

ORDINANCE NO. 20100729-120

C3

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY COMMONLY KNOWN AS THE BULL CREEK PLANNED UNIT DEVELOPMENT PROJECT LOCATED AT 4909, 4923, AND 4925 FM 2222 ROAD FROM LAKE AUSTIN RESIDENCE (LA) DISTRICT, SINGLE FAMILY RESIDENCE STANDARD LOT (SF-2) DISTRICT AND TOWNHOUSE AND CONDOMINIUM RESIDENCE (SF-6) DISTRICT TO PLANNED UNIT DEVELOPMENT (PUD) DISTRICT

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from Lake Austin residence (LA) district, single family residence standard lot (SF-2) district, and townhouse and condominium residence (SF-6) district to planned unit development (PUD) district on the property described in Zoning Case No. C814-2009-0139, on file at the Planning and Development Review Department, as follows:

Approximately 53.8741 acres in Travis County, consisting of two tracts of land and being more particularly described in Exhibit "A" incorporated into this ordinance (~~the "Property"~~), ("Tract one")

locally known as 4909, 4923, and 4925^{and 4929} RM 2222 Road, collectively described as the "Property", in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. This ordinance and the attached Exhibits A through O are the land use plan for the Bull Creek planned unit development district (the "PUD") created by this ordinance. Development of and uses within the PUD shall conform to the limitations and conditions set forth in this ordinance and in the land use plan attached as Exhibit B (the "Land Use Plan"). If this ordinance and the attached exhibits conflict, this ordinance controls.

and
Lot 2 of the Bull Creek Road subdivision ("Tract Two"),
also described as the "Tower Lot" in attached Exhibits
A through O,
the ordinance and

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Item # C7



Wells Branch Neighborhood Association
2104 Klattenhoff Drive
Austin, TX 78728
www.wbna.us

November 15, 2011

To Whom It May Concern:

The Wells Branch Neighborhood Association strongly opposes the proposed zoning of the subject property referenced in file number C14-2011-0122. The application requests the rezoning of the subject property from Interim Rural Residential to Multi-Family Medium to accommodate a substantial apartment development. The negative affect on already burdened Wells Branch resources would be substantial and costly.

Multi-family housing at the proposed location will place considerable additional strain on Wells Branch elementary school, law enforcement, and firefighter resources. The subject property does not have adequate options for safe and sufficient vehicle access and creates an increased risk of traffic accidents to local residents. The presence of High-Voltage Transmission Lines on this property presents a great concern for the potential for danger to firefighters and the general public.

Due to these concerns the Wells Branch Neighborhood Association requests that this application for zoning be rejected.

Sincerely,

Debby Thompson
President, WBNA

PETITION

Date: October 26, 2011
File Number: C14-2011-0122

Address of
Rezoning Request: 15433 FM 1325 RD
Austin, TX 78728

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced case, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Rural Residential (RR).

Petitioners state the following reasons for their protest of the proposed rezoning:

- An extensive portion of the project property is adjacent to property that is within the boundaries of an approved neighborhood plan (Wells Branch) with considerable covenants and deed restrictions for the protection of residents, and the planned project will substantially deviate from the developmental considerations of the Wells Branch neighborhood plan.
- Multi-family housing at the proposed location will place substantial additional strain on Wells Branch elementary and other local public schools.
- Multi-family housing at the proposed location will place substantial strain on already limited law enforcement and firefighter resources
- Insufficient public transportation infrastructure exists to support additional multi-family housing at this location.
- The subject property does not have adequate options for safe and sufficient vehicle access; the proposed development would substantially increase traffic congestion and potentially increase traffic-related risk, caused by entry/exit on a sloping, "highway-style" roadway and related overflow congestion.
- The subject property is within the Rattan Creek Watershed, 98 percent of which passes through the Edwards Aquifer Recharge Zone.
- Re-zoning of the subject property will reduce trees, vegetative cover, and native habitat, and will increase impervious cover such parking lots and permanent structures.
- Development of the subject property may require water usage from the Wells Branch MUD; this likely means an increase in MUD costs to provide necessary distribution infrastructure and supply for the multi-family housing units
- Multi-family construction is not suitable for the subject property, as it could present increased hazards to firefighters and the general public due to the presence of high voltage transmission lines bisecting the property.

