

## SECOND READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2011-0141 – Peaceful Hill Condominiums

REQUEST:

Approve second reading of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 8107 Peaceful Hill Lane and 501 Hubach Lane (South Boggy Creek Watershed) from development reserve (DR) district zoning to townhouse and condominium residence – conditional overlay (SF-6-CO) combining district zoning, with conditions. The Conditional Overlay limits development to a maximum of 60 dwelling units and 45 percent impervious cover. The Restrictive Covenant establishes the conditions of the Neighborhood Traffic Analysis, prohibits the use of gating, requires a connection to Shallot Way, and a minimum 6-foot wide pedestrian walkway extending between Shallot Way and Mairo Street.

DEPARTMENT COMMENTS:

Transportation staff reports that a 6-foot wide pedestrian walkway and driveway connection extending through the property, between Shallot Way and Peaceful Hill Lane (where it intersects with Mairo Street) will assist in providing a safe route to school for residents of the ParkRidge Gardens subdivision and the proposed Peaceful Hill Condominiums development. The pedestrian walkway and driveway will enable ParkRidge Gardens residents to access Williams Elementary School without having to access the length of Peaceful Hill Lane adjacent to their subdivision, and furthers the goal of providing connectivity between neighborhoods.

The rezoning ordinance that applies to the ParkRidge Gardens subdivision to the south includes a Conditional Overlay which states that “Vehicular access from the Property to Peaceful Hill Lane is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property.” (Item #2 of Part 2 of rezoning ordinance no. 20051215-096.) Within the ParkRidge Gardens subdivision, the proposed connection of Shallot Way to the subject property is consistent with the provision that “all vehicular access to the property shall be...through other adjacent property”, and therefore, does not conflict with the existing Conditional Overlay.

AISD planning staff reports that a 60 unit condominium development would result in approximately 14 students over all grade levels (based on a ratio of 0.23 students per unit). The number of elementary students would be half of 14, or seven students. The addition of seven students should not be an issue for Williams Elementary School. The school is designed to hold 561 students. There are 609 students assigned, which means that Williams is at 109% permanent capacity. AISD tries to keep its schools operating between 75% and 115% permanent capacity, with the use of portable buildings.

The Applicant's agent met with the neighborhood on Thursday, May 17<sup>th</sup>, between 7:00 and 7:45 p.m. at the Pleasant Hill Library.



A valid petition of 35.09% has been filed by the adjacent property owners in opposition to this rezoning request.

OWNERS & APPLICANTS: Kristopher Alsworth; Delton Hubach; Jim Bula and Catherine Christopherson

AGENT: The Weichert Law Firm (Glenn K. Weichert)

DATE OF FIRST READING: April 26, 2012, Approved SF-6-CO combining district zoning with conditions, on First Reading (5-2, Mayor Lee Leffingwell and Council Member Tovo voted nay).

CITY COUNCIL HEARING DATE: June 14, 2012

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Rhoades  
e-mail: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)



## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2011-0141

Peaceful Hill Condominiums

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

March 6, 2012

April 3, 2012

**ADDRESS:** 8107 Peaceful Hill Lane; 501 Hubach Lane

**OWNERS:** Tract 1: Kristopher Alsworth

**AREA:** 2.00 acres

Tract 2: Delton Hubach

**AREA:** 7.51 acres

Jim Bula

Catherine Christopherson

**TOTAL:** 9.51 acres

**AGENT:** The Moore Group; The Weichert Law Firm  
(Mike Moore) (Glenn K. Weichert)

**ZONING FROM:** DR

**TO:** SF-6

### **SUMMARY STAFF RECOMMENDATION:**

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

Staff recommends the applicant be required to post fiscal surety toward road improvements as outlined in the Neighborhood Traffic Analysis (NTA) dated March 2, 2012 prior to final reading of this zoning request.

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

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

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

March 6, 2012: *APPROVED A POSTPONEMENT REQUESTS TO APRIL 3, 2012 BY NEIGHBORHOOD AND ENVIRONMENTAL ORGANIZATIONS*

*[S. BALDRIDGE; G. ROJAS – 2<sup>ND</sup>] (6-0) B. BAKER – ILL*

April 3, 2012: *APPROVED STAFF RECOMMENDATION OF SF-6-CO WITH AN ADDITIONAL CO ESTABLISHING A MAXIMUM OF 60 UNITS, AND A PUBLIC RESTRICTIVE COVENANT FOR THE CONDITIONS OF THE NEIGHBORHOOD TRAFFIC ANALYSIS, PROHIBITING THE USE OF GATING, AND REQUIRING A CONNECTION TO SHALLOT WAY.*

*[G. BOURGEOIS; B. BAKER – 2ND] (5-1) J. MEEKER – NAY; P. SEEGER – ILL*



**ISSUES:**

Transportation staff reports that a 6-foot wide pedestrian walkway and driveway connection extending through the property, between Shallot Way and Peaceful Hill Lane (where it intersects with Mairo Street) will assist in providing a safe route to school for residents of the ParkRidge Gardens subdivision and the proposed Peaceful Hill Condominiums development. The pedestrian walkway and driveway will enable ParkRidge Gardens residents to access Williams Elementary School without having to access the length of Peaceful Hill Lane adjacent to their subdivision, and furthers the goal of providing connectivity between neighborhoods.

The rezoning ordinance that applies to the ParkRidge Gardens subdivision to the south includes a Conditional Overlay which states that "Vehicular access from the Property to Peaceful Hill Lane is prohibited. All vehicular access to the Property shall be from other adjacent public streets or through other adjacent property." (Item #2 of Part 2 of rezoning ordinance no. 20051215-096.) Within the ParkRidge Gardens subdivision, the proposed connection of Shallot Way to the subject property is consistent with the provision that "all vehicular access to the property shall be...through other adjacent property", and therefore, does not conflict with the existing Conditional Overlay.

AISD planning staff reports that a 60 unit condominium development would result in approximately 14 students over all grade levels (based on a ratio of 0.23 students per unit). The number of elementary students would be half of 14, or seven students. Furthermore, the addition of seven students should not be an issue for Williams Elementary School. The school is designed to hold 561 students. There are 609 students assigned, which means that Williams is at 109% permanent capacity. AISD tries to keep its schools operating between 75% and 115% permanent capacity, with the use of portable buildings. Please see email correspondence provided as Exhibit C.

The Applicant's agent met with the neighborhood on Thursday, May 17<sup>th</sup>, between 7:00 and 7:45 p.m. at the Pleasant Hill Library.

Postponement requests to the Zoning and Platting Commission meeting of April 3, 2012 have been received from John B. Stokes, Mesa Engineering, the Principal of Williams Elementary, the President of Williams Elementary PTA, the Executive Director of Austin Heritage Tree Foundation, the Executive Director for the League of Bicycling Voters, and representatives of Friends of Williams Elementary, the Peaceful Hill Preservation League, Hope 4 Peaceful Gardens and the City's Urban Forestry Board.

A valid petition of 35.09% has been filed by the adjacent property owners in opposition to this rezoning request. Petition information is located at the back of the Staff report.

Environmental review staff visited the property on March 2, 2012 to observe the general character of the land and its vegetative characteristics. Based on their observations, the site appears to be previously distributed based on species composition (pioneer/disturbance



followed by ligustrum. Live Oaks appear sporadically on property, and three heritage (24" or greater) Live Oaks were observed. Other non-native invasive species include ligustrum, bamboo, chinaberry, and redbtip photinia. Other native species (<10% of tree abundance) observed were Cedar Elm, Texas persimmon and Mexican Plum.

Slopes on the property are almost entirely 15% or less. There were no critical environmental features (CEFs) were observed and the property is entirely uplands (no CWQZ and WQTZ) with no floodplain. Although any development would need to consider existing conditions, there were no pre-existing conditions on the property that could be expected to cause significant non-compliance issues during the development review process. In addition, no endangered species on this property were observed.

