef Sewell

From: Catherine Waggoner
[Sent: Tuesday, February 21, 2012 5:01 PM
To: oak.hill.npct@
Subject: Travis Country AISD lot

Please consider not changing the zoning on this lot at this time. I think moving ahead on a zoning change is premature at this time.

Thank you,
Catherine Waggoner
4602 View West
Austin TX 78735

From: Karen Ayers
Sent: Tuesday, February 21, 2012 4:05 PM
To: oak.hill.npct@
Cc: Jim Ayers
Subject: Travis Country AISD Rezoning - Opposed

My husband and I are residents on View West; a street directly southeast of the AISD lot petitioned for rezoning.

We strongly OPPOSE a rezonign change for many reasons, but our biggest concern is the increased water runoff that will occue if impervious cover is added.

In ~ 2004, BEFORE ADM was built, our house and our next door neighbor at 4608. were NOT in a flood zone. We were rezoned into a highest risk rating ~2006 I believe. We are the bottom 2 houses at the end of this cul de sac street.

I also recall runoff water flowing INTO the front door of 4608 during a multiple days of rain.

Additionally, we are concerned that there are features, common to Travis Country (TC) that are unidentified and may delay or stop construction. This land should be properly mapped before rezonign occurs.

Karen & Jim Ayers
4606 View West 78735

From: Rick Burnight
Sent: Tuesday, February 21, 2012 5:27 PM
To: oak.hill.npct@
Subject: February 22, 2012 Meeting

Dear Oak Hill Neighborhood Planning Contact Team,

At this time, I would appreciate it if you would **REJECT** any change of zoning to the Travis Country property. While not opposed to the proper development of land in general, this a very unique property that requires competent evaluation for development and attention to detail, especially changes to this property related to environmental and water quality issues. Thanks for your time and commitment to the City of Austin's development process and ensuring the continued quality of our built environment for the next generation. Rick (property owner at 4909 Trail West Drive).

Rick Burnight, AIA, ACHA, Principal
512.478.7286 | **Austin**

Re: NPA-2012-0025.01 & C14-2012-0016

Dear Oak Hill Neighborhood Planning Contact Team,

Please reject any change in the plan or zoning on the land in Travis Country

Thank you for your consideration,

Dayna Beard-Isensee
4801 Trail Crest Circle
Austin, TX 78735

Travis Country Homeowner

Dear Oak Hill Neighborhood Planning Contact Team.

Please reject any change in the plan or change of zoning on the land in Travis Country at this time.

Any action of this nature is premature.

Sincerely,
Richard Beyer
Travis Country Homeowner

Dear Oak Hill NP team,

I am asking you reject any change in the plan or the rezoning of the AISD lot in Travis Country.

Thank you,
Michael Wellman
Travis Country homepwner

Please consider not changing the zoning on this lot at this time. I think moving ahead on a zoning change is premature at this time.

Thank you,
Catherine Waggoner
4602 View West
Austin TX 78735

Re: NPA-2012-0025.01 & C14-2012-0016

Dear Oak Hill Neighborhood Planning Contact Team,

Please reject any change in the plan or zoning on the land in Travis Country

Thank you for your consideration,

Dayna Beard-Isensee
4801 Trail Crest Circle
Austin, TX 78735

Travis Country Homeowner

Dear Oak Hill Neighborhood Planning Contact Team.

Please reject any change in the plan or change of zoning on the land in Travis Country at this time.

Any action of this nature is premature.

Sincerely,
Richard Beyer
Travis Country Homeowner

From: Dana K Stripling
Sent: Tuesday, February 21, 2012 4:43 PM
To: Meredith, Maureen; oak.hill.npct@
Subject: AISD 2/22 meeting

I regret that I am out-of-town and unable to attend the informational and neighborhood meetings tomorrow concerning the AISD lot in Travis Country. I am an adjacent property owner and have great interest in this meeting.

Is there any way that teleconferencing would be made available at either the city or neighborhood meetings or, at a minimum, the meetings could be recorded for those unable to attend.

I appreciate your prompt and courteous attention to this matter.

Regards,,
Dana Stripling

4705 Trail West Dr.
Austin TX 78735

Re: NPA-2012-0025.01 & C14-2012-0016

Dear Oak Hill Neighborhood Planning Contact Team:

As we are unable to attend this meeting, please allow this email to voice our opinion!

Please reject any change in the plan or zoning on the land in Travis Country Subdivision!!!

Rollin and Debbie Breed

Travis Country Homeowner

-----Original Message-----
From: jdemartino Sent: Tuesday, February 21, 2012 4:28 PM
To: oak.hill.npct@
Cc: SaveTravisCountryNow@
Subject: Meeting Re: NPA-2012-0025.01 & C14-2012-0016

Dear Oak Hill Neighborhood Planning Team:

Please reject any change in the plan or zoning on the land in the Travis Country subdivision. We don't need or want any further development in the area. We all live in Austin because its unlike any other city in TX. Please help to keep it that way by rejecting the rezoning request.

I hope to see you at the meeting on February 22nd, and thanks in advance for helping to preserve this beautiful tract of land.
Sincerely,
Janice DeMartino
Travis Country homeowner and lover of Austin TX.
Sent via BlackBerry by AT&T

From: Ann Williams
Sent: Tuesday, February 21, 2012 4:21 PM
To: oak.hill.npct@
Subject: zoning in Travis Country

We are against any zoning ichanges in Travis Country.
Our home is on Knob Oak Lane right by the green belt and we do not want a zoning change.
Thank you for listening to our neighbors tonight. We are sorry we can not make the meeting.
The Williams Family

Subject:
Re: NPA-2012-0025.01 & C14-2012-0016

Dear Oak Hill Neighborhood Planning Contact Team,

Please reject any change in the plan or zoning on the land in Travis Country. It will not benefit the neighborhood in anyway. Travis Country is known as Austin's First Environmentally Planned Neighborhood. Destroying the native prairie land in the heart of the neighborhood will, not only diminish the amount of green space in the neighborhood, it will also affect home values, safety and the overall quality of life for those currently residing in the neighborhood.

Thank you,
Emily Matthews
Travis Country Homeowner

Re: NPA-2012-0025.01 & C14-2012-0016

Dear Oak Hill Neighborhood Planning Contact Team,

As a resident of Travis Country, I am very concerned about the zoning changes being considered and the negative impact they could have on the environment and quality of life for other residents.

Please reject any change in the plan or zoning on the land in Travis Country.

Robert H. Leos, Ph.D.
Travis Country Homeowner

Dear Oak Hill Neighborhood Planning Contact Team,

Please reject any change in the plan or zoning on the land in Travis Country

Gary Lopes
Travis Country Homewoner

Dear Oak Hill Neighborhood Planning Contact Team,

Please reject any change in the plan or zoning on the land in Travis Country.

Patricia Ilgenstein
Travis Country Homeowner

Dear Oak Hill Neighborhood Planning Contact Team,

Please reject any change in the plan or zoning on the land in Travis Country.