Respectfully submitted,

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
<i>Kelly P. Landry</i>	Kelly P. Landry	3937 Katzman 78728

② SON-THUY-NGUYEN- 4005 Lincoln Ave
78728

SARIL ABUSA, 4105 LICORICE LANE-78728

Travis Lattin 4110 Licorice Ln Austin 78728 512-398-0351

Sherry Latta 4113 Licorice Ln Austin 78728 512-238-7196

James Smith 4118 Licorice Ln Austin 78728 512-963-3131

Linda Moerly LINDA MOERLY 4106 LICORICE LN. 78728

Shawn Spier Shawn Spier 4100 Licorice Ln 78728

Laura Ludwig 4109 Licorice Austin TX
Michelle Canell 3918 Katzman Dr 78728

Joan Grub Joan Grub 3928 Katzman Dr Austin TX 78728

William Ullman 3432 Katzman William Ullman 78728

Jeffrey 3933 Katzman ATX 78728

SUZETTE LIPFORD 4109 Licorice Ln Austin 78728

JAIME SEGUINOT 3929 Katzman 78728

Creola J. Burns 3909 Cadoz Court Austin 78728

DENNA ROWE 14979 Doka Dr Austin 78728

Pamela Wachholz 3933 Katzman Th. 78728

Ben Nelson 3925 Licorice Ln 78728

Michael Allen Christy 15505 Cadoz Dr Austin TX 78728

Donna Weaver Donna Weaver 3921 Licorice Ln. AUS. TX 78728

Tony Weaver 3921 Licorice Ln Austin TX 78728

FLOYD BOOZER 3912 CADOZ G 78728

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
Brent Kaucuska	Brent Kaucuska	3921 Katzman Dr.
N. Higgins	Natalie Higgins	3917 Katman Dr
	Matt Cannon	3909 Katzman Dr.
Michel Carroll	Michele Carroll	3918 Katzman Dr.
Coreen T. Jander	Coreen T. Jander	3908 Lemos Dr.
Linda Bain	Linda Bain	15414 Corio Dr
Minnie Connett	Minnie Connett	3901 Cadoz Ct.
Monica Moreno	Monica Moreno	15524 Imperial Jade Dr.
Patti Stewart	Patti Stewart	3901 Katzman Dr.
Creola Burns	Creola Burns	3909 Cadoz Court
James Burns	JAMES BURNS	3909 CADOZ COURT
Floyd Boozar	FLOYD BOOZER	3912 CADOZ Ct. AUSTIN 78728
Alice Barts	Alice Barts	3901 LEMOS DR
Joan Gerlach	Joan Gerlach	3928 Katzman Dr.
J. B. Dukes		3922 Katzman Dr.
Chuck Stewart	CHUCK STEWART	3901 Katzman Drive
Scott Swain	SCOTT SWAIN	3968 KATZMAN DRIVE
Eduardo Moreno	Eduardo Moreno	15524 Imperial Jade Dr.
Joseph Moreno	Joseph Moreno	15524 Imperial Jade Dr.
Eduardo Moreno Jr.	Eduardo Moreno JR.	15524 Imperial Jade Dr.
Eileen S. Connett	Eileen S. Connett	3901 Cadoz Ct.
Ricky D. Connett Jr.	Ricky D. Connett Jr.	" " "
Rick Connett Sr	Rick Connett Sr	" " "

