

## THIRD READING SUMMARY SHEET

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

### REQUEST:

Approve third 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 609 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, and the buildings.

net with the neighborhood on Thursday, May 17<sup>th</sup>, between 7:00 and 7:45  
all Library.

A valid petition of 22.23% 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: Approved SF-6-CO district zoning with conditions as on First Reading, on Second Reading (5-2, Council Members Tovo and Morrison voted Nay). Notes: 1) Public Hearing is closed; 2) Investigate options for width and location of sidewalk extending from Shallot Way to Peaceful Hill Lane; and 3) Recommend that additional conversations occur with neighborhood before Third Reading.

CITY COUNCIL HEARING DATE: May 23, 2013

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Rhoades  
e-mail: 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 redtip 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

**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	Approved and Indefinite Postponement by the Applicant on 5-24-12
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

			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

**ABUTTING STREETS:**

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

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

Street Name	Existing Bicycle Facilities	Recommended Bicycle Facilities
Peaceful Hill Lane	Wide Curb	Wide Curb

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

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

**ACTION:** 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      Approved SF-6-CO district zoning with conditions as on First Reading, on Second Reading (5-2, Council Members Tovo and Morrison voted Nay). Notes:  
1) Public Hearing is closed;  
2) Investigate options for width and location of sidewalk extending from Shallot Way to Peaceful Hill Lane; and  
3) Recommend that additional conversations occur with neighborhood before Third Reading.

April 11, 2013      Approved a Postponement request by an nearby property owner to May 9, 2013 (6-0, Council Member Tovo off the dais).

May 9, 2013      Approved a Postponement request by the Applicant to May 23, 2013 (7-0).

May 23, 2013

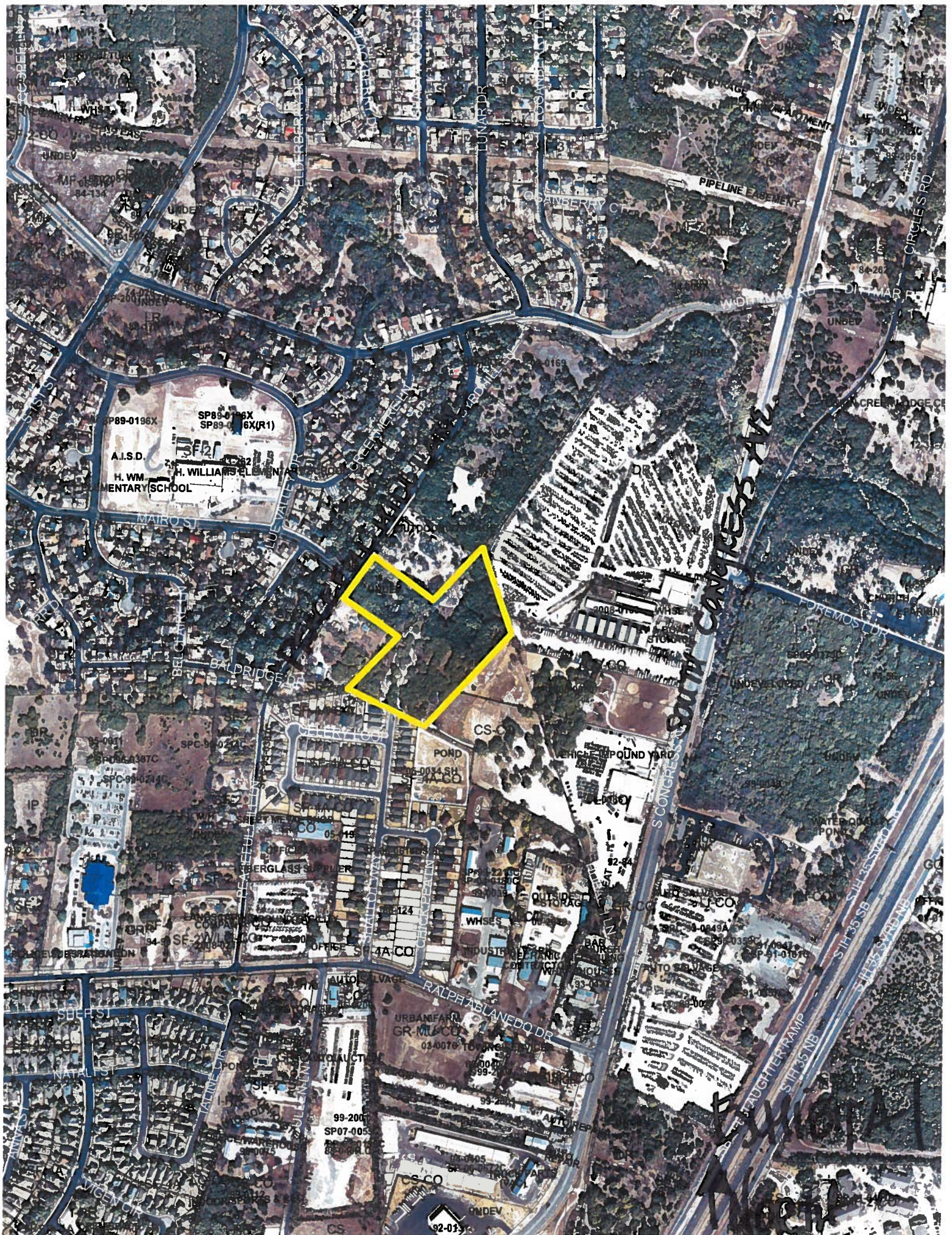
**ORDINANCE READINGS:** 1<sup>st</sup> April 26, 2012    2<sup>nd</sup> June 14, 2012    3<sup>rd</sup>

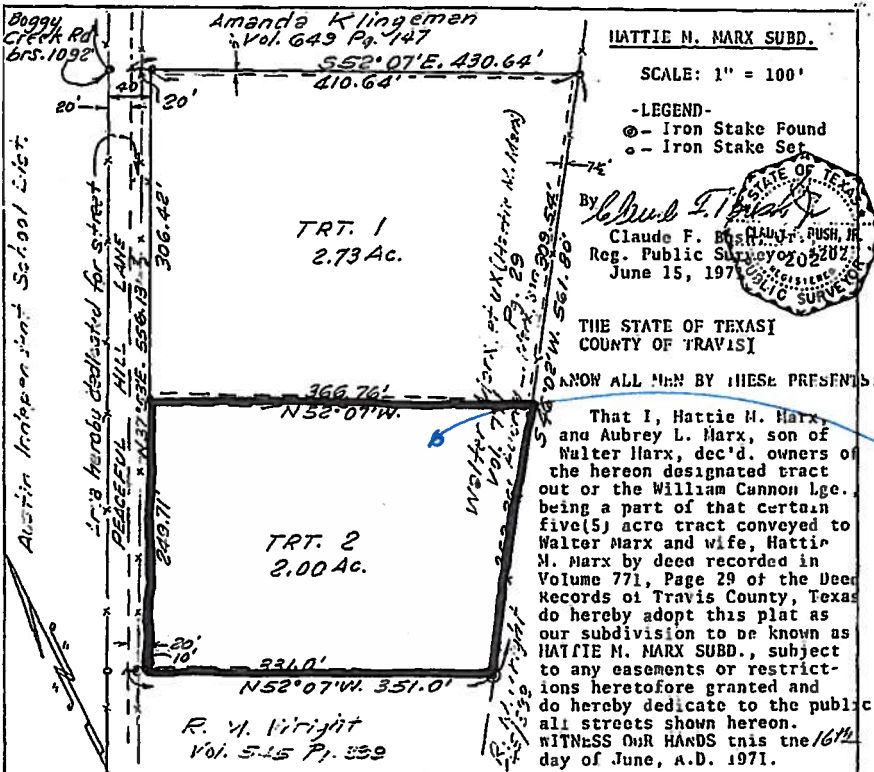
**ORDINANCE NUMBER:**

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

**PHONE:** 974-7719







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, Jr.  
 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

Raymond Frank  
 Deputy

**SEPTIC TANK NOTE:**

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

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

THE STATE OF TEXAS  
 COUNTY OF TRAVIS

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

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

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

EXHIBIT B  
 RECORDED PLAT





## 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



**Date:** April 11, 2013  
**To:** Wendy Stucker, Fiscal Officer  
**CC:** Matt Mitchell, ALM Engineering Inc.  
Wendy Rhoades, Case Manager  
**Reference:** Peaceful Hill – C14-2011-0141

This fiscal shall be posted prior to final reading of zoning for the following improvements:

Roadway	Listed Improvements	Total Cost	Pro Rata Share %	Pro Rata Share \$
Peacefull Hill Lane from Byrdhill Lane to Ralph Ablanado Drive	Pavement widening	\$228,303.78	6.11	\$13,957.44
<b>Total Cost for Improvements</b>		<b>\$228,303.78</b>		<b>\$13,957.44</b>

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

A handwritten signature in black ink, appearing to read "Shandrian Jarvis".

**Ms. Shandrian Jarvis, AICP**  
Sr. Planner ~ Transportation Review Staff  
Planning and Development Review

Attachment: Engineers Estimate



# ALM Engineering, Inc. F-3565

I have calculated the Pro-Rata share for road improvements of Peaceful Hill Lane based on the information provided in Neighborhood Traffic Analysis for Peaceful Hill # C14-2011-0141 Dated March 2, 2012. The numbers have been modified to incorporate the reduced density required by the proposed Zoning Case. The total units allowable for the site have been reduced to 60.

LIMITED TO 60 UNITS PER ZONING  
420 TPD

Street	Traffic Distribution by Percent
PEACEFUL HILL LANE	20
SHALLOT WAY	50
MAIRO STREET	30

STREET	EXISTING TRAFFIC (vpd)	PROPOSED NEW SITE TRAFFIC TO EACH ROADWAY	OVERALL TRAFFIC	PERCENTAGE INCREASE IN TRAFFIC
PEACEFUL HILL LANE	1290	84	1374	7%
SHALLOT WAY	583	210	793	36%
MAIRO STREET	635	126	761	20%

PRO-RATA SHARE 6.11%



# ALM Engineering, Inc. F-3565

OWNER: CB Assets, LLC  
PROJECT: PEACEFUL HILL CONDOMINIUMS

DATE: 4/11/2013  
PROJECT # E2310

## STREET QUANTITIES

ITEM NO.	DESCRIPTION	CONTRACT QUANTITIES	UNI TS	UNIT COST	ITEM TOTAL
1	R.O.W. PREPARATION (CUT/FILL)	5,539	SY	\$ 2.50	\$ 13,847.22
2	SUBGRADE PERP	3,869	SY	\$ 1.00	\$ 3,869.44
3	8" BASE	3,869	SY	\$ 7.00	\$ 27,086.11
4	1 1/2" HMAC	2,200	SY	\$ 10.62	\$ 23,364.00
5	6" CURB/GUTTER	3,005	LF	\$ 13.00	\$ 39,065.00
6	TYPE II CONCRETE DRIVEWAY	9	EA	\$ 3,800.00	\$ 34,200.00
7	ADA SIDEWALK RAMP	2	EA	\$ 1,200.00	\$ 2,400.00
8	TRAFFIC CONTROL	1	LS	\$ 10,000.00	\$ 10,000.00
9	4' CONCRETE SIDEWALK	3,005	LF	\$ 13.00	\$ 39,065.00
10	SILT FENCE	2,209	LF	\$ 3.00	\$ 6,627.00
11	Seeding and Revegetation	6,300	SY	\$ 3.00	\$ 18,900.00
12	Stabilized Construction Entrance	1	EA	\$ 1,000.00	\$ 1,000.00
13	OFFSITE CLEAN UP FEE	2.96	AC	\$ 3,000.00	\$ 8,880.00

ESTIMATE IS FOR WIDENING PEACEFUL HILL LANE FROM RALPH ABLANEDO DR TO BYRDHILL LANE. THE SECTION OF PEACEFUL HILL LANE FROM BYRDHILL LANE TO DITTMAR RD HAS ALREADY BEEN IMPROVED. THE WEST SIDE OF PEACEFUL HILL LANE HAS ALREADY BEEN IMPROVED SO THE ESTIMATE IS BASED ON ADDING ADDITIONAL WIDTH TO THE STREET TO MAKE IT 30 FEET WIDE FROM THE EXISTING FACE OF CURB. THIS ESTIMATE IS BASED ADDING 12.5 FEET OF HMAC PLUS CURB AND GUTTER SOUTH OF MAIRO STREET AND 1.5 FEET OF HMAC PLUS CURB AND GUTTER NORTH OF MAIRO STREET ON THE EAST SIDE OF PEACEFUL HILL LANE.

ESTIMATED LOC	130,796 SF
ESTIMATED EXISTING IMP	73,850 SF
ESTIMATE PROPOSED IMP	27,483 SF



STREET WIDENING COST  
PRO-RATE SHARE (84 TPD /1374 TPD)

4-11-2013  
\$228,303.78  
6.11% \$ 13,957.44

**TRANSPORTATION AND NATURAL RESOURCES**

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

---



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

January 27, 2011

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

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

Dear Mr. Sanders;

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

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

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

Sincerely,

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

Randy Nicholson,  
Planning Manager

RN:gd

4100 Hubach Lane

cc: Gayla Dembkowski, GIS Specialist

ATTACHMENT B

**Rhoades, Wendy**

**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

Confidentiality Notice: This email message, including all attachments, is for the sole use of the intended recipient(s) and may contain confidential student and/or employee information. Unauthorized use of disclosure is prohibited under the federal Family Education Rights & Privacy Act (20 U.S.C. §1232g, 34 CFR Part 99, 19 TAC 247.2, t Code 552.023, Educ. Code 21.355, 29 CFR 1630.14(b)(c)). If you are not the intended recipient, you may not use, disclose, copy or disseminate this information. Please call the sender immediately or reply by email and destroy all copies of the original message, including attachments.

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

5/7/2012

## Rhoades, Wendy

---

**From:** Rhoades, Wendy  
**Sent:** Wednesday, May 08, 2013 12:41 PM  
**To:** Johnson, Carla; Rusthoven, Jerry  
**Cc:** Guernsey, Greg; Sandoval, Marie  
**Subject:** RE: Council Q&As - 5-9-13

All,  
Please see my responses below in blue.  
Wendy

---

**From:** Johnson, Carla  
**Sent:** Tuesday, May 07, 2013 5:33 PM  
**To:** Rusthoven, Jerry; Rhoades, Wendy  
**Cc:** Guernsey, Greg; Sandoval, Marie  
**Subject:** Council Q&As - 5-9-13  
**Importance:** High

Please provide a response to Council Member Tovo question below. Please send to Marie by 11:00 a.m. Wednesday, May 8<sup>th</sup>. Thanks!

### PLANNING AND DEVELOPMENT REVIEW

52. Will this developer be required to dedicate land on the tract for parkland?

Parkland dedication is required since they're proposing residential development. PARD would assess whether land or fees will be provided based on our Gap Analysis Map and Needs Assessment. PARD recommends that the Applicant visits with them before their site plan design is completed since either option could affect their overall design.

Several neighbors have suggested that it might be appropriate to have a four-way stop sign at Peaceful Hill and Mairo. Have staff evaluated whether such a measure would be appropriate for that intersection?