Tim Altanero
Travis Country Homeowner

Dear Oak Hill Neighborhood Planning Contact Team,

Please reject any change in the plan or zoning on the land in Travis Country.

Respectfully,

Dr. Isaac B. Bersuker
Institute for Theoretical Chemistry
The University of Texas at Austin
Chem & Biochem Department
1 University Station A5300
Austin, TX 78712-0165
Phone: (512) 471-4671; Fax: (512) 471-8696

Dear Oak Hill Neighborhood Planning Contact Team,

I strongly urge you to **reject** any change in the plan or zoning on the land in the Travis Country Subdivision. A decision to do so would have a negative impact on the land and the community in many ways. Developing this land is unnecessary and would be for the benefit of the developer only.

PLEASE DO NOT ALLOW any changes in the plan or zoning for this land.

In gratitude,
Deborah & Bill Morton
Travis Country Homeowners
(for 24 years)

Subject: Wednesday, February 22, 2012 Meeting

Dear Oak Hill Neighborhood Planning Contact Team,

Please reject any change in the plan or zoning on the land in Travis Country because:

1. The water & wastewater distribution and collection systems in existence (which pre-date the annexation of the subdivision) are not adequate to support the higher density development. This will require Capital Improvements which the City of Austin's Water & Wastewater Department has not contemplated and is ill-prepared to underwrite.

2. Increasing the impervious cover on this tract will change the natural drainage patterns, adversely affecting the surrounding lots portions of which have already been added to the 100 year flood plain maps. This increases the cost of flood insurance and decreases the lot value to existing homeowners.

3. Whomever buys the land should have to submit detailed development plans for your consideration before asking you to rezone the tract. Currently, you have no way of knowing whether or not you are making a choice which will benefit the citizens of Austin. You are being asked to make a decision which will enhance the value of the land to AISD, but it will likely NOT benefit the citizens of Austin.

Robert & Sheila Hale
Travis Country Homeowners
4608 View West
Austin, TX 78735
(512) 891-9592

I am writing to voice my opposition to any proposed zoning changes for the AISD prairie land in Travis Country, to be considered Feb. 22, 2012. Prairie is the #1 most endangered ecosystem in Texas and #5 nationally. Therefore, the highest and best use for this land is preservation of this rapidly disappearing ecology for educational and recreational use.

Thank you for your consideration.

Sincerely,
Terry D. Horton, Travis Country resident-homeowner

Dear Oak Hill Neighborhood Planning Contact Team,

Please reject any change in the plan or zoning on the land in the Travis Country subdivision currently owned by AISD.

The petitioner for the zoning change has no experience developing or building housing. He has represented himself and his plans to neighbors without transparency for what he's planning or how he's going to finance it. He has presented different plans to different neighbors and yet another idea of a plan to the Homeowners Association.

We would not like to see the zoning changed at the front end without seeing approved plans in place. That creates too much of a hazard for the neighborhood. Also, we have been using this space for 30 years as a natural park within the heart of our neighborhood and this land is very precious to us as it is.

Thank you,
Marion Mlotok, Travis Country Homeowner
3957 Sendero Dr
Austin, TX 78735

-----Original Message-----
From: Amy Donaldson
Sent: Tuesday, February 21, 2012 11:43 AM
To: oakhill.npct@
Subject: Wednesday, February 22, 2012 Meeting

Dear Oak Hill Neighborhood Planning Contact Team:

Please reject any change in the plan or zoning on the land in Travis Country.

Amy Donaldson/Charles Vickers
Travis Country Homeowners

4821 Trail Crest Circle
Austin, TX 78735

From: Debbie & Laren
Sent: Tuesday, February 21, 2012 12:15 PM
To: oak.hill.npct@
Subject: zoning TC neighborhood

Dear Oakhill Neighborhood Planning Contact Team,

Please reject any changes in the plan or zoning on the land in the Travis Country neighborhood. There has been much concern and

mystery regarding the purchaser of the AISD property and until there is a well thought out "plan", secure financing, and environmental studies, I find changing the zoning at time premature.

Thank you,

Debbie Schiller
Concerned Travis Country Homeowner
4408 Mesquite Spring Co

From: Johnny Gross
Sent: Tuesday, February 21, 2012 11:29 AM
To: oak.hill.npct@
Subject: Meeting on Wednesday, Feb 22, 2012

Dear Oak Hill Neighborhood Planning Contact Team,

I am urging you all to please reject any change in the plan or zoning on the land in Travis Country. My home is across the street from this beautiful land and should not be disturbed.

Johnny Gross
Travis Country Homeowner

From: dennisllanning**On Behalf Of** dennis l lanning
Sent: Tuesday, February 21, 2012 11:17 AM
To: oak.hill.npct@
Subject: travis country rezoning

i am totally against rezoning of a property before it changes ownership. i do not understand how you can even be considering changing the zoning unless and until a formal zone change request is made by an owner of the property.

dennis l lanning

From: Susan Tetley Scott
Sent: Tuesday, February 21, 2012 10:48 AM
To: oak.hill.npct@
Subject: Wed Feb 22 Meeting re: NPA-2012-0025.01

Dear Oak Hill Neighborhood Planning Contact Team,

I understand that you will be considering a rezoning request of the AISD-owned property located at 4806 Trail West Drive. Please reject any change in the plan or zoning on the land in Travis Country. This land is located in the most environmentally sensitive area of Austin - an area that is already built out beyond current ordinance restrictions. In addition to the environmental impact of developing this land, the impact on the surrounding neighbors is

potentially detrimental due to lower property values due to the loss of open green space and increased traffic and activity within the area.

Thank you for your consideration.

Susan T. Scott
Travis Country Homeowner
3949 Sendero Drive
Austin, TX 78735

From: rufus cactus
Subject: Travis Country Residents "Tanner": Opposition to AISD Land Re-Zoning Request
To: breis@
Cc: PatE3@ cbwidaho@
Date: Sunday, February 19, 2012, 5:58 PM

Brian Reis,
Chair
Oak Hill Planning Neighborhood Contact Team

Dear Mr. Reis,

As residents of Travis Country for 30 years, we feel that we and Oak Hill have a rare opportunity to do the right thing and save a small portion of undeveloped land in the middle of Austin's first environmentally planned subdivision, Travis Country. AISD seems to feel that the most important aspect of this land is to make money off of it and ignore the wishes of the people who live around and would be most directly impacted by development of it. This land has been untouched and is very environmentally sensitive. It should be preserved and not developed. The residents of Travis Country, in collaboration with the Native Prairies Association, made a substantive bid on the the land to AISD, but we have been outbid by a developer who wants to re-zone and build on this property. The developer is requesting a rushed change in zoning by the City of Austin, but my wife and I, as well as the other residents in Travis Country, are opposed to this. We feel that since this is our neighborhood and this land is practically in our backyard, we should have some say in the future of this land. Please help us oppose this rush to re-zoning and development of this remnant of pristine Hill Country land, which drains directly into Barton Creek and the Edward's Aquifer.

