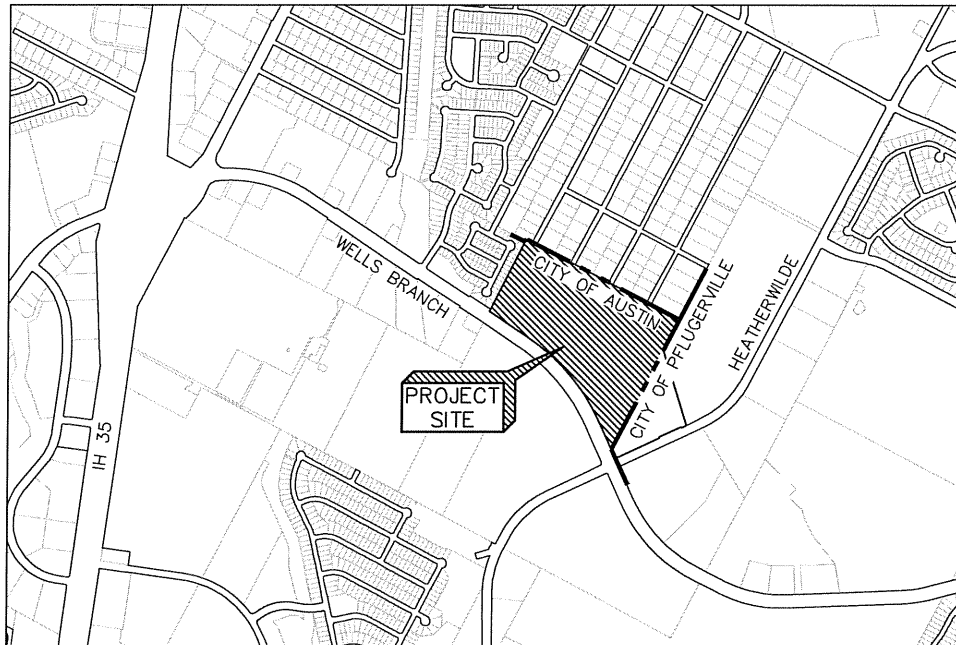


**SUBDIVISION REVIEW SHEET****CASE NO.:** C8-2014-0238**ZAP DATE:** February 16, 2016**SUBDIVISION NAME:** Ballantyne Preliminary Plan**AREA:** 43.69 acres**LOTS:** 188**APPLICANT:** Finley Company (Tim Finley)**AGENT:** Jones & Carter, Inc.  
(Shawn Graham)**ADDRESS OF SUBDIVISION:** 800 ½ W. Wells Branch Parkway**GRIDS:** MN36**COUNTY:** Travis**WATERSHED:** Harris Branch**JURISDICTION:** Full Purpose**EXISTING ZONING:** SF-4A-CO, MF-4 and GR**DISTRICT:** 7**LAND USE:** Residential and Commercial**NEIGHBORHOOD PLAN:** none**SIDEWALKS:** Sidewalks will be constructed along the Wells Branch frontage and both sides of all internal streets.

**DEPARTMENT COMMENTS:** The request is for the approval of the Ballantyne Preliminary Plan, comprised of 188 lots on 43.69 acres. The site is within the full purpose jurisdiction of Austin, and is adjacent to the Travis County ETJ (to the north) and the Pflugerville city limits (to the east). The single-family lots are zoned SF-4A Single-Family Residence (Small Lot), the multi-family lot is zoned MF-4 Multi-Family Residence (Moderate-High Density) and the commercial lot is zoned GR (Community Commercial). All lots comply with the requirements of the applicable zone for use, lot width and lot size.

**STAFF RECOMMENDATION:** The staff recommends approval of the plat. The preliminary plan complies with the zoning, and meets all applicable State and City of Austin Land Development Code requirements.

**ZONING AND PLATTING COMMISSION ACTION:****CASE MANAGER:** Steve Hopkins**PHONE:** 512-974-3175**E-mail:** [steve.hopkins@austintexas.gov](mailto:steve.hopkins@austintexas.gov)



BALLANTYNE  
CITY OF AUSTIN TRACT  
VICINITY MAP

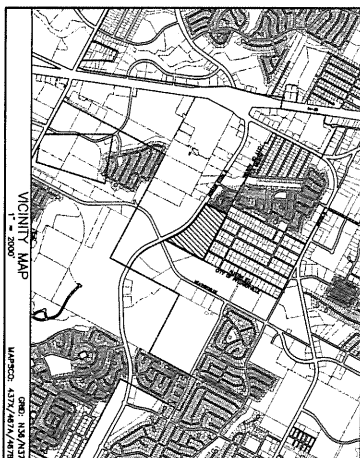
**JC JONES & CARTER, INC.**  
ENGINEERS • PLANNERS • SURVEYORS  
Texas Board of Professional Engineers Registration No. F-439  
1701 Directors Blvd., Suite 400 Austin, Texas 78744 (512) 441-9493

SCALE: 1" = 2000'  
DATE: 11/10/2014  
JOB NO: A760-0002

# PRELIMINARY PLAN

**BALLANTYNE SUBDIVISION  
(A SMALL LOT SUBDIVISION)**

**FOR  
HOPPER COMMUNITIES  
CITY OF AUSTIN**



I, SHAWN G. ORFALDO, P.E., AM AUTHORIZED UNDER THE LAWS OF THE STATE OF TEXAS TO PRACTICE THE PROFESSION OF ENGINEERING AND DO HEREBY CERTIFY THAT THIS PLAN IS FEASIBLE FROM AN ENGINEERING STANDPOINT AND COMPLIES WITH THE ENGINEERING RELATED PORTIONS OF TITLE 25 OF THE ALABAMA CITY CODE, AS AMENDED, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. I CERTIFY THAT THIS PLAN CONFORMS TO THE UNIFORM STANDARDS SET FORTH BY THE ALABAMA BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY: JOHN E. BAUMANN, DELTA SURVEY GROUP, INC.  
2515 BROOK LANE, SUITE 102, ALABAMA, TEXAS 78745

9/4/2015  
DATE



**JONES CARTER**  
Texas Board of Professional Engineers Registration No. F-4339  
1701 Directors Boulevard, Suite 400 • Austin, Texas 78744 • 512.441.9939

**HOPPER**  
COMMUNITIES

<u>INDEX OF DRAWINGS</u>	<u>TITLE</u>	<u>SHEET #</u>
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1. COVER SHEET & INDEX
2. GENERAL NOTES
3. PRELIMINARY PLAT
4. EXHIBIT A - TOPOGRAPHIC & TREE SURVEY
5. EXHIBIT B - WATER & WASTEWATER PLAN
6. EXHIBIT C - EXISTING DRAINAGE AREA MAP
7. EXHIBIT D - PROPOSED DRAINAGE AREA MAP
8. EXHIBIT E - DRAINAGE & WATER QUALITY PLAN
9. EXHIBIT F - EROSION CONTROL PLAN

WATER AND WATERSHED  
SERVICES ESTABLISHMENT  
- BUILDING FROM  
CONSERVATION

**WATER AND WASTEWATER  
SERVICE EXTENSION  
REQUEST FOR  
CONSIDERATION**

[illegible][illegible][illegible]


- [illegible]

[illegible][illegible]

ALTERNATE IMPERVIOUS COVER		NOTE: (1) VALUES ARE NOT REQUIRED FOR SUBURBAN WATERSHEDS																																											
Impervious cover estimated at Inspected cover estimated at Impervious cover estimated at Total Impervious cover estimated =	50.00% X GROSS SITE AREA ZONED SF-RESID. CONTAINING CLOTS >5,750 SF (0.79 AC.) = 80.00% X GROSS SITE AREA ZONED SF-RESID. CONTAINING CLOTS >5,750 SF (0.93 AC.) = 80.00% X GROSS SITE AREA ZONED COMMERCIAL (0.93 AC.) =	0.40 16.53 7.49	Acres <sup>11</sup> Acres <sup>11</sup> Acres <sup>11</sup>																																										
		24.79	Acres <sup>11</sup>																																										
<p>There are 5 proposed single-family residential lots and a 0.79 AC. and are therefore limited to 50% Impervious Cover by the Watershed Ordinance. The remaining 167 proposed single-family residential lots are &lt;0.79 AC. and are therefore limited to 52% Impervious Cover by the Watershed Ordinance.</p>																																													
ALTERNATE IMPERVIOUS COVER BASED UPON W/ STABLE CATEGORIES																																													
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PROPOSED TOTAL IMPERVIOUS COVER																																													
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PROPOSED IMPERVIOUS COVER ON SLOPES																																													
<table><tr><th colspan="2">IMPERVIOUS COVER</th><th colspan="2">WATERSHED AND OTHER</th><th colspan="2">DRAINAGE</th></tr><tr><th colspan="2">IMPERVIOUS COVER</th><th colspan="2">IMPERVIOUS COVER</th><th colspan="2">NONIMPERVIOUS</th></tr><tr><td>AREAS</td><td>AREAS</td><td>% of Category</td><td>AREAS</td><td></td><td></td></tr><tr><td>15-25%</td><td>53.40</td><td>44.67</td><td>5.32</td><td></td><td></td></tr><tr><td>25-35%</td><td>0.00</td><td></td><td>0</td><td></td><td></td></tr><tr><td>Over 35%</td><td>0</td><td></td><td>0</td><td></td><td></td></tr><tr><td>Over 35% Area</td><td>43.69</td><td></td><td></td><td></td><td></td></tr></table>				IMPERVIOUS COVER		WATERSHED AND OTHER		DRAINAGE		IMPERVIOUS COVER		IMPERVIOUS COVER		NONIMPERVIOUS		AREAS	AREAS	% of Category	AREAS			15-25%	53.40	44.67	5.32			25-35%	0.00		0			Over 35%	0		0			Over 35% Area	43.69				
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Over 35% Area	43.69																																												


7/25/2014 10:05:05 AM C:\Users\JLW\Documents\2014 Watershed Impervious Cover Data.xls

PRELIMINARY SUBMISSION APPROVAL  
THE FOLLOWING INFORMATION IS BEING SUBMITTED TO THE CITY MANAGER  
APPEARING BY (PLACING IN) OF  
CITYMAN (PRINT NAME OF CITY MANAGER) (PRINT NAME)  
DATE (PRINT DATE) CITY MANAGER (PRINT NAME)  
PROJECT NUMBER AND (PRINT PROJECT NO., 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825,


 John B. Jones & Partners, Inc.  
 1000 S. Bascom Ave., Suite 100, San Jose, CA 95128-1140  
 Tel: 415.961.1140 Fax: 415.961.1141  
 www.jonesb.com

SCALE: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 JOB NO. 87308-2014  
 PROJ. NO. 8730-0002  
 SUBMITTED: \_\_\_\_\_

DCA BY \_\_\_\_\_  
 GSR BY \_\_\_\_\_  
 DCA BY \_\_\_\_\_  
 S&H BY \_\_\_\_\_  
 SERVED BY \_\_\_\_\_  
 F.A. NO. \_\_\_\_\_


 SHAWN C. GRADNA  
 111432  
*Shawn C. Gradna*  
 9/4/2014  
 SHEET NO. 2  
 OF 9

**HOPPER**  
COMMUNITIE





Comments submitted for C8-2014-0238 Ballantyne Preliminary Plan

Comments in order from newest (February 9, 2016) to oldest (March 23, 2015).