Last year ATD evaluated an all-way stop at Mairo/Peaceful Hill, but did not recommend it based on their traffic data. ATD can study it again if traffic conditions change, such as a new fourth leg to the intersection.

Where does Peaceful Hill Lane fall on the waiting list of streets to be considered for traffic calming? Has Shallot Way been added to the traffic calming queue?

Peaceful Hill Lane was evaluated in fall 2012 under the LATM program for traffic calming. It was determined eligible but unfunded due to its ranking against all other requests. It will be considered for funding for the next four rounds of the program.

Applications for Shallot Way and Mairo Street have been accepted into LATM. ATD is in the process of determining their eligibility and should know in June.

Carla Johnson, Research Analyst Senior  
Planning and Development Review  
512-974-6438

### **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

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

## PUBLIC HEARING INFORMATION

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

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

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

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

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

[www.ci.austin.tx.us/development](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**

Gustavo A. Alonso  
Your Name (please print)

☒ I am in favor  
☐ I object

404 Celeny Loop

Your address(es) affected by this application

[Signature] 1/30/12  
Signature Date

Daytime Telephone: (512) 569-2596

Comments: \_\_\_\_\_

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

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



# 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.

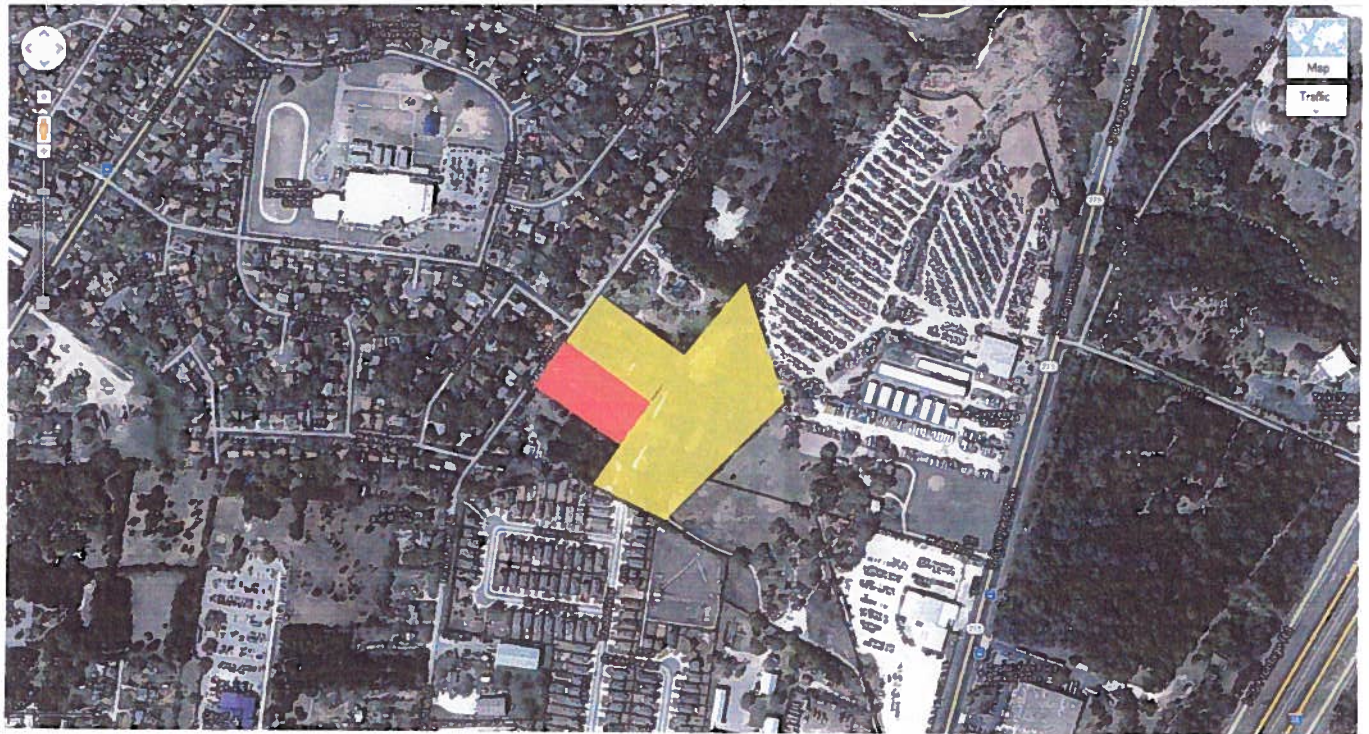
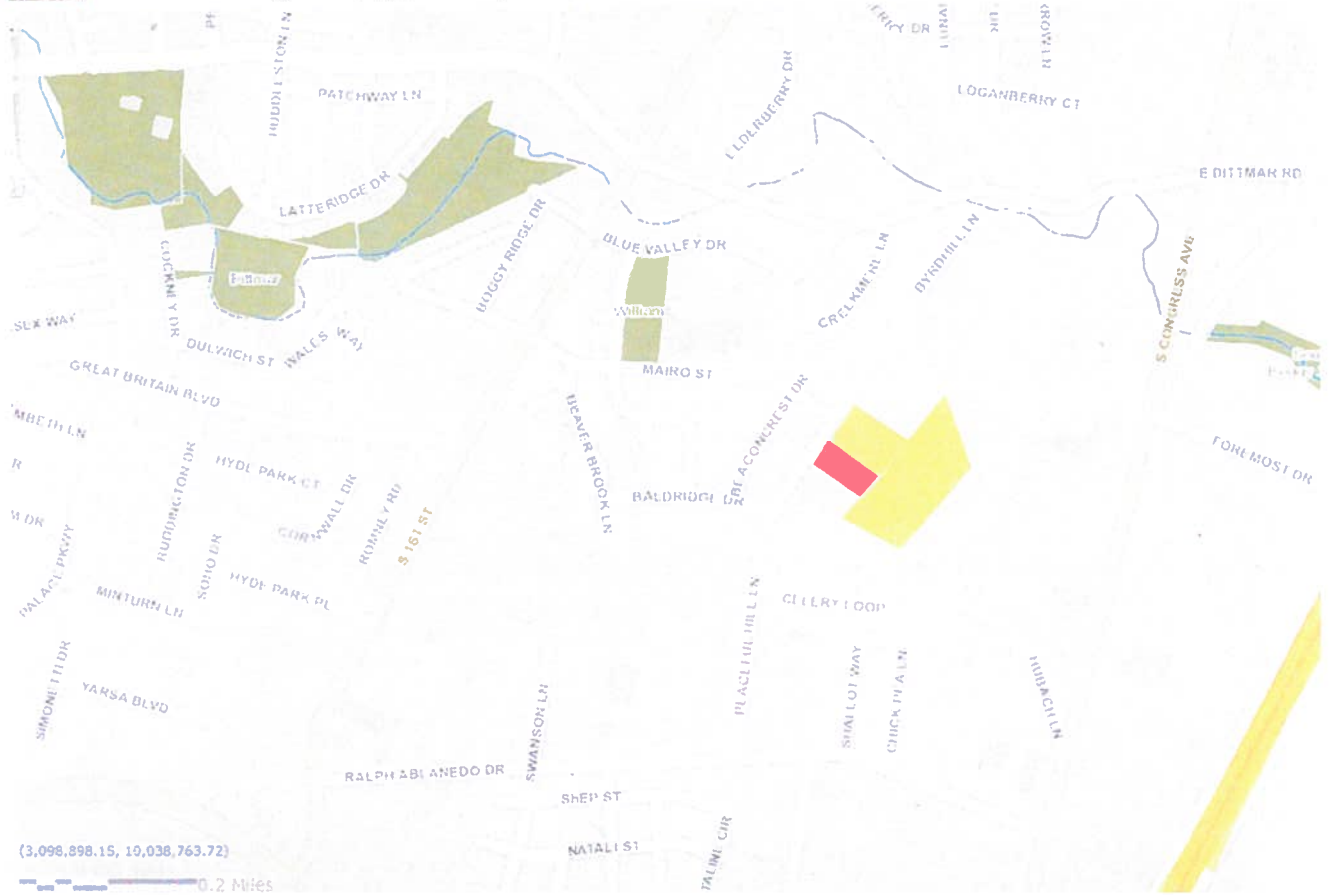
Sincerely,

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**

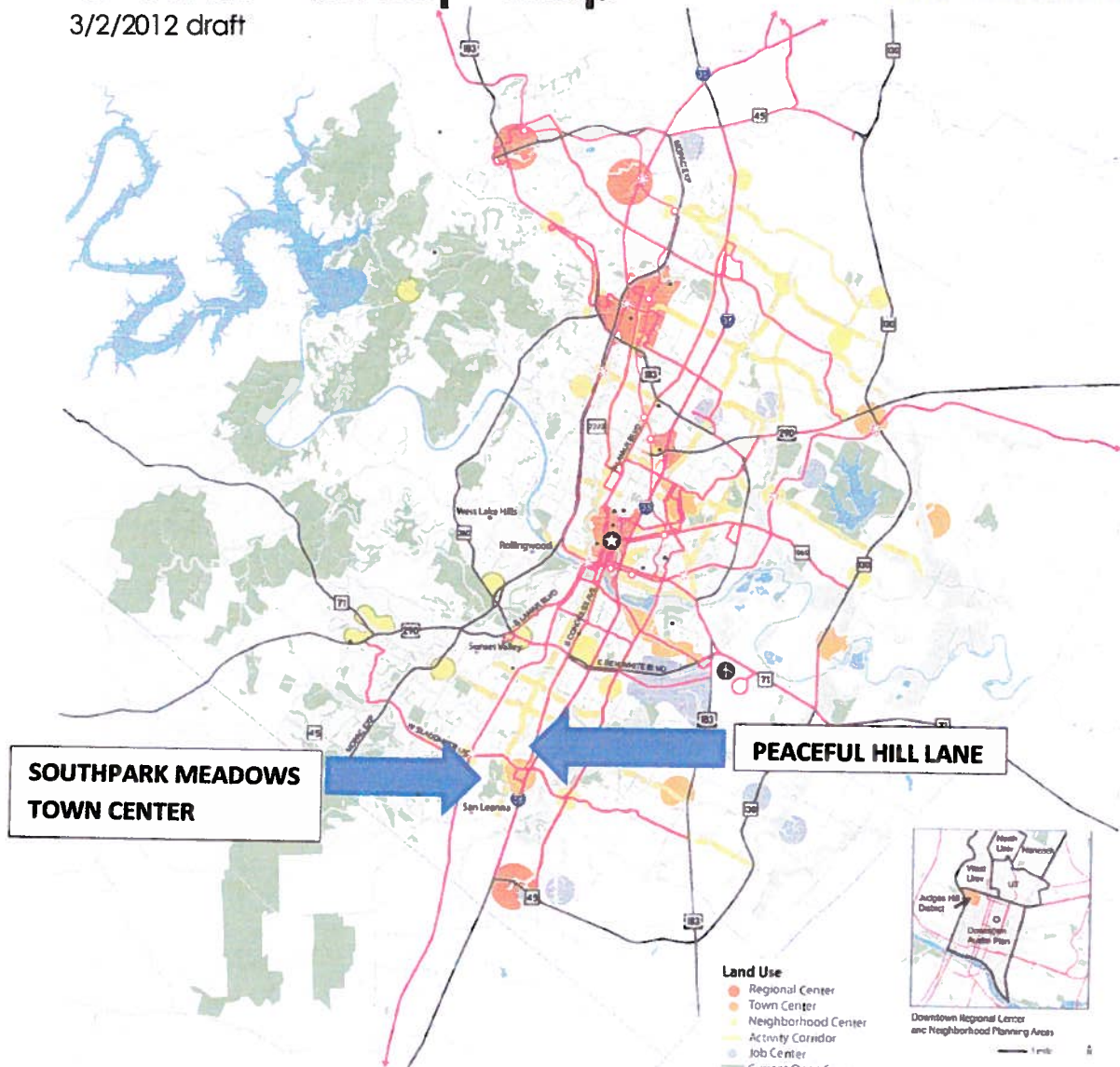
**PEACEFUL HILL CONDOMINIUMS**



# Growth Concept Map

3/2/2012 draft

IMAGINEAUSTIN



A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries

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

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

## Rhoades, Wendy

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**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

Lisa Wilkerson  
AGAPE CHRISTIAN MINISTRIES INC.

May 3, 2013

Ms. Wendy Rhoades  
Case Manager  
City of Austin  
Planning & Development Review Department  
P.O. Box 1088  
Austin, Texas 78767-8810

VIA EMAIL: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case C14-2011-0141/Peaceful Hill/9.51 acres/Rezoning

Dear Ms. Rhoades:

The Agape Christian Church owns two tracts of land located at 7809 Peaceful Hill Lane totaling 11.89 acres. Our property is adjacent to the above-referenced 9.51 acres.

I am writing you to voice my 100 percent support of the zoning change to SF-6. There are many reasons for this. First, the SF-6 zoning is a great fit for the neighborhood. The proposed project will consist of detached single-family homes and will increase the property values in the area given that there are numerous unsightly commercial properties located in close proximity. Second, SF-6 is a condo zoning classification and will allow the project to have narrower streets and utilize other controls that non-condo zoning will not allow creating a safer neighborhood for children. Third, as an undeveloped property, it is currently a home for transients, drugs deals and an assortment of illegal dumping of various materials. Fourth, homes within this proposed price range are very difficult find in close proximity to Austin's core. Not everyone should have to live in Buda, Kyle and other remote outlying areas to have an affordable home. A household income of \$60,000.00 a year can easily qualify for a home in this project.

Please don't let this opportunity slip by. The proposed development is a boon for the area and the entire City. I encourage the Austin City Council to approve the SF-6 zoning.

Thank you for your time and consideration.

Sincerely,

  
Lisa Wilkerson  
Chief Operations Officer  
AGAPE CHRISTIAN MINISTRIES INC.

# **DELTON HUBACH**

**2814 CR 249  
Luling, TX 78648**

**April 8, 2013**

**Austin City Council  
301 W. Second St.  
Austin, TX 78701**

**RE: C14-2011-0141**

**Dear City Council Members,**

**On behalf of the Hubach family I would like to ask the Council for its support of the proposed zoning change for our property.**

**The Hubach property is the last remaining part of our small family homestead, which has been in my family for more than 100 years. Unfortunately, property taxes have become too much of a burden for us and we need to sell. It is also unfortunate but my family's entire financial well being depends on the sale of our property.**

**We have learned that without proper zoning our property is not marketable.**

**We have had several potential buyers trying to purchase our property without success. We finally feel we have found a good local qualified Austin buyer who has taken the care and attention to properly address the concerns for the proposed zoning.**

---

**Please support the zoning request.**

**Thanks**



**Delton**

**Phoenix Concrete  
7901 Peaceful Hill  
Austin, Texas 78748**

April 28, 2013

Ms. Wendy Rhoades  
Case Manager  
Planning & Development Review Department  
City of Austin  
P.O. Box 1088  
Austin, Texas 78767-8810

Sent by email to: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Peaceful Hill Lane/9.51 acres/Rezoning to SF-6

Dear Ms. Rhoades:

My husband and I own 2.73 acres that fronts Peaceful Hill Lane and is located next to 2.0 acres of the above-referenced 9.51 acres.