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

<i>Nick Dawson</i>	NICK DAWSON	2607 Tracy Trail Austin 78728
<i>Debby Thompson</i>	Debby Thompson	2606 Tracy Trail, Austin 7872
<i>Paul Karskens</i>	PAUL KARSKENS	14412 TIFFER LN. AUSTIN, 78728
<i>Jo Lee Karskens</i>	Jo Lee Karskens	14412 Tiffer Ln Austin 78728
<i>Kevin Ward</i>	Kevin Ward	14717 Bescott Dr. Austin TX 78738
<i>Gus Kohn</i>	Gus Kohn	2606 TRACY TR Austin 78728
<i>Pamela Woodward</i>	Pamela Woodward	2602 Tracy Trl Austin, TX 78728
<i>Travers Hough</i>	Travers Hough	2142 Surrender Arc, Austin, TX 787
<i>Scott Wilkes</i>	Scott Wilkes	2605 TRACY TRAIL Austin TX 78728
<i>Debbie Shea</i>	Debbie Shea	2603 Tracy Trail Austin, TX 78728
<i>Joe Robertson</i>	JOE ROBERTSON	2603 TRACY TRAIL AUSTIN, TX 78728
<i>Liz Jurn</i>	Liz Jurn	14424 Tiffer Ln 78728
<i>Mark Blakesdale</i>	Mark Blakesdale	2501 Tracy Trail, Austin 78728
<i>Antonio Camacho</i>	Antonio Camacho	14405 Robert I Walker
<i>Carey Best</i>	Carey Best	2511 Tracy Trail
<i>Shannon Best</i>	Shannon Best	2511 Tracy Trail 78728
<i>Ana Knight</i>	Ana Knight	2502 Tracy Trail
<i>Don Harrell</i>	DON HARRELL	14533 DONALD DR. 78728
<i>Eleanor Brooks</i>	Eleanor Brooks	14535 Donald Dr. 78728
<i>Justine Williams</i>	JUSTINE WILLIAMS	2508 TRACY TRAIL 78728
<i>Dierdre DeCarlo</i>	Dierdre DeCarlo	14527 Donald Dr 78728
<i>Karen Buerkle</i>	KAREN BUERKLE	14453 Robert I. Walker 78728
<i>Janet Maxey</i>	JANET MAXEY	14439 ROBERT I WALKER 78728

I. INTRODUCTION

- A. Purpose: Structures underneath and adjacent to high voltage transmission lines present increased hazards to firefighters and the general public. The purpose of this regulation is to establish consistent requirements for the construction of new permanent structures, existing structures, and other secondary land uses within or adjacent to high voltage transmission line easements.
- B. Scope: This regulation shall apply to existing and future proposed secondary land use within or adjacent to high voltage transmission line easements. Exception: One and two family residential dwellings adjacent to the high voltage transmission line utility easement are exempt from this regulation.
- C. Author: The Deputy Chief of the Prevention Services Bureau, through the Assistant Fire Chief (Fire Marshal) of the Fire Prevention Division, is responsible for the content, revision, and periodic review of this regulation.
- D. Authority: Section 503 of the Los Angeles County Fire Code empowers the Fire Code Official to set specifications for fire access, including overhead obstructions to fire access. Section 101.3, 102.8, and 104.1 of the County of Los Angeles Fire Code establish the legal basis to create regulations for the Fire Code Official to render interpretations of the Fire Code, and to enforce supplemental rules and regulations in order to carry out the scope and intent of the Fire Code which includes firefighter safety.
 - 1. Health and Safety Code, State of California (H.S.C.)
 - 2. 2008 Los Angeles County Fire Code, Section 503 Chapter 5
 - 3. 2008 Los Angeles County Fire Code, Appendix Chapter 1 Section 101.3, 102.8, and 104.1
 - 4. California Code of Regulations Title 8, Division 1, Chapter 4, Subchapter 5, Group 2, Article 37, Section 2946: Provisions for Preventing Accidents Due to Proximity to Overhead Lines
- E. Definitions:
 - 1. Adjacent to a High Voltage Transmission Line Easement: A 100-foot-wide area adjacent to and parallel with the drip line of the most outward high voltage transmission line.
 - 2. Combustible Materials: A liquid or solid substance that can ignite and can burn readily.

3. High Voltage Transmission Line: Electric power transmission line operating at or above 66 kilovolts.
4. New Permanent Structure: Any structure to be erected for more than 180 days/year.
5. Passenger vehicle is defined as a sedan type automobile, small utility truck, sport utility vehicle, van or mini-van with a gross vehicle weight of 10,000 pounds or less.
6. Recreational vehicle and its derived acronym, RV, refers to an enclosed piece of equipment dually used as both a vehicle, a temporary travel home, or a full time home.
7. Secondary Land Use: Includes all land uses other than the transmission of power.

II. RESPONSIBILITY

- A. All individuals, companies, and organizations who propose to engage in the construction of permanent structures or development of other secondary land uses within or adjacent to high voltage transmission line easements are subject to the requirements of this regulation.
- B. Fire Prevention Division personnel will review all proposed secondary land use plans and verify compliance with this regulation.
- C. Operations Bureau personnel shall be informed of the requirements of this regulation, and conduct annual life safety inspections of existing buildings constructed underneath high voltage transmission lines.