## PUBLIC HEARING INFORMATION

Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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- appearing and speaking for the record at the public hearing; and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

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

<http://www.austintexas.gov/development>.

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Case Number: C8-2014-0238

Contact: Steve Hopkins, 512-974-3175 or

Elsa Garza, 512-974-2308

Public Hearing: February 16, 2016, Zoning & Platting Commission

*Janie & Louis Zbrank*

Your Name (please print)

*15100 Delahunty Ln  
Pflugerville TX 78660*

Your address(es) affected by this application

*Janie Zbrank  
Louis Zbrank*

Signature

*2/9/16*  
Date

Daytime Telephone: *512-251-4507*

Comments:

*See attached memo.*

☐ I am in favor  
☒ Object

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

City of Austin – Development Services Department, 4<sup>th</sup> Floor

Steve Hopkins

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C8-2014-0238

Contact: Steve Hopkins, 512-974-3175 or

Elsa Garza, 512-974-2308

Public Hearing: February 16, 2016, Zoning & Platting Commission

ROBERT JENKINS

Your Name (please print)

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

15104 HEBBE LANE Ft. MEADE 78660

Your address(es) affected by this application

Robert Jenkins

Signature

2-7-16

Date

Daytime Telephone: \_\_\_\_\_

Comments: SAFETY REASONS / WILL NEED UPGRADES

FOR THIS AND MY SUBDIVISION

ROADS, SIDEWALKS, DRAINAGE

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

City of Austin – Development Services Department, 4<sup>th</sup> Floor

Steve Hopkins

P. O. Box 1088

Austin, TX 78767-8810



February 16, 2016

Zoning & Platting Hearing 6:00pm  
Austin City Hall Council Chambers  
301 West 2<sup>nd</sup> Street

Subject: Case Number C8-2014-0238

We are voting against a portion of the platting in this case. The part we are against is the north boundary line that borders Springhill Subdivision (Delahunty, Horborne, Hebbe & Spring Hill Lanes).

Many of the residents of Springhill Subdivision have lived here over 40 years and the homes are ONE-STORY residences on one-half to one acre or more tracts.

We are AGAINST the development to put TWO STORY homes along this boundary line.  
To build two-story homes is not in character or compatible with our one story subdivision.  
We want to keep our privacy after 40-50 years of living here.  
We are also requesting a nice 6-8 foot fence be put up on the boundary line and not a wooden fence that will fall down or deteriorate in a few years.

I believe the City of Austin had a similar situation (the McMansions) and came up with design and compatibility standards to minimize the impact of new construction on surrounding properties in older residential neighborhoods. The standards were adopted to protect the character of Austin's older neighborhoods by ensuring that new construction are COMPATIBLE in scale and bulk with existing neighborhoods.

This is what we are asking of Zoning & Platting to take into serious consideration and understand how you would feel if you would be impacted with two story homes looking over in your bedroom or residence and possibly being uprooted from your home after 40 years or so because of a scenario like this.

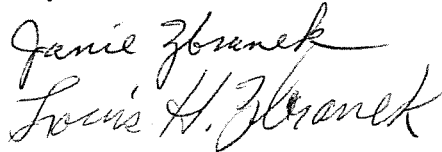
We are asking the developer to honor this request as a good neighbor.

Another situation with this development is the flooding issues we encounter with heavy rains. Springhill Subdivisions elevation is lower than the new development. We are always fighting drainage issues and some homes have had flooding issues. With more asphalt being laid, this will create more problems and we don't want to see another South Austin Onion Creek scenario here. I have been told Engineers have studied this property and will have proper drainage, etc. But the City of Austin or the developer needs to keep this notice as a big reminder and keep our concerns about this on record.

Thanking you in advance for your consideration in this matter.

Janie & Louis Zbranek  
15100 Delahunty Ln  
Pflugerville, TX 78660  
512-251-4507

janiezbranek@sbcglobal.net



## PUBLIC HEARING INFORMATION

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**Case Number: C8-2014-0238**

**Contact: Steve Hopkins, 512-974-3175 or**

**Elsa Garza, 512-974-2308**

**Public Hearing: February 16, 2016, Zoning & Platting Commission**

*Devial Antz*  
Your Name (please print)

☐ I am in favor  
☐ I object

*15103 Hopkorne Ln Pflugerville 78660*  
Your address(es) affected by this application

*David Hop*  
Signature *8 Feb 2016*  
Date

Daytime Telephone: *512 694 9700*

Comments: *My report backs up to Ballantyne Subdivision. I would like to see single story homes along property line to Spring Hill Subdivision. Green back windows on second floor if two story is permitted. Also would like to have erected 6 ft privacy fence not to fund structure. Something should be acceptable. Thank you.*

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

City of Austin – Development Services Department, 4<sup>th</sup> Floor

Steve Hopkins

P. O. Box 10888

Austin, TX 78767-8810

## PUBLIC HEARING INFORMATION

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Case Number: C8-2014-0238

Contact: Steve Hopkins, 512-974-3175 or

Elsa Garza, 512-974-2308

Public Hearing: February 16, 2016, Zoning & Platting Commission

Arlene Mody  
Your Name (please print)

☐ I am in favor  
☒ I object

15101 Delahanty Lane, Pflugerville 78660  
Your address(es) affected by this application

Arlene Mody  
Signature

2-08-2016  
Date

Daytime Telephone: 512-585-1798

Comments:

1. No 2-story homes along fence line of Springhill  
2. Setback on all fences & install an 8' immediately.  
3. Setback sufficient under ground drainage to clear the flooding we all experience during heavy rain/floods.  
If you use this form to comment, it may be returned to:  
City of Austin - Development Services Department, 4<sup>th</sup> Floor  
Steve Hopkins  
P. O. Box 1088  
Austin, TX 78767-8810

## Hopkins, Steve

---

**From:** ~~don\_fenton@biglobe.net~~  
**Sent:** Monday, May 04, 2015 5:54 PM  
**To:** Hopkins, Steve  
**Subject:** Re: Please add me to the email list for case #C14-2014--0186 and #C8-2014-0238

Hello Steve,

My name is Don Fenton and I live at 15403 Delahunty Lane Pflugerville TX 78660. It is my understanding that a new subdivision is trying to be built next to my subdivision that will be using the street that I have lived at for over 20 years. Please include me on any correspondence and meeting so I can protest the use of my street for the new subdivision.

Best Regards

Don Fenton

E-mail

~~don\_fenton@biglobe.net~~

## Hopkins, Steve

---

**From:** Steven <[REDACTED]>  
**Sent:** Friday, May 01, 2015 11:44 AM  
**To:** Hopkins, Steve  
**Subject:** Ballantyne Subdivision (case# C8-2014-0238) and Spring Hill

Hello,

I am writing this to you today because it has been brought to my attention that there is a plan for connecting this new subdivision via the dead end on spring hill lane, and the other three roads with similar builds.

This is a terrible idea, as it would increase huge amounts of traffic on our quiet little road. I see the number of cars that drive through from sara's creek on Tacon lane or on Vincent, and let me tell you... its a bunch.

Every morning and afternoon when kids are walking to and from school, its already dangerous as it is. With the connection between Ballantyne and spring hill, the likelihood of a hit-and-run on a kid is increased greatly. Especially so on these four streets, as they are very narrow, without sidewalks, and on a blacktop type road. That, coupled with peoples furious rush to get to work or home, and with the number of children walking on the road... recipe for disaster.

Anyway, im sure you've heard all this before, but please... if you have any concern for your fellow residents of austin/pflugerville, do not connect these roads.

Thank you for your time,

Steven Whitis



**Hopkins, Steve**

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**From:** Dave Harris <davidharris@springhill.com>  
**Sent:** Friday, April 24, 2015 9:13 AM  
**To:** Hopkins, Steve  
**Subject:** Case Number: C8-2014-0238

Hi Steve,

I just received a letter about the proposed Ballantyne Subdivision at the south end of the Springhill neighborhood where I have lived for 15 years. I am strongly opposed to this new subdivision connecting with Springhill and the small quiet street I live on. These streets are very narrow, have no sidewalks, no lighting at night and are not constructed well enough to handle a large amount of traffic. Kids walk to school on the edge of the street because of the lack of sidewalks and it would create a very dangerous situation if the new subdivision was allowed to connect to our neighborhood.

Please pass my email along to the proper channels and keep me updated on this case.

Thank You,

David Harris  
15603 Delahunty Ln.  
Pflugerville, TX 78660

## Hopkins, Steve

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**From:** Hopkins, Steve  
**Sent:** Thursday, April 23, 2015 3:36 PM  
**To:** 'Neal Carter'  
**Subject:** RE: Roadway issues RE:Subdivision development at 800 Wells Branch Parkway

Neal,

This afternoon, I received your message. All letters and messages will be presented to the Commission at the public hearing, so the Commission will be aware of your concerns. Feel free to contact me by phone or email if you wish to discuss your concerns.