The developer of the 9.51 acres has presented his proposed project to us and we feel that in the best interest of the neighborhood, the City Council should approve of the rezoning to SF-6. Currently, the 9.51 acres are inhabited with homeless people living in shacks and cooking outdoors. We also think that the SF-6 is a better zoning than SF-2 or other single family zoning classification given that it will be more affordable than if developed as larger individual lots. Having this type of residential project with detached homes will increase property values in an area that has been depressed for a long period of time.

Should you have any questions, please do not hesitate to contact me.

Sincerely,

*Clara Fluitt*  
Clara Fluitt

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

## PUBLIC HEARING INFORMATION

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

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[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

Roni Clark

Your Name (please print)

8104 SO. Congress

Your Address(es) affected by this application

R. Clark

Signature

Daytime Telephone: (512) 422-9324

Date

1/25/12

Comments: FEDS ONTO SMALL, MINOR  
RESIDENTIAL STREET AND IS IN-  
CONSISTENT WITH OTHER DEVELOPMENT  
IN AREA

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> 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

## 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.

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

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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)

☐ I am in favor  
☒ I object

8104 SOUTH CONGRESS

Your address(es) affected by this application

Chris Clark

2-1-12

Date

Signature

Daytime Telephone: 512-658-4319

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

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 & Pleasant 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

## PUBLIC HEARING INFORMATION

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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 Shalott Way

Your address(es) affected by this application

Olivia Repin

Signature

Date

Daytime Telephone:

844-3409

Comments:

Resident of Park Ridge Gardens  
and extremely concerned with how it  
will affect our neighborhood:  
\* ~~but~~ 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

☐ I am in favor  
☒ I object

**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 Ablanado due to an accident, hazardous spill, gas leak or other necessary evacuation. Currently the ONLY two roads in or out of this neighborhood depend on Ralph 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 Ablanado sub-station can gear up their personnel and staffing to service the additional XXX number of households that will be added to their service area.

Additionally -- communication MUST BE MADE to AISD or directly to the affected elementary, middle and 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

2/6/2012

**Rhoades, Wendy**

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

Ms. Rhoades,

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

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

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

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

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

**Rhoades, Wendy**

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**From:** Thomas Davis [~~myowatexas@mon.com~~]

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

**To:** Rhoades, Wendy

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

Ms. Rhodes,

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

-Thomas Davis

2/6/2012

**Rhoades, Wendy**

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**From:** ~~jodyaustin@sbcglobal.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@sbcglobal.net~~ <~~jodyaustin@sbcglobal.net~~> wrote:

From: ~~jodyaustin@sbcglobal.net~~ <~~jodyaustin@sbcglobal.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



**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@hotmail.com]

**Sent:** Monday, February 06, 2012 5:08 PM

**To:** Rhoades, Wendy

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

Hi Wendy,

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

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

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

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

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

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

Art Flores

**Rhoades, Wendy**

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**From:** Billie Bova [billie@myhillstone.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

**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](mailto:salina.lenay@gmail.com)>  
**Date:** Feb 6, 2012 6:45 PM  
**Subject:** #C14-2011-0141  
**To:** <[wendyrhoades@austintexas.gov](mailto:wendyrhoades@austintexas.gov)>

Dear Ms. Rhodes,

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

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

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

Thank you,

Salina Estrada

2/7/2012

**Rhoades, Wendy**

**From:** Scott Long [REDACTED]

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

**To:** Rhoades, Wendy

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

Hello. I oppose the proposed zoning change in Case # C14-2011-0141.  
My name is Scott Long and I live in Parkridge Gardens on Shallot Way.  
My address is 8429 Shallot Way, Austin, TX, 78748  
My phone is 512-243-7793.

My concern is this is poor traffic engineering and urban planning at its worst.  
Shallot Way can not handle the existing traffic when people park on both sides of the street.  
Cars parallel park and then only a single car can get through easily at one time.  
Adding hundreds of cars going through a residential neighborhood to support some greedy  
developer's dream of building condos near the Southpark Gardens shopping center is totally  
stupid. It will cause a major traffic congestion problem in a residential neighborhood.  
If you must allow the construction, route the entrance to the condos on Congress Avenue, a four  
lane major thoroughfare with a left turn lane, not a residential neighborhood.

Thank you.

Scott Long

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

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

**Rhoades, Wendy**

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**From:** Belem Ramos [~~b.amos@brownchapman.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)

\*\*\*CONFIDENTIALITY NOTICE\*\*\*

This email message, including all attachments, is for the sole use of the intended recipient(s) and may contain confidential information. Unauthorized use or disclosure of confidential patient information is prohibited under the federal Family Rights and Privacy Act (FERPA). If you are not the intended recipient, you may not use, disclose, copy or disseminate this information. Please contact the sender and delete all copies of the message, including attachments. Thank you.

2/7/2012

**Rhoades, Wendy**

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

Morning Ms. Rhoades,

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

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

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

2/7/2012

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

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

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

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

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

**Rhoades, Wendy**

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**From:** Laura Herrera [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.

2/7/2012

**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

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

<input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object
--

**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 Ablanado 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

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

2/7/2012

**Rhoades, Wendy**

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**From:** Lora Estrada [mailto:lora@lora.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

## 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.

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

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

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

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

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

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

**March 8, 2012, City Council**

*Raul Montano*  
Your Name (please print)

*309 Calery Loop*

Your address(es) affected by this application

*5/6/12*

Signature

Date

Daytime Telephone: *361-442-6791*

Comments:

*This would put a heavy commercial traffic load on Shallow way and that Street cannot handle the traffic. Also the project is in violation of existing single family homes.*

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**

---

**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

---

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

## Rhoades, Wendy

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**From:** Scott Long [mailto:scottlong1@gmail.com]  
**Sent:** Thursday, March 15, 2012 3:37 PM  
**To:** Rhoades, Wendy  
**Subject:** Opposition to opening Shallot Way up for a developer

Ms. Rhoades, I wish to register my opposition to opening the street I live on, Shallot Way, in the Parkridge Gardens subdivision, to allow additional street traffic from a proposed new development.

This street is not well designed as it is. When people parallel park on both sides of the street, which is done every day by residents such as myself, it goes from a two-lane street to a one-lane street and traffic backs up.

Also when people are driving in opposite directions, we have to pause and let the other person by, alternating traffic to not hit the parked cars or the other car driving the opposite direction. This is a big problem now, and adding hundreds of additional cars daily through the neighborhood will only make this worse.

If there must be new development nearby, they should be forced to enter and exit via South Congress which is very wide at this point of the block. It has two (2) lanes going in each direction and a left turn lane. Don't ruin our neighborhood with additional traffic.

Also there are small children who live here and ride bikes in the street and play in their yards, frequently running into the street to get a ball or other toy. This proposed additional traffic is to satisfy a developer's greed and will make the streets dangerous for children to ride bikes or play in their front yards.

Finally, people already speed over the current speed limit of 30 miles an hour when driving from the back of the neighborhood past my house to get to the exit point on Ralph Ablanado. Adding more cars who have to drive on Shallot Way to leave the neighborhood will only make it worse. Someone will be run over and killed if this development is allowed.

Tell the City Council and Planning Commission that the neighborhood association is opposed to this development.

Thank you.

Scott Long  
8429 Shallot Way  
Austin, TX, 78748

May 19<sup>th</sup>, 2012

The Honorable Lee Leffingwell, Mayor  
The Honorable Cheryl Cole, Place 6  
The Honorable Chris Riley, Place 1  
The Honorable Kathie Tovo, Place 2

The Honorable Mike Martinez, Place 3  
The Honorable Laura Morrison, Place 4  
The Honorable Bill Spelman, Place 5

Austin City Hall  
301 W. Second St. Second Floor  
Austin, TX 78701

Dear Honorable Mayor and Members of Council:

On May 24th, the Austin City Council is scheduled to hear zoning case #C14-2011-014 regarding a project known as Peaceful Hill Condominiums, also known as 8107 Peaceful Hill. I would like to express my opposition to this project and respectfully ask that you vote 'NO' on the SF-6 zoning request made by the applicant.

I ask that you recognize the valid citizen petition that has been filed in opposition to applicant's SF-6 zoning request. Until and unless matters such as school safety, traffic flow, water runoff, details of the proposed project, and the appropriateness regarding the density of this project are answered to the satisfaction of this community, I ask that you vote 'NO' on the zoning request for SF-6 at 8107 Peaceful Hill Lane.

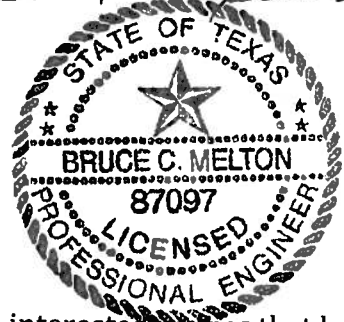
Thank you for your time and attention to this matter, and for your service to the citizens of Austin.

Sincerely,

Alfred Aguilar  
602 Blue Valley  
Austin Tx 78748

**MESA ENGINEERING**  
ENVIRONMENTALLY CONSCIOUS CIVIL ENGINEERING  
8103 Kirkham Drive  
Austin, Texas 78736  
(512) 799-7998

*Bruce C. Melton*



March 2012

Engineering Report for Zoning and Platting Commission Hearing  
Peaceful Hill Condominiums  
Application: C14-2011-0141

This report was prepared for a coalition of neighborhood associations and interested parties that have concerns about the proposed Peaceful Hill Condominium Project referenced above. The following are critical issues relative to this project that have direct impacts on the interested parties.

## Land Use

Traditionally, a buffer of intermediate land use is placed between higher land use intensities (density) and lower land use intensities. In this situation we have high intensity land use along South Congress and Ralph Ablenado Drive and generally SF-2 residential in areas not adjacent to these two roadways. The recently completed Park Ridge Gardens is zoned SF-4 and is located adjacent to the proposed Peaceful Hill Condominiums and in between the existing SF-2 residential and the higher intensity lands uses along the two mentioned roadways.

Logically, Park Ridge Gardens is performing as a land use intensity buffer between the higher land use intensities along the major roads and the single family housing in the neighborhood. Following this logic, a land use with intensity between SF-4 and SF-2 should be placed as a buffer between Park Ridge Gardens and the rest of the residential community. Instead, Peaceful Hill Condominiums is request a more intense land use SF-6. This proposal does not meet the logical considerations of a buffer zone between higher and lower intensity lands uses.

## Transportation Analysis Evaluation

**Background:** Fundamental assumptions of the Neighborhood Traffic Analysis (NTA) scenario should be reevaluated. The construction of Peaceful Hill Condominiums would result in significantly greater impact than implied by the NTA. Much of this increased impact would be to Williams Elementary School.

**Discussion:** There are two fundamental assumptions that stand out when evaluating the NTA for Peaceful Hill Condominiums:

- The Neighborhood Traffic Analysis for this project did not consider pass through traffic from the 130 unit Park Ridge Gardens subdivision.
- The spilt for traffic use on Peaceful Hill Lane is likely high.

Park Ridge Gardens Pass Through: The original NTA for the Park Ridge Gardens Development (130 units) considered a 50/50 split of traffic between Ralph Ablenado and Peaceful Hill Lane. This proposal was

changed before approval to disallow access to Peaceful Hill Lane because of traffic impacts creating an unacceptable Level of Service (LOS) greater than 1200 vehicles per day (vpd). Considering that Mairo Street is a direct connection to South First, it is logical that the previously proposed 50 percent of traffic generated from Park Ridge Gardens accessing Peaceful Hill Lane would be just as likely to pass through the Peaceful Hill Condominiums to reach South First. This assumption approximately doubles the traffic on Mairo Street in front of Williams Elementary.

**Peaceful Hill Split:** Because there are no significant destinations of benefit to using Peaceful Hill Lane rather than directly accessing South First on Mario, the split for Peaceful Hill Lane should have been between 5 and 10 percent.

**Suggested Traffic Calculations:** The total traffic generated from the proposed Peaceful Hill Condominiums is 560 vpd per day and from Park Ridge Gardens is 1,324 vpd. Fifty percent of each of these will access a Peaceful Hill Lane. The Mairo Street split and percentage increases are shown below.

Traffic Calculations Considering Pass Through From Park Ridge Gardens							
Street			Existing Traffic (VPD)	Split	Proposed New Traffic to Each Roadway	Overall Traffic	Percentage Increase in Traffic
	Peaceful Hill Lane (1)		1290	10	92	1382	7%
	Shallot Way (2)		583	50	280	863	48%
	Mairo Street (3)		635	40	832	1483	134%
Notes: see Table 2, Peaceful Hill Condominiums below.							

#### Backup Data:

The following two tables are from Park Ridge Gardens NTA. C14-05-0034.SH, 2005.

Table 1.		
Land Use	Size	Trip Generation
Single-Family	130 d.u.	1, 324

Table 2.	
Street	Traffic Distribution by Percent
Peaceful Hill Road	50%
Ralph Ablanedo Drive	50%

The following three tables are from Peaceful Hill Condominiums. C14-2011-0141, March 2, 2012.

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Street	Traffic Distribution by Percent
Peaceful Hill Lane	20
Shallot Way	50
Mairo Street	30

Table 2.				
Street	Existing Traffic (vpd)	Proposed New Site Traffic to each Roadway	Overall Traffic	Percentage Increase in Traffic
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 28, 2012.

Table 3.						
Street	Pavement Width (ft)	Maximum Desirable Volume (vpd)	Existing Traffic (vpd)	Proposed New Site Traffic	Overall Traffic	Percentage Increase in Traffic
Peaceful Hill Road	19'	1,200	817	662	1,473	81%
Ralph Ablanado Drive	23'-30'	*	2,295	662	2,957	29%

## Fire Protection

The suggested site plan submitted with the project application has two fire design issues that make the suggested site layout infeasible. Turning radiuses must meet Austin Fire Department guidelines and fire hose drags to the furthest point of a building from the edge of a fire truck accessible roadway must be 150 feet or less.

## Hydrology and Water Quality Design

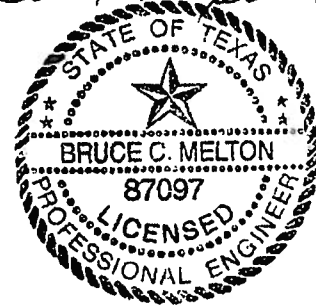
The proposed site configuration submitted with the Peaceful Hill Condominiums application as an example of construction does not leave enough room for stormwater quality treatment and flood detention. Because there is no defined waterway, swale or existing drainage concentration leaving this property, stormwater discharge will have to be made in a manner that does not increase flow quantity above background amounts. This will likely require multiple ponds and linear flow spreaders locate along the downhill edge of all development or a costly pumping systems and easement(s) to carry the stormwater to a suitable discharge point.

## Heritage and Protected Trees

There are four heritage trees and a grove of protected pecans on the property. These trees significantly reduce the proposed density of the suggested site plan for this application.

