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ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0126 (Archhill Zoning)

Z.A.P. DATE: December 3, 2013

ADDRESS: 11914, 11915, 11919 Archhill Drive

OWNER/APPLICANT: Cindy Spoonts, Jeffrey and Pamela Savage, Robin and Thomas Tucker

AGENT: Site Specifics (John Hussey)

ZONING FROM: SF-1

TO: SF-6

AREA: 5.597 acres (243,805.32 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-2-CO, Single Family-Standard Lot-Conditional Overlay Combining District, zoning for this site. The conditional overlay will limit development on the site to less than 300 vehicle trips per day [LDC, Sec. 25-6-114].

ZONING AND PLATTING COMMISSION RECOMMENDATION:

ISSUES:

On November 12, 2013, the staff received a petition from adjacent property owners who are opposed to any changes to the existing SF-1 zoning on the site (Please see Attachment A-Petition). This petition is valid at 45.09 % and therefore will require an affirmative vote of three-fourths of the members of Council to approve a proposed rezoning.

The excerpt below is from the City of Austin's Land Development Code and explains when the City Council is subject to the three-fourths vote.

Sec. 25-2-284 REQUIREMENT FOR APPROVAL BY THREE-FOURTHS OF COUNCIL.

- (A) *The affirmative vote of three-fourths of the members of Council is required to approve a proposed rezoning if:*
- (1) *the Land Use Commission recommends denial of an application to rezone property to a planned unit development; or*
 - (2) *the proposed rezoning is protested in writing by the owners of not less than 20 percent of the area of land:*
 - (a) *included in the proposed change; or*
 - (b) *immediately adjoining the area included in the proposed rezoning and extending 200 feet from the area.*

DEPARTMENT COMMENTS:

The property in question consists of three tracts of land that are currently vacant. The applicant is requesting a rezoning from SF-1 to SF-6 to construct a condominium residential development on the property. The staff does not recommend the applicant's request for SF-6 zoning because the property does not meet the intent of the Townhouse & Condominium Residence District as it fronts onto a local residential street, Archhill Drive, and will not provide a transition in between single-family and multifamily residential uses.

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The staff recommends SF-2, Single Family-Standard Lot District, zoning for this site as the SF-2 district will permit the applicant to redevelop the property with standard lot size single family residences in an existing neighborhood where the majority of property consists of large or moderate sized single family lots. The proposed SF-2 zoning will provide for a mixture of housing and will promote consistency and orderly planning because there are existing single family residential uses to the north, south, east and west of this site. The property in question is located adjacent to low intensity single family residential zoning, RR to the north and east and SF-1 and SF-2 to the south and southwest.

The applicant has agreed to a conditional overlay to limit the intensity and uses for this development to 300 vehicle trips per day to avoid having to conduct a Neighborhood Traffic Analysis for this site.

The applicant does not agree with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-1	Vacant
<i>North</i>	SF-1	Single-Family Residence
<i>South</i>	SF-1	Single-Family Residences
<i>East</i>	RR	Single-Family Residence with pool and tennis courts
<i>West</i>	SF-1	Single Family Residences

AREA STUDY: N/A

TIA: Not Required

WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Monorail Project
 Balcones Village-Spicewood Home Owners Association
 Bike Austin
 Bull Creek Foundation
 Homeless Neighborhood Association
 Long Canyon Homeowners Association
 Long Canyon Phase II & III Homeowner Association Inc.
 SELTEXAS
 Sierra Club, Austin Regional Group
 Spicewood Springs Road Tunnel Coalition
 Super Duper Neighborhood Objectors and Appealers Organization
 The Real Estate Council of Austin, Inc.

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CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0097 (11300 Spicewood Parkway)	RR to SF-1	10/01/13: Denied the rezoning request (7-0); G. Rojas-1 st , R. McDaniel-2 nd .	10/17/13: Postponed to November 21, 2013 at the applicant's request (6-0)
C14-2013-0096 (11512 Spicewood Parkway)	RR to SF-1	10/01/13: Denied the rezoning request (7-0); G. Rojas-1 st , R. McDaniel-2 nd .	10/17/13: Postponed to November 21, 2013 at the applicant's request (6-0)
C14-05-0179 (Spring Lake Subdivision: 9009 Spring Lake Drive)	RR to SF-1	11/15/05: Approved SF-1-CO zoning limited to two residential units (7-0, J. Gohil, J. Martinez-absent); M. Hawthorne-1 st , T. Rabago-2 nd .	8/24/06: Approved SF-1-CO zoning with the changes and direction to staff (7-0); Council Member Kim-1st, Mayor Pro Tem Dunkerley-2nd. The changes were: limit the buildings on the property to a single residence, provide a 50-foot setback from the wetland area, reduce the size of the original zoning request to 0.36 acres, limit the impervious cover on the property to 2,500 square feet, limit the building coverage to 1500 square feet, allow for only one tree to be removed, and require a pier and beam construction instead of a slab on grade. 12/14/06: Approved SF-1-CO with conditions (6-0); 2 nd /3 rd readings
C14-98-0011 (Hidden Forest: 9907 Anderson Mill Road)	DR to SF-1	3/03/98: Approved SF-1 on consent (7-0)	3/26/98: Approved PC rec. of SF-1(6-0); all 3 readings