*Steve Hopkins, AICP, CNU-A*

Senior Planner, Land Use Review

City of Austin | Development Services Department

505 Barton Springs Rd, 4<sup>th</sup> Floor | Austin TX 78704

Direct: 512.974.3175

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**From:** Neal Carter [mailto:Neal.Carter@cityofaustin.gov]  
**Sent:** Thursday, April 23, 2015 3:31 PM  
**To:** Hopkins, Steve  
**Cc:** [mailto:Steve.Hopkins@cityofaustin.gov]  
**Subject:** Roadway issues RE:Subdivision development at 800 Wells Branch Parkway

Mr Hopkins and Mr Davis,

I would like to protest the proposed subdivision development at 800 Wells Branch parkway at the Austin/Travis county border. I attended a meeting April 3<sup>rd</sup> 2015 with Shawn Graham, the engineer for the project and he was unable to answer my questions concerning the roadway suitability. His response to inquiries about the current roadways and any effect the proposed development would have on said roadways was repeatedly met with acknowledgement that they had not researched the effects on the Travis County land bordering the lot, IE. "we didn't look at anything outside of the plat." He confessed that his research extended only to the boundaries of the property and no further in part because of the change of jurisdiction. The impression was that because the proposed site was in the City of Austin jurisdiction he did not need to be concerned about how the construction would affect the Travis County area.

The proposed subdivision will put additional stress on the existing roadways of Springhill Ln., Horborne Ln., Delahunty Ln., and Hebbe Ln. if the proposed roadway connections are made. The streets currently are composed of blacktop, a mixture of asphalt and aggregate barely sufficient to accommodate present traffic. The deterioration of the streets can be seen in the numerous patches that are needed every few years and the ruts and damage caused by the weekly garbage pickup. With the addition of greater traffic through the Springhill subdivision, improvements will need to be made to the streets and maintenance will need to occur at a more regulate rate. The additional traffic would also necessitate the addition of sidewalks and curbs on all the streets. The sidewalks and curbs would themselves necessitate the addition of storm drains as they would encroach on the current drainage ditches. As is evident, the connection of the existing roadways with the roadways in the proposed development would create a domino effect requiring considerable construction to bring the existing roadways up to an acceptable standard.

In addition to the added street upgrades, the increased traffic will create new traffic patterns whereby vehicles will use the neighborhood as a short cut between FM685 and Wells Branch Parkway. This increased traffic flow will adversely

affect the personality of the neighborhood and the lifestyle of the residents. Currently, residents are familiar with which vehicles belong on the streets and can tell when unfamiliar vehicles are present. This has helped keep the crime rate low as unfamiliar vehicles are easily noted and their drivers are able to observe residents watching them. With the addition of unfamiliar vehicles we fear that it will allow criminals to camouflage their activities.

Please contact me regarding the roadway and security issues and let me know what can be done to protect the area from this proposed construction.

Thank you for your time.

Neal Carter

## Hopkins, Steve

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**From:** Betty Neimann <[REDACTED]>  
**Sent:** Wednesday, April 22, 2015 11:41 AM  
**To:** Hopkins, Steve  
**Cc:** joe@jcmsaustin.com  
**Subject:** Spring Hill Village

April 21, 2015

We would like to express some concerns about a proposed subdivision along Wells Branch Parkway that is adjacent to our neighborhood of Spring Hill Village. This is case number: C8-2014-0238. We are not opposed to the new subdivision, but are very concerned about the streets of Hebbe Lane, Delahunty Lane, Horborne Lane and Spring Hill Lane being attached to the new subdivision for the following reasons:

- \*The Spring Hill Village streets were designed as country lanes which are too narrow to support any increased traffic.
- \*Few sidewalks exist, therefore, people walk on the streets including school children.
- \*Very few curbs exist and there are no street lights.
- \*The streets are paved with a thin layer of asphalt and cannot withstand heavy or increased traffic.
- \*The vertical alignment of some streets caused blind spots of many near accidents. Any additional traffic would only increase the accident potential.
- \*Connecting the four streets named above would radically change the nature of a quiet, low traffic volume of Spring Hill Village.

Thanks you for considering our concerns and your support with this matter.

Herbert and Betty Neimann

15206 Delahunty Lane

Pflugerville, TX 78660-3313

## Hopkins, Steve

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**From:** Tori Bentley <[REDACTED]>  
**Sent:** Monday, April 20, 2015 8:23 PM  
**To:** Hopkins, Steve  
**Subject:** Case #C8-2014-0238 Ballantyne Subdivision

It has come to my attention that the proposed Ballantyne subdivision may have streets connecting to Delahunty Lane, where my family and I reside.

I don't object to the subdivision itself, but I'm asking you to please reconsider allowing these streets to be connected. My children and I walk to and from Spring Hill Elementary daily, and to neighbor's homes, and our streets already have quite a bit of traffic. I fear an increase would cause it to become unsafe to walk. Most of our street doesn't have sidewalks and are very narrow, and additional traffic would be very dangerous.

One of the reasons we moved here last year was the quiet streets in the neighborhood for our children to play and this increased traffic and noise would damage that.

Thank you for your consideration.

Victoria Bentley  
15304 Delahunty Ln  
Pflugerville, TX 78660  
[bentlortori1@gmail.com](mailto:bentlortori1@gmail.com)



## Hopkins, Steve

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**From:** Janie Zbranek <[REDACTED]>  
**Sent:** Monday, April 20, 2015 3:54 PM  
**To:** John Swanson; Bart Hopper  
**Cc:** Hopkins, Steve  
**Subject:** Future development of Ballantyne subdivision

Mr. Swanson & Mr. Hopper:

The reason for this message is to plead with your company to put single story homes along the fence line bordering Springhill Subdivision.

We have all been here for over 40 years and we have had and still want to continue to have our sense of privacy.

> We want to be good neighbors, but we don't want to have neighbors

> towering/looking over into our yards or bedrooms. If you put up Two Story homes, that is exactly what will happen.

Put yourself in our shoes and tell me how you would appreciate disrupting your way of life and your privacy?

We want to stay living out our life's here in Springhill Subdivision without having to think about having to move because of an insensitive new community moving in without careful consideration of how two story homes bordering Springhill Subdivision would impact the life's of the residents here.

Please, please, please, we are pleading with your company to give this some serious thought & consideration.

Sincerely,

All the Springhill residents bordering proposed Ballantyne Community.

Janie & Louis Zbranek

Arlene Moody

Derial & Lynda Lutz

Arthur Scott

Neal Carter

Marie Anne Chavarria

Mitch Stuve

Sent from my iPad

## Hopkins, Steve

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**From:** Stephanie Mckee <[REDACTED]>  
**Sent:** Sunday, April 19, 2015 9:03 PM  
**To:** Hopkins, Steve  
**Subject:** Case #C8-2014-0238 Ballantyne Subdivision

Mr. Hopkins:

I respectfully write this email as a concerned neighbor about the new Ballantyne subdivision that will adjoin the Springhill subdivision in which I have lived for 23 years. When Sarah's Creek subdivision adjoined our streets, we saw an increase in traffic cutting through our streets. Opening our streets to another subdivision and main road (Wells Branch Parkway) will make our streets more dangerous. Springhill subdivision does not have sidewalks and street lights. Our streets are long and we already have issue with cars speeding through- additional traffic using our streets as cut through to Pecan (1825) is not welcome. As we continue to be held under the City of Austin, we do not have City of Pflugerville police patrolling our neighborhood. The sheriff's department has limited resources so presence is not continual. I fear that the increase of speeding cars will result in someone being hurt or loss of life. We have had more young families moving into the neighborhood with young children. They should be able to ride their bikes without fear of a speeding car. Please pass along that we do not want our streets to connect to the streets in Ballantyne Subdivision.

Thank you for allowing me and my neighbors to speak out and bring this to your attention. We want to stay a neighborhood, not become hostage to unwelcome traffic.

Stephanie and Gary McKee Jr  
15302 Delahunty Lane  
Pflugerville, Texas

## Hopkins, Steve

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**From:** Bean, James <[REDACTED]>  
**Sent:** Sunday, April 19, 2015 3:49 PM  
**To:** Hopkins, Steve  
**Subject:** Ballantyne subvition impact to public safety

My thoughts and a possible solution:

I am thinking the members of that planning committee, particularly ones with political ambitions are not going to want their names associated with the fatalities this will inevitably result in.

I would like to propose the following:

Let's get the home owners together and see if we can work out a deal in partnership with the developer to defray the expense of adding sidewalks and lighting. It's probably not realistic to expect all of them to agree to contribute unless you add something that is also in their own interest. That thing in this case would be laying sewer mains under those sidewalks so that when the septic systems in this neighborhood start to go they have the much more affordable option of connecting to city sewer\*\*\*.

\*\*\* with the new county statutes once these systems go they have to be replaced with the much more expensive aerobic systems, ~\$30k + \$300plus a year to have someone come out and make sure you are maintaining it. That is a serious problem for the older limited income residents that are predominate this neighborhood.

Given the option I am sure they would agree to one time levy towards this solution. It's a win-win for everyone and better for the ground water and public safety from the sanitation aspect as well.

I am pretty sure the developer does not want potential home buyers worried that there may be disease carrying sewage creeping underground into their home site at some point in the future. This is something Concordia High school and the city of Pflugerville might be persuaded to get behind as well. Note Concord HS just dug wells behind my property so they do have an invested interest in preserving the ground water supply in this area, as does Pflugerville and the County.

James Bean (Bean) – Electrical Engineer - Intel, Austin

**Hopkins, Steve**

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**From:** Patricia Pittman <[REDACTED]>  
**Sent:** Friday, April 17, 2015 11:42 PM  
**To:** Hopkins, Steve  
**Subject:** Ballantyne Subdivision Case Number C8-2014-0238

I am a homeowner in Hebbe Lane, Pflugerville, TX and am protesting the planned zoning for Ballantyne Subdivision because:  
The street is extremely narrow and no sidewalks are available  
There is a hill with poor visibility  
Road lightly constructed  
Children walk to school in this street  
Some walk to neighborhood store  
A few walk to work and pleasure  
Elderly with already poor walking disabilities would be affected  
Most are retirees and used to calm neighborhood  
Poor lighting  
Ditches are a hazard for more traffic  
Straight street might encourage fast driving  
IT WOULD COST TOO MUCH TO MAKE THIS STREET SAFE TO HELP YOUR NEEDS.

**PLEASE CONSIDER ANOTHER ROUTE FOR  
TRANSPORTATION...THANK YOU!!!**

## Hopkins, Steve

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**From:** Barbara Klein <[REDACTED]>  
**Sent:** Friday, April 17, 2015 5:02 PM  
**To:** Hopkins, Steve; [REDACTED]@jmcnetlin.com  
**Subject:** CASE #C8-2014-0238 (Springhill Subdivision Streets)

I, Pat Barker @ 15202 Delahunty Ln do not have internet access, therefore, I am using the Klein's email to send you my concerns for the connection of the streets of Delahunty Ln, Spring Hill Ln, Horborne Ln and Hebbe Ln.