**MESA ENGINEERING**  
ENVIRONMENTALLY CONSCIOUS CIVIL ENGINEERING  
8103 Kirkham Drive  
Austin, Texas 78736  
(512) 799-7998

*Bruce Melton*



May 20, 2012  
Engineers Letter  
Peaceful Hill Condominiums  
Traffic, Number of Units and Drainage Issues  
Application: C14-2011-0141

This report was prepared for a coalition of neighborhood associations and interested parties that have concerns about the proposed Peaceful Hill Condominium Project referenced above. The following are critical issues relative to this project that have direct impacts on the interested parties and on our community as a whole.

### **Traffic:**

It is entirely inappropriate to let this project proceed without evaluating the overlooked additional traffic in the Neighborhood Traffic Analysis (NTA) and determining the meaning of the actual traffic increase in front of Williams Elementary. *Emphasis needs to be placed on the traffic issue with this project.*

Mairo Street leads directly from the proposed Peaceful Hill Condominiums directly to South First Street and the proposed development directly allows access from the adjacent Park Ridge Gardens to South First Street. This traffic from the adjacent Park Ridge Gardens was not included in the NTA.

The results are that traffic in front of Williams Elementary does not increase by 26 percent as indicated in the NTA but by 134 percent. A detailed analysis of this matter is presented at the end of this letter. This is the same analysis that was presented to staff, ZAP and Council previously.

### **Number of Units: SF-2 vs. SF-4/SF-6**

Careful evaluation of Google Maps shows that the Peaceful Hill Neighborhood Association lot density is 3 to 4 lots per acre, Park Ridge Gardens is 9 lots per acre and the proposed Peaceful Hill Condominiums is 8.4 lots per acre.

The SF-2 land use designation of 5,750 square feet per lot, assuming 20% (+/-) for roadways and drainage infrastructure, is only a starting point in any evaluation of the number of lots that a particular parcel can accommodate. Once this is determined, additional land must be removed from the assumption for complicating factors due to parcel shape, terrain and critical environmental features. In the case of this tract, all three of these complicating factors conspire to reduce the number of units that can be constructed on this specific parcel as described below and in Figure 2:

The parcel has an exceedingly odd shape. It is too narrow to allow for two parallel public streets creating a loop at any point, so a simple "T" street layout must be assumed. This reduces the number of lots.

There are four heritage trees on the site. These trees are located so that several to numerous lots cannot be constructed, reducing the number of possible lots further.

The parcel is quite flat and there is no alternative for underground connection of storm drain sewer lines. This means that the stormwater facilities cannot be constructed in deep ponds with a small surface area and must instead utilize shallow ponds with large surface area(s). Additionally, there is no defined drainage leading off the property and flow spreaders must be used to return stormwater discharge to its natural sheet flow condition. This requires more land area and further reduces the number of units that can be placed on the site.

I have prepared an example site layout (see below), using cut and paste (Google Maps) lots from the adjacent Peaceful Hill neighborhood that demonstrates these things.

This layout includes 30 lots. The lots were physically cut and pasted from the Peaceful Hill neighborhood. Accurate measurement of the actual size of these lots is shown in Figure 3 and is found to be 12 percent larger than the minimum lot size for SF-2 of 5,750 feet.

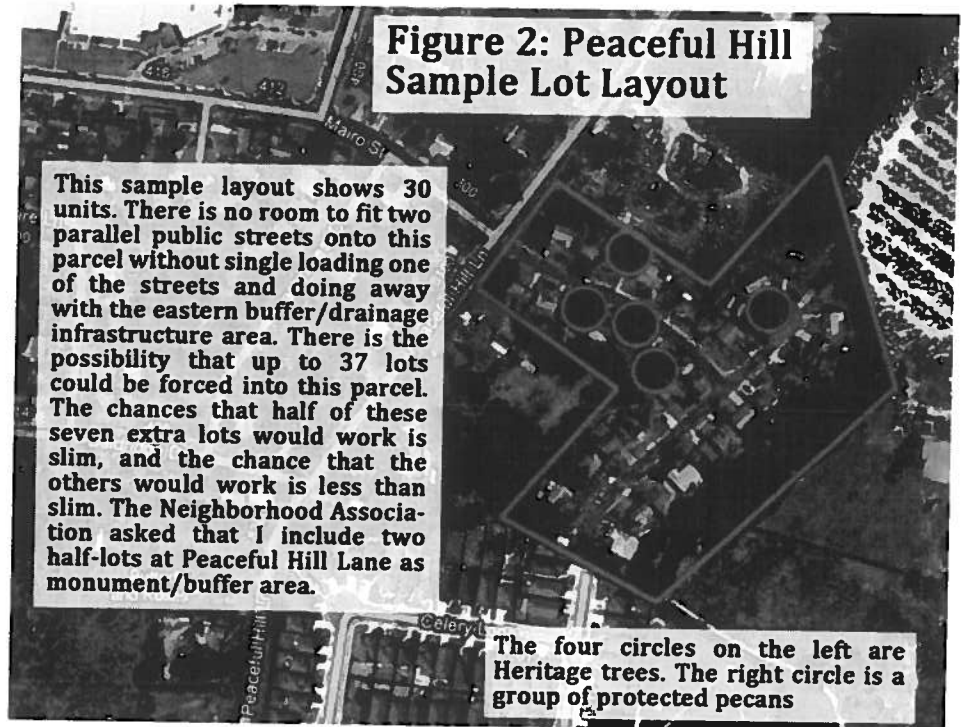
This is the type of estimate I would prepare for my client at this stage of the development process. There is room to add several more lots if we are lucky, if the tree survey and negotiations with the neighborhood over buffers, and issues with the hazardous leaching in the wrecking yard are successfully addressed. These lots would number about three and are located: adjacent to two of the Heritage trees and adjacent to Park Ridge Gardens. In addition one or maybe even two more lots could be situated in the odd triangular leftover space in the



**Figure 2: Peaceful Hill Sample Lot Layout**

This sample layout shows 30 units. There is no room to fit two parallel public streets onto this parcel without single loading one of the streets and doing away with the eastern buffer/drainage infrastructure area. There is the possibility that up to 37 lots could be forced into this parcel. The chances that half of these seven extra lots would work is slim, and the chance that the others would work is less than slim. The Neighborhood Association asked that I include two half-lots at Peaceful Hill Lane as monument/buffer area.

The four circles on the left are Heritage trees. The right circle is a group of protected pecans

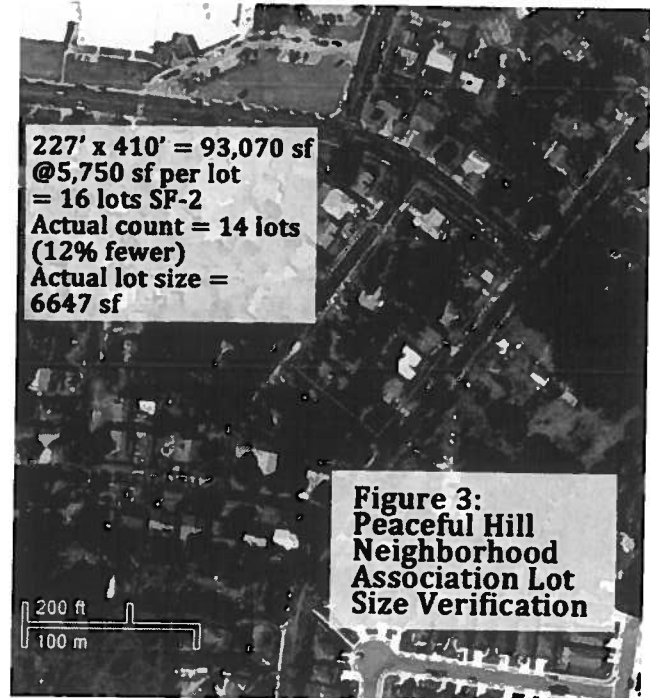


northernmost corner of the property, but these lots are very undesirable. There are also two half-lots at the entry on Peaceful Hill Lane. The Neighborhood Association asked me to leave these two half-lots vacant so as to serve as entry monument lots/buffer area.

The lots size chosen for this sample is also 12 percent larger than the minimum. Ideally, three or four additional lots could be picked up if their sized was reduced to the minimum, but because of the odd shape of this parcel and Heritage trees, it is not likely that any more than one or two lots could be picked up by reducing the size.

As figure one shows, there is not enough room to provide for a public street loop under SF-2, with houses on both sides of the street. There is enough room for a loop with houses only one side of half the loop, but all lots in the loop must be an odd size; approximately 75 feet x 75 feet and there is no room for drainage facilities on the downhill side, much less a buffer between this parcel and the adjacent parcels.

When the buffer(s) and room for drainage infrastructure are added in, even a loop that is half "single-loaded" is infeasible. The only way a loop is feasible is SF-6 zoning and a site plan using 3,750 sf "condo lots."



If all of the above assumptions and negotiations were successful, and two highly undesirable flag lots were added in the triangle, the lot count would be 37 or 38. In reality the lot count will likely end up at *no more than* 33 lots or 3.5 lots per acre if the tree survey and negotiations work out favorably for the developer.

## Stormwater Facilities:

Figure Two shows about 50 to 75 feet of vacant land to the east and south of the sample lots. This area is for stormwater facilities and flow spreading. Unless stormwater is piped off-site (discussed below) discharge must leave the site as sheet flow and further, it must be discharge equally along all parts of the site where it would naturally be discharged.

Because of the configuration of this site; flat with no defined drainageways leaving the site, the entire downhill side of the site must serve as a discharge area. This means that a flow spreader will basically have to be built along the entire downhill side of the property, also meaning that unless a pumping system is provided, multiple ponds will need to be built.

There are two other alternative. One involves an easement purchased in the wrecking yard to bury a large diameter stormsewer approximately 200 feet to the existing defined natural drainageway. The drawback of course is that in this alternative, concentrated stormwater is entering the (what is likely) significant hazardous waste contaminated area (also discussed below).

The other alternative is to collect all of the runoff in one central area in an oversized facility and pump it offsite to a suitable point in a small diameter force main.

## **Hazardous Materials Coming Off the Salvage Yard:**

It is unfortunate that upstream development has proceeded without regards to the additional runoff coursing through this automobile salvage facility. This long-term wrecking yard is very likely to be a place where heavy metals and toxic materials are abundantly spread across the site. This is not meant maliciously, this facility has been in operation for decades certainly and maybe generation; before many of our current hazardous materials rules and regulations were enacted.

But this does not mean that the accidental or purposeful wasting of hazardous fluids and indiscriminate leaching of heavy metals has not occurred or will not continue. Before the rules were put into place, used motor oil was commonly disposed of along fence lines to keep the weeds down or used on caliche roads to keep the dust down. Waste anti-freeze and brake fluid were drained into the dirt and asbestos laden brake dust blown and washed off brake pads and parts indiscriminately.

But because these acts were all legal back in the day does not mean the results of these acts are any less hazardous. Nor does it mean that those hazardous materials are not still in the soils of the wrecking yard leaching out with every runoff event. Adding further significant volumes of stormwater runoff from this proposed Peaceful Hill Condominium development compounds that situation further.

Heavy metals and toxic materials coming off of automobiles in wrecking yards today come from automobile fluids whose containment systems are compromised in auto accidents. These include but are not limited to: aromatic hydrocarbons (benzene, toluene, xylene and naphthalene compounds), lead, zinc, chromium, barium, cadmium and arsenic and dioxins. The concentration of these materials, especially in used motor oil, is often very high (lead is extremely high). Other toxic and carcinogenic materials that routinely come off of wrecked autos as they sit in salvage yards include more lead, mercury and asbestos. Plastic battery casings and their fragile lead interiors often disintegrate in auto accidents. The debris created, falling to the ground in auto salvage yards, creates significant sources of widespread lead contamination. Mercury is a significant issue in these facilities because of the widespread use of mercury switches. Asbestos is widespread as most cars are around long enough that their original non-asbestos original equipment brake and clutch pads are replaced. Aftermarket producers of these products routinely use asbestos.

I have no precedent to address this sort of serious problem. It is unknown if this site is contaminated enough to be a superfund site, but wrecking yards can certainly be found on the Superfund list. So what alternatives do we have to address this situation?

Contamination washes off of the salvage yard site every time it rains. As more runoff washes through the site from increased development upstream, the opportunity increases for more contaminants and toxic materials to leave the site. Dry windy conditions, common in drought, also increase the opportunity for contaminants, especially asbestos, to be blown from the site.

This is a decision that the city council of an environmentally friendly city should make. A solution to clean up the source of the pollution may be more problematic than a solution that limits the amount of runoff that washes through this site. A negotiated solution with this developer would include an oversized stormwater facility capable of capturing the 100-year flood (or whatever flood that staff determines appropriate) and piping the discharge off-site to an appropriate discharge area (down Peaceful Hill Lane to the creek) that does not drain through the contaminated wrecking yard. The discharge piping would likely be a two inch force main, so the cost would not be extraordinary and these types of systems have certainly been installed on numerous sites across the city and region. Over the Recharge Zone a

forcemain piping and irrigation system is virtually required by City rules for every development following current development standards.

## Transportation Analysis Evaluation (March 2012)

**Background:** Fundamental assumptions of the Neighborhood Traffic Analysis (NTA) scenario should be reevaluated. The construction of Peaceful Hill Condominiums would result in significantly greater impact than implied by the NTA. Much of this increased impact would be to Williams Elementary School.

**Discussion:** There are two fundamental assumptions that stand out when evaluating the NTA for Peaceful Hill Condominiums:

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- The split for traffic use on Peaceful Hill Lane is likely high.

**Park Ridge Gardens Pass Through:** The original NTA for the Park Ridge Gardens Development (130 units) considered a 50/50 split of traffic between Ralph Ablanado and Peaceful Hill Lane. This proposal was changed before approval to disallow access to Peaceful Hill Lane because of traffic impacts creating an unacceptable Level of Service (LOS) greater than 1200 vehicles per day (vpd). Considering that Mairo Street is a direct connection to South First, it is logical that the previously proposed 50 percent of traffic generated from Park Ridge Gardens accessing Peaceful Hill Lane would be just as likely to pass through the Peaceful Hill Condominiums to reach South First. This assumption approximately doubles the traffic on Mairo Street in front of Williams Elementary.

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Notes: see Table 2, Peaceful Hill Condominiums below.						

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**From:** John B. Stokes  
**To:** Members of the Zoning and Platting Commission  
**Attn:** Wendy Rhoades  
**RE:** Case # C14-2011-0141: 8107 Peaceful Hill Lane

**Date:** 3/1/12

Please find the attached letters in support of a 30-day postponement (to April 3, 2012) from the following interested parties:

- |   |                                     |
|---|-------------------------------------|
| ▪ Mesa Engineering                        | ▪ Austin Heritage Tree Foundation   |
| ▪ Harvey Williams Elementary School, AISD | ▪ Peaceful Hill Preservation League |
| ▪ Williams Elementary PTA                 | ▪ Hope 4 Peaceful Gardens           |
| ▪ Friends of Williams Elementary          | ▪ League of Bicycling Voters        |
|   | ▪ Peggy Maceo                       |

These stakeholders have identified a number of issues that remain problematic, unsettled or inadequately studied. These include:

- Numerous Heritage and protected trees incompatible with proposed density
- Increase in amount of toxic drainage from existing and proposed auto salvage yards
- Cut-throughs to existing local streets that ZAP has previously deemed unacceptable, and that remain undesirable
- Inadequate or marginal access to site by fire equipment and emergency vehicles
- Loss of tree buffers, underbrush and dense canopy in a way that decreases the amount of urban forest, destroys wildlife habitat and degrades ecosystems

By far the most problematic issue is the inevitable hazard to elementary school children due to increased traffic into the Williams Elementary school zone. One proposed exit point to the new development is just 300 ft. from, and a straight shot through, the Williams student drop-off zone. Parents of these school children have stated repeatedly that the current safety conditions are already unacceptable, and that increased traffic should not be permitted without the most rigorous possible traffic study of the entire school zone roadway system.