RELATED CASES: C14-98-0011 (Previous Zoning Case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Archill Drive	50'	21'	Local	Not Available

CITY COUNCIL DATE: January 23, 2014

ORDINANCE READINGS: 1st

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

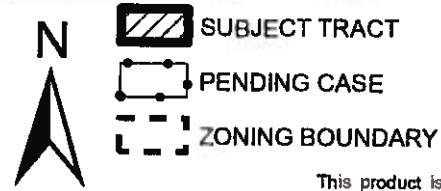
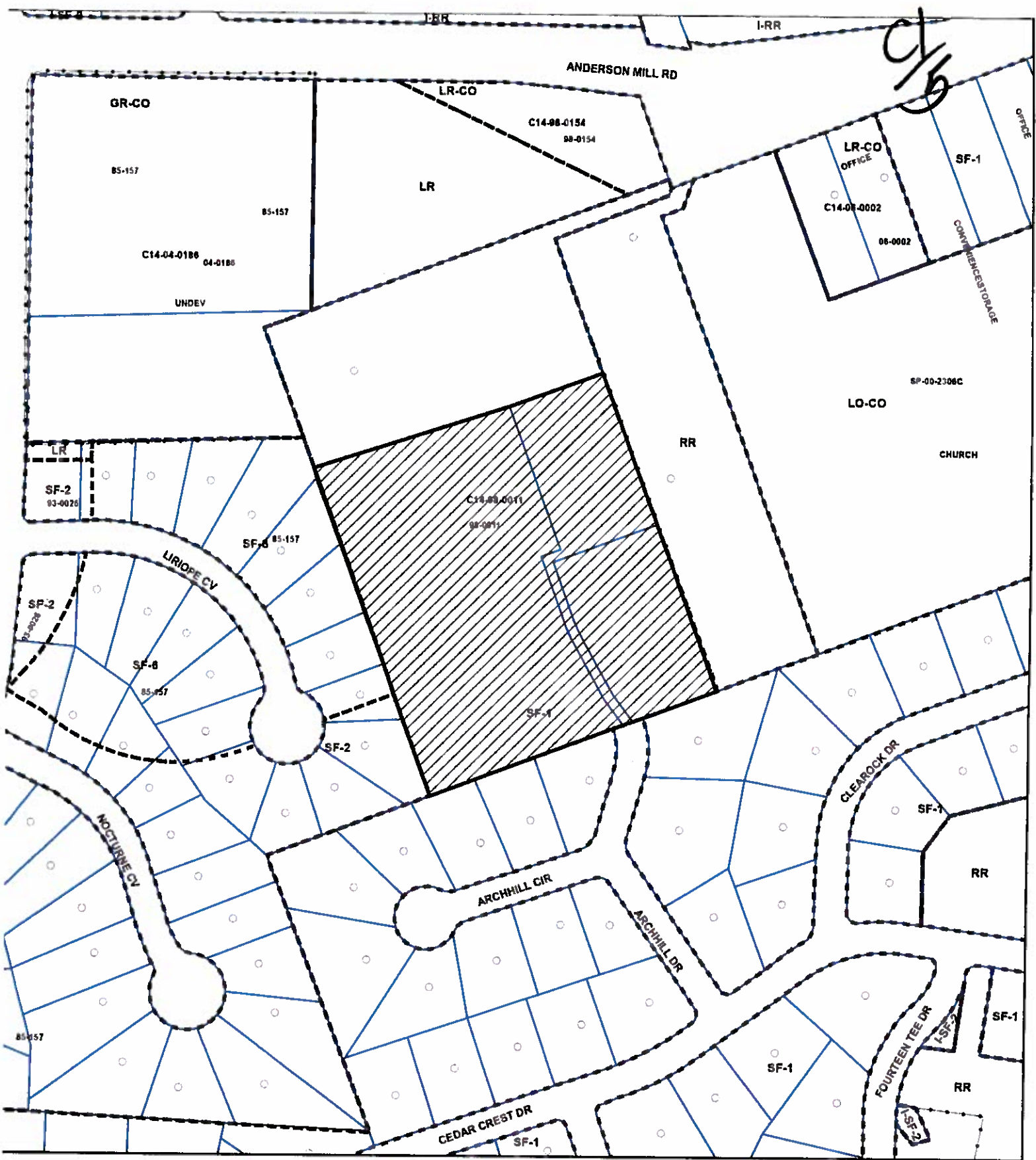
ACTION:

2nd

3rd

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us

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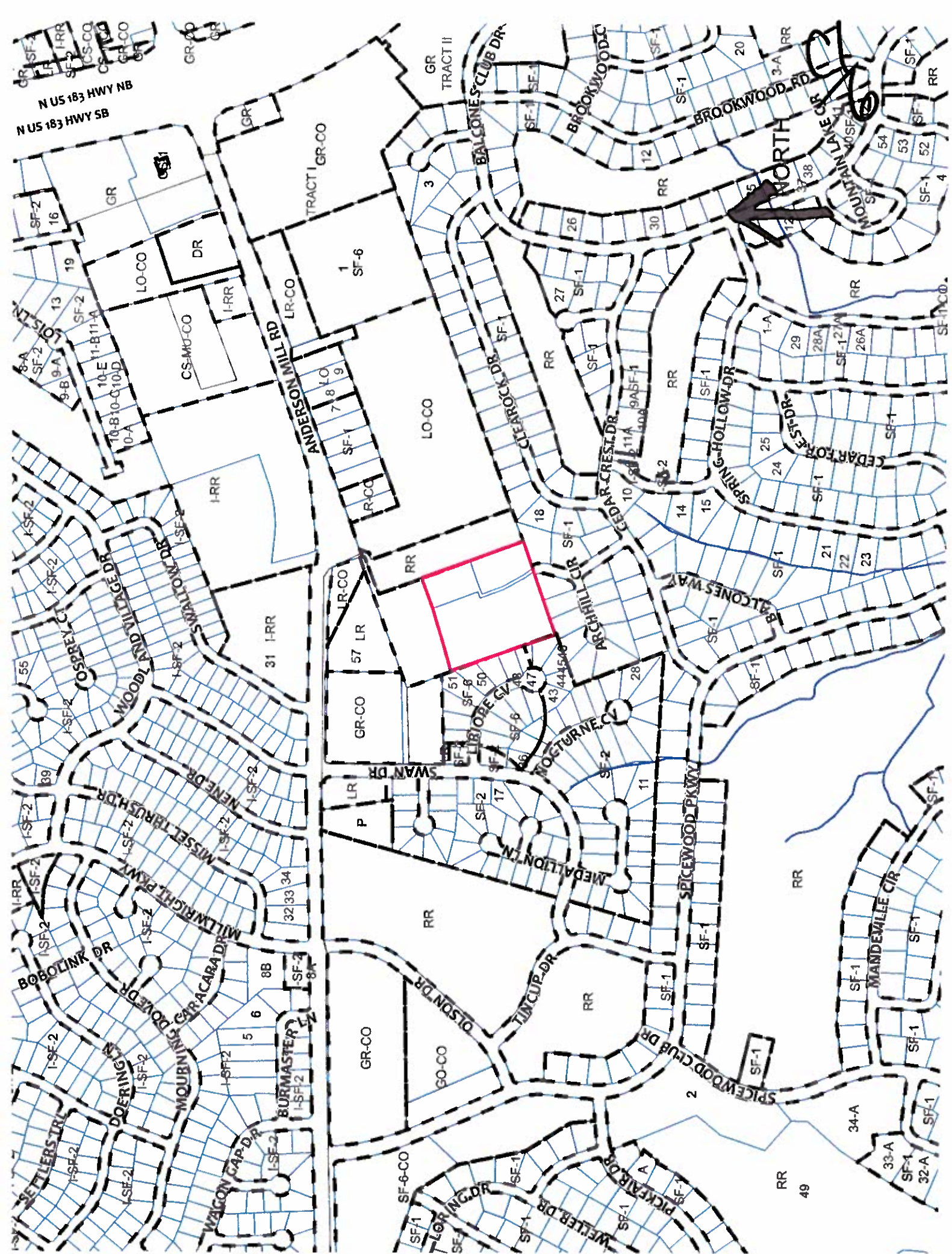
ZONING
ZONING CASE#: C14-2013-0126