Our subdivision is an older subdivison built many years ago and there are many concerns for the connection of our streets with the Ballantyne Subdivision:

- streets are narrow and not wide enough for heavy traffic
- there are no street lights which causes a visiabilty issue at dusk, dark and dawn
- there are no curbs
- there are no sidewalks which is dangerous for persons walking and cycling AND children walking to school must walk in the streets
- the asphalt is not heavy; therefore, more traffic would cause pot holes
- with the streets being so narrow would cause more potential for traffic accidents with vehicles and pedestrians
- there would not be enough room for residents to park along the street with the width of our streets and heavy traffic
- the hill in the middle of each of these streets causes a visiability issue and with more traffic would be more dangerous than it already is

Please consider these issues before making a decision on connecting our streets with the Ballantyne Subdivision.

Sincerely,  
Pat Barker



## Hopkins, Steve

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**From:** Barbara Klein <[REDACTED]@hotmail.com>  
**Sent:** Friday, April 17, 2015 4:36 PM  
**To:** Hopkins, Steve; [REDACTED]@springhillga.gov; [REDACTED]@jmcneel.com  
**Subject:** CASE #C8-2014-0238 (SPRINGHILL SUBDIVISION STREETS)

We have been made aware of your plans to connect the streets of Delahunty Ln, Hebbe Ln, Horborne Ln and Springhill Ln to the new subdivision of Ballantyne. We as long time residents of this neighborhood have MANY concerns regarding this proposition.

The following is a list of our concerns that we would like to point out before any further action is taken:

- the streets are narrow and not wide enough for more traffic than we already have
- there are no street lights which causes poor visibilty during dusk, dawn and dark
- there are no curbs
- there are no sidewalks to protect persons walking, running or cycling in the neighborhood; no room for people to park along the side of the road; AND children walking to school must walk in the street
- there is a hill in the middle of each street which causes a severe visability issue which would become more dangerous with more traffic and potential for more accidents, both vehicle and pedestrian
- due to the age of the neighborhood, the asphalt is not very heavy and with more traffic would cause pot holes

Taking our streeets through to the Ballantyne Subdivision is not a good idea for the Springhill Subdivision and would be dangerous to our residents and anyone traveling through our streets to get to the new subdivision.

We will appreciate your serious consideration to come up with a different plan for Ballantyne.

Sincerely,  
Curtis and Barbara Klein

## Hopkins, Steve

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**From:** daisy luna <[REDACTED]>  
**Sent:** Thursday, April 16, 2015 2:05 PM  
**To:** Hopkins, Steve  
**Subject:** Spring Hill Sub Division  
**Attachments:** complaint letter.docx

Mr. Hopkins I write to you today with concerns regarding the new subdivision. I am a home owner who is concern with the safety of the children on Spring Hill, if the street is open to the new sub division that means that vehicles will be constantly going up and down the street. Another concern is we have had issues with people using and empty lot space as drug dealing location. We are all close to each other as neighbors and we try to keep each other safe but by increasing the traffic flow in this street it will only make this situation even worst. My main priority is to keep all the children as safe as possible. Myself and my neighbors are not opposed to the subdivision, we just don't understand why do we have to open the street to unnecessary chaos. I would greatly appreciate if you would be able to address some of my concerns. Also if there is any meetings regarding this topic would we as owners of Spring Hill be able to attend? I hope hearing from you soon, thank you.

Best Regards,  
Daisy Luna  
512-241-9828

## Hopkins, Steve

---

**From:** Don Wharton <[REDACTED]>  
**Sent:** Thursday, April 16, 2015 9:04 PM  
**To:** Hopkins, Steve  
**Subject:** Ballantine subdivision Case number c8 2014 0238

I am donald Wharton and I live at 15602 Delahunty In springhill subdivision.it is my understanding that the above new subdivision will be connected to our narrow streets. Sara's creek subdivision also connects to ours. In the mornings and afternoons our streets are extremely over run with kids and families from springhill elem,Pflugerville jr high and Pflugerville high school. Our streets are not capable of this over load. No sidewalks and very narrow streets make this a bad idea.

The police protection in this area is not there. There is no lighted intersections. This subdivision. Needs to enter and exit within there own area.

Sent from my iPad

## Hopkins, Steve

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**From:** Debra Scarbo <[REDACTED]>  
**Sent:** Wednesday, April 15, 2015 10:42 AM  
**To:** Hopkins, Steve  
**Subject:** Information Requested in Regards to Ballantyne Subdivision (Case Number: C8-2104-0238)

Mr. Hopkins – It is my understanding that you are the senior planning for the Ballantyne Subdivision (Case Number: C8-2014-0238) in Pflugerville, TX. I'm interested in finding out more information about that subdivision and how it will impact my neighborhood (Spring Hill). I live on Delahunty Lane at the intersection of Patrick Lane) and I'm very concerned if the streets in my subdivision will be connected to this new subdivision. Here are just a few of my concerns:

1. Streets in Spring Hill are narrow and do not have sidewalks. We recently had someone going too fast making the turn from Delahunty Lane to Patrick and the ended up hitting a retaining wall and caused a lot of damage. The ditches for my house are very steep and I don't think there is even room for a sidewalk.
2. Homes in Spring Hill are not part of Pflugerville city limits and are therefore not enforced by Pflugerville Police, Fire, etc. This new subdivision would be part of Pflugerville city limits so city services would functionally stop when they get to the unincorporated parts of Spring Hill Subdivision. We also do not have Pflugerville water, sewer, etc.
3. We do not have street lights in our subdivision and if you connect our street to this new subdivision you will have a well- lit subdivision street going to a dark narrow street.
4. Density of housing in the subdivision will be higher than Spring Hill where most of the lots are an acre. So again if you connect the streets to new subdivision then you will have a lot of cars using streets that are used to a lower density of housing. Our roads are not constructed for this type of construction and again who will be maintaining them???

I hope that you consider all of these things when deciding to connect an older subdivision that is currently not part of the Pflugerville city limits with a new subdivision that will be part of the Pflugerville city limits. It doesn't seem to be the right or fair thing to do without our considerations. Please contact me if you have any questions and I would like to receive any information about the Ballantyne Subdivision.

Regards, Debra

**Debra Scarbo**  
**Texas Public Power Association**

**Phone (512)472-5965**  
**Mobile (512)497-7045**

Mark Your Calendar to Attend:  
TPPA Annual Meeting  
July 20-22, 2015  
Westin Riverwalk (San Antonio, TX)

See [www.tppa.com](http://www.tppa.com) for more information!

## Hopkins, Steve

---

**From:** Efrain Juracan <ejuracan@hotmail.com>  
**Sent:** Friday, April 17, 2015 12:27 PM  
**To:** Hopkins, Steve  
**Cc:** [REDACTED]  
**Subject:** case c8-2014-0238

I am writing to express concern about a proposed subdivision at the south end of my neighborhood (case C8-2014-0238). The proposed plan attaches our streets Delahunty Lane, Hebbe Lane, Horborne Lane and Spring Hill Lane to the new subdivision. I feel this is a bad idea for the following reasons:

- Ours streets are too narrow for an increase in traffic.
- Children in this neighborhood walk to school on the street because we don't have sidewalks, big safety concern.
- There are no curbs on our streets
- The streets are a light layer of black asphalt and cannot withstand heavy traffic.
- The hill in the middle of Delahunty Lane is a blind spot that has seen many near accidents. The increase in traffic increases the potential for accidents.
- Connecting our streets would change the nature of our quiet, little subdivision.

I dont have a problem with the proposed new subdivision. I just don't want their traffic on our quiet, calm, country style roads

thank you

Efrain Juracan

## Hopkins, Steve

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**From:** Robert Jenkins <[REDACTED]>  
**Sent:** Wednesday, April 15, 2015 6:43 PM  
**To:** Hopkins, Steve  
**Subject:** Case number: C8-2014-0238

Mr. Hopkins

My voice speaks, do not let my street of Hebbe Lane or any of the other streets listed in C8-2014-0238 open to through traffic (PLEASE).

Thank You  
Bob Jenkins

## Hopkins, Steve

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**From:** Hopkins, Steve  
**Sent:** Wednesday, April 15, 2015 4:43 PM  
**To:** 'Debra Scarbo'  
**Subject:** RE: Information Requested in Regards to Ballantyne Subdivision (Case Number: C8-2104-0238)

Ms. Scarbo,

Currently, the subdivision has completed its first round of review and we are waiting for an update from the applicant. There is also a zone change that is being reviewed for this property. The case number is C14-2014-0186. The zone change is required before the preliminary plan can be approved. The preliminary plan and the zone change files are available for you to review. Just contact me to schedule an appointment. If you don't want to drive downtown, the files are also available online. Search by case number to find the file. The link is here:

[https://www.austintexas.gov/devreview/a\\_queryfolder\\_permits.jsp](https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp)

All comments will be presented to the Land use Commission at the public hearing. The hearing has not been set yet, but notice will be mailed to everyone within 500 feet of the site. In addition, anyone who has submitted comments will be notified by email.

Feel free to call or email if you have any other questions.

*Steve Hopkins, AICP, CNU-A*

Senior Planner, Land Use Review

City of Austin | Development Services Department

505 Barton Springs Rd, 4<sup>th</sup> Floor | Austin TX 78704

Direct: 512.974.3175

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**From:** Debra Scarbo [mailto:[debscarbo@pflugerville.com](mailto:debscarbo@pflugerville.com)]  
**Sent:** Wednesday, April 15, 2015 10:42 AM  
**To:** Hopkins, Steve  
**Subject:** Information Requested in Regards to Ballantyne Subdivision (Case Number: C8-2104-0238)

Mr. Hopkins – It is my understanding that you are the senior planning for the Ballantyne Subdivision (Case Number: C8-2014-0238) in Pflugerville, TX. I'm interested in finding out more information about that subdivision and how it will impact my neighborhood (Spring Hill). I live on Delahunty Lane at the intersection of Patrick Lane) and I'm very concerned if the streets in my subdivision will be connected to this new subdivision. Here are just a few of my concerns:

1. Streets in Spring Hill are narrow and do not have sidewalks. We recently had someone going too fast making the turn from Delahunty Lane to Patrick and the ended up hitting a retaining wall and caused a lot of damage. The ditches for my house are very steep and I don't think there is even room for a sidewalk.
2. Homes in Spring Hill are not part of Pflugerville city limits and are therefore not enforced by Pflugerville Police, Fire, etc. This new subdivision would be part of Pflugerville city limits so city services would functionally stop when they get to the unincorporated parts of Spring Hill Subdivision. We also do not have Pflugerville water, sewer, etc.