We wish to emphasize that the above interested parties remain eager to resolve the issues cited here. To that end, we have retained Mesa Engineering to assist us in developing solutions that provide the most appropriate development of the Peaceful Hill environs. We believe that a 30-day postponement will give all parties the time to collect the best available information, and to refine proposals that do justice to this unique property. In this regard, we look forward to good-faith negotiations with the applicant.

Sincerely,



John B. Stokes

## Rhoades, Wendy

---

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

Hi Wendy:

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

Request letter attached--thanks,  
B  
--

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



### My new book is out!

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

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

### Latest articles:

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

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

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

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

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

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

Companion video: "Austin Drought and Fires 2011 - My Summer Vacation with Climate Change"  
<http://youtu.be/8b0IFjKGeXc>

**Bruce Melton P.E.**

Melton Engineering Services Austin

2/27/2012

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

The Band "Climate Change"  
Link - New Rules for a New World [www.fix290.org](http://www.fix290.org)

**MESA ENGINEERING**  
**ENVIRONMENTALLY CONSCIOUS CIVIL ENGINEERING**

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

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

Re: Peaceful Hill Condominiums  
C14-2011-0141

Ms. Rhoades:

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

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

Thanks for your consideration,

Bruce Melton, P.E.

**HARVEY S. WILLIAMS ELEMENTARY**  
**500 MAIRO ST.**  
**AUSTIN, TX 78748**  
**PHONE: 512-414-2525**  
**FAX: 512-292-3041**

Feb. 28, 2012

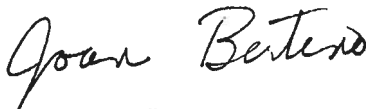
Dear Mr. Stokes,

Regretfully we need to cancel the safety meeting at Williams Elementary in our cafeteria scheduled for Wednesday, February 29, 2012. I must follow the three week notification and approval from the district for facility use. The district also charges a \$75.00 fee for organizations to use the facility.

Safety is our utmost concern. I thank you for attempting to inform the community on Friday, Feb. 17, 2012 about upcoming developments, potential changes in the neighborhood, and changing traffic patterns.

When you want to reschedule the event, please give us three weeks notice so we can submit your facilities usage application for approval to the district.

Sincerely,



Joan Bertino  
Principal

20

**Williams Elementary PTA  
500 Mairo Street  
Austin, TX 78748  
512-841-5045**

**Members of the Zoning and Platting Commission:**

The Williams Elementary PTA Board was recently notified by a person in the community about the proposed condominiums to be built at the end of Mairo Street, at the intersection with Peaceful Hill Lane. We are concerned about the increased traffic that could be coming through the Williams Elementary school zones.

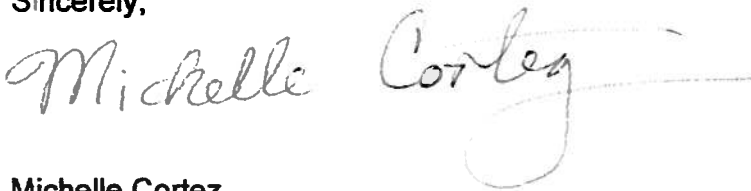
It seems that there are three possible routes out of the new proposed development: Peaceful Hill Lane, Shallot Way, and, of most concern to us, Mairo Street. Mairo Street runs right through the Williams Elementary School drop-off zone and then cuts through directly onto South First Street. Many parents feel traffic conditions are already unacceptable, and are concerned that the increased traffic could further jeopardize the school children and parents in the area.

We want to ensure that the city performs a thorough and extensive traffic study that includes the school zone and all adjacent streets.

Please do not make a hasty decision. Postpone the hearing until April 3, 2012.

Thank you for your time.

Sincerely,

A handwritten signature in cursive script that reads "Michelle Cortez". The signature is written in dark ink and is positioned above the printed name.

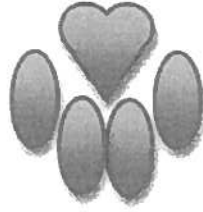
**Michelle Cortez**

**Williams PTA Board President**

**[michellecortez92@yahoo.com](mailto:michellecortez92@yahoo.com)**

**956-454-4672 (cell)**

## Friends of Williams Elementary



Zoning and Platting Commission:

3/1/12

The Friends of Williams Elementary are interested parties affected by the requested zoning change at 8107 Peaceful Hill Lane (C14-2011-0141). At this time, we cannot support any change of the Land Development Code that would zone the property to any classification other than DR, for the following reasons:

1. The Plan concludes that there will be NO increase in traffic into the Mairo St. School Zone, even though the plan projects that 50% of car traffic will exit the proposed development via Peaceful Hill Lane, directly opposite Mairo St.
2. As designed, the development will create an uninterrupted cut-through directly to South First via Mairo St. School Zone.
3. Excessive speed by current traffic through marked School Zones is already unacceptably hazardous. No zoning change should be considered until additional LATM Speed Mitigation measures are applied for, approved and constructed at applicant's expense.
4. Proposed plan's traffic assumptions, analysis and conclusions, while legally sufficient, are not rigorous enough to ensure the safety of the current and future population of schoolchildren, cyclists, and pedestrians in and around a school zone. Only a full TIS will provide enough information for a responsible decision regarding school zone safety.

Until the above conditions are met and/or resolved, The Friends of Williams Elementary will oppose any change in zoning.

Sincerely,

A handwritten signature in black ink, appearing to read 'John B. Stokes'.

John B. Stokes

John B. Stokes  
Coordinator

## **AUSTIN HERITAGE TREE FOUNDATION**



March 1, 2012

Re: Peaceful Hill Condominiums, C14-2011-0141

sent via email

Zoning And Platting Commissioners,

We visited the 8107 Peaceful Hill Lane site today. We understand that the applicant is requesting a zoning change from DR to SF-6. We respectfully request that a tree survey be done for all trees 8 inches in diameter and larger because there are numerous healthy heritage trees in the site that need to be preserved. We request that you postpone this case for 30 days for this tree survey to be done and to further study this data.

It's important that the commissioners review the tree survey before considering a zoning change because the proposed SF-6 zoning is a high density zoning that will impact the trees. Having this information prior to granting the zoning change will allow the commissioners to evaluate the effect of the zoning change on the trees on site, and decide on the most suitable zoning change that the site can sustain while preserving as many trees as possible, especially protected and heritage trees. This tree survey will also allow the applicant to design a much more sustainable development that fits better with the neighborhood and community.

The tree survey should show the location of all trees 8 inches in diameter and larger, the tree species, diameter at DBH and the critical root zone (CRZ). This tree survey is required for site plans submitted for Environmental Review, so it will not be an additional cost to the applicant.

There are many heritage trees in the site, in good health and of good shape. We only walked a small part of the site, and yet, we quickly identified 4 healthy heritage trees, of which 2 had a diameter larger than 30 inches. There were 2 live oaks with diameters at DBH of 33 and 34 inches respectively. There were a live oak and a pecan with diameters larger than 24 inches. Removal of any heritage tree 30 inches or larger will require a variance through a public process.

Sincerely,

Michael Fossum  
Executive Director  
Austin Heritage Tree Foundation



**Peaceful Hill Preservation League**  
8200 Peaceful Hill Lane  
Austin TX 78748

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

Wendy:

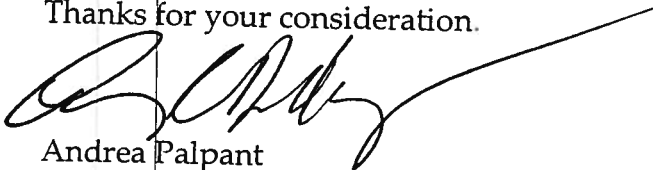
This is to inform you that, due to family illness, I am temporarily stepping aside as Coordinator for the PHPL. I remain committed to protecting our neighborhood, but for the time being, I will be turning over most responsibilities to John Stokes.

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

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

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

Thanks for your consideration.



Andrea Palpant

---

## Hope 4 Peaceful Gardens

RE: Request for Postponement of March 6 Hearing  
Case C14-2011-0141 – Peaceful Hill Condominiums

Dear Planning Committee Members,

As President of the Hope4PeacefulGardens interest group, I respectfully request a postponement of the hearing currently scheduled for March 6, 2012 until April 3, 2012. This request is made on behalf of homeowners and residents of Parkridge Gardens and surrounding neighborhoods, who will be impacted by this proposed development.

We need more time to study the effects on drainage to surrounding properties, on citizen safety (particularly the safety of our school children), and on other relevant concerns, so that we may present you with all the necessary facts to aid you in your decision-making.

Thank you for your attention to this request.

Karen "Jody" Mattingly  
Hope4PeacefulGardens



Jody Mattingly 8517 Shallot Way Austin, TX 78748 512 699-4815  
hope4peacefulgardens@hotmail.com

---



Austin's voice for bicyclists: [www.lobv.org](http://www.lobv.org)

## League of Bicycling Voters

Tom Wald, Executive Director

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

[tom@lobv.org](mailto:tom@lobv.org)

February 27, 2012

Sent via email

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

Ms. Rhoades:

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

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

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

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

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

Thank you,

A handwritten signature in black ink, appearing to read "Tom Wald".

Tom Wald  
Executive Director

6

March 1, 2012

City of Austin Zoning and Platting Commission

RE: 8107 Peaceful Hill

Chair Baker and Commissioners:

I was contacted earlier this week by John Stokes, a resident of Peaceful Hill, and Zoila Vega, of the Austin Heritage Tree Foundation concerning the rezoning and possible development of 8107 Peaceful Hill. They have concerns about the trees on this site.

I visited this site on March 1, 2012 and indeed, there are significant heritage trees on this property. Their location, size and species have not been recorded. I measured several live oaks using a dbh tape at over 30 inches in diameter. On such a large undeveloped tract information about heritage trees and other data, such as slope and critical environmental features, is extremely important to the commission in formulating their decision.

Since apparently this information is currently lacking I believe this case be postponed so that the commissions decision can be better informed.

Please give the stakeholders more time to gather this information. I support their request for a postponement of this case.

Thank you.

Sincerely,

Peggy Maceo  
Urban Forestry Board

**From:** "McDougal, Mike" <Mike.McDougal@austintexas.gov>  
**Subject:** Peaceful Hill Condominiums C14-2011-0141  
**Date:** February 27, 2012 3:49:18 PM CST  
**To:** "Scallon, Susan" <Susan.Scallon@austintexas.gov>  
**Cc:** <stokesbio@aol.com>

---

Susan,

I'm speaking with a concerned citizen named John Stokes. There is a property in South Austin (8107 Peaceful Hill Lane) with numerous trees, dense underbrush, bamboo, and well developed canopies. The concerned citizen has brought up issues with potential rezoning of this property that would allow dense development. He is asking City Staff to provide additional information to the Zoning and Platting Commission regarding the impact of the development density on the ecosystem of this property. I have written my standard report for the potential rezoning on this property for the Zoning and Platting Commission. But what are my options for providing additional information and additional recommendations for this property to the Zoning and Platting Commission?

Specifically, the concerned citizen would like to see a few items addressed prior to the potential rezoning of this property, such as: a tree survey; requirements for perimeter tree buffers; protection of heritage trees; and other items that maintain the maximum amount of urban forest and promote ecosystem protection.

Thanks,  
Mike

*Mike McDougal  
Environmental Review Specialist Senior  
Land Use Review  
City of Austin  
974-6380*

*Please note my email address has changed to: [mike.mcdougal@austintexas.gov](mailto:mike.mcdougal@austintexas.gov)*

**Rhoades, Wendy**

---

**From:** John B. Stokes [REDACTED]  
**Sent:** Thursday, May 24, 2012 11:06 AM  
**To:** Rhoades, Wendy  
**Subject:** request for postponement

Wendy:

I am requesting a postponement of Peaceful Hill Condos c14-2011-0141 until August 2nd:

1 The applicant has apparently hired a lawyer to facilitate neighborhood discussions. I do not yet even know if that is true or who that person may be.

2 Their has been around the school zone a change in the traffic infrastructure regarding detours, which affects school safety traffic patterns. I have contacted many city agencies who have not had a chance to weigh in on this issue, especially the Public Works Dept.

Please contact the owner, and let me know asap.

Thank you.

**John B. Stokes**

**CELL: 914-217-8788**  
**HOME: 512-535-0063**  
**FAX: 512-828-6821**



February 5, 2012

**To the Austin City Council—**

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

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

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

We very much appreciate your serious consideration of our request.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Name CHARLES S. NELSON Signature Charles S. Nelson  
Address 402 MAIRO ST

Name ELIA GUZMAN Signature Elia Guzman  
Address 404 MAIRO ST

Name Hesham Hesham Signature Hesham Hesham  
Address 302 MAIRO ST

Name Erick Garcia Signature Erick Garcia  
Address 7902 PEACEFUL Hill LN. AUSTIN, TX 78748

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

Name John Stokes Signature John Stokes  
Address 7706 peaceful Hill

Beverly Floro Beverly Floro  
513 Celery Koop Austin, TX 78748

# P E T I T I O N

**File Number: #C14-2011-0141**

Address of  
Rezoning Request

8107 Peaceful Hill Lane  
501 Hubach

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than **SF-2**.

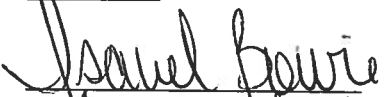

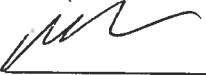
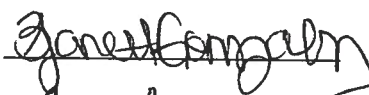
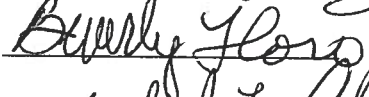
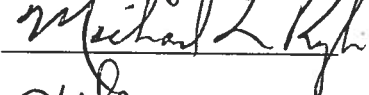
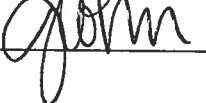
- SF-6 is too dense for an area surrounded by SF-2 and SF-4A
- Proposed access plan will increase traffic in front of Williams Elementary School.
- Proposed access plan uses streets that are too narrow and contain blind curves and low water crossing
- Development would adversely impact Fire and EMS response times
- As planned will destroy heritage oak trees and other natural habitat

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

	Isabel Bowie	512 Celery Loop
	Maria S. Estrada	500 Celery Loop
	Neal Kozar	432 Celery Loop
	Janet Gonzalez	505 Celery Loop
	Beverly Floro	513 Celery Loop
	Michael L. Rylie	517 Celery Loop
	Jennifer Cohn	529 Celery Loop
_____	_____	_____
_____	_____	_____
_____	_____	_____

**RECIEVED**

Date: 2/11/12

Contact Name: **John B. Stokes**

**MAR 12 2012**

Phone Number: 914-217-878

Planning & Development Review

# PETITION

**File Number: #C14-2011-0141**

To: Austin City Council

Address of  
Rezoning Request

8107 Peaceful Hill Lane  
501 Hubach

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than **SF-2**.