III. POLICY

- A. This regulation outlines the procedures related to all new and/or existing permanent structures and other secondary land uses to be constructed within or adjacent to a high voltage transmission line easement.

IV. PROCEDURES

A. Code Application:

1. No new permanent structures shall be constructed within the utility easement underneath high voltage transmission lines.

Exception: Restrooms and unoccupied telecommunication structures of non-combustible construction less than 15 feet in height.

2. New and existing structures under High Voltage Transmission Lines constructed prior to this regulation shall be:
 - a. Grounded and bonded in accordance with CCR Title 24, Part 3, Article 250, ANSI/IEEE 142-1991. Additionally, buildings shall be fully bonded from roof to foundations and connected to the premise's grounding system.
 - b. Provided with approved signage reading "CAUTION – HIGH VOLTAGE LINES OVERHEAD," at all entrances.
 - c. In compliance with all vegetation management requirements of the Fire Code.
 - d. Subject to additional Fire Department requirements.
3. Any structure which is proposed to be constructed adjacent to High Voltage Transmission Lines (within 100 feet of drip line) shall be subject to additional review with regard to Fire Department Operational Procedures.

Exception: One and two family residential dwellings (R-3) adjacent to the high voltage transmission line utility easement.

B. Approved secondary use(s):

1. New and/or existing agricultural and recreational use may continue as long as the above requirements are met.
2. New and/or existing outside storage of combustible materials is subject to the following requirements:
 - a. Provide an approved storage configuration plan.

- b. Storage of hazardous materials, including flammable and combustible liquids, is prohibited.
 - c. Combustible storage shall be restricted to individual piles not exceeding 5,000 square feet or 50,000 cubic feet in volume.
 - d. A clear space of at least 20 feet or half the height of the pile, whichever is greater, shall be provided between piles. The clear space shall not contain flammable or combustible material or vegetation.
 - e. Required on-site hydrants shall be spaced at a maximum of 600-foot intervals.
3. New and/or Existing Vehicle Parking/Storage:
- a. Vehicle storage is permitted underneath or adjacent to high voltage transmission lines pursuant to the requirements listed below.
 - 1) A vehicle parking/storage plan shall be approved by the jurisdictional Regional Fire Prevention Office prior to vehicle parking/storage.
 - 2) Except for cargo containers and truck trailers which are discussed in item 7 below, vehicles other than passenger vehicles, including recreational vehicles and mobile homes shall not be permitted to be parked/stored within the utility easement underneath a high voltage transmission line.
 - 3) Vehicles parked or stored underneath high voltage transmission lines shall be provided with 20-foot wide, all-weather Fire Department vehicular access.
 - 4) Vehicle storage shall have a 20-foot break every 150 feet.
 - 5) Vehicle storage is to have three feet between cars and shall not exceed four vehicles deep.

- 6) Vehicles carrying any flammable, explosive, or corrosive loads, including hazardous materials or hazardous wastes, or "placarded loads" (defined as those which are required by law or regulation to carry signs defining its contents for public safety) are not be allowed within a high voltage transmission line easement, nor adjacent to a high voltage transmission lines easement at any time.
 - 7) Intermodal type steel cargo containers (40' x 8' W x 8.5' H) and truck trailers may be stored underneath or adjacent to high voltage transmission lines providing they are not stacked and the height is less than 15 feet.
 - 8) Required on-site hydrants shall be spaced at 600-foot intervals.
 - 9) Fire flow shall be 1,000 GPM in a Very High Fire Hazard Severity Zone.
 - 10) Vehicle parking shall be free of combustible vegetation.
4. Marine vessels/boats constructed of combustible materials shall not be permitted to be parked/stored within the easement underneath high voltage transmission lines.

PUBLIC HEARING INFORMATION

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

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

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

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

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

www.ci.austin.tx.us/development

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

Case Number: C14-2011-0122

Contact: Sherri Sirwaitis, (512) 974-3057

Public Hearing: Nov 15, 2011, Zoning and Planning Commission

Dec 8, 2011, City Council

BETTY PRATER HAVLISEK

Your Name (please print)

3913 LEMOS DR AUSTIN TX 78728

Your address(es) affected by this application

Betty P. Havlisek

Signature

Daytime Telephone: (512) 218-4322

Date

Comments: The planned housing will cause our property values to drop and will not generate enough tax dollars for the additional burden on our neighborhood. The project will burden our already overcrowded elementary schools with more head-started children. Presently, teachers have no time to encourage and challenge passing students and these average and above average students are being short-changed.