We would appreciate your sharing our comments with the full OHPNC board.

Sincerely,
Gena and Rufus Cactus Tanner
4307 Sendero Dr.
Austin, Texas 78735

From: JDS
Sent: Wednesday, February 22, 2012 11:37 AM
To: oak.hill.npct@
Subject: Fw: 22 FEB 2012 OHNPCT MEETING

Dear Oak Hill Neighborhood Planning Cantact Team,

We live at 4713 Fawn Run which is within 500 ft of the AISD property. We strongly object

to any attempt to chang the land use rating for the AISD property from P-NP to SF-2-NP.

Please reject any change in the plan or zoning on the land in Travis Country.

Thank You,

James D. Sirockman LtCol USAF Ret
4713 Fawn Run
Austin TX 78735

From: Bob Scott
Sent: Wednesday, February 22, 2012 11:02 AM
To: oak.hill.npct@
Subject: Re: Wed Feb 22 Meeting re: NPA-2012-0025.01

Dear Oak Hill Neighborhood Planning Contact Team,

I understand that you will be considering a rezoning request of the AISD-owned property located at 4806 Trail West Drive. Please reject any change in the zoning of land in Travis Country. This land is located in the most environmentally sensitive area of Austin - an area that is already built out beyond current ordinance restrictions. In all likelihood, development of this land will lower neighboring property values due to the loss of open green space and increased traffic and activity within the area (in addition to the environmental impact).

Please reject any change in the zoning of land in Travis Country.

Thank you for your consideration.

==========
Bob Scott
Travis Country Homeowner
3949 Sendero Dr
Austin, TX 78735
Mobile: (512) 699-4783
==========

From: Laurie Anderson-Gregg
Sent: Wednesday, February 22, 2012 9:48 AM
To: oak.hill.npct@
Subject: Wednesday, February 22, 2012 Meeting

Dear Oak Hill Neighborhood Planning Contact Team,

I have lived in Travis County for 22 years. I live within the 500 ft. radius of the property that AISD owns and selling.

I strongly urge you to reject any change in the plan or zoning on the land in Travis Country.

Laurie Anderson-Gregg
Travis County Homeowner

From: hranchaz@
Sent: Wednesday, February 22, 2012 9:30 AM
To: oak.hill.npct@
Subject: Travis Country Property

Dear Oak Hill Planning Neighborhood Contact Board,

As a homeowner living directly across from 4806 Trail West Drive I would ask that your board consider rejecting the zoning change request now before the board. This is an environmentally sensitive area located in the middle of an established Oak Hill neighborhood and before any zoning change is contemplated a comprehensive development plan should first be submitted and reviewed by the neighborhood and the City of Austin. The development plan that was shown to some residents in December does not take into account the environmental sensitivity of the lot nor does it seem to conform to City of Austin regulations for developing land in the Barton Creek recharge zone. Thank you for your time.

Sincerely,
Charlie Wilcox
4925 Trail West Drive
Travis Country, TX USA
512-788-2545

From: paula bacon
Sent: Wednesday, February 22, 2012 8:19 AM
To: oak.hill.npct@
Subject: NPA-2012-0025.01 C14-2012-0016

Dear Oak Hill Planning Committee,

I urge your committee to not change the zoning on the above reference property in Travis Country.

Thank you for your consideration.

Paula Bacon
Travis Country Resident

----Original Message-----
From: Daley, Nancy P
Sent: Wednesday, February 22, 2012 7:33 AM
To: oak.hill.npct@
Subject: NPA 2012-0025.01

Dear Planning Team,

Please allow an established neighborhood to have the first say in what kind of development takes place in that neighborhood. Our region has already sold itself out to more people than we have resources for!

Please reject any change in the plan or zoning on the land in Travis Country.

If you fail to do this, please let us know how to hold a developer accountable for doing what they SAY they will do. Having lived in Hyde Park for a number of years, I realize that developers do whatever they want to do and pay the fines as part of the cost of doing business.

Please, please, please - be on the side of residents in this matter.

Dr. Nancy Daley
5329 Painted Shield Drive
Austin 78735
512-799-9551

From: Anita Norris
Sent: Wednesday, February 22, 2012 5:56 AM
To: oak.hill.npct@
Subject: Wed Feb 22 Meeting

Re: NPA-2012-0025.01& C14-2012-0016

Dear Oak Hill Neighborhood Planning Contact Team,
Please reject any change in the plan or zoning on the land in Travis Country

Anita Norris
Travis Country Homeowner

-----Original Message-----
From: Tom Hammond
Sent: Wednesday, February 22, 2012 1:21 AM
To: oak.hill.npct@

Subject: Feb 22 Meeting (AISD property)

Regarding: File #NPA-2012-0025.01 & #C14-2012-0016

Please limit development and protect this section of land in Travis Country by rejecting any change to the zoning already in place. For what ever is built here the natural land will be gone forever. Austin has benefited from the actions taken to protect land. I'm sure these undeveloped lands will become even more important for Austin's future as the city continues to grow.

I oppose rezoning at this time.

Tom Hammond
4409 Twisted Tree Drive

From: Blair Dalgleish
Sent: Tuesday, February 21, 2012 10:00 PM
To: oak.hill.npct@
Subject: Wednesday, February 22, 2012 Meeting

Dear Oak Hill Neighborhood Planning Contact Team,

PLEASE REJECT any change in the plan or zoning on the land in Travis Country.

Blair Dalgleish
Travis Country Homeowner

From: Diane Keller
Sent: Tuesday, February 21, 2012 9:49 PM
To: oak.hill.npct@
Subject: Wed Feb 22, 2012 Meeting

Dear Oak Hill Neighborhood Planning Contact Team,

Please reject any change in the plan or zoning on the land in Travis Country.

Diane Keller
Travis Country Homeowner

From: Gary Williams
Sent: Tuesday, February 21, 2012 9:46 PM
To: oak.hill.npct@
Subject: Subject:Wed Feb 22 Meeting

Re: NPA-2012-0025.01 & C14-2012-0016

Dear Oak Hill Neighborhood Planning Contact Team,

Please reject any change in the plan or zoning on the land in Travis Country

Gary Williams

Travis Country Homeowner

From: Oak Hill NPCT
Sent: Wednesday, February 22, 2012 12:48 PM
To: Meredith, Maureen
Subject: additional emails regarding Travis Country

53 emails received:

Opposed to proposed zoning: 53
Opposed and not able to attend: 6
Opposed, but mention postponement: 3

From: Oak Hill NPCT
Sent: Wednesday, March 07, 2012 8:15 PM
To: Meredith, Maureen
Subject: : C14-2012-0016, NPA-2012-0025.03 Travis Country Property

We have received 9 emails with this text.
Danielle

As a stakeholder and homeowner who lives within 500' of this Travis Country property, I (we) ask that you work on my (our) behalf (behalves) by 1) recommending to the City of Austin that they reject the proposed zoning change, and 2) voting against the proposed neighborhood plan change.