3. We do not have street lights in our subdivision and if you connect our street to this new subdivision you will have a well- lit subdivision street going to a dark narrow street.
4. Density of housing in the subdivision will be higher than Spring Hill where most of the lots are an acre. So again if you connect the streets to new subdivision then you will have a lot of cars using streets that are used to a lower density of housing. Our roads are not constructed for this type of construction and again who will be maintaining them???

I hope that you consider all of these things when deciding to connect an older subdivision that is currently not part of the Pflugerville city limits with a new subdivision that will be part of the Pflugerville city limits. It doesn't seem to be the right or fair thing to do without our considerations. Please contact me if you have any questions and I would like to receive any information about the Ballantyne Subdivision.

Regards, Debra

**Debra Scarbo**  
**Texas Public Power Association**

**Phone (512)472-5965**  
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Mark Your Calendar to Attend:  
TPPA Annual Meeting  
July 20-22, 2015  
Westin Riverwalk (San Antonio, TX)

See [www.tppa.com](http://www.tppa.com) for more information!



## Hopkins, Steve

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**From:** [REDACTED] >  
**Sent:** Wednesday, April 15, 2015 11:34 AM  
**To:** Hopkins, Steve  
**Subject:** C8-2014-0238

Steve & Debbie Honeycutt we live at 15404 Delahunty lane we do not want our street conected to the Ballantyne subdivision due to narrow streets and poor visibility and the streets were not built vary well in the beginning. So we feel this would not be a wise thing to do.

Sent on the new Sprint Network

## Hopkins, Steve

---

**From:** Charles Dinges <[REDACTED]@gmail.com>  
**Sent:** Tuesday, April 14, 2015 6:12 PM  
**To:** Hopkins, Steve  
**Subject:** Case Number C8-2014-0238

Hello Mr. Hopkins,  
I'm a resident of Pflugerville. I live at 15406 Hebbe Lane and have some serious concerns about the proposed Ballantyne Subdivision.

A great deal of the appeal of our neighborhood are the quiet streets with the older semi-custom homes. Your team is proposing adding a lot of traffic with no benefit. I would feel a lot better about the subdivision if the roads didn't connect. You are planning on tying in the road we live on with a cookie cutter subdivision with small lots. This will greatly impact the value of our property. The property owner and developer would rather the roads not connect just like us. As I understand this connection is something that has been driven by your team.

Our roads are narrow and unlighted, with no sidewalks. Our roads are also very long and straight, more likely to pose a risk for speeding cars. There is also a large hill in the middle of the neighborhood, greatly decreasing visibility. These all together would pose a significant safety issue.

Please let me know about the planned date for the hearing. I will be there to express my displeasure.

I also want to let you know that I vote. I am also very stubborn. If this fiasco happens, I will attempt find a way to vote against anyone that may have had a part in it. I will also write lots of letters, make lots of calls, and take any legal action that has a glimmer of success.

Thanks,  
Charles Dan Dinges

## Hopkins, Steve

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**From:** Hopkins, Steve  
**Sent:** Thursday, April 09, 2015 4:49 PM  
**To:** [REDACTED]  
**Subject:** RE: Springhill Subdivision in Pflugerville

Mr. and Mrs. Chavez,

Yes, I just received your message. Currently, the subdivision has completed its first round of review and we are waiting for an update from the applicant. There is also a zone change that is being reviewed for this property. The case number is C14-2014-0186. The zone change is required before the preliminary plan can be approved. The preliminary plan and the zone change files are also available for you to review. Just contact me to schedule an appointment. If you don't want to drive downtown, the files are also available online. Search by case number to find the file. The link is here: [https://www.austintexas.gov/devreview/a\\_queryfolder\\_permits.jsp](https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp)

All comments from concerned neighbors will be presented to the Land use Commission at the public hearing. The hearing has not been set yet, but notice will be mailed to everyone within 500 feet of the site. In addition, anyone who has submitted comments will be notified by email.

Feel free to call or email if you have any other questions.

*Steve Hopkins, AICP, CNU-A*  
Senior Planner, Land Use Review  
City of Austin | Development Services Department  
505 Barton Springs Rd, 4<sup>th</sup> Floor | Austin TX 78704  
Direct: 512.974.3175

---

**From:** [REDACTED] [mailto:[REDACTED]]  
**Sent:** Thursday, April 09, 2015 4:37 PM  
**To:** Hopkins, Steve  
**Subject:** Fw: Springhill Subdivision in Pflugerville

Sent from Windows Mail

**From:** [REDACTED]  
**Sent:** Thursday, April 9, 2015 4:30 PM  
**To:** Susan Chavez, [Steve.hopkins@austinetexas.gov](mailto:Steve.hopkins@austinetexas.gov), [REDACTED]

Hello Sirs,

May you please confirm you received my email and if you can direct me to the next level of discussion for this issue?

Best Regards,  
Susan Chavez  
15406 Horborne Lane

Sent from Windows Mail

**From:** Susan Chavez

**Sent:** Wednesday, March 25, 2015 12:44 PM

**To:** Steve.hopkins@austinetexas.gov, [REDACTED]

**Cc:** bffbbq

Dear Mr. Hopkings and Mr. Davis,

I am writing to express concern about a proposed subdivision at the south end of my neighborhood (Case Number: C8-2014-0238). The proposed plan attaches our streets Delahunty Lane, Hebbe Lane, Horborne Lane and Spring Hill Lane to the new subdivision. I feel this is a bad idea for the following reasons:

- Our streets are too narrow for an increase in traffic.
- Children in this neighborhood walk to school on the street because we don't have sidewalks. This is a huge safety concern.
- There are no curbs on our streets
- The streets are a light layer of black asphalt and cannot withstand heavy traffic.
- The hill in the middle of Delahunty and Horborne Lanes have blind spots that have seen many accidents and near accidents. The cross street of Horborne and Vincent, right by the blind spot, is the major crossing for children who walk to school from Sarah's Creek subdivision and Springhill subdivision. Big safety concern here.
- Connecting our streets would change the nature of our quiet, little subdivision.
- Eco friendly, We are a spring. Trash, pollution and the traffic would affect the balance of our neighborhood.

I don't have a problem with the proposed new subdivision. I just don't want their traffic on our quiet, calm, country style roads.

Thank you.

Regards,

George and Susan Chavez

15406 Horborne Lane Pflugerville Texas 78660

512-519-5860 (Direct)

512-797-2676 (Cell)

## Hopkins, Steve

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**From:** Hopkins, Steve  
**Sent:** Thursday, April 09, 2015 3:02 PM  
**To:** 'Neal Carter'  
**Subject:** RE: Drainage issues RE:Subdivision development at 800 Wells Branch Parkway

Mr. Carter,

You can call me at the number listed below. I am available this afternoon and tomorrow morning. Currently, the subdivision has completed its first round of review and we are waiting for an update from the applicant. There is also a zone change that is being reviewed for this property. The case number is C14-2014-0186. The zone change is required before the preliminary plan can be approved. The preliminary plan and the zone change files are also available for you to review. Just contact me to schedule an appointment. If you don't want to drive downtown, the files are also available online. Search by case number to find the file. The link is here:

[https://www.austintexas.gov/devreview/a\\_queryfolder\\_permits.jsp](https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp)

Let me know if you have any questions.

**Steve Hopkins, AICP, CNU-A**

Senior Planner, Land Use Review

City of Austin | Development Services Department

505 Barton Springs Rd, 4<sup>th</sup> Floor | Austin TX 78704

Direct: 512.974.3175

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**From:** Neal Carter [mailto:Neal.Carter@cityofaustintexas.gov]  
**Sent:** Wednesday, April 08, 2015 3:51 PM  
**To:** Hopkins, Steve; [mailto:Steve.Hopkins@cityofaustintexas.gov]  
**Subject:** Drainage issues RE:Subdivision development at 800 Wells Branch Parkway

Mr Hopkins and Mr Davis,

I would like to protest the proposed subdivision development at 800 Wells Branch parkway at the Austin/Travis county border. I attended a meeting April 3<sup>rd</sup> 2015 with Shawn Graham, the engineer for the project and he was unable to answer my questions concerning the water drainage near the spring. His response to inquiries about the current drainage and any effect the proposed development would have on said drainage was repeatedly met with acknowledgement that they had not researched the effects on the Travis County land bordering the lot, IE. "we didn't look at anything outside of the plat." He confessed that his research extended only to the boundaries of the property and no further in part because of the change of jurisdiction. The impression was that because the proposed site was in the City of Austin jurisdiction he did not need to be concerned about how the construction would affect the Travis County area.

From personal experience I know that the land bordering the north side of the proposed site is actually lower in elevation than the proposed site. Had Mr Graham had actually visited the site on Springhill Ln., Horborne Ln., or Delahunty Ln., the difference in elevation would have been evident, as would have the inaccuracy of the elevation maps that he was working from. Currently, with only two inches of rain in a 24 hour period, the lots at the south ends of the above streets which are normally saturated by the spring become visibly flooded by several inches for up to two weeks or longer. During the time which the lots are flooded, the septic systems of the houses in these lots are unable to operate properly. This causes the sewage black/grey water that is normally absorbed by the ground and vegetation to possibly overflow the septic tanks and/or flow back into the houses. As you might expect, this is a health hazard. The

proposed development will only exacerbate the issue as the large trees and vegetation that currently help divert the rainwater and absorb the groundwater will be eliminated and replaced with structures that will do neither. At a minimum, I would like to have the southern ends of the above streets and adjoining property elevations surveyed and required to be assessed during any construction proposals. I would also like for a survey to be conducted to determine the multiple locations that the spring exits from the ground as there is not only one fixed location.

Please contact me regarding the drainage issues and let me know what can be done to protect the area from this proposed construction.

Thank you for your time.