#### **DEPARTMENT COMMENTS:**

The subject property is zoned development reserve (DR) and is generally undeveloped, but a few structures remain from prior residential land uses. There are small barns, sheds, trailers, and vehicles located on both Tracts 1 and 2. An occupied residence is located on Tract 2. Both tracts are heavily wooded, with some cleared areas. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

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

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



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

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	DR	Generally undeveloped with a few structures
<i>North</i>	DR, NO-CO; proposed LI (under COA review)	Outdoor storage, Undeveloped, Automotive salvage yard
<i>South</i>	DR, SF-4A-CO, SF-2	A few single family residences on large lots; Single family residences on small lots and detention pond (ParkRidge Gardens)
<i>East</i>	CS-CO, DR; proposed LI (under COA review)	Undeveloped, Boat and vehicle storage, Automotive salvage yard
<i>West</i>	SF-2	Single family residences

**AREA STUDY:** N/A

**NTA:** Is required – Please see Attachment A

**WATERSHED:** South Boggy Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

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

**SCHOOLS:**

Williams Elementary School

Bedichek Middle School

Crockett High School



**CASE HISTORIES:**

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2011-0160 – Capital City Salvage (L.K.Q.) – 7900 S. Congress Avenue	DR to LI-CO	To Deny LI-CO with conditions to restrict development on 8.361 acres on the north side of the property	Scheduled for 5-24-2012
C14-2008-0100 – South Congress Storage Rezoning – 8008 S. Congress Ave.	DR to CS	To Grant CS-CO w/CO of 100' bldg. setback, 50' buffer from DR, prohibit adult businesses, automotive rentals, repair and sales, commercial blood plasma center, and pawn shops, traffic < 2000/day	Approved CS-CO (9-25-2008)
C14-2008-0050 – Clark & Southside 13 – 8104 and 8200 S. Congress Ave.	DR; RR-CO; SF-2 to CS	To Grant CS-CO with the CO for list of prohibited uses being auto-related uses including vehicle storage, convenience storage, commercial blood plasma center, adult businesses and pawn shops; 50' landscape buffer, 100' building setback adjacent to DR zoned property & 2,000 trips.	Approved CS-CO as Commission recommended except for removing convenience storage and vehicle storage use from the prohibited use list (6-18-08).
C14-05-0034.SH – Peaceful Hill Subdivision – 308 Ralph Ablanado Drive and 8319 Peaceful Hill Lane	SF-6; W/LO; LI; DR to SF-4A	To Deny SF-4A	Approved SF-4A-CO with CO for: 1) 2,000 trips; 2) prohibit access to Peaceful Hill Ln.; 3) a residential use shall comply with the measures under Section 25-13-44 (Airport Overlay Land Use Table) that achieve a minimum outdoor-to-indoor noise level reduction of 25 decibels; 4) a 30' wide rear yard setback shall be established for a residential structure adjacent to a non-residential use or



			the max. height is one story adjacent to Crippen Sheet Metal. <b>Restrictive Covenant</b> for: 1) the Neighborhood Traffic Analysis; 2) construction of a pedestrian accessway to Peaceful Hill Lane; 3) center turn lane along Ralph Ablanado Drive frontage; 4) 6' high solid masonry wall along property lines that do not abut Ralph Ablanado Drive on the south and Peaceful Hill Lane on the west, and 5) an 8-foot high solid fence along the east property line (12-15-05).
C14-02-0169 – Agape Christian Ministries – 7715 Byrdhill Ln.	DR to NO-CO	To Grant NO-CO w/CO- 20' buffer along Peaceful Hill; 579 trips per day if access is taken to Peaceful Hill, increases to 2,000 if road is widened to 40' pavement	Approved NO-CO (6-5-2003).
C14-02-0168 Agape Christian Ministries – 7809 Peaceful Hill Ln.	DR to NO-CO	To Grant NO-CO w/ CO- 20'buffer along Peaceful Hill; 579 trips per day if access is taken to Peaceful Hill, increases to 2,000 if road is widened to 40' pavement	Approved NO-CO (6-5-2003).

**RELATED CASES:**

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

**ABUTTING STREETS:**

Name	ROW	Pavement	Class	Sidewalk	Bus Route	Bike Route
Peaceful Hill	80'	28'	Collector,	No	No	No



Lane			1,290 vpd (TXDOT, 2010)			
Shallot Way	50'	27'	Local	Yes, both sides	No	No

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

<u>Street Name</u>	<u>Existing Bicycle Facilities</u>	<u>Recommended Bicycle Facilities</u>
Peaceful Hill Lane	Wide Curb	Wide Curb

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

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

**ACTION:** Approved a Postponement request by Staff to April 26, 2012 (7-0).

April 26, 2012

Approved SF-6-CO district zoning, with a Restrictive Covenant for the conditions of the Neighborhood Traffic Analysis, prohibiting gating and requiring a connection to Shallot Way, as recommended by the Zoning and Platting Commission, with additional COs limiting impervious cover to 45 percent, and a minimum 6-foot wide sidewalk from Shallot Way to Mairo Street, on First Reading (5-2, Mayor Lee Leffingwell and Council Member Tovo voted nay). Notes: 1. Public hearing remains open. 2. Direction was given to Staff to: a) insure that everything reasonably necessary is done to ensure that kids can be dropped off, picked up and walked safely to school and b) investigate carefully the ordinance that was previously passed that may pose some restrictions on the access between Shallot Way and Mairo Street.

May 24, 2012

Approved a Postponement request by the Neighborhood to June 14, 2012 (7-0).