Sincerely,

Gennadi Bersuker
4620 Trail West Dr
Austin, TX 78735

From: Cbwidaho
Sent: Wednesday, March 07, 2012 11:42 AM
To: oak.hill.npct@
Subject: 2012-011648 ZC and 2012-011673 NP at 4806 &/or 4806 1/2 Trail West Drive

OHCNP: 4.A. Preserve and enhance environmental resources including **watersheds,**
air quality, and wildlife corridors.

Dear OHNPCT Board,

I request that you recommend against a change in the Neighborhood Plan and against a zoning change. Zoning/plan changes are significant decisions that have consequences for thousands of people far into the future. They should not be rushed through over spring break, rubber-stamped or taken lightly. That is exactly the sort of process that turns citizens against development in general. There is no reason to fast-track a rezoning/neighborhood plan change for the benefit of a single individual. I ask that you postpone any action until all serious issues have been addressed. By doing so, you achieve Oak Hill Combined Neighborhood Plan Objective 11.D: **Promote camaraderie, community spirit, and communication among neighborhoods.**

OHCNP Objective 10.C: **Preserve and restore natural beauty of open spaces in order to maintain Oak Hill's Hill Country character**. In 2008 the OHCNP re-designated this land part of Oak Hill's precious natural open space. Virtually all open spaces in Austin & Oak Hill are adjacent to land zoned SF, commercial or residential. Nearby SF2 zoning is not a valid argument for bulldozing this Plateau Live Oak / Little Bluestem Savanna that is the focus of a preservation drive that has already raised over $267,000. Using that rationale, all the trails & open spaces next to SF2 zoned areas would be rezoned and developed, and there would be little open space left in Austin.

OHCNP:

- 4.A.1 b: **Where appropriate, maintain rural density in Oak Hill. To help achieve regional water quality goals, manage the urbanization of Oak Hill by minimizing dense development and guiding new development away from the recharge zone.**
- 8.A.1 **Assess and minimize the impact of land development on surface and ground water.** This property drains directly into both **Sycamore Creek** and **Barton Creek**. It sits not only in the **recharge zone** but **right on top of the Edwards Aquifer**. It is a small island of green in an area that is fully developed. The preservation effort would create a valuable development offset for AISD which would guide "new development away from the recharge zone." This land is in the **Drinking Water Protection Zone** and contains obvious **sinkholes**, likely **caves** and **a fault. Developing this property conflicts with the stated goals of the Oak Hill Combined Neighborhood Plan**, and will degrade Austin's water quality.

The notion that discussions about a zoning/plan change should not include a thorough vetting of the entity requesting the change is not consistent with the stated goals of the Oak Hill Combined Neighborhood Plan to make **informed decisions** about changes and implementation of the Neighborhood Plan and FLUM. It makes even less sense in this case

because the change was requested by someone who does not even own the property. The entity requesting the changes is merely a bidder, and like the previous failed bidder, can withdraw from the process at any time and receive a full refund of his earnest money. This single fact should be sufficient reason to postpone a proposed zoning/plan change.

Finally, the property in question is not a commercial strip on a busy thoroughfare. It is at the center - the very **heart** - of a 40 year old Oak Hill neighborhood. You must drive 2.5 miles past scores of homes to reach this property. It is not owned by a private individual. A series of owners, missteps and plan changes would devastate our neighborhood. The 4,000+ people in our neighborhood are the primary stakeholders you represent in this process, the single bidder is not. The land was given to AISD for a nominal sum with the understanding that either an elementary school would be built, or it would revert to our neighborhood. Rezoning this taxpayer-owned property under these circumstances seems to create a financial benefit for a single private individual.

Please postpone any effort to change the zoning/neighborhood plan.

Sincerely,

Cynthia Wilcox
Travis Country homeowner & your Oak Hill neighbor

From: Jim Ayers
Sent: Tuesday, March 06, 2012 10:19 AM
To: oak.hill.npct@
Subject: Travis Country - AISD property C14-2012-0016, NPA-2012-0025.03

To the members of the Oak Hill Neighborhood Planning Contact Team -

I attended the meeting on Feb 22nd at the ACC Pinnacle campus with many of my fellow Travis Country homeowners. During that meeting, members of the OHNPCT noted that thier mission is to work on planning for the area stakeholders, or something to that effect. I believe the Travis Country neighborhood constitutes a large number of area stakeholders. I am asking you to please vote against the proposed zoning change as it does not seem to fit the Neighborhood Plan for Oak Hill. Also, please consider the Future Land Use Map and the City of Austin plans for land use in the Barton Creek Watershed and the Edwards Aquifer Recharge Zone.

I live at the end (downhill) of an adjacent street (View West) to the AISD lot and I have a few concerns, which I consider significant, with this proposed development. First, I am concerned with water run-off and the trash that comes with it. My property was rezoned by FEMA a few years ago to where I am completely in the flood plain for Sycamore creek, so there is no telling what might occur or change with a development up the hill from me. I know there would be a retention pond on the property as part of the development, but I do

not believe that would catch all of the water run-off from the developed properties. Much of it would flow down my street... and eventually along my property line where there is a drainage easement from the street directly into Sycamore creek, and then on into Barton Creek. ***(B)*** Another significant concern for me is with the water/waste water distribution and disposal infrastructure. Over the past 12-18 months the ***older*** sections of Travis Country have experienced numerous water line breaks / leaks as this equipment is 30 years old or more in most cases. I've had two on my street in the past 13 months (most recently this past weekend). What would be the result of any additional demand to this obviously weakened infrastructure? ***(C)*** My third concern is with regards to the developers offer to donate ~7 acres of this property to the HOA as part of their input for the Conditional Overlay. While that sounds good in principal, the practice of implementing this may not prove of any benefit to the neighborhood. For example, how will we be sure that this ~7ac would be contiguous space and fall in such proximity that it would create usable open space for the neighborhood? Without completed engineering studies we really don't know where anything could be built.

In closing, as I live within 500' of the AISD property I ask that you recommend to the City of Austin that they reject this proposed zoning change. Also, I ask that you recommend to the City of Austin that they do appropriate geological studies to determine the potential impact to the Barton Creek Watershed & Edwards Aquifer Recharge Zone.

Thank you.

Jim

Sr. Projedct Manager
Information Technology
Whole Foods Market - CENTRAL
550 Bowie St.
Austin, TX 78703
512.542.0655 (direct)
512.423.6375 (mobile)
512.482.7655 (fax)

From: Frank Bryan
Sent: Friday, March 09, 2012 11:00 AM
To: oak.hill.npct@
Subject: SUBJECT:C14-2012-0016, NPA-2012-0025.03 Travis Country Property

Dear Oak Hill Neighborhood Planning Contact Team,

I am writing to ask you to please reject the proposed changes in zoning and the Neighborhood Plan on the grounds that it does not comply with the vision for Oak Hill

in the Neighborhood Plan, the Future Land Use Map (FLUM), or the City of Austin's vision for land use in this sensitive area of the Barton Creek Watershed and the Edwards Aquifer Recharge Zone.