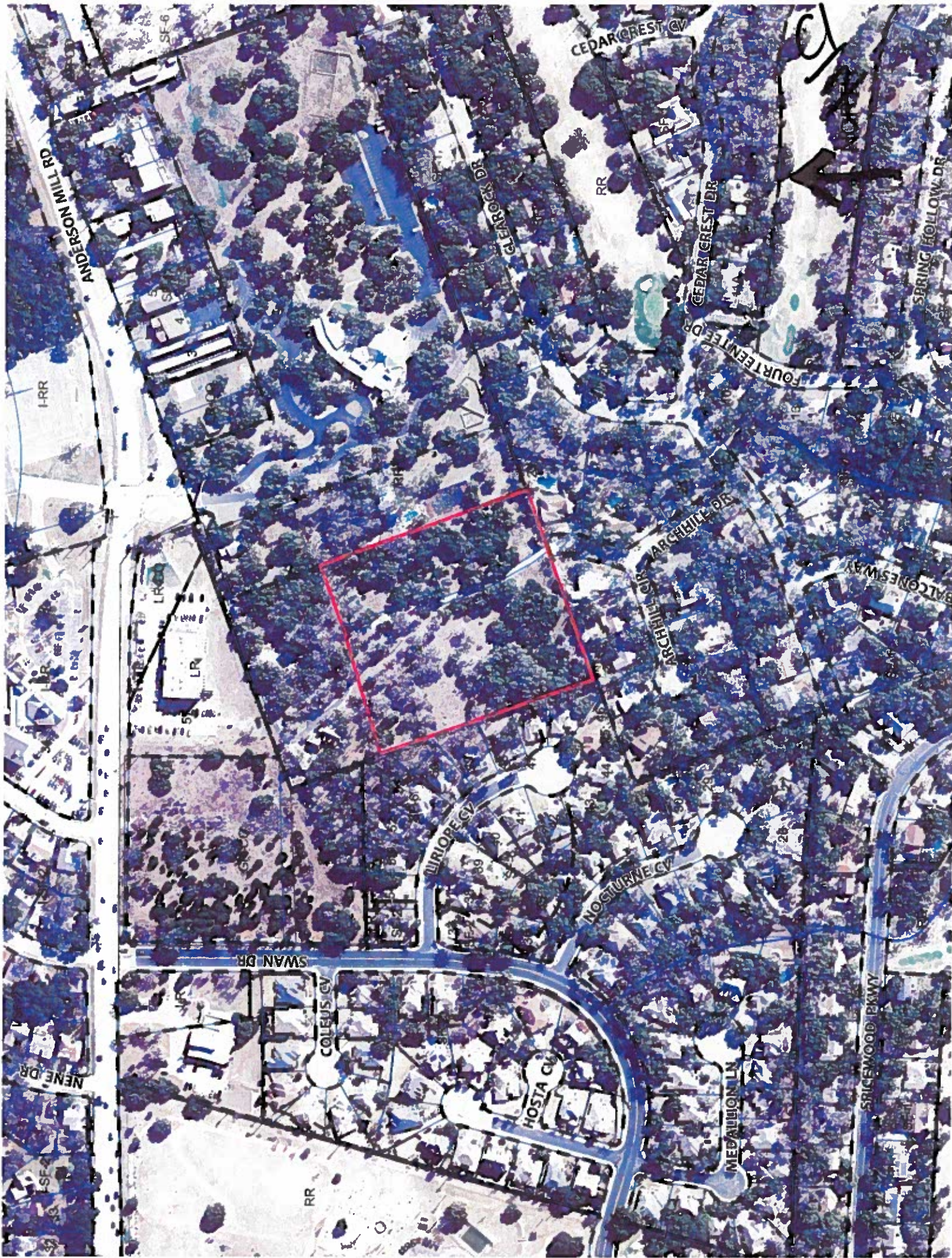
1" = 200'

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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.







ANDERSON MILL DR
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LSF

SWAN DR
COLEUS CV
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HOSTA CV
MIRIOPH CV
NIGHTMARE CV

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ARCHILL DR
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STAFF RECOMMENDATION

The staff's recommendation is to grant SF-2-CO, Single Family-Standard Lot-Conditional Overlay Combining District, zoning for this site. The conditional overlay will limit development on the site to less than 300 vehicle trips per day [LDC, Sec. 25-6-114].

BASIS FOR RECOMMENDATION

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Townhouse and condominium residence (SF-6) district is the designation for a moderate density single family, duplex, two-family, townhouse, and condominium use that is not subject to the spacing and location requirements for townhouse and condominium use in an SF-5 district. An SF-6 district designation may be applied to a use in an area with large lots that have access to streets other than minor residential streets. An SF-6 district may be used as a transition between a single family and multifamily residential use.

The proposed location is not consistent with the SF-6 district as it only has access to a local residential street, Archhill Drive, and will not provide a transition between single family and multifamily residential uses.

Single-family residence standard lot (SF-2) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

SF-2-CO zoning will permit the applicant to redevelop the property in question with low density single family uses adjacent to other of large or moderate sized single family lots and zoning.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed SF-2 zoning will promote consistency and orderly planning because there are existing single family residential uses to the north, south, east and west of this site. The property in question is located adjacent to low intensity single family residential zoning, RR to the north and east and SF-1 and SF-2 to the south and southwest.

EXISTING CONDITIONS

Site Characteristics

The site under consideration consists of three tracts of land that are currently vacant. There are single family residential homes developed to the north, south, east and west of the property in question.

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Comprehensive Planning

SF-1 to SF-6

This zoning case is located on a 3.88 acre vacant tract of land, on the west side of an undeveloped portion of Archhill Drive. This property is also located less than 600 ft. south of Anderson Mill Road, a major arterial corridor. This property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes a single family house to the north, south, east and west. The proposed use is a townhouse/condo project.

Imagine Austin

As this case is small in scope, it is not at a level of review that can be considered by Imagine Austin which is broad in scope. Thus, when looking through the lens of Imagine Austin, this case is neutral.

Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

According to flood plain maps, there is no flood plain in or within close proximity of the project location.

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 providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

Impervious Cover

The maximum impervious cover allowed by the SF-6 zoning district would be 55%. However, because the Watershed impervious cover is more restrictive than the GR zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Note: The most restrictive impervious cover limit applies.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Compatibility Standards

The site is subject to compatibility standards. Along the all 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.
- A landscape area at least 15 feet wide is required along 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.
- for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.

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

At least 3500 sq. ft. of site area is required for each condominium dwelling unit (25-2-776)

Open space is required. For a development with less than 10 units, 5% of the gross site area must be reserved for private personal open space according to the regulations in 25-2-776-G. For a development with 10 or more units, 5% of the gross site area must be devoted to private common open space, according to the regulations in Subchapter E, section 2.7.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

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Transportation

No additional right-of-way is needed at this time.