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

*Michael Fuenter*

MICHAEL FUENTER

8512 SHALLOT WAY

*Rosie Fuenter*

Rosie Fuenter

8512 Shalot Way

*Loreto Haggard, Sr.*

Loreto Haggard, Sr.

424 Celery Loop

*Amber Haggard*

Amber Haggard

424 Celery Loop

*Albert L. Haggard*

ALBERT L. HAGGARD

8425 SHALLOT WAY

*Albert L. Haggard*

ALBERT L. HAGGARD

8425 SHALLOT WAY

*Lynn Rudloff*

8413 Chia Pe Lane

Lynn Rudloff

*Hope Robles*

Hope Robles

532 Celery Loop

*Elias Robles*

Elias Robles

" "

*Kathy Hanna*

Kathy Hanna

524-Celery Loop

Date: 2/18/2012

Contact Name: John B. Stokes

Phone Number: 914-217-878

MAR 12 2012

Planning & Development Review

IN  
BLACK  
BELOW

RECEIVED

# PETITION

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To: Austin City Council

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Drew Noah

Drew Noah

8501 Shallot Way

Darci Jordan

Darci Jordan

8301 Shallot

✓ Tina Le

TINA LE

✓ 312 Celery Loop

✓ Vanessa L Young

Vanessa L Young

✓ 324 Celery Loop

David Neubert

David Neubert

428 Celery Loop

✓ Hrsanovic Reoter

Hrsanovic Reoter

✓ 346 Celery Loop

Frank Gary Martin

Frank Gary Martin

8409 Shallot Way

✓ Jasper W. Wilson

JASPER WILSON

✓ 8300 Shallot

Date: 2/11/12

Contact Name: **John B. Stokes**

Phone Number: 914-217-8788

RECIEVED

MAR 12 2012

Planning & Development Review

# P E T I T I O N

**File Number: #C14-2011-0141**

To: Austin City Council

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Rezoning Request

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501 Hubach

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

✓ <u>Jesusa Lewright</u>	<u>JESUSA LEWRIGHT</u>	<u>8100 PEACEFUL HILL</u>
<u>Rebecca P Molina</u>	<u>Rebecca P Molina</u>	<u>303 Main St</u>
<u>Deborah L Roach</u>	<u>Deborah L Roach</u>	<u>8004 Peaceful Hill Lane</u>
<u>Richard J. Roach</u>	<u>Richard J. Roach</u>	<u>8004 Peaceful Hill Ln.</u>
<u>Rolando F. Cisneros</u>	<u>Rolando F. Cisneros</u>	<u>17 (7904)</u>
<u>Sonja Gonzalez</u>	<u>Sonja A Gonzalez</u>	<u>7902 Peaceful Hill Ln</u>
<u>ANTOLIN AGUIRRE</u>	<u>ANTOLIN AGUIRRE</u>	<u>7900 PEACEFUL HILL</u>
<u>Magda Aguirre</u>	<u>Magda O Aguirre</u>	<u>7900 Peaceful Hill Ln</u>
<u>Brian P Bower</u>	<u>Brian P Bower</u>	<u>8004 Peaceful Hill Ln</u>
<u>Sarah Pool</u>	<u>Sarah Pool</u>	<u>7910 Peaceful Hill Ln</u>

Date: 7/15/12

Contact Name: **John B. Stokes**

Phone Number: 914-217-8788

RECEIVED

MAR 12 2012

Planning & Development Review

# PETITION

CERTIFIED  
ORIGINAL

File Number: #C14-2011-0141

To: Austin City Council

Address of  
Rezoning Request

8107 Peaceful Hill Lane  
501 Hubach

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

<u>Sonia Varela</u>	<u>Sonia Varela</u>	<u>7801 Creekwood</u>
<u>R Shea</u>	<u>R Shea</u>	<u>7806 Creekmere</u>
<u>Eleanor N Henry</u>	<u>Eleanor N Henry</u>	<u>7707 Peaceful Hill Lane</u>
<u>Tou</u>	<u>Tou</u>	<u>8210 Beaconcrest Dr</u>
<u>KEN MURPHY</u>	<u>KEN MURPHY</u>	<u>8105 Beaconcrest Dr</u>
<u>Shelley Hoyt</u>	<u>Shelley Hoyt</u>	<u>8103 Beaconcrest Dr</u>
<u>David Saldivar</u>	<u>David Saldivar</u>	<u>8102 Beaconcrest Dr</u>
<u>Joe Bliskey</u>	<u>Joe Bliskey</u>	<u>8200 Beaconcrest Dr</u>
<u>Hayde Vasquez</u>	<u>Hayde Vasquez</u>	<u>8101 Beaconcrest Dr</u>
<u>Beaconcrest Dr</u>		<u>8104 Beaconcrest Dr</u>

Date: 2/10/12

Contact Name: **John B. Stokes**  
Phone Number: 914-217-8788

RECEIVED

MAR 12 2012

Planning & Development Review

# P E T I T I O N

**File Number: #C14-2011-0141**

To: Austin City Council

Address of  
Rezoning Request

8107 Peaceful Hill Lane  
501 Hubach

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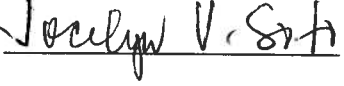

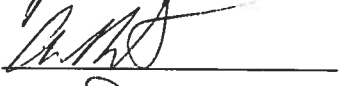



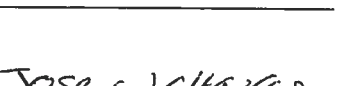
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- Development would adversely impact Fire and EMS response times
- As planned will destroy heritage oak trees and other natural habitat

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

✓ 	Steve J. Martinez	8304 Shalbot Way
✓ 	Lisa Franco	320 Celery Loop
✓ 	Dennis Soto	328 Celery Loop
✓ 	Jocelyn V. Soto	328 Celery Loop
	Juan Infante	408 Celery Loop
	Adam Burt	412 Celery Loop
✓ 	Enrique Duran II	301 Celery Loop
✓ 	Sandra Duran	301 Celery Loop
	Catherine Escalante	317 Celery Loop
	Jose Wilber Chacón	337 CELERY LOOP

Date: 2-11-2012

Contact Name: **John B. Stokes**

Phone Number: 914-217-8788

MAR 12 2012

Planning & Development Review

# P E T I T I O N

**File Number: #C14-2011-0141**

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501 Hubach

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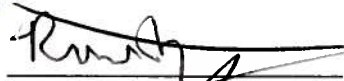

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Signature

Printed Name

Address

✓ 	Ronald Watley	340 Celery Loop
	HOWARD HEATH	8528 Shattat Way
Karen "Jody" Mattingly	KAREN "JODY" MATTINGLY	8517 SHALLOT WAY

Date: 2-12-2012

Contact Name: **John B. Stokes**

Phone Number: 914-217-878

**RECIEVED**

**MAR 12 2012**

Planning & Development Review

# P E T I T I O N

**File Number: #C14-2011-0141**

To: Austin City Council

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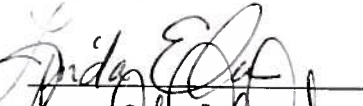
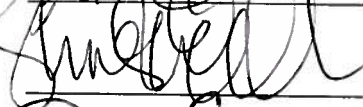
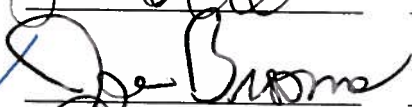

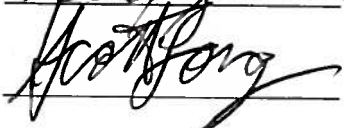
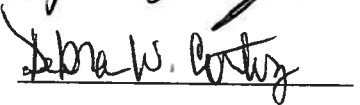
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

	Linda Elam	W 8313 Shallot Way
	Shasta Erickson	W 8305 Shallot Way
	Joe Broome	W 8317 Shallot Way
	MICHAEL BIECK	8421 SHALLOT WAY
	SCOTT LONG	8429 SHALLOT WAY
	DEBRA W. CORTEZ	8412 SHALLOT WAY
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Date: 2-12-2012

Contact Name: **John B. Stokes**

Phone Number: 914-217-878

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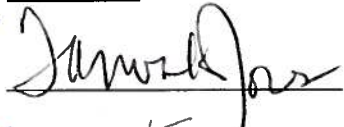
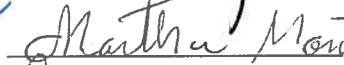
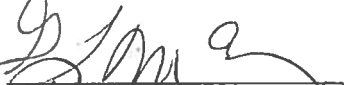

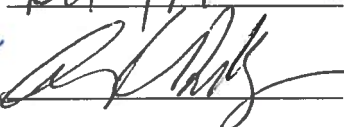
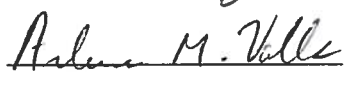
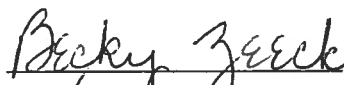


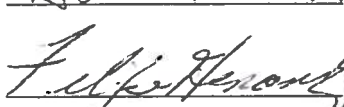
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

✓ 	Tamra Jones	300 Mairo St.
✓ 	Martha Montano	8102 Peaceful Hill
✓ 	Gary McElhane	8104 Peaceful Hill Lane
✓ 	Beth McElhane	8104 Peaceful Hill
✓ 	Andrea Dilley	8200 Peaceful Hill
	Arlene M. Valls	8204 Peaceful Hill Ln.
	BECKY ZEECK	8208 Peaceful Hill Ln.
	Jason Redding	400 Baldrige
← * 	Dennis M. Thibault	401 Baldrige
	FELIPE HERNANDEZ	8302 BELCLAIRE

Date: 2/10/12

Contact Name: **John B. Stokes**  
Phone Number: 914-217-8788

MAR 12 2012

Planning & Development Review

# P E T I T I O N

**File Number: #C14-2011-0141**

To: Austin City Council

Address of  
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Signature

Printed Name

Address



Sam Barrows

7910 Peaceful Hill Ln  
78748

✓ Chris Clark

CHRIS CLARK

HUBACH LN.

✓ Chris Clark

CHRIS CLARK

8104 S. CONGRESS

✓ Chris Clark

CHRIS CLARK

8102 S. CONGRESS


Date: 2/21/12

Contact Name: John B. Stokes  
Phone Number: 914-217-8788

**RECIEVED**  
MAR 12 2012

# PETITION

**File Number: #C14-2011-0141**

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Signature

Printed Name

Address

Donald R. Vogelman DONALD VOGELMAN

615 MAIRO ST.

Norma Gonzales NORMA GONZALES

612 MAIRO ST

Abdias Dominguez ABDIAS DOMINGUEZ

8201 S. 1st ST.

Arturo ARTURO

608 MAIRO

Donald Haighey DONALD HAIGHEY

8200 BEAVER BROOK LN

Analee R. Killian ANALEE KILLIAN

601 MAIRO ST.

Derrick Barba DERRICK BARBA

511 MAIRO ST.

Arthur Roance ARTHUR ROANCE

503 MAIRO

Jose Andrae JOSE ANDRAE

581 MAIRO ST

James O. Beatty JAMES O. BEATTY

512 MAIRO ST  
409 MAIRO

Date: 2/12/12

Contact Name: **John B. Stokes**

Phone Number: 914-217-8788

MAR 12 2012

Planning & Development Review  
BLUEWING

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**P E T I T I O N**

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**Signature**

**Printed Name**

**Address**

*Christine Lette*

Christine Lette

8206 Peaceful Hill Ln  
78741

*David L. Lette*

David L. Lette

8206 Peaceful Hill Ln Austin  
78748

*Charles S. Nelson*

Charles S. Nelson

402 Mairo St 78748

*Elizabeth*

Elizabeth

404 Mairo St 78748

*John Selmer*

John Selmer

404 Mairo St 78748

*Ronnie Esparza*

Ronnie Esparza

406 Mairo St 78748

*John Stokes*

John Stokes

7706 Peaceful Hill

Date: 2/14/12

Contact Name: John B. Stokes  
Phone Number: 914-217-8788

**RECIEVED**

MAR 12 2012

Planning & Development Review

**P E T I T I O N**

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**Signature**

**Printed Name**

**Address**

[Signature] Randy Davis 8002 Creekmore

[Signature] SAR SUORITA KAMOR 8003 Creekmore

[Signature] Vincent M. Torres 8001 Creekmore Ln

[Signature] Selena Hernandez 8000 Creekmore

[Signature] Eric Fitzgibbon 7909 Creekmore

[Signature] Jessica Steege 7910 Creekmore

[Signature] Marilon Sacre 7905 Creekmore Lee

[Signature] HENRY PETRU 7902 CREEKMORE LN

[Signature] Terrie Hammett 7809 Creekmore Ln

[Signature] Bobby Hammett 7809 Creekmore Ln.

Date: 2/10/12

Contact Name: **John B. Stokes**

Phone Number: **914-217-8788**

**RECIEVED**

**MAR 12 2012**

Planning & Development Review

**P E T I T I O N**

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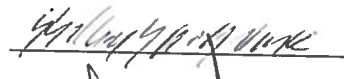

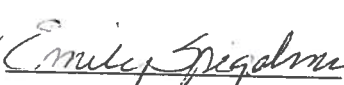
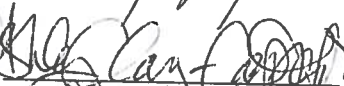



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**Signature**

**Printed Name**

**Address**

	Shelby Spigelmire	8203 Beaconcrest Dr.
	Johnny Spigelmire	8203 Beaconcrest Dr.
	Emily Spigelmire	8203 Beaconcrest Dr.
	Ashley Clary-Carpenter	8207 Beaconcrest Dr.
	John Learith	8209 Beaconcrest Dr.
	Abel Baldenegro	8102 Beaconcrest Dr.
	John Hoch	8207 Beaconcrest Dr.
_____	_____	_____
_____	_____	_____
_____	_____	_____

Date: 2/10/12

Contact Name: **John B. Stokes**  
Phone Number: 914-217-8788

**RECIEVED**

**MAR 12 2012**

Planning & Development Review

P E T I T I O N

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SignaturePrinted NameAddress

Kris Rodriguez

8214 Beaconcrest Dr.

Kali Einsohn

8214 BEACONCREST DR.

Tammi Javey

8213 Beaconcrest DR

CARSON COOPER

8212 BEACONCREST DR

IDA M. SIMPSON

7208  
8108 Beaconcrest

Julia M Solis

8007 Creekmore

WILLIAM C. FREEMAN

8100 Criswood

ROBERT SETLIFF

8104 Criswood

8106 Criswood Pl.

ELINOR BENNETT

EUGENE CHYZY

8103 CRISWOOD PL

Date:

2/12/2012

Contact Name: John B. Stokes

Phone Number: 914-217-8788

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MAR 12 2012

Planning &amp; Development Review

# PETITION

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Signature

Printed Name

Address

*Hector M. Gonzales*

Hector M. Gonzales

604 Mairo

*Frank Cruz*

Franka Pope

604 Sundial Cove (R)

*Rocky Alaniz*

Rocky Alaniz

604 Sundial Cove (R)

*Frank Cruz*

Frank Cruz

8001 S. 1st

*Seth Thompson*

Seth Thompson

610 Blue Valley

Date: 2/11/12

Contact Name: **John B. Stokes**  
Phone Number: 914-217-8788

**RECIEVED**

MAR 12 2012

Planning & Development Review

**CASE:**C14-2011-014 **Addresses of Rezoning Request:** 8107  
**Peaceful Hill Lane/501 Hubach Case Manager:**Wendy Rhoades

To: Austin City Council

We, the undersigned affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-2.