Additionally, I have several major concerns with Independent Realty's proposal to rezone, subdivide, and develop the AISD property in the heart of Travis Country.

Major Concern #1: The legal Structure of Independent Realty.

Independent Realty, LLC, (IR) is a Limited Liability Company that was formed on August 25, 2011, a few weeks before the bid deadline for the AISD property. IR's business address is 8515 Brodie Lane #1931. This location is an apartment at the Villages of Bella Vista. According to the Texas Secretary of State website, Nicholas Dean is the registered agent and only Manager of IR. At a meeting with several neighbors on December 22, 2011, Misha Spiridonov said that Nick Dean owned 100% of IR. If the AISD property is rezoned to SF-2, as a legal matter Nick Dean can do whatever he wants with the property, including selling it to another developer.

Major Concern #2: Unanswered Questions About IR's Development Experience

There are many unanswered questions about IR's ability to complete the project as proposed:

- Has Nick Dean ever developed (bought, subdivided, installed utilities, etc.) any raw land?
- Why is Misha Spiridonov representing himself to be the builder/developer if he owns no legal interest in IR?
- What if, after the property is rezoned and the sale is closed, Nick Dean decides he wants to sell the property?
- Has Misha Spiridonov ever developed raw land?
- Has either of them ever built anything over the Edwards Aquifer under the strict SOS environmental restrictions?
- Will either of them provide a written resume?
- How long did Mr. Spiridonov work for Toll Brothers Construction and what was his job title?

- Will either of them provide references (i.e. phone numbers) to verify their building/development experience?

- Are the homes built by Mr. Dean and/or Mr. Spiridonov sold?

- Were the buyers of any of the homes built by Mr. Dean and/or Mr. Spiridonov satisfied with the final product?

At a meeting with several neighbors on December 22, 2011, Misha Spiridonov distributed a two page brochure that contained four photographs of four houses that he says he built. The caption below each photograph describes the neighborhood/area of each house ("Custom South Austin Home", "Barton Hills Home", "Tarrytown Home", and "Custom Home on Lake LBJ"). No address is listed for any of the houses. When asked about his experience at the February 29, 2012, meeting at Blue Valley Pavilion, Mr. Spiridonov suggested that people could "drive around" in the Alta Vista subdivision of Lakeway where he says he built houses as a construction manager for Toll Brothers Construction Company. How could anyone possibly be comfortable with IR's proposal if they cannot confirm with <u>one</u> homeowner that Nick Dean or Misha Spiridonov is a competent builder/developer?

Taking Mr. Spiridonov at his word that he built/worked on the four houses depicted in his brochure, or built/worked on some houses in the Alta Vista neighborhood, there is no evidence that Nick Dean nor Misha Spiridonov have any experience developing (i.e. subdividing, installing utilities, building retention ponds, etc.) in the Barton Springs Zone under the SOS environmental restrictions.

Major Concern #3: Cluster Development

At a meeting with neighbors on December 22, 2011, Mr. Spiridonov described the proposed houses as 3,000 sf of mostly one-story and a "little bit" of two-story. At the same meeting he explained that he would be selling the lots for around $150,000 each. He never mentioned that he intended to be the exclusive builder of all of the houses (as he now says). I do not believe that the IR proposal is economically feasible with a few two-story houses.

At the Oak Hill Neighborhood Plan Amendment meeting on February 22, 2012, Bill Shultz asked Independent Realty if there was going to be "roughly 6,000 to 7,000 sf of impervious cover per lot". Nick Dean and Independent Realty's agent answered "yes, approximately, yes". Then at the February 29, 2012, meeting, Mr. Spiridonov denied that he intended to put 6,000 to 7,000 sf of impervious cover on each lot. Needless to say, 6,000 to 7,000 sf of impervious cover translates into a house that is much, much larger than 3,000 sf.

Six thousand to seven thousand sf of impervious cover translates into very large houses, clustered together, with impervious cover taking up nearly half of each lot. Such houses will require two retention ponds. Please take a look at the SOS/Austin City Ordinance 25-8-

514 if you have any thought that the city will allow "minimal" ponds, as Mr. Spiridonov has suggested.

Major Concern #4: IR is Pursuing SF-2 Zoning Even Though They Only Need SF-1 Zoning

At the meeting on February 29, 2012, at Blue Valley Pavilion, Mr. Spiridonov admitted that he could complete his project, as proposed (maximum of 12 lots, approximately 15,000 sf each), under SF-1 zoning. SF-1 zoning limits the minimum lot size to 10,000 sf and limits impervious cover to 40%. SF-2 allows lots as small as 5,750 sf and allows impervious cover up to 45%. Why would IR want SF-2 zoning if they can complete their project under SF-1? Mr. Dean's stated reason for requesting SF-2 zoning is that the AISD tract is surrounded by SF-2 zoning. Mr. Dean's answer is a non-answer. Unless he wants to subdivide into lots smaller than 10,000 sf, or use more than 40% impervious cover, there is no real reason to seek SF-2 zoning.

SF-2 zoning would allow smaller lots with greater density. Together this will make the property easier to sell if that becomes Mr. Dean's objective. Alternatively, if IR succeeds in obtaining an SF-2 zoning but IR is unable to close on the property, the next purchaser will be free to build 5,750 sf lots with 45% impervious cover.

A Common Misperception: Developer Concessions

I would like to address the notion that the developer is offering significant concessions by not building more houses and by donating seven acres to the Travis Country CSA. In my opinion, this notion is inaccurate. IR cannot build anything along the middle part of Trail West because the Sycamore Creek Water Quality Transition Zone—a no-development zone—cuts across the AISD property adjacent to the middle part of Trail West. (In my opinion, if Chris Blackburn, the previous bidder, had known that a Water Quality Transition Zone crossed part of the AISD property, he would not have bid on the property. According to Chris Blackburn, he needed 19-20 houses for the project to be economically feasible.) IR cannot build on the seven acres because it is limited by the SOS ordinance to 15% impervious cover for the entire AISD tract. (15% of 12.5 acres is less than two acres). No homeowner considering a house in IR's new subdivision would want to be obligated to maintaining and paying taxes on seven acres of "green belt". Further, the seven acres of "green belt" will include two retention ponds.

Summary of Concerns

Unless opposed, Independent Realty will accomplish what they propose and our neighborhood will never have the same character it once had. Another concern is that they will succeed with a zoning change but ultimately, because of lack of experience navigating the SOS and/or Austin Tree ordinances or because of encountering an unexpected obstacle

such as a cave or other karst feature, they will start but not finish the proposed project leaving behind bull-dozed trees and/or concrete slabs.

Request

As a stakeholder and homeowner who lives within 500' of this Travis Country property, I ask that you work on my behalf by 1) recommending to the City of Austin that they reject the proposed zoning change, and 2) voting against the proposed neighborhood plan change.

Thank you for your time and careful attention to this issue.