Neal Carter

## Hopkins, Steve

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**From:** Arlene Moody <~~arlene.moody@ch2global.net~~>  
**Sent:** Thursday, April 09, 2015 10:08 AM  
**To:** Hopkins, Steve  
**Subject:** Ballantyne Project, Case #C14-2014-0186

Mr. Hopkins:

I will not repeat all of the concerns (and I agree with all of them) that have been raised in messages you have received from many of my neighbors in the Springhill subdivision in Pflugerville, Travis County, but will give my more critical objections. Janie and Louis Zbranek and myself did visit with you a few weeks ago at your office and voiced some of our concerns and Janie Zbranek left you with a list and has since e-mailed you a copy. On Friday, 3 April many of us met with the Developers, John Swanson and Bart Hopper, and the engineer, Shawn Graham. Mr. Graham said he had met with some City of Austin staff just the day before.

My address is 15101 Delahunty Lane, Pflugerville 78660, and it borders the North end of the Ballantyne Project. I was told by the Developers that the back yard fences of the row of 2-story houses will back right up to my fence. This in itself was upsetting for obvious reasons, especially after asking the Developer to at least consider putting one-story homes along our property lines, but they were not willing to do this as they want to put in as many homes as possible and get more bang for the buck.

We were told by the Developers that the City of Austin is adamant that our four narrow streets will be opened to all traffic coming from and going into the Ballantyne subdivision. **This is my absolute biggest objection.** No one is saying that the owner, Tim Finley, cannot sell his property, but we are just asking for consideration from the City of Austin to not open up our Travis County streets to coming and going traffic. The **narrow** streets were never meant to carry heavy traffic, as the County has only laid a very light layer of black asphalt. Only a portion of Delahunty Lane at the very North end have sidewalks, which are rarely used by the kids coming from the Sarah's Creek neighborhood west of us as they walk in the streets. A hill on Delahunty is very deceiving and one cannot see cars you are about to meet. Both of these factors make for a dangerous situation for anyone walking. Living at the dead end has always created a lot of turn around traffic and the black asphalt is torn up as I write. My mail box has been knocked down, have had a car drive in portion of my yard, run into cement blocks at street (put there by previous owner), and on and on.

The Developers seem to think that as businesses expand onto Wells Branch Parkway and Heatherwilde that traffic will not increase on our streets and will mostly exit onto Wells Branch. One has got to be kidding to think that. These streets all lead to Pecan Street making many businesses accessible now, and not years down the road, as well as an Elementary, Middle School and a High School. The Developers have no direct access from Ballantyne to Heatherwilde (they say they do not own that property as it is in Pflugerville, not City of Austin). Seems like a poor argument. Why can't the City of Austin work with the City of Pflugerville (I believe the 10+ acres bordering Wells Branch and Heatherwilde will be commercial) and get access to Heatherwilde from Ballantyne? This would be more direct to all three schools and businesses in Pflugerville.

Please keep me in the loop for future correspondence and open meetings referencing the Ballantyne Project. Thank You

Arlene Moody

[REDACTED]

15101 Delahunty Lane

Pflugerville, Tx 78660

H: 512-251-6346

C: 512-585-1798



## **Hopkins, Steve**

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**From:** Neal Carter <[REDACTED]>  
**Sent:** Wednesday, April 08, 2015 3:51 PM  
**To:** Hopkins, Steve; [REDACTED]  
**Subject:** Drainage issues RE:Subdivision development at 800 Wells Branch Parkway

Mr Hopkins and Mr Davis,

I would like to protest the proposed subdivision development at 800 Wells Branch parkway at the Austin/Travis county border. I attended a meeting April 3<sup>rd</sup> 2015 with Shawn Graham, the engineer for the project and he was unable to answer my questions concerning the water drainage near the spring. His response to inquiries about the current drainage and any effect the proposed development would have on said drainage was repeatedly met with acknowledgement that they had not researched the effects on the Travis County land bordering the lot, IE. "we didn't look at anything outside of the plat." He confessed that his research extended only to the boundaries of the property and no further in part because of the change of jurisdiction. The impression was that because the proposed site was in the City of Austin jurisdiction he did not need to be concerned about how the construction would affect the Travis County area.

From personal experience I know that the land bordering the north side of the proposed site is actually lower in elevation than the proposed site. Had Mr Graham had actually visited the site on Springhill Ln., Horborne Ln., or Delahunty Ln., the difference in elevation would have been evident, as would have the inaccuracy of the elevation maps that he was working from. Currently, with only two inches of rain in a 24 hour period, the lots at the south ends of the above streets which are normally saturated by the spring become visibly flooded by several inches for up to two weeks or longer. During the time which the lots are flooded, the septic systems of the houses in these lots are unable to operate properly. This causes the sewage black/grey water that is normally absorbed by the ground and vegetation to possibly overflow the septic tanks and/or flow back into the houses. As you might expect, this is a health hazard. The proposed development will only exacerbate the issue as the large trees and vegetation that currently help divert the rainwater and absorb the groundwater will be eliminated and replaced with structures that will do neither.

At a minimum, I would like to have the southern ends of the above streets and adjoining property elevations surveyed and required to be assessed during any construction proposals. I would also like for a survey to be conducted to determine the multiple locations that the spring exits from the ground as there is not only one fixed location.

Please contact me regarding the drainage issues and let me know what can be done to protect the area from this proposed construction.

Thank you for your time.

Neal Carter

## Hopkins, Steve

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**From:** Janie Zbranek <janiezbranek@cityofaustin.net>  
**Sent:** Wednesday, April 08, 2015 9:58 PM  
**To:** Hopkins, Steve  
**Subject:** Re: Ballantyne

Steve:

What kind of zone change? Will it be to our benefit? Sure hope so.

Like we all said, the traffic impact would be a nightmare for our quiet neighborhood. 4.5 homes to an acre???? Most of us have one home per acre. Traffic needs to go out on Heatherwilde Blvd and Wells Branch,,,, NOT THRU OUR SUBDIVISION.....

Janie & Louis Zbranek

Sent from my iPad

On Apr 8, 2015, at 11:30 AM, Hopkins, Steve <[Steve.Hopkins@austintexas.gov](mailto:Steve.Hopkins@austintexas.gov)> wrote:

Everyone,

This is an update on the Ballantyne preliminary plan. The first round of staff review has been completed. We are now waiting for an update from the applicant. There is also a zone change that is being reviewed for this property. My previous message gave the wrong number. The correct case number is C14-2014-0186. A traffic impact analysis was submitted as part of that zone change and is being reviewed by staff. The zone change is required before the preliminary plan can be approved.

The preliminary plan and the zone change files are also available for you to review. Just contact me to schedule an appointment. If you don't want to drive downtown, the files are also available online. Search by case number to find the file. The link is here:

[https://www.austintexas.gov/devreview/a\\_queryfolder\\_permits.jsp](https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp)

***Steve Hopkins, AICP, CNU-A***

Senior Planner, Land Use Review

City of Austin | Development Services Department

505 Barton Springs Rd, 4<sup>th</sup> Floor | Austin TX 78704

Direct: 512.974.3175

## Hopkins, Steve

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**From:** Glenda Overfelt <ubimayantique@yahoo.com>  
**Sent:** Wednesday, April 08, 2015 12:34 PM  
**To:** Hopkins, Steve  
**Subject:** Proposed subdivision Case C8-2014-0238

Mr. Hopkins,

I am writing to express concern about a proposed subdivision at the south end of my street, Spring Hill Lane. The proposed plan opens Spring Hill Lane to the new subdivision.

I am opposed to this for the following reasons:

1. The street is too narrow for an increase in traffic.
2. Children in the neighborhood walk to school on the street as there are currently no sidewalks.
3. The opening of the Dollar Store with the traffic being diverted to Spring Hill lane for access has already resulted in a large 18 wheeler rolling over into the culverts because the street is too narrow to make the turn into the Dollar Store lot from Spring Hill Lane.
4. There are no curbs on the street.
5. Connecting our street would change the nature of our quiet subdivision and was the reason for choosing that street on which to live.

Although I'm not opposed to the new subdivision, I am very concerned about connecting Spring Hill Lane as a through street.

Thank you.

Glenda Overfelt  
15404 Spring Hill Lane  
Pflugerville, Texas 78660  
512-913-7028

## Hopkins, Steve

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**From:** Vivian Oertli <v.oertli@springhill.net>  
**Sent:** Tuesday, April 07, 2015 12:13 AM  
**To:** Hopkins, Steve  
**Subject:** C8-2014-0238

Dear Steve Hopkins:

I am against the proposal of attaching our streets from our sub-division, Spring Hill, to the new sub-division for concerned reasons. Our streets are very narrow with no curbs or sidewalks, only ditches on each side of the roads. If you live in the neighborhood you know when a car approaches you to slow down and get over as far as you can. Some people park their cars on the side of the roads, which make obstacles to get around. Also, mail boxes are at the end of the driveways and people put their trash cans out on the roads. Some driveways are dirt and a few have pavement.

Mostly, there are many children that walk home from school in the roads, ride their bikes, or play in the roads. It would be awful for one of them to be hit and injured. They are children from Spring Hill sub division and Sarah's Creek that you should consider their safety. There are elderly that have lived in Spring Hill for 20 years or more that are used to the non-busy streets that are in the habit of not having too much concern for backing out of their driveways.

Please consider the safety of our children, who are our future, the elderly who are used to the quiet and non-busy narrow streets, and the road conditions that are not safe or suitable for more traffic.

If there is a meeting on this please let me know.

Sincerely,

Vivian Oertli  
15109 Horborne Ln  
Pflugerville, TX 78660  
(512) 251-2743

## Hopkins, Steve

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**From:** [REDACTED]  
**Sent:** Friday, April 03, 2015 11:17 AM  
**To:** Hopkins, Steve  
**Cc:** Janie Zbranek  
**Subject:** Case Number C14-2014-0238 Ballantyne Subdivision/Springhill Subdivision

Steve:

Louis & me and my neighbor Arlene Moody @ 15100 Delahunty Ln & 15101 Delahunty Ln met with you back in February and looked at the plat for the Ballantyne Subdivision.

I left with you a list of concerns from property owners in Springhill Subdivision.

This morning a group of us met with the developer, John Swanson; Bart Hopper and Shawn Graham, Land Development Engineer at the Pflugerville Recreation Center.