Dear Zoning and Platting Commission,

Thank you for agreeing to postpone reaching a conclusion on this zoning matter. We appreciate your willingness to listen to our concerns.

The Parkridge Gardens Homeowners Association stands firmly behind the residents of the community who would potentially be impacted regarding the proposed zoning change. In light of this zoning change, we want to communicate two specific issues we feel need additional analysis.

**Transportation and Safety**

Increased vehicular traffic on Shallot Way poses a significant safety threat for a tight-knit community like ours. With such a young community, with a large group of children (evident by several school buses in area), we are concerned that an alleged 48% increase in vehicular traffic, combined with additional roadway could increase the risk of speeding and potential accidents.

**Drainage**

Additionally, we are concerned with the impact of additional development on the area's drainage. Current property owners adjacent to our property are experiencing drainage issues negatively impacting their quality of life. We are concerned that additional development might contribute to drainage issues with our property as well.

We would like to request further analysis by respective city departments to explore additional accommodations to mitigate these issues.

**Name of Organization:**PARKRIDGE GARDENS OWNERS ASSOCIATION  
INC.)

Address of HOA:

Chick Pea Lane

HOA Pres. Signature

HOA President

Contact info 512-809-4008

Howard Heath

RECIEVED

MAR 12 2012

Planning & Development Review

# P E T I T I O N

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To: Austin City Council

Address of  
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Signature

Printed Name

Address

✓ ①	<u>Paul Le</u>	<u>PAUL LE</u>	<u>312 CELENY LOOP</u>
②	_____	_____	_____
③	_____	_____	_____
④	_____	_____	_____
⑤	_____	_____	_____
⑥	_____	_____	_____
⑦	_____	_____	_____
⑧	_____	_____	_____
⑨	_____	_____	_____
⑩	_____	_____	_____

Date: 2-19-12

Contact Name: **John B. Stokes**

Phone Number: 914-217-8788

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Signature

Printed Name

Address

Allison Hinojosa

Allison Hinojosa

8529 Shallot Way

Carlos Hinojosa

CARLOS HINOJOSA

8529 shallot way

Lorna Casillas

LORNA CASILLAS

8537 shallot way

RADAME CASILLAS

RADAME CASILLAS

8537 SHALLOT WAY

KARINA ELIZONDO

KARINA ELIZONDO

8533 SHALLOT WAY

ART FLORES

ART FLORES

8337 SHALLOT WAY

Wendell Williams

Wendell Williams

8321 Shallot Way

Melissa Williams

Melissa Williams

8321 Shallot Way

Samara P. Janson

Samara Janson

8504 Shallot Way

Heaven Janson

Heaven Janson

8504 shallot way

Date: 2/19/12

Contact Name: John B. Stokes

MAR 12 2012

Phone Number: 914-217-8788

Planning & Development Review

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# P E T I T I O N

**File Number: #C14-2011-0141**

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Printed Name

Address

*Cathleen Requep*  
*St John Requep*

*Cathleen Requep*  
*St John Requep*

*8532 Shalhot Way*  
*8532 Shalhot Way*


Date: 2/22/12

Contact Name: **John B. Stokes**  
Phone Number: 914-217-8788

**RECIEVED**

**MAR 12 2012**

Planning & Development Review

CERTIFIED  
ORIGINAL

# P E T I T I O N

**File Number: #C14-2011-0141**

To: Austin City Council

Address of  
Rezoning Request

8107 Peaceful Hill Lane  
501 Hubach

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than **SF-2**.

- SF-6 is too dense for an area surrounded by SF-2 and SF-4A
- Proposed access plan will increase traffic in front of Williams Elementary School.
- Proposed access plan uses streets that are too narrow and contain blind curves and low water crossing
- Development would adversely impact Fire and EMS response times
- As planned will destroy heritage oak trees and other natural habitat

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

<u>Cynthia A Soto</u>	<u>Cynthia A. Soto</u>	<u>8509 Shalott Way</u>
<u>Virginia Reymundo</u>	<u>VIRGINIA REYMONDO</u>	<u>501 Celery Loop, Austin TX</u>
<u>Reymundo</u>	<u>Eduardo Reymundo</u>	<u>501 Celery Loop, Austin TX</u>
<u>Christine Womack</u>	<u>Christine Womack</u>	<u>504 Celery Loop, Austin TX</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Date: 2-22-12

Contact Name: **John B. Stokes**  
Phone Number: 914-217-878

RECIEVED

MAR 12 2012

Planning & Development Review

**P E T I T I O N**

**File Number: #C14-2011-0141**

To: Austin City Council

Address of  
Rezoning Request

8107 Peaceful Hill Lane  
501 Hubach

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

**Signature**

**Printed Name**

**Address**

mrath33@gmail.com

Melissa McGrath

Melissa McGrath

8533 Chick Pea Ln

Michael White

MICHAEL WHITE

8524 CHICK PEALN.

Kirk Buchner

KIRK BUCHNER

8516 CHICK PEALN

Dyana Buchner

Dyana Buchner

8516 Chick Pea Ln

Marica Erstic

MARICA ERSTIC

8509 CHICK PEA

Michael Redden

Michael Redden

8513 CHICK PEA

James M. Rabbitt

JAMES M. RABBITT

8504 CHICK PEA LN.

Candice Jameson

CANDICE JAMESON

8504 CHICK PEA LN.

Patricia Curtis

PATRICIA CURTIS

8500 CHICK PEA

James Campbell

James Campbell

8420 chick pea ln

Date: 2-25-2012

Contact Name: **John B. Stokes**

Phone Number: 914-217-8788

**RECIEVED**

**MAR 12 2012**

# P E T I T I O N

**File Number: #C14-2011-0141**

To: Austin City Council

Address of  
Rezoning Request

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Sotero

Sotero

436 Celery Loop

Martin A. Gonzalez

Mario A. Gonzalez

505 Celery Loop

Ignacio Velasquez

Ignacio Velasquez

521 Celery Loop

Shelly Barker

Shelly Barker

8505 Chick Pea Ln.

Shelly Barker

Shelly Barker

8429 Chick Pea Ln

Chris Corden

Chris Corden

8325 Chick Pea Ln

Michael Bricker

Michael Bricker

8317 Chick Pea Ln

Date: 2-22-12

Contact Name: **John B. Stokes**

Phone Number: 914-217-8788

**RECIEVED**

**MAR 12 2012**

Planning & Development Review

# P E T I T I O N

**File Number: #C14-2011-0141**

To: Austin City Council

Address of  
Rezoning Request

8107 Peaceful Hill Lane  
501 Hubach

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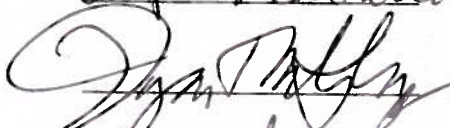





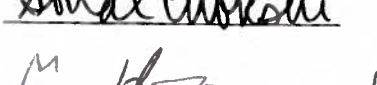
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

	Lupe Navarro	8412 Chick Pea Ln
	DAGAN Martinez-Lopez	8313 Chick Pea Lane
	Joe Luna	8520 Shallot Way
	Arcelia Zuniga	8508 Shallot way
	JANSEN	8504 Shallot Way
	Mary Jo Turney	8516 Shallot Way
	Sonal Chokshi	8521 Shallot Way
	Gentry Hoffman	8428 Shallot Way

Date: 2-22-12

Contact Name: **John B. Stokes**  
Phone Number: 914-217-8788

**RECIEVED**

MAR 12 2012

Planning & Development Review

**CERTIFIED  
ORIGINAL**

~~24~~  
25

# P E T I T I O N

**File Number: #C14-2011-0141**

**To: Austin City Council**

## Address of Rezoning Request

8107 Peaceful Hill Lane  
501 Hubach

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than **SF-2**.

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

**Signature**

**Printed Name**

**Address**

[illegible]

Date: 4/25/12

**Contact Name: John B. Stokes**  
**Phone Number: 914-217-8788**

RECEIVED

MAR 12 2012

## Planning & Development Review

## **Peaceful Hill Lane/ Parkridge Gardens Issues and Solutions**

**Environmental Setbacks:** Perimeter tree/vegetative brush setback of 25-30 ft. This will preserve maximum amount of urban forest and ecosystem protection, two issues that are important to the City Council and various environmental groups, as well as the neighborhood. This plan is of advantage to your client as well in that it creates a partial noise buffer between your project and the salvage yard. That noise is already a BIG issue on that property, due to constant beeps and occasional airhorns.

**Visual Setback:** Our understanding is that you intend to build a number of one-story buildings and a lesser amount of two story buildings. We request a breakdown regarding the proportion of each home type (one- versus two-story). In addition, building the two-story structures in the central part of the development will visually screen larger homes and make the one-story homes consistent with the surrounding neighborhoods. As above, this plan is of advantage to your client as well in that it creates a visual buffer between your project and the salvage yard.

**Tree Survey:** We request a formal tree survey of the property be done PRIOR to construction. We understand that this is a site issue in most cases, but we believe that the best possible information regarding tree protection be available to all. Once again, this is favored by the neighborhood, but would also address Austin's ongoing desire to protect heritage and other trees. (Note: this may have been done already, but we haven't heard about any results.)

**Traffic Cut-Throughs/Pedestrian and Bike Safety:** Our neighborhood remains vigorously opposed to any automobile cut-through from Peaceful Hill Lane to Parkridge Gardens. We remain convinced that while "connectivity" has merit as a general planning concept, an automobile cut-through is wholly inappropriate given the unusual location and configuration of this particular property. We will continue to argue to Council that a gated private road through any development would help

ameliorate many neighborhood concerns re school child safety and several other key issues. This, in turn would greatly enhance the possibility of reaching consensus on other issues. (I will forward an independent engineering/ traffic analysis of why a cut-through is particularly hazardous in this particular case. (See the forthcoming engineering report, under the section entitled *Transportation Analysis/ Evaluation, March 2012*).

To the degree possible, the development should be bike and pedestrian friendly. This would be more likely if a pedestrian friendly sidewalk is built to aid children and parents. In addition, a dedicated bike lane should be included. It is not desirable to have pedestrians and bicyclists trespassing on each other's turf. In addition, both pedestrian/ bike paths should be isolated from car traffic by a short vegetative berm (preferably xeroscaped) to separate bikers and pedestrian traffic from the many autos that will be exiting and cutting through the proposed development.

(**Note:** Since the intersection of Dittmar Rd. at SouthCongress is washed out and closed for the foreseeable future, new detour traffic through Peaceful Hill makes automobile behavior more unpredictable and pedestrian/bike safety issues more pressing).

**Repair of adjacent safety infrastructure:** There are two corner sidewalks directly across from your property at peaceful Hill and Mairo Street. I will send you pictures). One is in disrepair and thus not ADA compliant. The other curb is not handicapped accessible at all. We request that both corners be brought up to current ADA standards. (Note: according to the City of Austin, half of all newly constructed ADA ramps are built by private developers.)

**Participation in Child Safety/Community Participation Program:** This is an pre-existing, well-established Public Works Department program in which developers and community members can contribute financially to create funds earmarked for specific neighborhood infrastructure repairs (added ramps, sidewalk repair/replacement, replacing missing sidewalk segments, small landscape buffers,

etc. Most of these involve pouring relatively small amounts of concrete, which is easily accomplished - and quite inexpensive - compared to the total cost of proposed construction. We will work with you and Child Safety to develop a set of specs and a cost for a reasonable amount of infrastructure repair.

**Speed Mitigation and Cut-Throughs:** The likelihood of excess speed through the proposed development is a very large concern by residents of the Peaceful hill neighborhood and Parkridge Gardens. The City of Austin is now very restricted in placing speed mitigation infrastructure (speed tables/humps, stop signs, etc.) due to their newly instituted Local Area Traffic Management regulations and requirements. However, I am informed that a private road created as a result of development is allowed to use any reasonable speed reduction infrastructure they choose. It is only prudent to have AT MINIMUM speed table/stop sign combinations at the Shallot Way and Peaceful Hill exit points. There should also be such other speed mitigation devices placed to discourage non- neighborhood traffic cutting through. In addition "Local Deliveries Only" signs would restrict truck traffic cut-throughs.

**Drainage:** Many members are opposed to ANY development that creates additional runoff through the toxic soil associated with capital hill Salvage yard, which in turn, ends up in Boggy creek. This issue is especially acute now because repair and closure of the washout of West Dittmar and South Congress, which has created a new and significant challenge to watershed protection.

Fortunately, there is a well-established engineering solution that would prevent ANY drainage into the salvage yard. To insure accuracy, I am quoting directly from an engineering analysis by Bruce Melton, P.E., an engineer retained by our neighborhood to advise us in these matters:

**Hazardous Material Leaching From the Wrecking Yard:**

It is unfortunate that upstream development has proceeded without regards to the additional runoff coursing through this, what is likely a place where heavy metals and hazardous materials are abundantly spread across the site. This is not meant maliciously, this facility has been

in operation for generations, before many of our current hazardous materials rules and regulations were enacted.

But this does not mean that the accidental or purposeful wasting of hazardous fluids, and indiscriminate leaching of heavy metals has not occurred or will not continue. Before the rules were put into place, used motor oil was commonly disposed of along fence lines to keep the weeds down or used on caliche roads to keep the dust down. Waste anti-freeze and brake fluid were drained into the dirt and asbestos laden brake dust blown and washed off brake pads and parts indiscriminately.

But because these acts were all legal back in the day does not mean the results of these acts are any less hazardous. Nor does it mean that those hazardous materials are not still in the soils of the wrecking yard leaching out with every runoff event. Adding further significant volumes of stormwater runoff from this proposed development compounds that situation even further.

My knowledge knows of no existing precedent to address this sort of serious problem. It is not likely that the site is not contaminated enough to be a superfund site, so then what else is there? The contamination is likely considerable.

This is a decision that the council of an environmentally friendly city should make. *A negotiated solution with this developer would include an oversized stormwater facility capable of capturing the 100-year flood (or whatever flood that staff determines appropriate) and piping the discharge off-site to an appropriate discharge area (down Peaceful Hill Lane to the creek.) The discharge piping would likely be a two-inch force main, so the cost would not be extraordinary and these types of systems have certainly been installed on numerous sites across the city and region. Over the Recharge Zone a forcemain piping and irrigation system is virtually required by City rules for every development following current development standards.*

**Other Issues:** I have attempted to be as complete as possible in reflecting the major views and issues raised by our neighborhood, however I may have missed some. I will apprise you ASAP if additional issues or solutions come to light.