June 14, 2012

**ORDINANCE READINGS:** 1<sup>st</sup> April 26, 2012 2<sup>nd</sup> 3<sup>rd</sup>

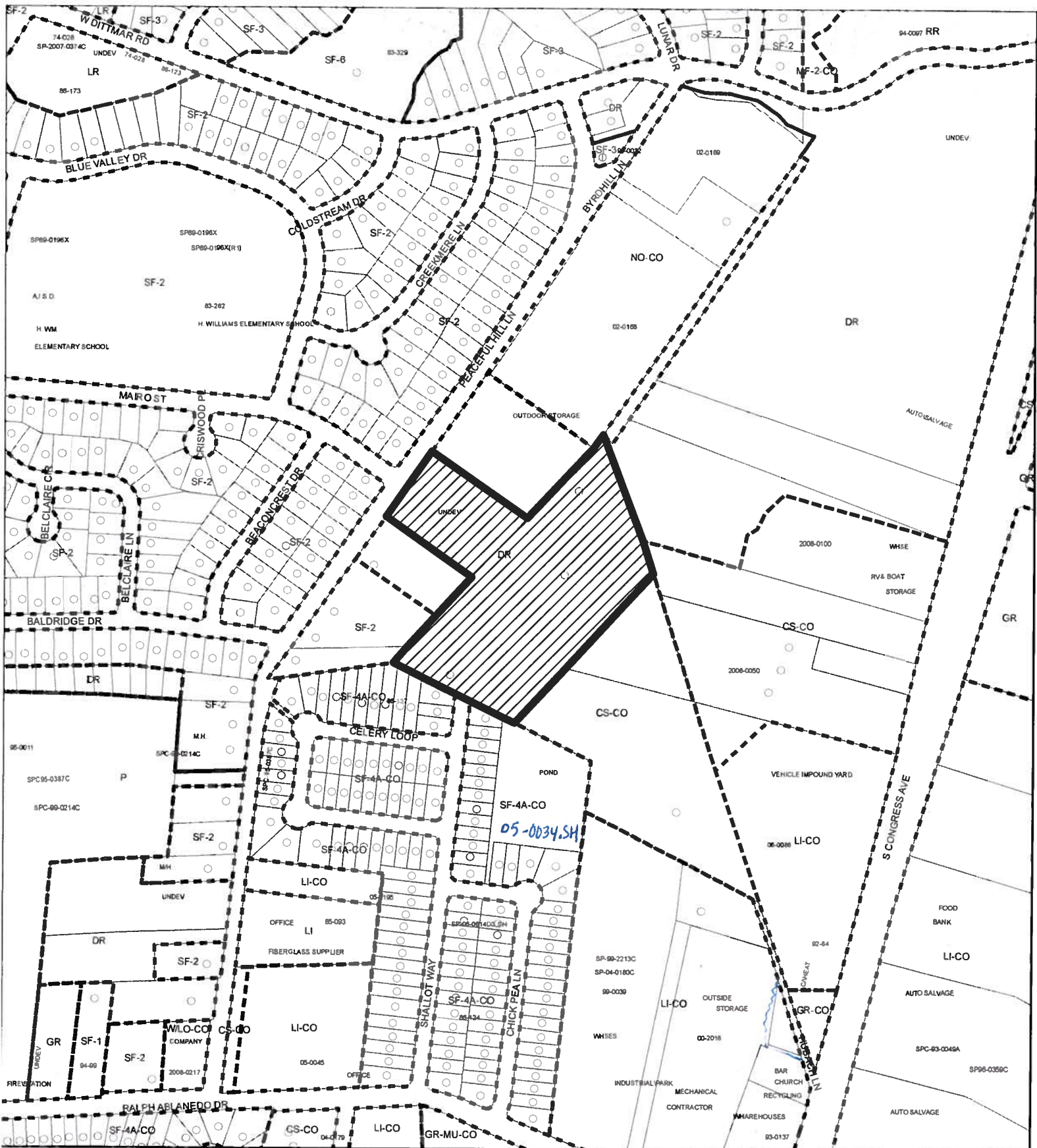
**ORDINANCE NUMBER:**







**CASE MANAGER:** Wendy Rhoades  
e-mail: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

**PHONE:** 974-7719






 SUBJECT TRACT  
 PENDING CASE  
 ZONING BOUNDARY

ZONING EXHIBIT A  
 ZONING CASE#: C14-2011-0141

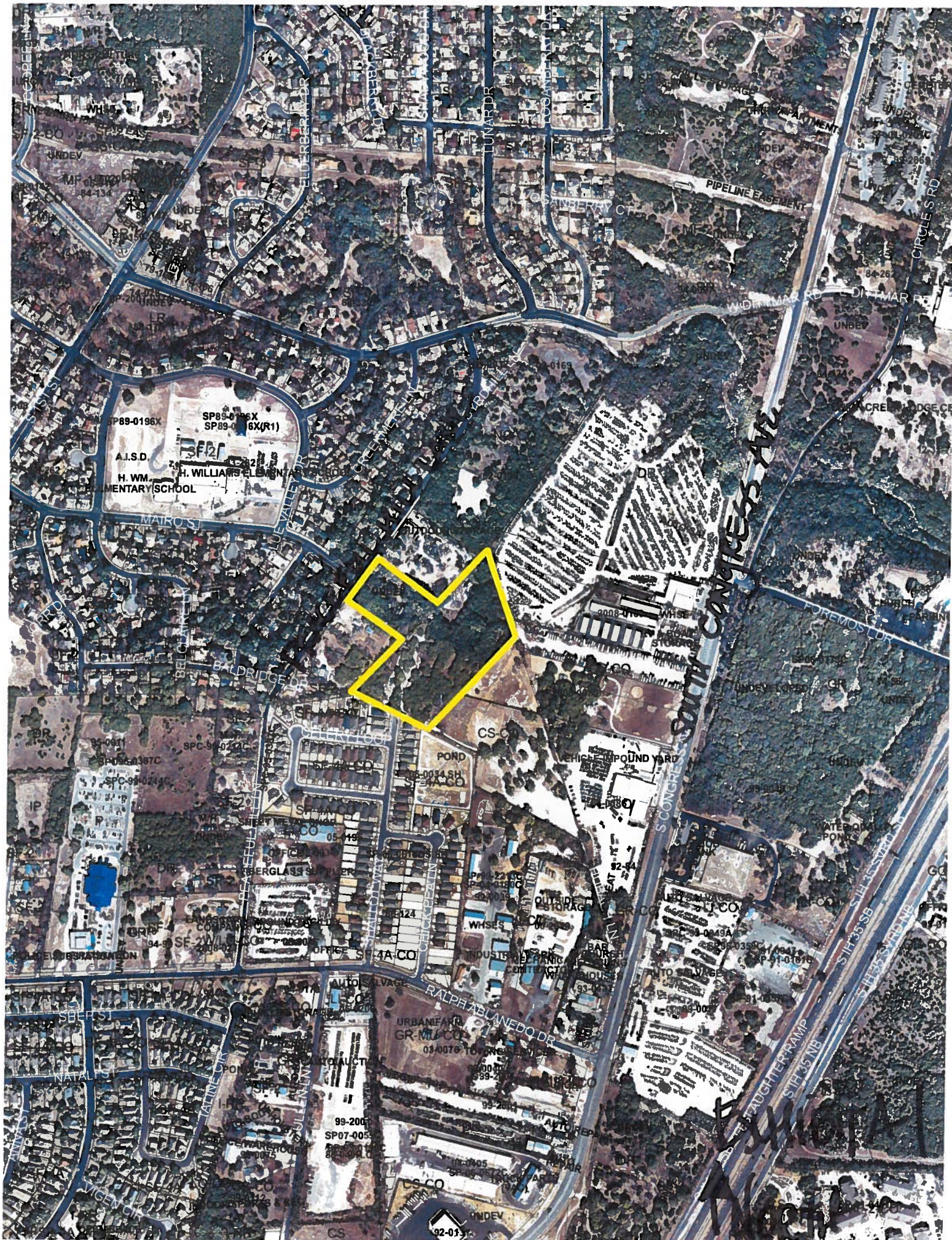
1" = 400'

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.







*South Congress Ave*

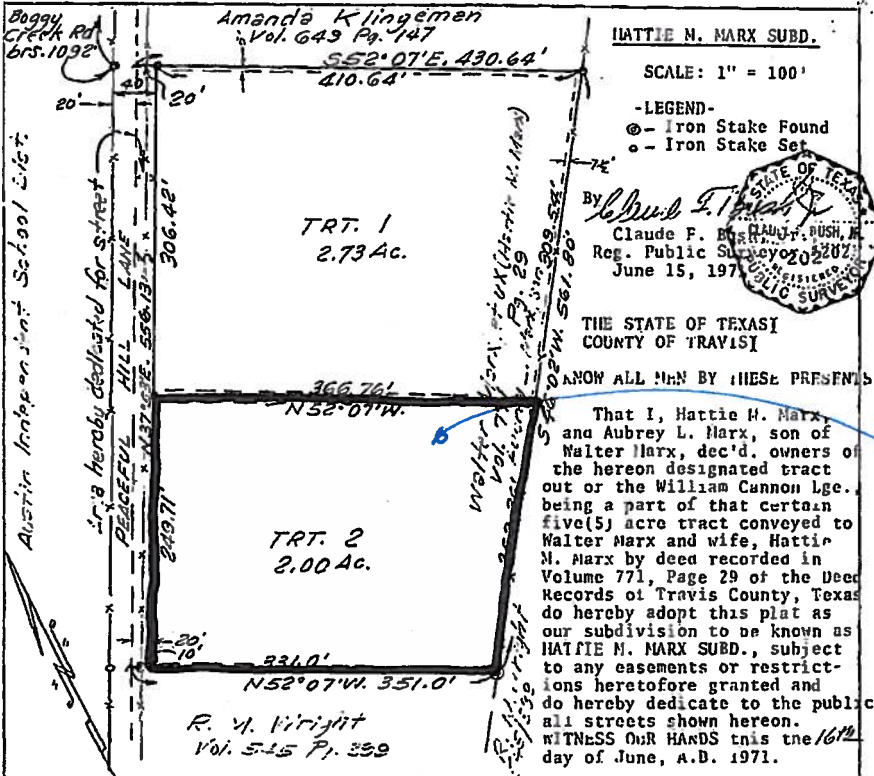
*W. 11th St*

SP89-0196X  
SP89-0196X(R1)  
A.I.S.D.  
H. WILLIAMS ELEMENTARY SCHOOL

99-2001  
SP07-005

92-013





TRACT 1 of  
REZONING AREA

THE STATE OF TEXAS  
COUNTY OF TRAVIS

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

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

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

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

By Richard Lillie  
Richard Lillie, Director of Planning

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

C. L. Reeves  
Secretary

**SEPTIC TANK NOTE:**

Each house constructed in this subdivision shall be connected to a septic tank with a capacity of not less than 750 gallons and with a drain field of not less than 300 feet and shall be installed in accordance with the regulations of the city-county health officer and shall be inspected and approved by such officer. This restriction is enforceable by the City of Austin-Travis County Health Unit and/or the developer.