Many issues were brought up but the one most discussed and important to ALL of us was the "connectivity issue".

According to the developer, they are saying that it is the City of Austin that is mandating this issue.

We all have strong issues with the City of Austin trying to connect our little narrow streets with a new subdivision.

There are many, many, many SAFETY ISSUES in even considering connecting the two subdivisions.

1. Streets are too narrow
2. Children walk or ride their bikes to school. This is a huge safety concern.
3. No sidewalks for children or people to walk on. This is a huge safety concern.
4. No curbing
5. The streets are a light layer of black asphalt and cannot withstand heavy traffic.
6. The hill in the middle of Delahunty Lane is a blind spot that has seen many near accidents. The increase in traffic increases the potential for accidents.
7. At the end of Delahunty Lane – there is a 4-way STOP sign and a YIELD sign off Old Pflugerville Road. This is a bad scenario because people always run the STOP sign and stop at the YIELD sign. So, if you are pulling out from Delahunty Ln into intersection, you will get hit by STOP sign runners. You add more traffic to this and this is just asking for more accidents to happen.

The children in the Ballantyne Subdivision will be going to Springhill Elementary, Pflugerville Middle and Pflugerville High Schools.

I know for a fact that everyone from that subdivision will be cutting thru one of our streets to get to these schools, either by foot, bicycle or car.

What a nightmare and SAFETY ISSUE this will be.


When Sarah's Creek was built, they put a light for that subdivision onto Pecan Street for that Subdivision to use. But 99% of the people going to school cut thru Springhill Subdivision and there have been two accidents of children being hit by cars because of the narrow unsafe streets.

Lastly --- if you have to have a connecting street, which I think if you really dig into City Codes, you will find that this does not have to happen,,, put a HUGE SPEED BUMP AT EACH BEGINNING STREET FROM NEW SUBDIVISION INTO SPRINGHILL SUBDIVISION and at the North end also to deter cars from coming thru here and going out onto Wells Branch Parkway to exit.

One other question I have is, why isn't there an exit street onto Heatherwild Blvd from Ballantyne Subdivision?

Steve, PLEASE, PLEASE give this some deep research into this "connectivity issue". I think this can all be avoided and leave our quiet little subdivision without disruption.

Thanking you in advance for your help in this matter.

Sincerely,  
Janie & Louis Zbranek  
15100 Delahunty Ln  
Pflugerville, TX 78660  
Ph: 512-251-4507  


## Hopkins, Steve

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**From:** [REDACTED]  
**Sent:** Friday, April 03, 2015 3:31 PM  
**To:** Hopkins, Steve  
**Subject:** Case #C8-2014-0238 Ballantyne Subdivision

Mr. Hopkins, I could send you the same pre-printed concerns of the proposed streets that are going to be attached to our older subdivision from the new one. I won't. But I do stand with the rest of the Spring Hill subdivision to say I don't like the idea even if it is mandatory "City Code".

Dennis & Beth Smith  
15405 Hebbe Lane

## Hopkins, Steve

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**From:** [REDACTED]  
**Sent:** Friday, April 03, 2015 11:17 AM  
**To:** Hopkins, Steve  
**Cc:** Janie Zbranek  
**Subject:** Case Number C14-2014-0238 Ballantyne Subdivision/Springhill Subdivision

Steve:

Louis & me and my neighbor Arlene Moody @ 15100 Delahunty Ln & 15101 Delahunty Ln met with you back in February and looked at the plat for the Ballantyne Subdivision.

I left with you a list of concerns from property owners in Springhill Subdivision.

This morning a group of us met with the developer, John Swanson; Bart Hopper and Shawn Graham, Land Development Engineer at the Pflugerville Recreation Center.

Many issues were brought up but the one most discussed and important to ALL of us was the "connectivity issue".

According to the developer, they are saying that it is the City of Austin that is mandating this issue.

We all have strong issues with the City of Austin trying to connect our little narrow streets with a new subdivision.

There are many, many, many SAFETY ISSUES in even considering connecting the two subdivisions.

1. Streets are too narrow
2. Children walk or ride their bikes to school. This is a huge safety concern.
3. No sidewalks for children or people to walk on. This is a huge safety concern.
4. No curbing
5. The streets are a light layer of black asphalt and cannot withstand heavy traffic.
6. The hill in the middle of Delahunty Lane is a blind spot that has seen many near accidents. The increase in traffic increases the potential for accidents.
7. At the end of Delahunty Lane – there is a 4-way STOP sign and a YIELD sign off Old Pflugerville Road. This is a bad scenario because people always run the STOP sign and stop at the YIELD sign. So, if you are pulling out from Delahunty Ln into intersection, you will get hit by STOP sign runners. You add more traffic to this and this is just asking for more accidents to happen.

The children in the Ballantyne Subdivision will be going to Springhill Elementary, Pflugerville Middle and Pflugerville High Schools.

I know for a fact that everyone from that subdivision will be cutting thru one of our streets to get to these schools, either by foot, bicycle or car.

What a nightmare and SAFETY ISSUE this will be.

When Sarah's Creek was built, they put a light for that subdivision onto Pecan Street for that Subdivision to use. But 99% of the people going to school cut thru Springhill Subdivision and there have been two accidents of children being hit by cars because of the narrow unsafe streets.

Lastly --- if you have to have a connecting street, which I think if you really dig into City Codes, you will find that this does not have to happen,,, put a HUGE SPEED BUMP AT EACH BEGINNING STREET FROM NEW SUBDIVISION INTO SPRINGHILL SUBDIVISION and at the North end also to deter cars from coming thru here and going out onto Wells Branch Parkway to exit.

One other question I have is, why isn't there an exit street onto Heatherwild Blvd from Ballantyne Subdivision?

Steve, PLEASE, PLEASE give this some deep research into this "connectivity issue". I think this can all be avoided and leave our quiet little subdivision without disruption.



Thanking you in advance for your help in this matter.

Sincerely,  
Janie & Louis Zbranek  
15100 Delahunty Ln  
Pflugerville, TX 78660  
Ph: 512-251-4507

[REDACTED]

## Hopkins, Steve

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**From:** Jim Petter <jpetter@pflug.com>  
**Sent:** Thursday, April 02, 2015 10:48 PM  
**To:** Hopkins, Steve  
**Subject:** Ballantyne Subdivision

Mr. Hopkins

As homeowners in the Springhill Village subdivision for over 35 years we are very concerned about the attachment of our streets with the proposed Ballantyne Subdivision case number C8-2014-0238.

At the present time we already have a lot of traffic on our streets with all the homeowners, plus all the service trucks, such as trash pickup and others.

All of our streets are very narrow with a thin layer of asphalt that would not hold up to high traffic.

Safety is the primary concern with children walking to school, a hill on Hebbe Lane with a blind spot, backing out of driveways, and a narrow roadway.

We hope that you will take all this into consideration, and leave the streets of Hebbe Lane, Delahunty Lane, Horborne Lane and Spring Hill Lane closed to the proposed subdivision.

Regards  
Jim & Frances Petter  
15604 Hebbe Lane  
Pflugerville, TX 78660

I am writing to express concern about a proposed subdivision at the south end of my neighborhood (Case Number: C8-2014-0238). The proposed plan attaches our streets Delahunty Lane, Hebbe Lane, Horborne Lane and Spring Hill Lane to the new subdivision. I feel this is a bad idea for the following reasons:

- Our streets are too narrow for an increase in traffic.
- Children in this neighborhood walk to school on the street because we don't have sidewalks. This is a huge safety concern.
- There are no curbs on our streets
- The streets are a light layer of black asphalt and cannot withstand heavy traffic.
- The hill in the middle of Delahunty Lane is a blind spot that has seen many near accidents. The increase in traffic increases the potential for accidents.
- Connecting our streets would change the nature of our quiet, little subdivision.

I don't have a problem with the proposed new subdivision. I just don't want their traffic on our quiet, calm, country style roads.

Thank you. *Greg Thompson Linda W Thompson*

*GREG & LINDA THOMPSON*

*15302 SPRING HILL LN.*

*PFLUGERVILLE, TX. 78660*

*4/2/2015*

## Hopkins, Steve

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**From:** Mary Lou Garner <mggarner@highland.net>  
**Sent:** Wednesday, April 01, 2015 6:59 PM  
**Cc:** Hopkins, Steve  
**Subject:** Springhill Neighborhood

Steve I am Lee Garner and I live in Springhill. I want you to know that I do not mind that there a new development planned foe the area south of us but I DO NOT want not streets to inter or be connected to our neighborhood. We have a nice quit neighborhood and would like to stay that way. Please require them to build a brick fence between their neighborhood and ours.

Like I've already said I don't have a problem with the proposed subdivison. I just don't want their traffic on our quit. calm country style roads.

Thanks Lee Garner 15203 Hebbe Lane

## Hopkins, Steve

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**From:** Ray Oertli <rayoertli@springhilltn.com>  
**Sent:** Tuesday, March 31, 2015 1:31 PM  
**To:** Hopkins, Steve  
**Cc:** rayoertli@springhilltn.com  
**Subject:** Case Number: C8-2014-0238)---SpringHill neighborhood

Hello Steve Hopkins

Hello Steve Hopkins

I am writing to express concern about a proposed subdivision at the south end of my neighborhood (Case Number: C8-2014-0238).

The proposed plan attaches our streets Delahunty Lane, Hebbe Lane, Horborne Lane and Spring Hill Lane to the new subdivision.

I feel this is a bad idea for the following reasons:

Streets are narrow mine is about 20 foot wide and there are bar ditches on both sides of the streets. we have no curbs or gutters.

The streets are a light layer of black asphalt and cannot withstand heavy traffic.

There are no sidewalks along these 4 streets for our children to walk, or for the new children..

There is no street lights along streets, because our utility poles are at rear of our lots, yes our streets are dark at night.

Our mail boxes are at the edge of street., we put our garbage containers on the street for pick up. Most of us must back out driveways into our narrow streets, which blocks the street.

The increase in traffic increases the potential for accidents.

Connecting our streets would change the nature of our quiet, little subdivision.

I don't have a problem with the proposed new subdivision.

I just don't want their traffic on our quiet, calm, country style roads.

The Springhill neighborhood was platted in 1956 as Ranchette lots..

I fear a very high volume of traffic from those finding a short cut from Wells Branch to 1825.