Thanks for your time and consideration.

John B Stokes

## PETITION

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

Date: 2/17/2012

Total Square Footage of Buffer:	745976.21
Percentage of Square Footage Owned by Petitioners Within Buffer:	22.23%

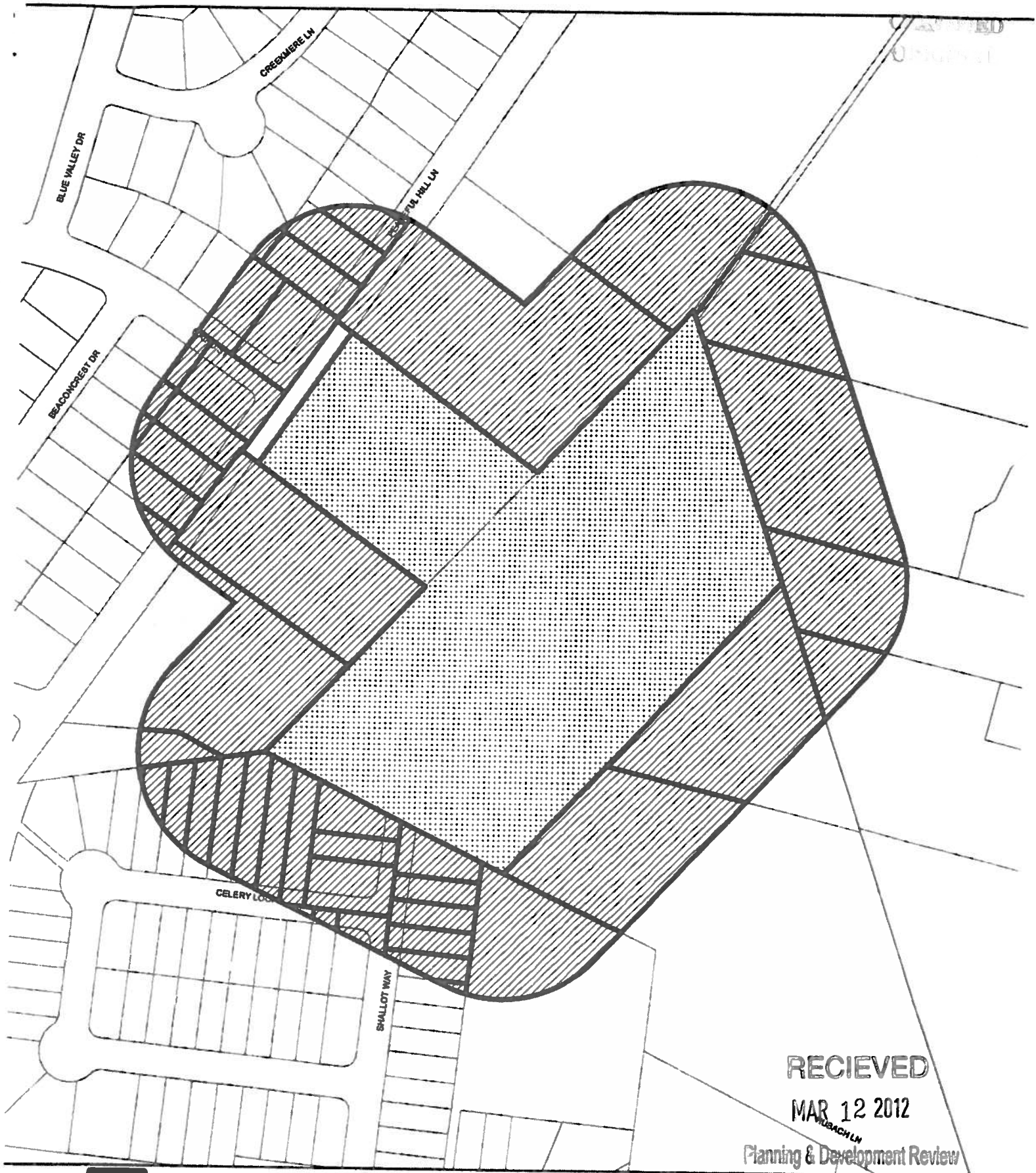


Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation.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

#	TCAD ID	Address	Owner	Signature	Petition Area	Percent
1	0425130304	8000 PEACEFUL HILL LN 78748	SHAGAM PATRICIA M	<u>no</u>	273.28	0.00%
2	0425130305	8002 PEACEFUL HILL LN 78748	HINSON FELIX MARC	<u>yes</u>	5212.20	0.70%
3	0425130306	8004 PEACEFUL HILL LN 78748	BOWEN BRIAN P	<u>yes</u>	8823.76	1.18%
4	0425130307	8006 PEACEFUL HILL LN 78748	BEARD BRIAN C & CURAH M WILLIAMS	<u>no</u>	9465.95	0.00%
5	0425130308	300 MAIRO ST 78748	JONES MARK D & TAMRA K TORRES	<u>no</u>	15134.16	0.00%
6	0425130309	302 MAIRO ST 78748	HASHEM HASHEM JOE III	<u>yes</u>	9482.20	1.27%
7	0425130317	8005 CREEKMERE LN 78745	DAVIS TERRY	<u>no</u>	925.36	0.00%
8	0425130318	8003 CREEKMERE LN 78745	RAMON GREGORY & SAN JUANITA	<u>yes</u>	10.02	0.00%
9	0425130501	8100 PEACEFUL HILL LN 78748	LEWRIGHT JACK L & JESUESA LIFE ESTATE	<u>yes</u>	13865.07	1.86%
10	0425130502	8102 PEACEFUL HILL LN 78748	MONTERROSO MARTHA	<u>yes</u>	8319.28	1.12%
11	0425130503	8104 PEACEFUL HILL LN 78748	MCELHANEY GARY LYNN & VIRGINIA BETH	<u>yes</u>	8268.71	1.11%
12	0425130504	8200 PEACEFUL HILL LN 78748	DILLEY STEPHEN C & ANDREA P PALPANT	<u>yes</u>	6888.07	0.92%
13	0425130505	8202 PEACEFUL HILL LN 78748	CHEUNG WILLIAM KWOK CHU & ANITA A CHEUNG	<u>no</u>	1741.29	0.00%
14	0425130517	8105 BEACONCREST DR 78748	MURPHY KENNETH	<u>yes</u>	753.92	0.10%
15	0425130518	8103 BEACONCREST DR 78748	HOYT SHELLEY M	<u>yes</u>	1548.74	0.21%
16	0425130519	8101 BEACONCREST DR 78748	VASQUEZ ANDREW	<u>no</u>	2611.72	0.00%
17	0426090202	7901 PEACEFUL HILL LN 78748	FLUITT JEFFREY	<u>no</u>	103898.49	0.00%

18	0426090203	7809 PEACEFUL HILL LN 78748 7604 S CONGRESS	AGAPE CHRISTIAN MINISTRIES INC	<u>no</u>	42097.00	0.00%
19	0426090205	AVE 78745 7900 S CONGRESS	RDO PROPERTIES LLC	<u>no</u>	5145.69	0.00%
20	0426090206	AVE 78745	RDO PROPERTIES LLC	<u>no</u>	29114.40	0.00%
21	0428090101	HILL LN 78748	WILDS DARSHA	<u>no</u>	5123.88	0.00%
22	0428090102	8201 PEACEFUL HILL LN 78748	TAYLOR JOHN F & ANNELL	<u>no</u>	50862.32	0.00%
23	0428090103	8005 PEACEFUL HILL LN 78748	THOMPSON KIMBERLY & JONATHAN	<u>no</u>	62019.07	0.00%
24	0428090105	208 HUBACH LN 78739	SOUTHSIDE STORAGE INC	<u>no</u>	51990.65	0.00%
25	0428090134	CHICK PEA LN 78748	PARKRIDGE GARDENS OWNERS ASSOCIATION INC	<u>yes</u>	31839.01	4.27%
26	0428090142	8321 SHALLOT WAY 78748	ROJAS MELISSA	<u>no</u>	497.83	0.00%
27	0428090143	8317 SHALLOT WAY 78748	BROOME JOE HARDY II	<u>yes</u>	4202.13	0.56%
28	0428090144	8313 SHALLOT WAY 78748	ELAM LINDA S	<u>yes</u>	5400.03	0.72%
29	0428090145	8309 SHALLOT WAY 78748	FARIAS OSCAR LEE	<u>no</u>	5400.06	0.00%
30	0428090146	8305 SHALLOT WAY 78748	ERICKSON SHASTA & BARBRA	<u>yes</u>	5399.22	0.72%
31	0428090147	8301 SHALLOT WAY 78748	WILLIS LOIS & EARL	<u>no</u>	7813.67	0.00%
32	0428090148	HUBACH LN 78739	CLARK CHRIS & RONI HENRY	<u>no</u>	58052.46	0.00%
33	0428090202	S CONGRESS AVE 78745 8104 S		<u>no</u>	28438.26	0.00%
34	0428090204	CONGRESS AVE	CLARK CHRIS	<u>no</u>	9465.54	0.00%
35	0428090209	S CONGRESS AVE 78731	RDO PROPERTIES LLC	<u>no</u>	62380.32	0.00%
36	0428090401	8300 SHALLOT WAY 78748	WILSON JASPER & JOSIE GOMEZ	<u>yes</u>	7664.64	1.03%
37	0428090402	8304 SHALLOT WAY 78748	MARTINEZ STEVE	<u>yes</u>	5482.55	0.73%
38	0428090403	8308 SHALLOT WAY 78748	JACOB & JAZMIN LY DUC PHU & HUE	<u>no</u>	11066.45	0.00%
39	0428090404	312 CELERY LOOP 78748	THI THANH NGUYEN	<u>yes</u>	8345.11	1.12%
40	0428090405	316 CELERY LOOP 78748	LE PAUL & TINA HASANOVIC REDZEP & SALIHA	<u>yes</u>	8517.82	1.14%

41	0428090406	320 CELERY LOOP 78748	FRANCO LISA M	<u>yes</u>	8292.15	1.11%
42	0428090407	324 CELERY LOOP 78748	YOUNG DAVID W & VANESSA L	<u>yes</u>	7357.80	0.99%
43	0428090408	328 CELERY LOOP 78748	SOTO DENNIS M	<u>yes</u>	6310.17	0.85%
44	0428090409	332 CELERY LOOP 78748	NGUYEN SON XUAN	<u>no</u>	4873.79	0.00%
45	0428090410	336 CELERY LOOP 78748	ROWE JEFF & KATY	<u>no</u>	2632.81	0.00%
46	0428090411	340 CELERY LOOP 78748	HATLEY RONALD	<u>yes</u>	84.91	0.01%
47	0428090507	313 CELERY LOOP 78748	ELLIS T	<u>no</u>	8.63	0.00%
48	0428090509	305 CELERY LOOP 78748	NGUYEN MICHAEL	<u>no</u>	978.37	0.00%
49	0428090510	301 CELERY LOOP 78748	DURAN ENRIQUE II	<u>yes</u>	3772.88	0.51%
						<b>Total %</b>
						<b>22.23%</b>






RECIEVED

MAR 12 2012

Planning & Development Review



-  BUFFER
-  PROPERTY\_OWNER
-  SUBJECT\_TRACT

## PETITION

CASE#: C14-2011-0141

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

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



May 7, 2013

Honorable Mayor Lee Leffingwell  
Mayor Pro Tem Sheryl Cole  
Councilmember Chris Riley  
Councilmember Mike Martinez  
Councilmember Kathie Tovo  
Councilmember Laura Morrison  
Council member Bill Spelman Austin City Council  
City of Austin  
PO Box 1088  
Austin, TX 78767

Re: Peaceful Hill Condominiums; Zoning Case Number C14-20111-0141  
(May 9, 2013 Agenda Item 52)

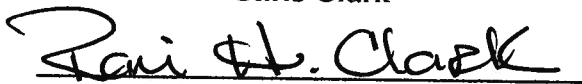
Dear Mayor, Mayor Pro Tem and Councilmembers:

My wife Roni and I have previously opposed SF6-CO zoning in the Peaceful Hill Condominiums zoning case. Our property address is 8104 South Congress, Austin, TX 78745. After several meetings with Applicant's representatives, we have reached an agreement with Applicant, which includes a private restrictive covenant to provide us assurance that our privacy concerns will be addressed with the development. We now support the proposed zoning ordinance and desire to have our names removed from the Petition in opposition to the zoning.

Sincerely,

A handwritten signature in black ink, appearing to read "Chris Clark", written over a horizontal line.

Chris Clark

A handwritten signature in black ink, appearing to read "Roni H. Clark", written over a horizontal line.

Roni Henry Clark

Cc: Ms. Wendy Rhoades, Assigned City Planner Mr. Glenn K. Weichert, The Weichert Law Firm

## Rhoades, Wendy

---

**From:** Glenn K. Weichert <glenn@weichertlaw.com>  
**Sent:** Friday, April 05, 2013 11:52 AM  
**To:** Rhoades, Wendy  
**Cc:** 'John B. Stokes'; Rusthoven, Jerry  
**Subject:** RE: Postponement request RE: Zoning Case C14-2011-0141

Wendy, as we discussed last week, applicant will not oppose the neighborhood's request for postponement to April 25, however this is not a joint or mutual request by the applicant.

Glenn K. Weichert  
The Weichert Law Firm  
3821 Juniper Trace, Suite 106  
Austin, Texas 78738  
(512) 263-2666 ext. 101  
Fax: (512) 263-2698  
[glenn@weichertlaw.com](mailto:glenn@weichertlaw.com)  
<http://weichertlaw.com>

### CONFIDENTIALITY NOTICE:

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**From:** John B. Stokes [<mailto:stokesbio@aol.com>]  
**Sent:** Friday, April 05, 2013 7:06 AM  
**To:** [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov); [jerry.rusthoven@austintexas.gov](mailto:jerry.rusthoven@austintexas.gov)  
**Subject:** Postponement request RE: Zoning Case C14-2011-0141

**DATE:** April 5<sup>th</sup>, 2013

**TO:** Wendy Rhoades and Jerry Rusthoven

**FROM:** John B. Stokes

**RE:** Consent Postponement of C14-2011-0141

I am writing to request a postponement of the third reading of Zoning Case C14-2011-0141 to the date certain of April 25<sup>th</sup>, 2013. This is a request by mutual consent of the applicant's representative, Glenn Wiechert. You may contact him at:

Glenn K. Weichert

The Weichert Law Firm

3821 Juniper Trace, Suite 106 Austin, Texas 78738

(512) 263-2666 ext. 101  Fax: (512) 263-2698

[glenn@weichertlaw.com](mailto:glenn@weichertlaw.com)

If you require more information please contact me at:

John B. Stokes  
7706 Peaceful Hill Lane 78748  
Cell: 914-217-8788  
stokesbio@aol.com

Thank you for your consideration of this matter.

John B. Stokes

=====

**John B. Stokes**

**CELL: 914-217-8788**  
**HOME: 512-535-0063**  
**FAX: 512-828-6821**