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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INTERESTED PARTY INFORMATION

Interested parties are specifically defined in section 25-1-131 of the City Code. To view the Code on-line, go to this link:
http://www.amlegal.com/austin_tx/.

Besides the applicant or owner listed in an application, a person can become an interested party if they communicate an interest to the City through the case manager and if they satisfy at least one of the following criteria: 1) they occupy a primary residence that is within 500 feet of the site of the proposed development; 2) they are the record owner of property within 500 feet of the site of the proposed development; or 3) they are an officer of an environmental or neighborhood organization that has an interest in the site of the proposed development or whose declared boundaries are within 500 feet of the site of the proposed development.

If a person satisfies the criteria to become an interested party, they must communicate an interest by either delivering a written statement to the Land Use Commission conducting the hearing or appearing and speaking for the record at the public hearing. A person may also provide a written statement to the Case Manager or by making telephone contact with the Case Manager. The communication must: 1) generally identify the issues of concern; 2) include the person's name, telephone phone number, and mailing address; and 3) if the communication is by telephone, be confirmed in writing.

Written comments concerning the site plan application may be submitted to the case manager on this form. Comments on a separate form should include the case number and the contact person listed on the notice.

Case Number: SPC-2011-0220A

Contact: Nikki Hoelter, 512-974-2863 or

Cindy Casillas, 512-974-3437

☒ I meet the requirements for and request to be an interested party

The Tinkerbell Family Trust 474-1554

Name (please print)

Telephone number

601 W. Slaughter Lane, Austin, 78748

Address(es) affected by this application (Street, City, ZIP Code)

c/o Law Offices of Michael Deltch & Associates, 800 Rio Grande, Austin, TX 78701

Mailing address (Street, City, ZIP Code)



Signature

10/13/2011

Date

Comments: The Tinkerbell Family Trust is concerned that a cocktail lounge is not compatible with the adjacent businesses and may have a detrimental impact on the character of the neighborhood.

Mail comment forms to:

City of Austin

Planning and Development Review Department

Attn: Nikki Hoelter

P. O. Box 1088

Austin, TX 78767-1088

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PUBLIC HEARING INFORMATION

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 a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. 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.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact person listed on a notice); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

DON. PERRYMAN @ AUSTIN TEXAS. GOV

YOLANDA. PARADA @ AUSTIN TEXAS. GOV

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 name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

FAX 512-974-2423

Case Number: C8J-2011-0081.0A

Contact: Don Perryman, 974-2786 or Yolanda Parada, 974-2784

Public Hearing: Zoning and Platting Commission, Nov 1, 2011

JOHN A. KOLBER

Your Name (please print)

☐ I am in favor
☒ I object

11521 SHADESTONE TER AUSTIN, TX

Your address (as affected by this application)

78732

Signature: John A. Kolber

Signature

Daytime Telephone: 512-368-5915

Comments: REVISION IN PLAN, NOT

ANYWHERE NEAR WHAT WAS SHOWN & COMMUNICATED TO HOMEOWNERS OVERLOOKING THE RANVED DEVELOPMENT. TOO MANY HOMES NEXT TO PRESERVATION WERE MADE A NATURAL ENVIRONMENT TURN INTO A CUGESTED MESS. WERE AFFECT VIEWS, ANIMAL & BIRD. LIKE AS PART OF OVER DEVELOPING NEXT TO A NATURE PRESERVE.

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

City of Austin - Planning & Development Review Dept./4th Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

the Current Infrastructure CANOT Support ADDITIONAL HOMES. Flooding AND EROSION ARE SIGNIFANT CONCERNS.

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PUBLIC HEARING INFORMATION

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- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number: C8J-2011-0081.0A

Contact: Don Perryman, 974-2786 or Yolanda Parada, 974-2784

Public Hearing: Zoning and Platting Commission, Nov 1, 2011

Benjamin Warren

Your Name (please print)

1532 University Club Dr.

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: (M) 949 637 3028

Comments:

The increased density will increase the traffic # of trips by as much as 50% more than we were led to expect. There are many small children on this street, thus increasing the potential for accidents. This change will also bring increased noise, pollution and environmental impact due to increased building.