Sincerely,

Frank W. Bryan, Jr.
Frank Bryan
4800 Fawn Run

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Development Review Department
974-2695
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission. **Note: Form can also be faxed or e-mailed, see page 1.**

Case Number: NPA-2012-0025.01
Contact: Maureen Meredith
Public Hearing: Mar 27, 2012, Planning Commission
April 26, 2012, City Council

☐ **I am in favor**
☒ **I object**

Your Name *(please print)* Madica Weidman

Your address(es) affected by this application
4601 Red Stone Court

Signature Monica Weidman Date 3/27/2012

Comments:
There is open land -- wildlife
ride, play, fence + football
I love to walk across in Samantha
what is left of nature.
Please don't make this into single family
Keep in two watersheds -- we have enough
drainage issues now. I don't +

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Development Review Department
974-2695
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED 3/21/12

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission. **Note: Form can also be faxed or e-mailed, see page 1.**

Case Number: NPA-2012-0025.01
Contact: Maureen Meredith
Public Hearing: Mar 27, 2012, Planning Commission
April 26, 2012, City Council

☑ I am in favor
☐ I object

Ron Lostetter
Your Name *(please print)*

4604 Creek Ridge 78725
Your address(es) affected by this application

Signature

3/17/12
Date

Comments: We support very limited single family & residential development.

PUBLIC HEARING COMMENT FORM

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P. O. Box 1088
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Case Number: NPA-2012-0025.01
Contact: Maureen Meredith
Public Hearing: Mar 27, 2012, Planning Commission
April 26, 2012, City Council

☐ I am in favor
☑ I object

Susan Casteter
Your Name *(please print)*

4505 Twisted Tree Dr.
Your address(es) affected by this application

Susan Casteter
Signature

3/23/12
Date

Comments:

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
Planning and Development Review Department
974-2695
P. O. Box 1088
Austin, TX 78767-8810

974-2269

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission. **Note: Form can also be faxed or e-mailed, see page 1.**

Case Number: NPA-2012-0025.01
Contact: Maureen Meredith
Public Hearing: Mar 27, 2012, Planning Commission
April 26, 2012, City Council

☐ I am in favor
☒ I object

JACK E CRUMP
Your Name *(please print)*

4705 RED STONE COURT
Your address(es) affected by this application

Signature 3/20/12 Date

Comments: ADDING HOUSES WILL ONLY CREATE A MORE CROWDED CONDITION, ~~OPEN SPACE~~ CREATES A POSITIVE ATMOSPHERE, FURTHER DRAINAGE ONTO RED STONE COURT IS VERY PRONOUNCES NOW.

PLANNING & DEVELOPMENT REVIEW AND OAK HILL NEIGHBORHOOD PLANNING TEAM COMMENT FORM

File # NPA-2012-0025.01
#C14-2012-0016
Property at 4806½ Trail West Drive

Community Meeting Date: February 22, 2012

☐ ~~I cannot attend the February 22, 2012 Meeting~~ NA I am attending the meeting, while I wait for it to start here are my comments:

Comments:
1. I oppose rezoning at this time since AISD is still the owner & the applicant does not have an executed contract that it has completely satisfied.
2. Rezoning at this time will make negotiations with the ultimate developers more difficult

Name: Celeste A. Baker ☒ I oppose rezoning at this time

Address: 4708 Fieldstone Drive ☐ I favor rezoning at this time
Austin [redacted]

If you would like an interactive email version of this form, please email Pat Epstein at PatE3@aol.com.

TO CONTACT THE OAK HILL PLANNING NEIGHBORHOOD CONTACT TEAM

EMAIL YOUR CONCERNS TO:

Brian Reis, Chair
Oak Hill Planning Neighborhood Contact Team

breis@espeyconsultants.com

Ask Mr. Reis to share your comments with the full OHPNC Board.

PUBLIC HEARING COMMENT FORM

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City of Austin
Planning and Development Review Department
974-2695
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED 3/21/12

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Case Number: NPA-2012-0025.01
Contact: Maureen Meredith
Public Hearing: Mar 27, 2012, Planning Commission
April 26, 2012, City Council

☐ I am in favor
☒ I object

RICHARD BEYER
Your Name *(please print)*

4412 Mesquite Spring Cove Austin, TX 78735
Your address(es) affected by this application

Richard A Beyer — 3/20/12
Signature — Date

Comments:

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P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2012-0025.01
Contact: Maureen Meredith
Public Hearing: Mar 27, 2012, Planning Commission
April 26, 2012, City Council

☐ I am in favor
☒ I object

LINDA BELL (ABBOTT)
Your Name *(please print)*

4403 TRAIL WEST DR AUSTIN, TX 78735
Your address(es) affected by this application

Linda Bell — 3-24-12
Signature — Date

Comments:

PUBLIC HEARING COMMENT FORM

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P. O. Box 1088
Austin, TX 78767-8810

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Case Number: NPA-2012-0025.01
Contact: Maureen Meredith
Public Hearing: Mar 27, 2012, Planning Commission
April 26, 2012, City Council

Michele Santos — ☐ I am in favor ☒ I object
Your Name *(please print)*

4603 Red Stone Court Austin TX 78735
Your address(es) affected by this application

Michele Santos — 3/24/2012
Signature — Date

Comments: I object to the zoning change as it would allow the proposed residential building project to go forward. I oppose development at this time.

PUBLIC HEARING COMMENT FORM

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City of Austin
Planning and Development Review Department
974-2695
P. O. Box 1088
Austin, TX 78767-8810

RECEIVED 3/22/12

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission. **Note: Form can also be faxed or e-mailed, see page 1.**

Case Number: NPA-2012-0025.01
Contact: Maureen Meredith
Public Hearing: Mar 27, 2012, Planning Commission
April 26, 2012, City Council

DIANE WRIGHT — ☐ I am in favor ☒ I object
Your Name *(please print)*

4703 RED STONE CT. 78735
Your address(es) affected by this application

Diane Wright — 3/18/12
Signature — Date

Comments: Austin has an international reputation of being a beautiful, green city. Keep our TC "Central Park" undeveloped — an emerald of 12.4 acres very near city center. If Austin allows all open areas to be developed, we suddenly became another crowded city. We need open space for quality of life.