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

THE STATE OF TEXAS  
COUNTY OF TRAVIS

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

WITNESS MY HAND AND SEAL OF OFFICE this the 26th day of July A.D. 1971

Doris Shropshire, County Clerk, Travis County, Texas  
By Raymond Frank Deputy

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

THE STATE OF TEXAS  
COUNTY OF TRAVIS

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

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

Doris Shropshire, County Clerk, Travis County, Texas

C85-71-142

EXHIBIT B  
RECORDED PLAT



DRAWING:  
DRAWN BY:



EXHIBIT C





## MEMORANDUM

**TO:** Wendy Rhoades, Case Manager  
**CC:** Members of the City Council

**FROM:** Shandrian Jarvis, Transportation Planner  
**DATE:** March 2, 2012  
**SUBJECT:** Neighborhood Traffic Analysis for Peaceful Hill # C14-2011-0141

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The transportation section has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments.

The 9.51-acre tract is located in south Austin, south of Dittmar Road. The site is zoned Development Reserve (DR) and it is currently occupied by single-family use. Single-family residential uses are located to the north, south, and west of the property. Automobile storage facilities are located at the eastern edge of the tract, along South Congress Avenue. The zoning request is for Townhouse and Condominium Residence (SF-6) district.

### Roadways

The site currently has frontage on Peaceful Hill Lane. Additional access is proposed to Shallot Way.

Peaceful Hill Lane would provide access to the site from the west. It is classified as a collector street. Along the segment north of Mairo Street, there is approximately 60 feet of right-of-way and 28 feet of pavement. South of Mairo Street, the road currently has approximately 45 feet of right-of-way and 16 feet of pavement. An official bicycle route does not currently serve Peaceful Hill Lane; however wide curbs for bicycle use are in place for the segment north of Mairo Street. There is currently no Capital Metro bus service along the roadway.

Shallot Way would provide access to the site from the south. It is classified as a local street. The road currently has a right-of-way width of approximately 50 feet and a pavement width of approximately 27 feet. Currently, the street is not served by a bicycle route and there is no Capital Metro bus service along the roadway.

Mairo is classified as a local street. The road currently has a right of way width of 60 feet and a pavement width of 40 feet. The street is not served by a bicycle route or by Capital Metro bus service. Mairo Street ends in a T-intersection at Peaceful Hill Lane, at the western edge of the



proposed site. The future driveway approach to the condominium site will likely form the fourth leg of the intersection.

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

Based on the Institute of Transportation Engineer's publication Trip Generation, the site could generate up to approximately 828 vehicle trips per day (vpd). However, since the applicant proposes to limit the development to 80 units, the analysis is based on a vpd of 560 trips.

Table 1 represents the expected distribution of the 560 trips:

<b>Table 1.</b>	
<b>Street</b>	<b>Traffic Distribution by Percent</b>
Peaceful Hill Lane	20
Shallot Way	50
Mairo Street	30

Table 2 represents a breakdown of existing traffic volumes, proposed site traffic, total traffic after development, and percentage increase in traffic on adjacent streets.

<b>Table 2.</b>				
<b>Street</b>	<b>Existing Traffic (vpd)</b>	<b>Proposed New Site Traffic to each Roadway</b>	<b>Overall Traffic</b>	<b>Percentage Increase in Traffic</b>
Peaceful Hill Lane	1,290 <sup>1</sup>	112	1,402	9%
Shallot Way	583 <sup>2</sup>	280	863	48%
Mairo Street	635 <sup>3</sup>	168	803	26%

1. Source: COA Traffic Counts 2010. [http://www.campotexas.org/programs\\_rd\\_traffic\\_counts.php](http://www.campotexas.org/programs_rd_traffic_counts.php)

2. Source: GRAM Traffic Counting, Inc. December 13, 2011.

3. Source: Austin Transportation Department. February 29, 2012.

It is assumed that 20 percent of site traffic would use Peaceful Hill Lane, 50 percent would use Shallot Way, and 30 percent would use Mairo Street. Under this scenario, traffic on Peaceful Hill would increase by approximately 9 percent. Traffic on Shallot Way and Mairo Street is expected to increase by approximately 48 percent and 26 percent, respectfully.

According to Section 25-6-116 of the Land Development Code, local or collector streets that have a pavement width of less than 30 feet are considered to be operating at an undesirable traffic level if the average daily traffic volume for such roadways exceeds 1,200 vehicles per day. In its current configuration, Peaceful Hill Lane is anticipated to operate at an unacceptable level for this segment of the roadway.

Similarly, local or collector street that have a pavement width greater than 40 feet are considered to be operating at an undesirable traffic level if the average daily traffic volume exceeds 4,000 vehicles per day. In its current configuration, Mairo Street is anticipated to operate at an acceptable level for this segment of the roadway.



### **Recommendations/Conclusions**

1. Prior to final reading of the zoning, the applicant should post pro rata share for the estimated cost to widen the pavement along Peaceful Hill Lane from Dittmar Road to Ralph Ablanado Drive to a minimum of 30 feet. The applicant should submit a construction cost estimate signed and sealed by an engineer to the transportation reviewer to verify the amount that is required for posting. It is recommended that these improvements be implemented by the applicant to assure safer access and circulation into the site. The Austin Transportation Department will monitor traffic at this location after the proposed improvements are completed to determine the need for additional improvements, if any.
2. Development of this property should also be limited to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in this neighborhood traffic analysis, including traffic distribution, roadway conditions, and other traffic related characteristics.
3. All driveways would need to comply with current City of Austin Type II Commercial Driveway standards and would need to meet minimum requirements for driveway width; throat length, driveway spacing, offset, and curb return radii. The owner will be responsible for obtaining permit approval for the driveways prior to site plan approval.

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If you have any questions or require additional information, please contact me at 974-2628.



Shandrian Jarvis  
Senior Planner ~ Transportation Review  
Planning and Development Review Department



**TRANSPORTATION AND NATURAL RESOURCES**

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

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

January 27, 2011

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

**SUBJECT:** Private easement named Hubach Lane.

Dear Mr. Sanders;

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

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

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

Sincerely,

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

Randy Nicholson,  
Planning Manager

RN:gd

4100 Hubach Lane

cc: Gayla Dembkowski, GIS Specialist

ATTACHMENT B



**Rhoades, Wendy**

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**From:** beth.wilson@austinisd.org

**Sent:** Friday, May 04, 2012 1:56 PM

**To:** Rhoades, Wendy

**Subject:** Re: Projected number of AISD students for a condominium development

AISD projects student populations for condominiums the same as multi-family projects. District wide, the average number of students per unit is .23. So, if the development has 60 units, that would mean approximately 14 students over all grade levels. The number of elementary students would be half of that, or **seven students**.

If we were to calculate the development as a single family project (for argument's sake), the average number of students per household is .4. Again, for 60 units, that would mean 24 students over all grade levels, with half of them, or **twelve elementary students**.

Even assuming the higher projection, twelve students, should not be an issue for Williams ES. The school is designed to hold 561 students. Currently, there are 609 students assigned, giving Williams ES a 109% permanent capacity. In the next 5-year period, the attendance area for Williams is projected to increase to 625 students, or 111% permanent capacity. Even with the additional students, for a total of 637 students, Williams ES would be around 114%.

We try to keep our schools operating between 75% and 115% permanent capacity, with the use of portable buildings.

Hope this is helpful. let me know if you need any additional information or clarification.

-b

Beth Wilson  
Assistant Director of Planning  
Austin Independent School District  
beth.wilson@austinisd.org  
512-414-9841

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**From:** "Rhoades, Wendy" <Wendy.Rhoades@austintexas.gov>  
**To:** <beth.wilson@austinisd.org>  
**Date:** 05/04/2012 12:12 PM  
**Subject:** Projected number of AISD students for a condominium development

---

Hi Beth,

5/7/2012

EXHIBIT C  
CORRESPONDENCE WITH AISD



I hope you are doing well! I am writing to inquire about the number of projected AISD students that would be associated with a 60-unit condominium development at 8107 Peaceful Hill Lane in South Austin. The proposed unit mix is 30 2-bedroom units and 30 3-bedroom units. An Educational Impact Statement was not required with this rezoning case, but the site is down the street from Williams Elementary School and the Council has requested information about: 1) the number of projected students and 2) whether there is enough room at the school to accommodate the new students.