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

City of Austin - Planning & Development Review Dept./4th Fl

Don Perryman

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

10-27-11

PUBLIC HEARING INFORMATION

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- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
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Case Number: C8J-2011-0081.0A

Contact: Don Perryman, 974-2786 or Yolanda Parada, 974-2784

Public Hearing: Zoning and Platting Commission, Nov 1, 2011

Talin Hsieh
Your Name (please print)

☐ I am in favor ☒ I object
--

1600 University Club Drive
Your address(es) affected by this application

Don Perryman 10-26-2011
Signature Date

Daytime Telephone: (512) 550-6588

Comments: Please see attached.

CS

If you use this form to comment, it may be returned to:
City of Austin – Planning & Development Review Dept./4th Fl
Don Perryman
P. O. Box 1088
Austin, TX 78767-8810

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Thursday, October 20, 2011

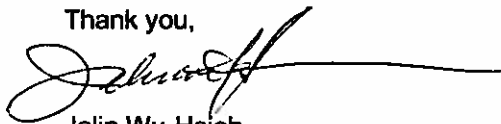
Re: Proposed Resubdivision, Case # C8J-2011-0081.0A

C11

We are outraged that Taylor Morrison wants to rezone the initial 24 lots to 34 lots. Our house at 1600 University Club Drive sits directly above the proposed new development. When we purchased our house, we paid an additional premium (\$85K) to enjoy the view of the preserve, UT Golf Course, and lake from our backyard. We were told that the proposed development would encompass luxury homes with larger sized lots so as to not disturb the overall value of our neighborhood.

That is now being jeopardized because the houses that Taylor Morrison is proposing to build will be smaller homes, with smaller lots. While we understand that it is in the best interest for the builder to rezone (the market for smaller houses will be easier to sell), this goes against the **logical** planning for the development in this last phase behind the golf course. As you drive deeper behind the UT Golf Course, the houses are intended to increase in value. We are also concerned that the increased number of houses translates to more cars, more families and more resources being used on our subdivision. Please help us preserve what was initially promised in the initial planning. Taylor Morrison commands the market within Steiner Ranch. They have many subdivisions that cater to smaller homes. They did not have any issues selling them then and should be held accountable for their initial planning to protect the investment that buyers were promised.

Thank you,



Jalin Wu-Hsieh

PUBLIC HEARING INFORMATION

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 a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. 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.

Commission is required to approve the subdivision by State law if no variances are required, and if it meets all requirements. A board or commission's decision on a subdivision may only be appealed if it involves an environmental variance. A variance may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision. A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact person listed on a notice*); or
- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

For additional information on the City of Austin's land development process, visit our web site: 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 name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: C8J-2011-0081.0A

Contact: Don Perryman, 974-2786 or Yolanda Parada, 974-2784

Public Hearing: Zoning and Platting Commission, Nov 1, 2011

John & Lori Backley

Your Name (please print)

1604 University Club Dr., Austin TX 78732

Your address(es) affected by this application

L. Backley

Signature

Date

Daytime Telephone: 713-582-1545

Comments: We bought our lot realizing it would be quiet area with acreage lots below. If they divide the lots, it goes against a primary reason we bought it; false advertising. It instantly devalues our lot. We paid our lot premium based on acreage lots being below us. It is a safety hazard; only one main road out for evacuation. Adding more homes will only compound the danger. More homes will increase the number of children at the schools and they are at the maximum occupancy now. ~~Does~~ Is there a plan for more schools/where?

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Case Number: C8J-2011-0081.0A

Contact: Don Perryman, 974-2786 or Yolanda Parada, 974-2784

Public Hearing: Zoning and Platting Commission, Nov 1, 2011

Anne & Mike Mendrala

Your Name (please print)

1612 Lakeland Hills Ln Austin 78732

Your address(es) affected by this application

[Signature] 10/30/2011 Date

Date

Daytime Telephone: 512-773-0722

Comments: We purchased our home in 2007
under the ~~existing~~ understanding there
would be estate lots. we paid a
premium amount with this understanding
Heck do not approve

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chubasco, chubasco sink

set north 14 1/2 ft from sink

10/16/60

10-13-01