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
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Planning and Development Review Department
974-2695
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Austin, TX 78767-8810

Rec'd 4-12-12

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Case Number: NPA-2012-0025.01
Contact: Maureen Meredith
Public Hearing: Mar 27, 2012, Planning Commission
April 26, 2012, City Council

☐ I am in favor
☑ I object

Russell Pinkston
Your Name *(please print)*

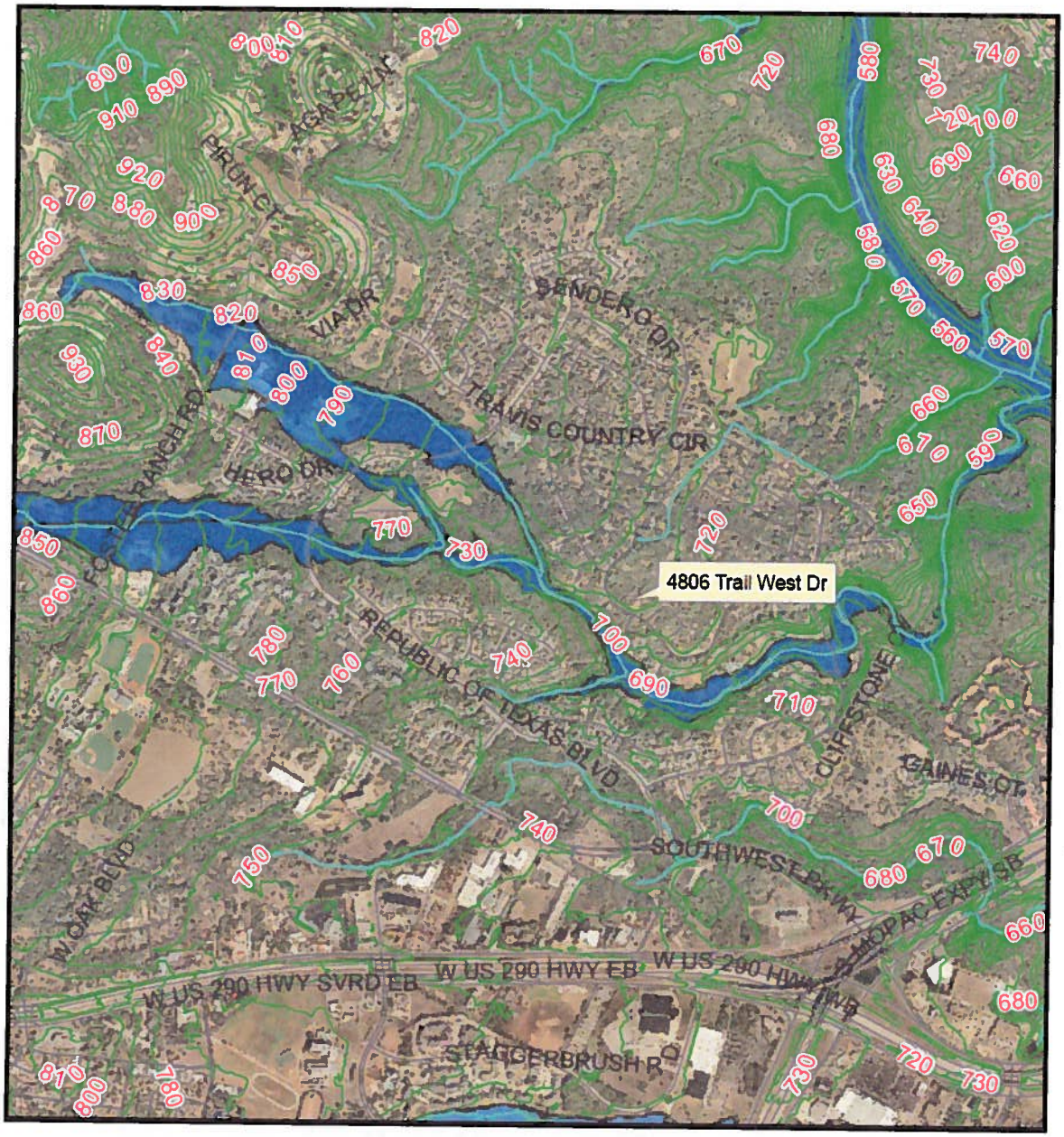
4502 View West
Your address(es) affected by this application

Russell Pinkston — 4/7/12
Signature — Date

Comments: This is a beautiful natural prairie that has served as a park for the Travis Country neighborhood for many years. It should be preserved, and can be, if AISD accepts the Texas Native Prairie Association bid, instead of a developer's.

From: LEIGH ZIEGLER
Sent: Saturday, May 05, 2012 11:05 AM
To: Meredith, Maureen; Patterson, Clark; Casillas, Michelle; Anguiano, Dora
Subject: NPA-2012-0025.01/ C14-2012-0016 4806(1/2) Trail West Drive

Please add Maps and Comments to Planning Commission Materials for May 08, 2012
It is difficult to dismiss the value of this land riddled with karsts for its existing natural water purification especially in light of development plans by our neighbors upstream. Thank you for taking time to address this fact. Points mentioned publicly for additional consideration by the Planning Commission.
We are currently being subjected to three contingent water quality changes.
First consider the 12.45 acres of AISD property currently under review centered in the middle of Travis Country and adjacent to Sycamore Creek. It is a unique flatland and this flat area of porous limestone could help to offset polluted surface and groundwater by direct filtration if left in its natural state. Our already overdeveloped neighborhood of more than 1500 homes has come together to financially support NPAT's bid that would perpetually protect our neighborhood, our environment and Austin's water quality.
Also, please recognize that Regents school now approved for alteration of flood zone characteristics is now in the planning stage to move water away from the school property and into Sycamore Creek topographically above us. This will likely add to adverse water quality downstream in Travis Country also positioned within the Water Quality Zone. Increased pollution by flood water can be expected to affect our neighborhood. Finally and importantly, additional seepage from the Stratus MUD 4 effluent irrigation already permitted will be processed above the flood zone of Sycamore Creek in the ETJ just across Foster Ranch Rd. Both Regents and Stratus are topographically above most if not all of the neighborhood and runoff from converging tributaries of Sycamore Creek flow right by the AISD property(see maps). From Stratus alone there will be an uncontrolled increase in release of metals, pharmaceutical chemicals, soaps, detergents and pesticides.
For these reasons (and more) I oppose rezoning and amendment of the property under review (NPA-2012-0025.01/ C14-2012-0016) in Travis Country.
Leigh P. Ziegler/ (Travis Country Resident)



Effective Fully Developed Floodplains

N
W E
S

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.