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo. LDC, Sec. 25-6-114. Please provide current traffic counts for Archhill Drive to the transportation reviewer.*

*A Neighborhood Traffic Analysis for Archhill Drive is waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 300 trips per day [LDC, Sec. 25-6-114].

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]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Archhill Drive	50'	21'	Local	Not Available

There are not existing sidewalks along Archhill Drive.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, there are no bicycle facilities existing and/or recommended along Archhill Drive.

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

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. 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. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

Attachment A

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PETITION

Case Number: **C14-2013-0126**

Date: 11/19/2013

Total Square Footage of Buffer:	534768.40
Percentage of Square Footage Owned by Petitioners Within Buffer:	45.09%

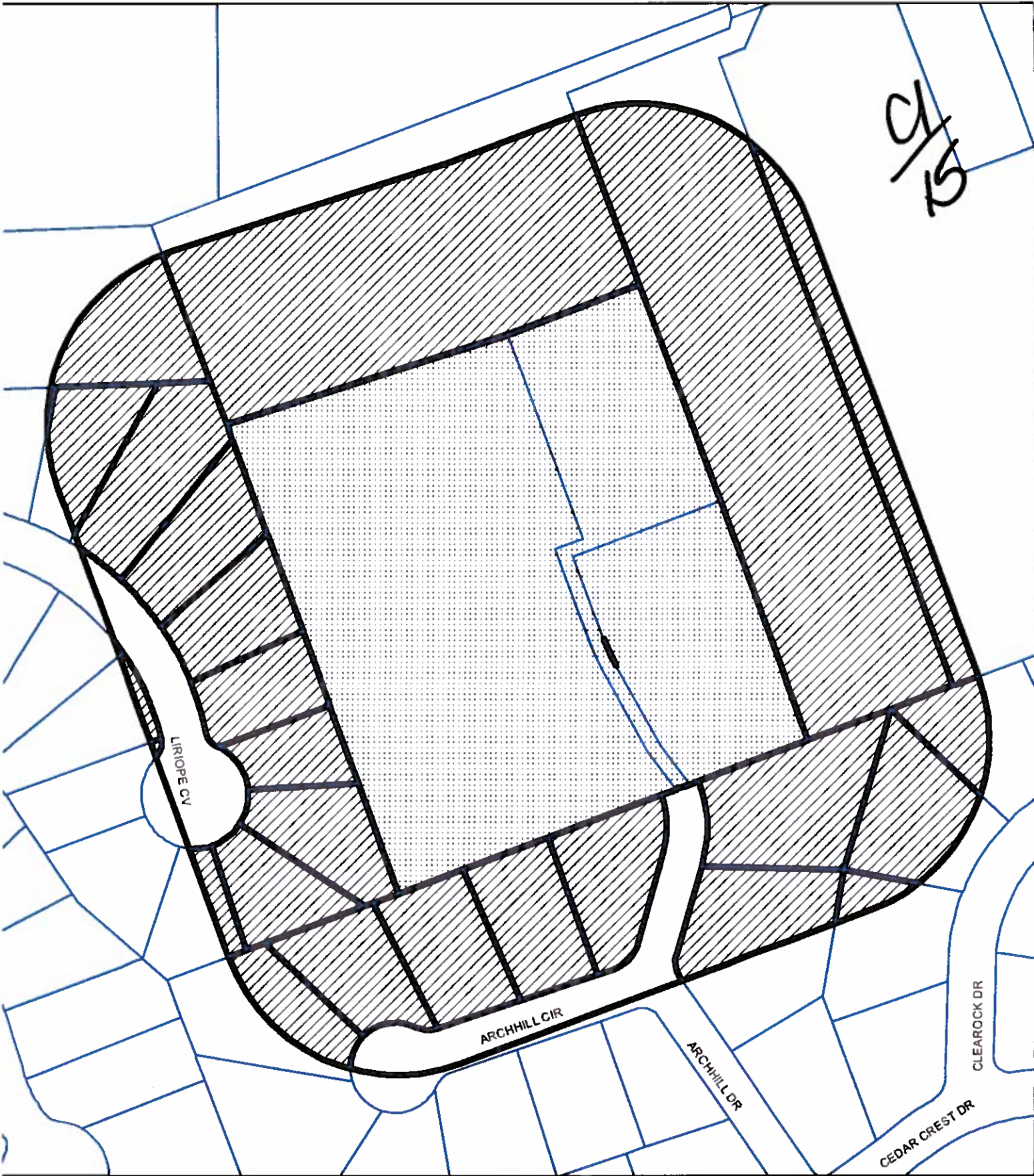


Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation.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