Any information provided will be of assistance to me and I appreciate your time!

Thank you,  
Wendy



### **SUMMARY STAFF RECOMMENDATION:**

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

Staff recommends the applicant be required to post fiscal surety toward road improvements as outlined in the Neighborhood Traffic Analysis (NTA) dated March 2, 2012 prior to final reading of this zoning request.

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

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

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

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

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

### **EXISTING CONDITIONS**

#### **Environmental**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Desired Development Zone. The site is in the South Boggy Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<b><u>Development Classification</u></b>	<b><u>% of Net Site Area</u></b>	<b><u>% with Transfers</u></b>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%



According to flood plain maps, there is no floodplain within, or adjacent to the project boundary.

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

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

- Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

### **Site Plan**

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

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

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

### **Transportation**

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

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



**Water / Wastewater**

The site is currently served by City of Austin water and wastewater utilities. If redeveloped the landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



# THE MOORE GROUP

ENGINEERING, PLANNING AND CONSTRUCTION SERVICES

1000 Cuernavaca Drive

Austin, Texas 78733

TEXAS REGISTERED ENGINEERING FIRM # 249

February 27, 2012

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

To Whom It May Concern:

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

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

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

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

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

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

Regards,



Edward Moore, Principal  
The Moore Group

---

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



## PUBLIC HEARING INFORMATION

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[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

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Case Number: C14-2011-0141

Contact: Wendy Rhoades, (512) 974-7719

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

March 8, 2012, City Council

Gustavo A. Alonso  
Your Name (please print)

☒ I am in favor  
☐ I object

404 Celery Loop

Your address(es) affected by this application

Ernest Lopez  
Signature

Date

Daytime Telephone: (512) 569-2596

Comments:

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

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





# ATLAS DESIGN SERVICES

1905 FAIR OAKS DR, AUSTIN, TEXAS 78745  
PH: (512) 791-1175 FAX: (512) 350-2641

April 2, 2012

Zoning & Platting Commission Members

Subject: C14-2011-0141 Peaceful Hill Condominiums

Commissioners,

I am writing in support of the case C14-2011-0141 – Peaceful Hill Condominiums request for SF-6 with conditions.

My wife and I own the 1.33 acre lot at 8005 Peaceful Hill Lane which is bound on two sides by the Peaceful Hill Condominiums property. Much of the surrounding property was originally purchased by my wife's family in 1944, and they have maintained a residence on Peaceful Hill since that time. My mother-in-law currently resides at 8005 Peaceful Hill Lane.

In the years since acquiring the property, our family has watched as the area experienced significant changes in character. From rural farmland to new suburban neighborhood, and now as an established urban neighborhood the area is drastically different from when our family first arrived. Many of the changes have been beneficial, such as the expansion of City of Austin utilities and the construction of Williams Elementary. However, because the Peaceful Hill Condominiums property remained undeveloped, it has become a refuge for transients, illegal dumping and an attractive haven for rodents. In addition, with the severe drought conditions currently ravaging the state, the overgrown area represents a significant fire danger to nearby residents, especially those adjoining the site.

The proposed SF-6 zoning would encourage residential growth in place of the current attractive nuisance. This would significantly improve the safety of the area. In addition, the proposed high density development is in keeping with the Imagine Austin Growth Concept Plan. As seen on the attached exhibit, Peaceful Hill Lane is just north of a proposed Town Center area based around the new Southpark Meadows development. Also, the area is bound on both the east and west by the South First and South Congress Activity Corridors.

The proposed zoning also would encourage residential growth in an area currently served by City of Austin Utilities. This is a significant issue due to the high cost required to extend water and wastewater services. This is clearly evidenced by the recent South IH-35 Water / Wastewater Program, in which water transmission mains were installed for expected development in southeast Austin at a cost of over \$60M. By encouraging development within current service areas, the City of Austin taxpayers will be spared the additional cost of system expansions. This is clearly in line with principals described by the Leadership in Energy and Environmental Design (LEED) criteria for sustainable site selection.

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Finally, the proposed SF-6 zoning also supports LEED site sustainability goals by limiting the amount of impervious cover to 55%, versus the 80% impervious cover that could be allowed under several commercial and industrial zonings.

We are very much in support of the proposed SF-6 zoning, along with the agreed to conditions, and encourage the Board to approve the request without further delay.