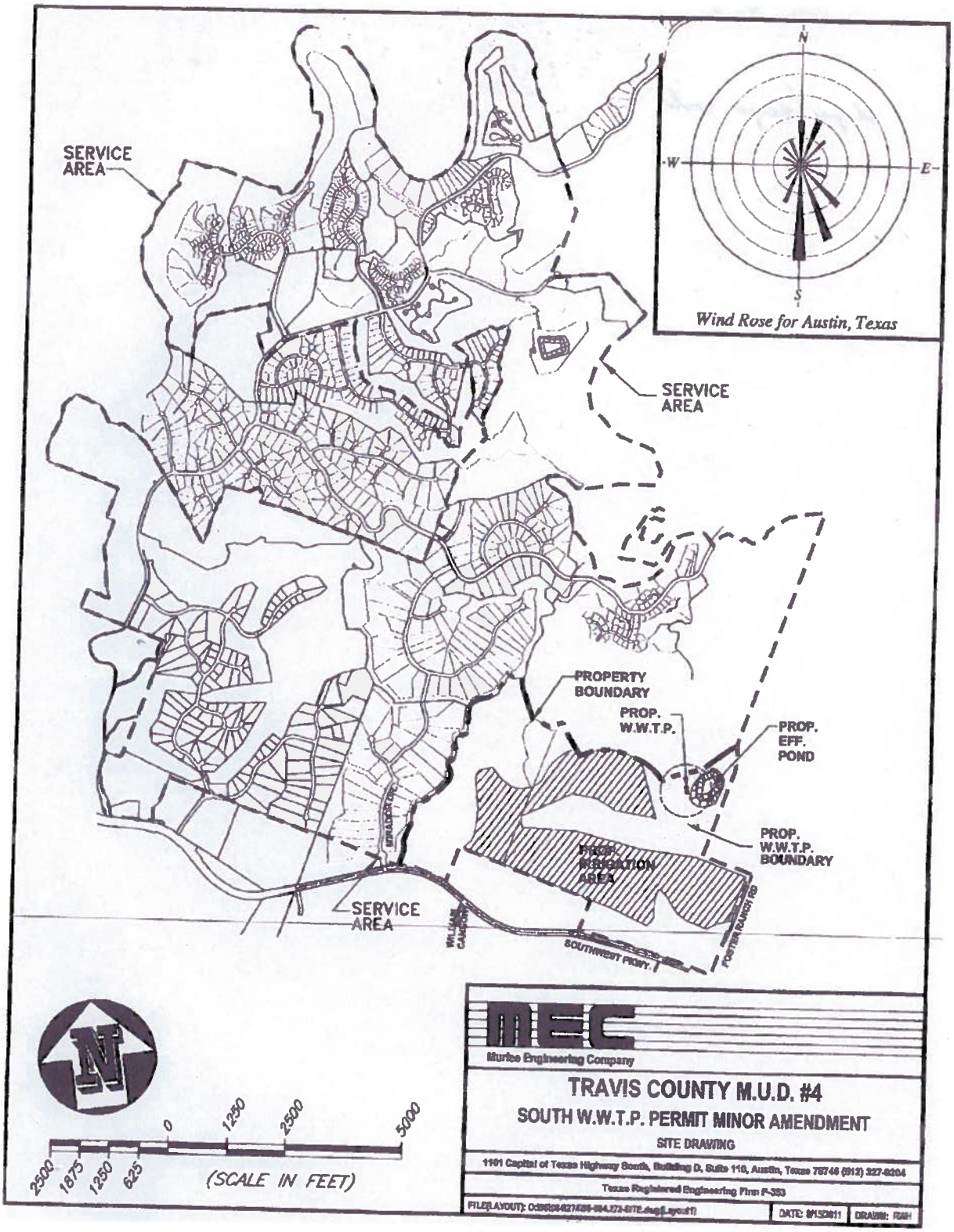
This product has been produced by the Watershed Protection Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

0 700 1,400 2,800 Feet

COA Fully Developed

- COA Fully Developed 100-Year Floodplain
- COA Fully Developed 25-Year Floodplain
- Contour

Prepared: 4/10/2012


SERVICE AREA
SERVICE AREA
SERVICE AREA
N
W
E
S
Wind Rose for Austin, Texas
PROPERTY BOUNDARY
PROP. W.W.T.P.
PROP. EFF. POND
PROP. W.W.T.P. BOUNDARY
IRRIG. APPLICATION AREA
BRADY LN
WILLIAM CANNON
SOUTHWEST PKWY.
FOSTER RANCH RD
0
1250
2500
5000
2500
1875
1250
625
(SCALE IN FEET)
Murfee Engineering Company
TRAVIS COUNTY M.U.D. #4
SOUTH W.W.T.P. PERMIT MINOR AMENDMENT
SITE DRAWING
1101 Capital of Texas Highway South, Building D, Suite 110, Austin, Texas 78746 (512) 327-9204
Texas Registered Engineering Firm F-353
DATE: 8/15/2011
DRAWN: RAH

2012-05-22 10:36

5/22/12 PC Hrgs Item # 10

Item # 10

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
City of Austin
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Austin, TX 78767-8810

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Case Number: NPA-2012-0025.01
Contact: Maureen Meredith
Public Hearing: Mar 27, 2012, Planning Commission
April 26, 2012, City Council

BERNARD CROSBY
ELIZABETH CROSBY
Your Name *(please print)*

☐ I am in favor
☒ I object

4602 CREEK RIDGE
Your address(es) affected by this application

Signature

5/22/12
Date

Comments:

I (we) are against any zoning change at this time. We agree with the Oak Hill Neighborhood Planning Contact team, Oak Hill Assn of Neighborhoods, City of Austin Environmental Board, & Travis County HOA to seek to preserve the level of its natural state.

OHAN
OAK HILL ASSOCIATION OF NEIGHBORHOODS
Neighbors in service to southwest Austin. Ohan.org

Resolution in Support of
4806-1/2 Trail West Dr. Open Space Preservation
C14-2012-0016

WHEREAS. The Travis Country Community Service Association has expressed a preference to keep the undeveloped land located at 4806-1/2 Trail West Dr., Austin. TX as a permanent open green space:

WHEREAS. The twelve acre tract is located in the Edwards Aquifer Recharge Zone. and the Barton Springs Watershed:

WHEREAS. The Oak Hill Neighborhood Plan calls for protecting open space in Oak Hill:

WHEREAS. Travis Country has collaborated in an effort to preserve this land with the Native Prairies Association of Texas. a 501(c)(3) Land Trust. whose mission is to preserve urban remnant savannas. such as this site:

WHEREAS. In support of a bid submitted for the land: residents of Travis Country signed pledges payable to the Native Prairies Association. and the HOA agreed to match those pledges toward the purchase of a Conservation Easement on this site. such bid having not been selected by AISD which instead selected a development bid from Independent Reality. LLC:

WHEREAS. There is a great value to AISD in the form of Transferable Development Rights from this site which could potentially be used by AISD. or its subsequent assignees. at multiple campuses:

WHEREAS. the Transfer of Development Rights may be the best method to achieve the goal of maximizing the value of the land to AISD:

WHEREAS. We believe the sale of a perpetual Conservation Easement on the property at 4806 Trail West to the Native Prairies Association. assuming supporting action by the City of Austin. would meet the desires of this community. and the economic goals and impervious cover needs of AISD through a Transfer of Development Rights agreement with the City of Austin:

WHEREAS. the votes of The Oak Hill Neighborhood Planning Contact Team and City of Austin Environmental Board each recommended continued preservation of the 12 acre tract as open space:

P.O. Box 90906, Austin, Texas 78709-0906

NOW, THEREFORE, BE IT RESOLVED, that the Oak Hill Association of Neighborhoods, Inc. supports the efforts of the Travis Country Community Service Association (member association) to keep the land located at 4806 Trail West as a permanent open space preserve.

AND BE IT FURTHER RESOLVED, that land preservation be accomplished by a Conservation Easement owned by the Native Prairies Association of Texas, with AISD retaining Development Rights to be used throughout its district, and preferably within the Oak Hill area.

Adopted this _9th_ day of __May__, 2012.

_____

Jim Schissler, OHAN President