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#	TCAD ID	Address	Owner	Signature	Petition Area	Percent
1	172150409	9909 LIRIOPE CV 78750	BLACKHALL REBECCA R & JOHN A	no	153.98	0.00%
2	172150413	9904 LIRIOPE CV 78750	BURTON L WAYNE & J SUE	no	13742.94	0.00%
3	170150107	9404 ARCHHILL CIR 78750	CARDWELL GEORGE L III	yes	15834.56	2.96%
4	170150108	9406 ARCHHILL CIR 78750	COOK LARRY W & CLEVIE D	yes	13975.37	2.61%
5	170131301	9404 CLEAROCK DR 78750	CURRIE GEORGE & ANN MARIE P	no	2760.42	0.00%
6	172130219	11909 ARCHHILL CIR 78750	TURNER BENJAMIN & GABRIELLE	yes	23639.61	4.42%
7	172130218	9402 CLEAROCK DR 78750	DEANS JAMES E JR & CATHERINE U	no	16316.91	0.00%
8	172150415	9912 LIRIOPE CV 78750	DETTMER CAROL S D'SOUZA LEONARD	no	11188.70	0.00%
9	172150417	9920 LIRIOPE CV 78750	JOSEPH & MALISSA RAMELA D'SOUZA	no	14622.11	0.00%
10	172150407	10001 LIRIOPE CV 78750	FLORENCE TONY & SUSAN	yes	48.05	0.01%
11	172130252	9911 ANDERSON MILL RD	FREZZA ARMANDO L & AMELIA AMELIA FREZZA	yes	120077.50	22.45%
12	172150418	10000 LIRIOPE CV 78750	GONZALES GREGORY H & PENNY L	no	18914.81	0.00%
13	172150420	10008 LIRIOPE CV 78750	KING AARON & HOLLY	no	171.91	0.00%
14	172150426	9913 ANDERSON MILL RD 78750	KRIEWALD RUSSELL & DARLENE	no	96550.90	0.00%
15	172150416	9916 LIRIOPE CV 78750	LUO SHIGUO & HUAIYING JIANG	yes	12926.19	2.42%
16	170150130	9408 ARCHHILL CIR 78750	MARTIN CHRISTINA & JOSHUA	yes	8770.59	1.64%
17	170150106	9402 ARCHHILL CIR 78750	PETERSON PEGGY L	yes	15106.72	2.82%
18	172150411	9901 LIRIOPE CV 78750	ROGERS MARK & BETTY	no	2779.65	0.00%
19	172150408	9913 LIRIOPE CV 78750	SHETT YESHWANT & DIVY	no	1261.68	0.00%
20	172150419	10004 LIRIOPE CV 78750	SLOCUM MICHAEL A & BRIDGET A	no	10820.75	0.00%

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" = 141'

-  BUFFER
-  PROPERTY_OWNER
-  SUBJECT_TRACT

PETITION

CASE#: C14-2013-0126

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P E T I T I O N

Date: October 26, 2013

File Number: C14-2013-0126

Address of Rezoning Request: 11914, 11915, and 11919 Archhill Drive

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-1 – Single Family Large.

We belong to a wonderful and highly sought-after community. The Balcones Village/Spicewood neighborhood is a carefully-planned community consisting primarily of well-kept single-family homes on larger lots. It includes peaceful greenbelts and a well-respected golf course. We have highly sought-after schools and the older homes are routinely being purchased and renovated as new families join us.

One of our few complaints is that, as our community has grown, so has the traffic, and some streets that were not intended to be thoroughfares have become quite hazardous. Congestion is common during certain times of day, but more alarmingly, speeding has become a serious, prevalent, and ongoing problem. This is especially acute along Cedar Crest Drive and Clearrock Drive. A particularly dangerous intersection is at Cedar Crest Drive and Archhill Drive where there is limited visibility from a curve in the road and the street is very narrow. When cars are parked on the side of the road, it is very dangerous.

At the end of Archhill Drive are three lots which are presently zoned as SF-1 – Single Family Large. In fact, every residence on Archhill Drive, Archhill Circle, Cedar Crest Drive, Clearrock Drive and numerous surrounding streets is SF-1. Considering the likely route of traffic related to any significantly increased development in this area, there are over 120 homes which will be impacted on a daily basis. Yet, given this backdrop, the developer has petitioned for a zoning change-- and not just a small change-- but to SF-6 Condos.

Given our already deep concern over traffic problems which has its focal point around the intersection of Cedar Crest Drive and Archhill Drive, we are appalled at the idea of placing dense living units at the end of Archhill. We fear that our neighborhood will no longer be a location that is safe for pedestrians and children; this particular intersection is already approaching this condition. We also fear for the taxpayer of Austin who may ultimately need to make expensive changes to Archhill Drive, Cedar Crest Drive, and Clearrock Drive to enhance their safety if dense housing is allowed. (If you haven't already, please come look at these streets; they are very narrow and not intended for heavy traffic. If the city intends to repurpose these streets for heavy traffic, it will be a very expensive proposition.)