Sincerely,

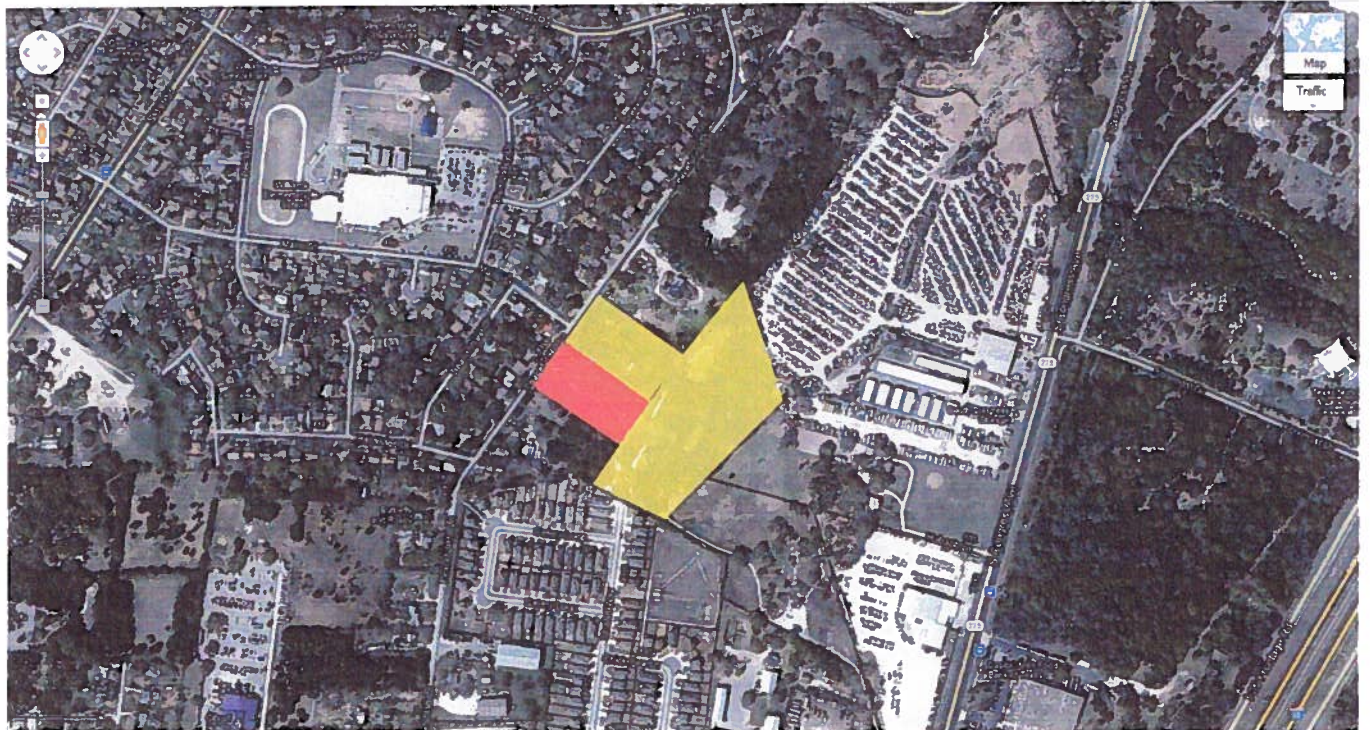
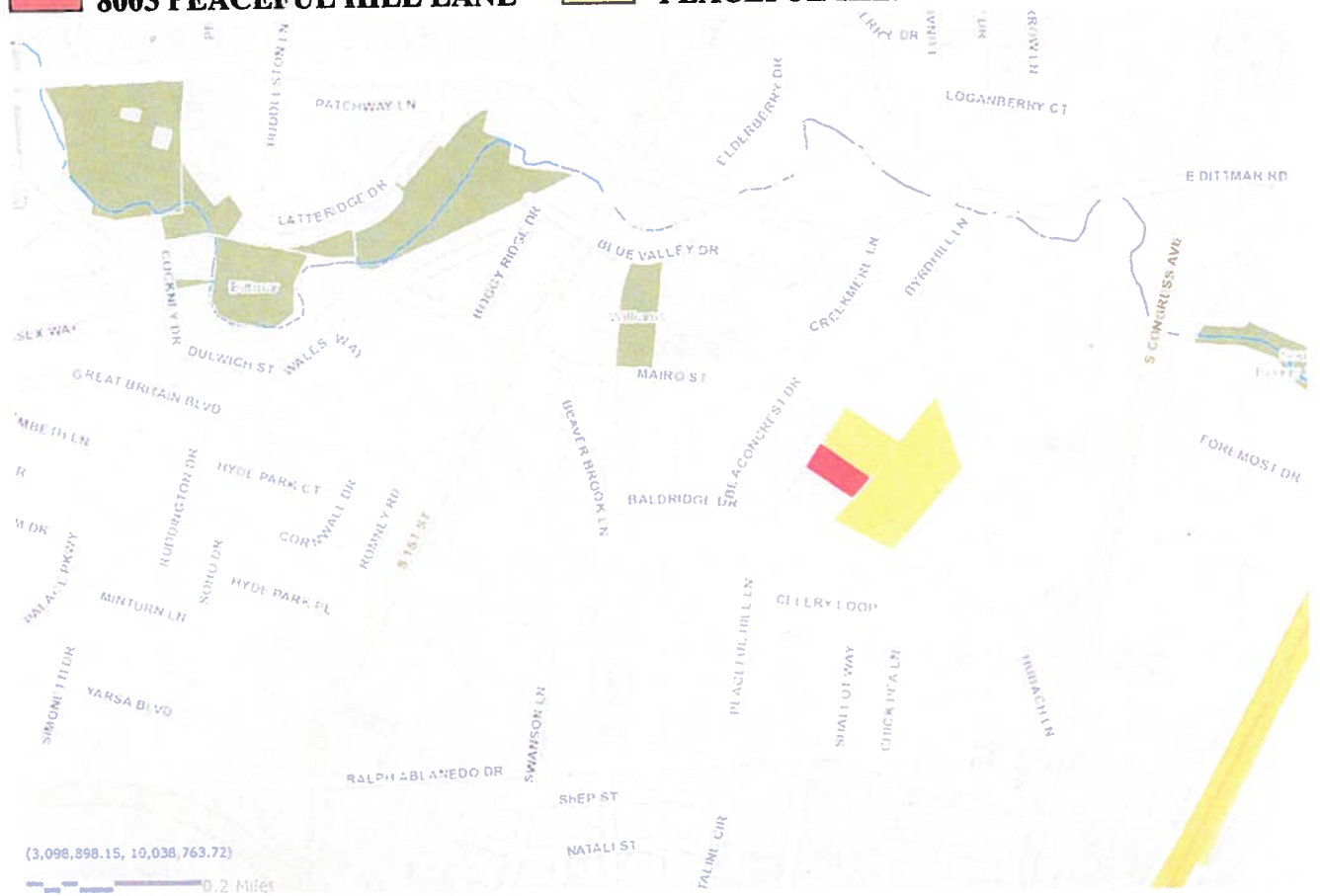
A handwritten signature in blue ink, appearing to read 'Jonathan Thompson', is written over a horizontal line.

Jonathan Thompson, P.E., LEED AP  
Owner  
Atlas Design Services



 **8005 PEACEFUL HILL LANE**

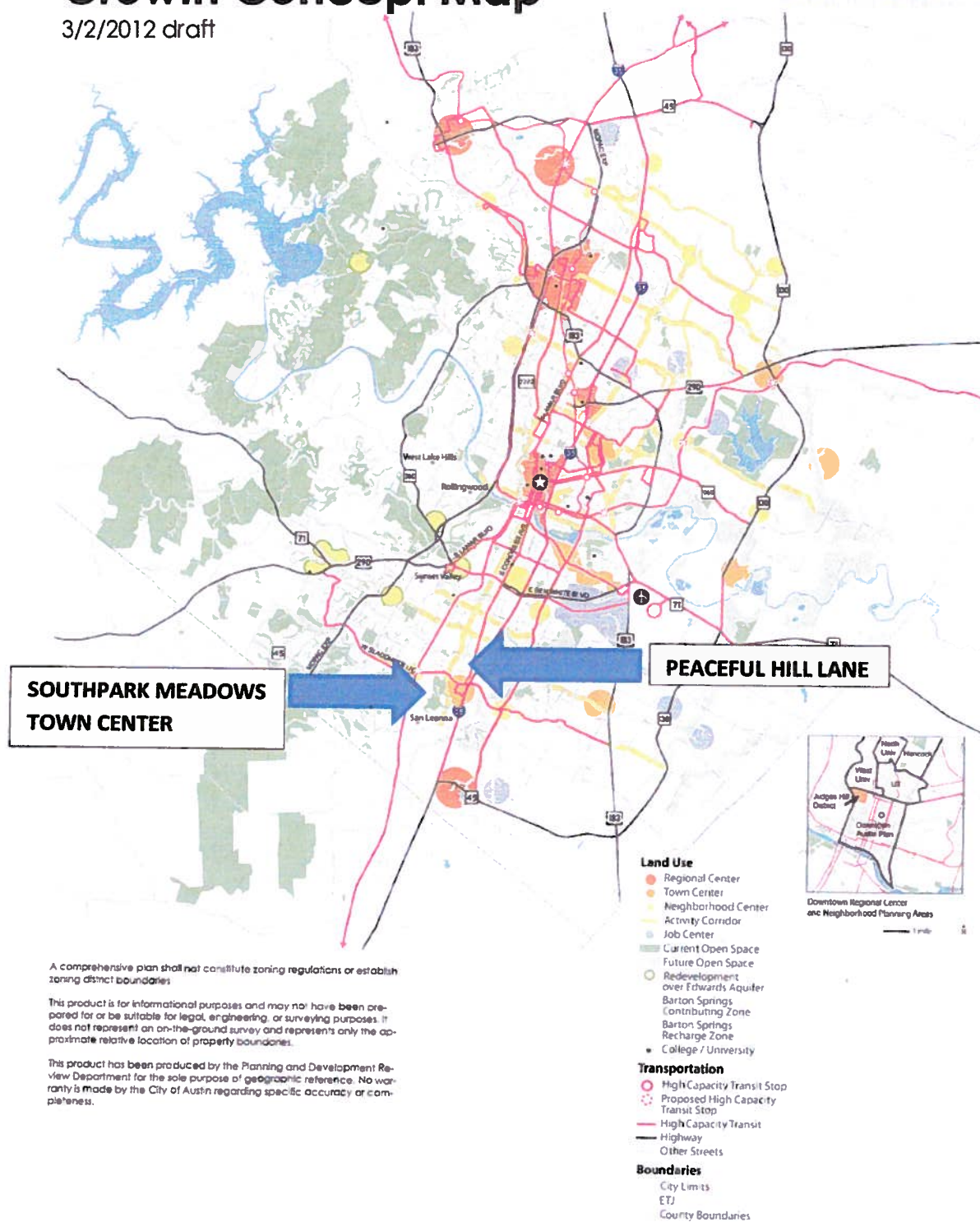
 **PEACEFUL HILL CONDOMINIUMS**





3/2/2012 draft

IMAGINEAUSTON





**Rhoades, Wendy**

---

**From:** JMPALLAS@aol.com  
**Sent:** Friday, June 01, 2012 11:07 AM  
**To:** Rhoades, Wendy  
**Cc:** emoore@mooregroup.net; nancy@southsidewrecker.com  
**Subject:** Peaceful Hills Condo Project

Wendy,

Hi!

Just dropping a note to confirm my support for this project. As a nearby landowner and as a representative of Southside Storage, a property adjacent to this proposed development, I fully support this land use.

The current property has been residential use since rubber tires were invented. Further, those people never had subscribed to trash pick-up. We know this because the Southside Project was in the same condition when purchased.

Further, the Hubach portion of this development is, for all practical purposes, land-locked. Allowing this project will join to property on Peaceful Hill and provide city street access as well as access to Ralph Ablanado via Shallot Way. Shallot Way was planned egress for the Main Street project "Parkridge Gardens" but Main Street was unable to purchase the Hubach tract.

The benefits to COA are developer-funded infrastructure improvements, in-fill at a higher tax appraisal value for higher tax revenue and development that compliments the surrounding neighborhood.

The only logical objections could be traffic and privacy. We live in Austin so nobody should expect traffic to get better. Again, we live in the city, not in the country so the lack of privacy is a given, especially with minimum setbacks. The only reasonable suggestion I could possibly make is an additional stop sign to slow traffic passing through on Shallot Way. Also an eight foot privacy fence could provide additional privacy but that would probably come at an unreasonable expense to the developer.

In summary, nobody wants things to change, but that attitude comes at a high price to land owners and taxpayers. COA needs the revenue. Infill projects such as these should eventually ease some of the burden on taxpayers such as myself.

Thank you for reading my thoughts. I hope I can be of assistance in the future.

And incidentally our new Parkridge Gardens have become great neighbors.

Jim Pallas  
[jmpallas@aol.com](mailto:jmpallas@aol.com)  
512-750-5071



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

**Case Number: C14-2011-0141**

**Contact: Wendy Rhoades, (512) 974-7719**

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

Martha Monterroso

Your Name (please print)

8102 Peaceful Hill Ln.

Your address(es) affected by this application

☐ I am in favor  
☒ I object

MA

Signature

1-30-2012

Date

Daytime Telephone: (512) 694-8055

Comments:

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

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810



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Case Number: C14-2011-0141

Contact: Wendy Rhoades, (512) 974-7719

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

Roni Clark  
Your Name (please print)

8104 SO. CONGRESS  
Your address(es) affected by this application

R. Clark  
Signature

1/28/12  
Date

Daytime Telephone: (512) 422-9324

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

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

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



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Case Number: C14-2011-0141

Contact: Wendy Rhoades, (512) 974-7719

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

CHRIS CLARK

Your Name (please print)

8104 SOUTH CONGRESS

Your address(es) affected by this application

Chris Clark

Signature

Daytime Telephone: 512-658-4319

Date

2-1-12

Comments: WILL CREATE TRAFFIC PROBLEMS

AND IS INCONSISTENT WITH OTHER  
AREA DEVELOPMENT.

☐ I am in favor  
☒ I object

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810



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Case Number: C14-2011-0141

Contact: Wendy Rhoades, (512) 974-7719

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

Jesusa Lewright  
Your Name (please print)

☐ I am in favor  
☒ I object

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

Jesusa Lewright  
Signature

2/4/12  
Date

Daytime Telephone: 282-1229

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

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810



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Case Number: C14-2011-0141

Contact: Wendy Rhoades, (512) 974-7719

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

Melissa Williams

Your Name (please print)

8321 Shallot Way

Your address(es) affected by this application

Clarin Roper

Signature

Daytime Telephone: 841-3409

Date

Feb 9, 2012

☐ I am in favor  
☒ I object

Comments:

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

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810



**Rhoades, Wendy**

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

**Importance:** High

Wendy Rhoades

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

Please confirm your receipt of my message.

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

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

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

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

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

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

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

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

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

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

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

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

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

2/6/2012



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

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

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

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

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

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

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

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

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

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

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

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



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

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



**Rhoades, Wendy**

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

Ms. Rhoades,

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

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

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

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

Thank you for your time,  
Hope Robles  
Resident of Parkridge Gardens  
512-666-5289  
[hopem03@alumni.utexas.net](mailto:hopem03@alumni.utexas.net)



**Rhodes, Wendy**

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**From:** Thomas Davis ([redacted])

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

**To:** Rhodes, Wendy

**Subject:** case # C14-2011-0141

Ms. Rhodes,

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

-Thomas Davis

2/6/2012



**Rhoades, Wendy**

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

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

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

Dear Ms. Rhodes,

I live at 8517 Shallot Way in Parkridge Gardens subdivision.

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

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

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

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

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

2/6/2012



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

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

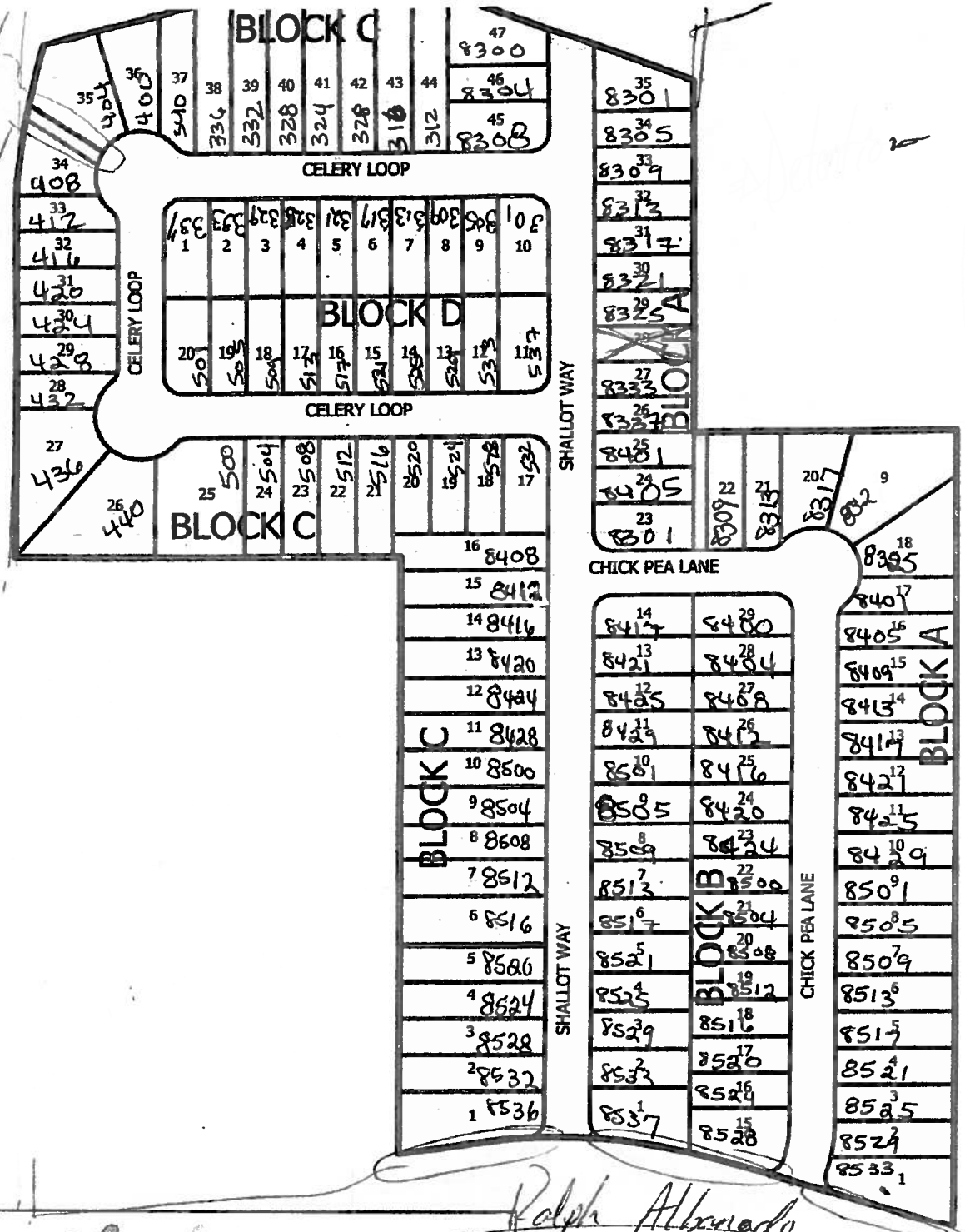
I know that people within a 500 foot radius of this proposed zone change will be kept apprised of the progress of this proposal. I am probably not on that list, since my house is not at that end of Shallot Way. However, I definitely will be affected by the drop in property values, by the increase in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