We feel that developers who intend to build dense housing at such an obviously inappropriate location are acting irresponsibly, expecting to sacrifice our neighborhood and exploit the taxpayer, so they can gain the highest dollar value for their land. The purpose of zoning is to allow all the members of the community to understand the intended development path and to plan correspondingly. We have all planned and committed accordingly with the purchase and construction of our homes. Considering the 120 homes which will be disrupted, if they are valued conservatively at \$400k, we are talking about an investment of roughly \$50 million already made by our community to make our neighborhood great. Yet, these developers intend to change our neighborhood after-the-fact. It is clear, by the overall plan of the Balcones

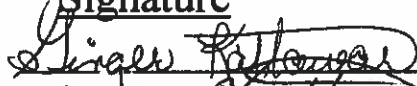
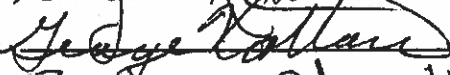
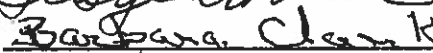

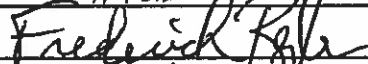
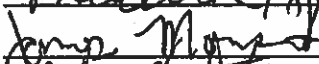


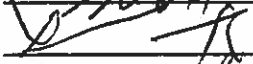


Village/Spicewood neighborhood and the nature of every one of the surrounding and connecting streets to the proposed development, that Archhill Drive should be finished as SF-1. Instead, in order to maximize their own personal profit, the developers intend to spot-zone this land to the detriment (esthetically, financially, and especially in regards to safety) of everyone else in the community.

We note that the city of Austin has created zoning guidelines (see page 3 of http://austintexas.gov/sites/default/files/files/Planning/zoning_guide.pdf). From Austin's own Principles of Zoning, the following points will be violated if this zoning change is granted:

- "Zoning should satisfy a public need and not constitute a grant of special privilege to an individual owner; the request should not result in spot zoning."
- "Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character."
- "Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities."
- "Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors."
- "A change in conditions has occurred within the area indicating that there is a basis for changing the originally established zoning and/or development restrictions for the property."

Please deny the zoning change and reaffirm the long standing and correct zoning of SF-1, Single Family Large.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
	Ginger Kattawar	9909 Nocturne
	George Kattawar	9909 Nocturne
	BARBARA CLARK	9904 Nocturne CV
	Edwin H. Clarke	9904 Nocturne CV
	Frederick Rezler	9916 Nocturne CV
	JAMES MORRIS	9920 Nocturne CV
	ALVIN C. STORVIK	9901 Nocturne CV
	Xiao Lu	9900 Nocturne CV
	Xiaofang Miao	9920 Nocturne CV
	Michael Steinhauser	10001 Nocturne CV
	John Perez II	10008 Nocturne CV

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
<i>[Signature]</i>	Veronica Mazet	10004 Nocturne
<i>[Signature]</i>	Alan Barrilleaux	10004 Nocturne Cv.
<i>[Signature]</i>	PATRICK O'FARRELL	10005 Nocturne Cv.
<i>[Signature]</i>	Dolores O'Farrell	10005 Nocturne Cr.
<i>[Signature]</i>	Cindi Perez	10008 Nocturne Cove
<i>[Signature]</i>	ZAHIR MOMIN	10005 LIRIOPE CV.
<i>[Signature]</i>	WILLIAM C. CHIDS	10012 LIRIOPE CV.
<i>[Signature]</i>	MEN-CHOW CHIANG	10000 Nocturne Cove
<i>[Signature]</i>	Tony Florence	10001 Liriope Cv +

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We note that the city of Austin has created zoning guidelines (see page 3 of http://austintexas.gov/sites/default/files/files/Planning/zoning_guide.pdf). From Austin's own Principles of Zoning, the following points will be violated if this zoning change is granted:

- “Zoning should satisfy a public need and not constitute a grant of special privilege to an individual owner; the request should not result in spot zoning.”
- “Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.”
- “Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.”
- “Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.”
- “A change in conditions has occurred within the area indicating that there is a basis for changing the originally established zoning and/or development restrictions for the property.”

Please deny the zoning change and reaffirm the long standing and correct zoning of SF-1, Single Family Large.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
[Signature]	Richard J Campbell	9921 Nocturne Cove Austin, Tx
[Signature]	Marina K Campbell	9921 NOCTURNE COVE AUSTIN TX 78750
[Signature]	SAMUEL XIA	9924, Nocturne C.

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streets to the proposed development, that Archhill Drive should be finished as SF-1. Instead, in order to maximize their own personal profit, the developers intend to spot-zone this land to the detriment (esthetically, financially, and especially in regards to safety) of everyone else in the community.

We note that the city of Austin has created zoning guidelines (see page 3 of http://austintexas.gov/sites/default/files/files/Planning/zoning_guide.pdf). From Austin's own Principles of Zoning, the following points will be violated if this zoning change is granted:

- "Zoning should satisfy a public need and not constitute a grant of special privilege to an individual owner; the request should not result in spot zoning."
- "Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character."
- "Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities."
- "Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors."
- "A change in conditions has occurred within the area indicating that there is a basis for changing the originally established zoning and/or development restrictions for the property."