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

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



Place Full Hill Rd





**Rhoades, Wendy**

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**From:** Michael Bieck [~~badger8421@yahoo.com~~]

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

**To:** Rhoades, Wendy

**Subject:** CASE#C14-2011-0141

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

MICHAEL BIECK  
8421 SHALLOT WAY

2/6/2012



## Rhoades, Wendy

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

Ms. Rhoades:

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

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

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

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

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

Joan Judy  
7607 Loganberry Drive  
78745  
789-1455



**Rhoades, Wendy**

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

Hi Wendy,

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

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

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

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

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

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

Art Flores

2/7/2012



**Rhoades, Wendy**

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

Wendy,

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

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

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

Thanks for your time,

Billie Bova

2/7/2012



**Rhoades, Wendy**

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**From:** Michelle Lewright [michellelewright@yahoo.com]  
**Sent:** Monday, February 06, 2012 5:48 PM  
**To:** Rhoades, Wendy  
**Subject:** Case number #C14-2011-0141

Wendy,

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

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

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

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

Thanks for your time,  
Michelle Lewright

2/7/2012



**Rhoades, Wendy**

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**From:** Juanita Vasquez [jmvazquez620@gmail.com]

**Sent:** Monday, February 06, 2012 7:02 PM

**To:** Rhoades, Wendy

**Subject:** Case # C14-2011-0141

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

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

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

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

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

Juanita Vazquez  
[jmvazquez620@gmail.com](mailto:jmvazquez620@gmail.com)  
512-228-7613



**Rhoades, Wendy**

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

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

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

Dear Ms. Rhodes,

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

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

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

Thank you,

Salina Estrada

2/7/2012



**Rhoades, Wendy**

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**From:** Scott Long [redacted]

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

**To:** Rhoades, Wendy

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

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

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

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

My phone is 512-243-7793.

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

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

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

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

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

Thank you.

Scott Long

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

**From:** Parkridge Gardens HOA <[info@plateaupropertymgmt.com](mailto:info@plateaupropertymgmt.com)>

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

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

**To:** Scott Long <[scott.d.long1@gmail.com](mailto:scott.d.long1@gmail.com)>

## **Notice of Zoning Changes**

Date: 2/6/2012

### **Parkridge Gardens**

### **Notice of Zoning Changes**

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

2/7/2012



**Rhoades, Wendy**

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

Miss Wendy Rhodes,

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

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

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

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

2/7/2012



**Rhoades, Wendy**

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**From:** Dagan Martinez-Vargas [daganmv08@yahoo.com]  
**Sent:** Tuesday, February 07, 2012 9:10 AM  
**To:** Rhoades, Wendy  
**Subject:** opposition of case number #c14-2011-0141

Dear Ms. Rhoades,

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

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

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

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

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

Thank you,  
Dagan Martinez-Vargas  
resident at Parkridge Gardens

2/7/2012



**Rhoades, Wendy**

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

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**Subject:** Case Number # C14-2011-0141

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

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

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

Thank you for your attention on this matter,

*\*Belle Ramos\**

8408 Chick Pea Ln. Austin, TX 78748

Phone: (817)680-6252 (cell)

[b.e.amos@hotmail.com](mailto:b.e.amos@hotmail.com)

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2/7/2012



**Rhoades, Wendy**

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

Thank you again for your time this morning.

Sindy

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

Morning Ms. Rhoades,

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

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

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

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

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

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

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

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



**Rhoades, Wendy**

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**From:** Laura Herrera [mailto:~~laura.herrera1@yahoo.com~~]

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

**To:** Rhoades, Wendy

**Subject:** Oppose zoning in Parkridge Gardens on Shallot Way

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

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

2/7/2012



**Rhoades, Wendy**

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**From:** Oladimeji Mosadomi [~~ladimosadomi@gmail.com~~]

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

**To:** Rhoades, Wendy

**Subject:** Case # C14-2011-0141

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

Thank you,

-Ladi Mosadomi

2/7/2012



**Rhoades, Wendy**

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

To the Austin City Council—

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

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

We oppose the proposed rezoning for the following reasons:

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

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

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

**Probable overcrowding by excessive residential concentration**

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

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

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

We very much appreciate your serious consideration of our request.

Steve and Andrea Dilley



## PUBLIC HEARING INFORMATION

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

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

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

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

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

[www.ci.austin.tx.us/development](http://www.ci.austin.tx.us/development)

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

Case Number: C14-2011-0141

Contact: Wendy Rhoades, (512) 974-7719

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

Steve Dilley

Your Name (please print)

8200 Peaceful Hill Ln

Your address(es) affected by this application

*Steve Dilley*

Signature

2/7/12

Date

Daytime Telephone: 480.628.9822

Comments: See attached

☐ I am in favor  
☒ I object

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810



**Rhoades, Wendy**

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

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

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

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

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

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

I hope this petition for rezoning be not approved.

Sincerely,  
Virginia Reymundo

2/7/2012



**Rhoades, Wendy**

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

Hello Ms. Rhoades,

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

The current issues along Peaceful Hill are as follows:

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

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

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

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

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[www.howardrains.net](http://www.howardrains.net)

2/7/2012



**Rhoades, Wendy**

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**From:** Lora Estrada [mailto:lorastrada@aol.com]

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

**To:** Rhoades, Wendy

**Subject:** #C14-2011-0141

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

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

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

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

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

Lora Estrada  
512-394-1983

2/7/2012



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Case Number: C14-2011-0141

Contact: Wendy Rhoades, (512) 974-7719

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

*Raul Montano*

Your Name (please print)

*309 Celery Loop*

Your address(es) affected by this application

*[Signature]*

Signature

Date

Daytime Telephone: *361-442-6741*

Comments: *This would put a*

*heavy commercial traffic*

*load on Shallow way*

*and that Street circuit*

*handle the traffic.*

*Also the project is in a station*

*in existing single family homes.*

☐ I am in favor  
☒ I object

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810



**Rhoades, Wendy**

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

February 7th, 2012

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

Dear Ms. Rhoades:

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

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

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

Thanks for your consideration of this matter.

Sincerely,

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

2/7/2012



RECIEVED

FEB 07 2012

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

Planning & Development Review

Ms. Rhoades:

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

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

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

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

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

Sincerely,  
John B. Stokes



**Rhoades, Wendy**

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**From:** Hope4 PeacefulGardens [~~hope4peacefulgardens@hotmail.com~~]

**Sent:** Tuesday, March 06, 2012 9:49 AM

**To:** Rhoades, Wendy

**Subject:** Case C14-2011-0141

RE: C14-2011-0141

-----Original message-----

**From:** Cari Luetge <Cari.Luetge@tdc-properties.com>

**To:** ladi.mosadomi@gmail.com

**Sent:** Sun, Mar 4, 2012 12:26:08 CST

**Subject:** Shallot Way

Ladi,

I received your information from my renter in regards to Shallot Way being the main drive through to get to a new condo community.

I own the house at 8333 Shallot Way and though I physically do not occupy the home I do very much still care about the community my home is located in. Shallot Way is a quite street and my house sits in the back and allows children to ride bikes, etc in this area bc there is no traffic. This would be eliminated if Shallot Way was the only way in to another community.

Please use this email as a replacement of my signature on any and all petitions against Shallot Way being a main street to the condo community.

While I think the condo community will build up the area and potentially increase the value of our homes, we still love the quite little community we bought our homes in and want it to remain that way.

Thanks in advance for your consideration.

Best,

Cari Luetge

Cari Luetge  
Property Supervisor

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The Dinerstein Companies  
direct 832-209-1208 | mobile 512-757-5999 | fax 832-209-1209  
3411 Richmond Avenue | Suite 200 | Houston, Texas | 77046  
Cari.Luetge@tdc-properties.com | <http://www.dinersteincos.com/>

3/6/2012