Please deny the zoning change and reaffirm the long standing and correct zoning of SF-1, Single Family Large.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
<i>David Lester</i>	David Lester	11901 Arch Hill Drive 78752
<i>Gabrielle Turner</i>	Gabrielle Turner	11909 Arch Hill Dr, 78750
<i>Cheryl L Terry</i>	Cheryl L Terry	11906 Arch Hill Dr 78750
<i>Peggy Peterson</i>	Peggy Peterson	9402 Arch Hill Cr.
<i>George Cardwell</i>	George Cardwell	9404 Arch Hill Cir
<i>Barbara Cardwell</i>	Barbara Cardwell	9404 Arch Hill Circle 78750
<i>Anthony G. Brocato</i>	ANTHONY PETRICK	9403 Arch Hill Cir 78750
<i>Vicki Newton</i>	Vicki Newton	9405 Arch Hill Cir 78750
<i>Anthony G. Brocato, Jr.</i>	Anthony G. Brocato, Jr.	9409 Arch Hill Cir. 78750
<i>Ryan Z. Nierhoff</i>	Ryan Z. Nierhoff	9406 Cedar Crest Dr 78750
<i>Shachal Zingraff</i>	Shachal Zingraff	9406 Cedar Crest Dr 78750
<i>Anne H. Riggs</i>	Anne H. Riggs	9408 Cedar Crest Dr 78750

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Address

9408 Arch Hill Circle

9406 Ark. Hef. Cin

9406 Arch Hill Cir

1408 AKL Hill St.

9408 Arcin Hill Cir

10803 Spicewood Club Dr.

10803 Spicewood Club Dr.

11907 ARCH HILL DIL

11902 Arch Hill Dr 78750

9909 Henderson M. | Col 7875C

911 Anderson Mill Rd
301 78750

~~7911 Goodwin Hill~~ 7875

Contact Name: Gabrielle Turner

Phone Number: 512-539-6771

Sirwaitis, Sherri

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From: Benjamin.Turner@hotmail.com
Sent: Monday, November 25, 2013 2:53 AM
To: Sirwaitis, Sherri
Subject: Opposition to Case No. C14-2013-0126

Dear Sherri Sirwaitis:

My name is Benjamin Turner, and I live at 11909 Archhill Drive.

I am writing to inform the City staff and the Zoning and Platting Commission that I oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-0126. Allowing higher density development than SF-1 in the heart of our community with access from a minor residential street would negatively impact the health, safety and welfare of the families that live here, especially our children. I would like my email to become part of the public record.

Due to the popularity of our schools, the proposed development would bring many additional children to the area. If the development were built, the intersection of Archhill and Cedar Crest, being narrow, blind, and heavily traveled, would likely lead to unnecessary tragedy.

Additionally, I believe that the city would eventually feel it necessary to widen the streets in the area (they are very narrow). This would be a very expensive proposition. It is not fair for the developer to pass these costs onto the tax payer.

Finally, where my house is located, it is likely to be flooded if the developer covers up too much of the ground. This area originally was only given 20,000 sq. feet of impervious coverage for 4 acres for a reason.

Sincerely,
Benjamin Turner

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November 25, 2013

Ms. Sherri Sirwaitis
City of Austin
Planning and Development Review Department
P.O. Box 1088
Austin, Texas 78767-8810

Re: Case No. C14-2013-0126, Project at 11914, 11915, and 11919 Archhill Drive

Dear Ms. Sirwaitis,

My neighbors and I request that the City of Austin's Zoning and Platting Commission's hearing on the above project that is scheduled for December 3, 2013, be postponed to at least January 21, 2014. My husband, Benjamin Turner, and I own the house at 11909 Archhill Drive and we are within 200 feet of the proposed project. We oppose re-zoning of the property of the proposed project, which is currently zoned SF-1 Single Family Residence (Large Lot).

We need a postponement for a number of reasons.

First, we have requested copies of reports of traffic studies on three of our neighborhood streets, Clearrock Drive, Cedar Crest Drive, and Spicewood Parkway. The rezoning and potential Conditional Overlay would permit an additional 300-vehicle trips per day, all of which would feed onto these streets. This is a significant increase from the current traffic flow from Archhill Drive. The consequences of allowing so many additional vehicle trips through the intersection of Archhill Drive and Cedar Crest Drive also needs to be analyzed, as that intersection is a dangerous one and a large increase in traffic will have a significant impact on Archhill Drive, which is currently only the length of three houses. We need time to receive and analyze these traffic reports.

Second, there are issues with this land relative to the flow of water. There are concerns that improper development could lead to flooding. Additionally, these three parcels of the proposed project, like our entire neighborhood (Balcones Village/Spicewood), are within the Bull Creek Watershed. Bull Creek is located just downhill from our neighborhood. The waters of the Edwards Aquifer flow into Bull Creek in an area downhill from our neighborhood. We will need to obtain the services of an expert who can educate us about the possible adverse effects to our homes through flooding and to the creek and our environment if the proposed zoning change or the Conditional Overlay goes into effect with subsequent development.

Third, we have had discussions with the developer. It is possible that the developers and our neighborhood may reach an amicable agreement that precludes the necessity of our neighborhood objecting to the development. More time would allow for the negotiation process to work. In fact, the developer told us "we are not currently pushing SF6", and that he needs time to consider the issues we have discussed.

Finally, we need more time to meet with neighbors, discuss the project, and collect signatures on our petition.

Thank you for your consideration.

Sincerely,

A handwritten signature in cursive script, reading "Gabrielle Frandsen Turner".

Gabrielle FrandsenTurner

11909 Archhill Drive

Austin, Texas 78750

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