If our streets are opened up, there will be many new dangers from the high increase in traffic volume. There is a high point on my street Horborne and when someone at the duplex parks a vehicle on the street

you must go around this vehicle , to keep going down the street, so you must go on the left side of the street and if there is someone coming from the other direction they can not see you , and you can not see them., it is dangerous.

The greater traffic volume will greatly increase the chance of a head on collision here.

Please consider us in making your decision and do not allow our 4 streets to be opened.

Sincerely Yours  
Ray Oertli  
512-563-1604

## Hopkins, Steve

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**From:** Mildred Huebel <mhuebelm2007@gmail.com>  
**Sent:** Monday, March 30, 2015 1:39 PM  
**To:** Honorable Ron Davis; Hopkins, Steve  
**Subject:** Plans for Ballantyne Subdivision Case number C8-2014-0238

I am writing to express my opposition to the proposed attaching of the streets in the planned Ballantyne Subdivision (Case number C8-2014-0238) to our streets Hebbe Lane, Delahunty Lane, Horborne Lane, and Spring Hill Lane in our Springhill Subdivision. This plan is not in the best interest and safety of our neighborhood residents.

1. The streets in the Springhill Subdivision are so narrow that it is nearly impossible for two vehicles to pass each other safely. At times cars park on the street, making it impossible.
2. There already is a serious problem with excessive speeding thru our neighborhood. The increased amount of traffic would only make this problem even worse.
3. Children in this neighborhood walk to school **in the streets** because there are no curbs or sidewalks on the majority of the streets.
4. We must remember, and give consideration to, the fact that there are a lot of **elderly** residents in the Springhill Subdivision. Some would like to go walking in our beautiful neighborhood for exercise, but are afraid to because of the traffic safety issue.
5. The hill in the middle of Delahunty Lane is a blind spot that has been the scene of many near collisions. I live at that blind spot on Delahunty Lane, and myself have experienced several close calls while attempting to back out of my driveway. The hill also is a blind spot for drivers attempting to turn onto Delahunty Lane from Vincent Place. Drivers who are north bound on Delahunty Lane, come over the hill and encounter a vehicle attempting to turn onto Vincent Place. I have twice witnessed an almost rear end collision. Increased traffic will certainly mean a greater possibility for an accident, even a serious one.
6. Traffic from the Sarah's Creek Subdivision already comes thru our neighborhood to take children to school or to use the traffic light at Windermere Drive. There is a serious problem with drivers not stopping at the stop sign at Vincent Place and Delahunty Lane. I and others have had many near collisions when drivers ran the stop sign. It is very dangerous. Since I am aware of the problem, I use caution. Imagine a driver, from the new subdivision, coming along Delahunty Lane and not be aware of the problem. A possibly fatal accident **will** happen there.
7. The intersection at Windermere Drive, Old Pflugerville Road, and Delahunty Lane is so congested already and very dangerous in the morning and afternoon. The street signage is very confusing. Drivers run the stop sign on west bound Old Pflugerville Road all the time. There have been several near missies, myself included, when drivers ran the stop sign. Once again, I use caution at that intersection. Newcomers would not be aware to the seriousness of the problem and get involved in an accident. The intersection is even more dangerous when school children are trying to cross the streets there. Increased traffic will guarantee a serious accident, possibly involving a **child**.
8. If we allow our streets to be opened to the Ballantyne Subdivision, not only would those residents use our streets as a shortcut to FM 1825 (Pecan Street), a lot of traffic from Wells Branch Parkway would use our two subdivisions as a short cut, and vise versa.
9. Our streets cannot stand an increase in traffic. This will deteriorate the quality of the asphalt pavement, causing more taxpayer money to maintain the condition of our streets.

10. Please protect our **safety** in the Springhill Subdivision. We deserve better.



## Hopkins, Steve

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**From:** Liz Kashuba [mailto:lizabethkashuba@gmail.com]  
**Sent:** Monday, March 30, 2015 9:02 AM  
**To:** Hopkins, Steve; [mailto:shndavis@texascountysg.org]  
**Subject:** Attaching street to proposed subdivision C8-2014-0238

Thank you for taking the time to read my email. My name is Liz Kashuba and my family lives in and owns the residence at 15204 Spring Hill Lane Pflugerville TX.

I am writing to express concern about a proposed subdivision at the south end of my neighborhood (Case Number: C8-2014-0238). The proposed plan attaches our streets Delahunty Lane, Hebbe Lane, Horborne Lane and Spring Hill Lane to the new subdivision. I feel this is a bad idea for the following reasons:

-

Our streets are too narrow for an increase in traffic.

-

Children in this neighborhood walk to school on the street because we don't have sidewalks. This is a huge safety concern.

-

There are no curbs on our streets

-

The streets are a light layer of black asphalt and cannot withstand heavy traffic.

-

The hill in the middle of Delahunty Lane is a blind spot that has seen many near accidents. The increase in traffic increases the potential for accidents.

-

Connecting our streets would change the nature of our quiet, little subdivision.

I don't have a problem with the proposed new subdivision. I just don't want their traffic on our quiet, calm, country style roads.

Thank you,  
Liz Kashuba  
512-779-2790  
15204 Spring Hill Lane  
Pflugerville

Sent from my iPhone

## Hopkins, Steve

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**From:** [redacted]  
**Sent:** Saturday, March 28, 2015 9:31 PM  
**To:** Hopkins, Steve; ron.davis@traviscountytx.gov  
**Cc:** [redacted]  
**Subject:** Citizen Concerns & Records Request - New Ballantyne Subdivision (C8-2014-0238 & C14-2014-0186)

TO:

The Honorable Ron Davis, Travis County Commissioner Steve Hopkins, City of Austin  
Gemsong Ryan, P.E., Jones & Carter, Inc.  
Tim Finley, Finley Company

Recently, I became aware of the new Ballantyne Subdivision proposed in Pflugerville at 800-1/2 W. Wells Branch Parkway. After reviewing the plans, I have some traffic/passageway concerns for my neighborhood of which I have been a property owner for over 30 years. The plan calls for four (4) connecting passageways (Delahunty Lane, Horborne Lane, Hebbe Lane and Spring Hill Lane) from the new subdivision into our quiet neighborhood.

Our neighborhood, Spring Hill Subdivision, has been encroached by development on it's north end (FM 1825/Pecan Street) and south end (by this new subdivision) in the last year.

Example:

In 2014, Dollar General, a commercial retail store was built on a residential street Spring Hill Lane at it's intersection with FM 1825. The ENTRANCE to this commercial business was placed on the residential street (Spring Hill Lane) not off the highway like other business located on 1825. This created more traffic at the intersection and brought more traffic into the Spring Hill Neighborhood. To make matters worse, NO street or traffic control improvements were implemented by Travis County or were required from the developer.

Now we find out the owner/developer for the Ballantyne Subdivision wants to make passage connections from their development (138 single-family lots, 288 multi-family lots and two (2) retail lots) through our neighborhood to FM 1825. This is a lot to ask a residential neighborhood to absorb without infrastructure improvements and potential development concessions.

My neighborhood traffic concerns:

- \* The Spring Hill Subdivision current street design (narrow, unmarked two-way traffic streets)
- \* The need for a current traffic engineering study
- \* Neighborhood schools have several bus stops (drops/pick-ups) in this neighborhood with limited sidewalks and roadway shoulders for children to safely walk.(Safety Liability)
- \* Many adults walk this neighborhood for exercise and to local businesses creating the same safety issues.
- \* You can't look at the north and south development around the Spring Hill Subdivision as individual projects, but must consider the accumulative impact both will have on the neighborhood over a short period of time. We desperately need your help in managing development and maintaining the safety and integrity of our long standing neighborhood.

REQUEST:

As a concerned property owner, I have the following requests for Travis County and City of Austin officials reviewing the Ballantyne Subdivision proposal:

- \* Complete a traffic engineering study on the number of potential residents/consumers generated by this development and require the owner/developer to include neighborhood infrastructure improvements to reduce and calm the increased traffic flow. (NOTE: The case numbers [C14-2014-0186 & C8-2014-0238] list a bullet advising that infrastructure improvements will be done on the passageway streets; however, there is no detail listed in the application to explain exactly what this entails. If the details of these infrastructure improvements are outlined, can I please get a copy to review and share with other concerned residents?)
- \* According to the case file, a public hearing/meeting will be scheduled on the project. Can I receive notification of any and all public hearing dates?

If additional information or clarification is required, please feel free to contact me. Thank you in advance for your assistance and attention.

Rick Hinkle  
15507 Spring Hill Lane  
Pflugerville, Texas 78660  
Cell # 512-415-1137

## Hopkins, Steve

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**From:** Elizabeth White <egans2@breglobal.net>  
**Sent:** Friday, March 27, 2015 12:31 PM  
**To:** Hopkins, Steve  
**Subject:** Case Number: C8-2014-0238

I live in the Spring Hill Subdivision, which is adjacent on the north side of the proposed new Ballantyne Subdivision (Case Number: C8-2014-0238). The Preliminary Plat indicates that four streets from Spring Hill (Hebbe Lane, Delahunty Lane, Horborne Lane, Spring Hill Lane) are to be connected to the new subdivision. I think this is a bad idea for multiple reasons, most of them being safety issues:

Spring Hill's streets:

- Have no street lights, so visibility is poor at dusk, dark, and dawn.
- Are narrow.
- Have no sidewalks.
- Are lightly constructed, not able to withstand a lot of traffic.
- There is a hill in the middle of the subdivision, which at its crest creates a blind spot on our roads. With increased traffic this will be more dangerous.
- Children walk to school, so have to walk in the road because of lack of sidewalks.
- Some residents do not have a vehicle, so have to walk to jobs and shopping.
- Other residents walk, run, and bicycle on our roads for exercise. This will likely not be safe enough to do if Ballantyne's traffic is routed through our subdivision.

I am not against the Ballantyne Subdivision being built. I just think that having their traffic driving through the Spring Hill Subdivision is not good.

Thank you,  
Elizabeth White

## Hopkins, Steve

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**From:** LORI WILBURN <PROCLEAN23@NETZERO.COM>  
**Sent:** Thursday, March 26, 2015 9:08 AM  
**To:** Hopkins, Steve  
**Subject:** Springhill Neighborhood

Dear Steve,        3-26-15

I am writing to express concern about a proposed subdivision at the south end of my neighborhood (Case Number: C8-2014-0238). The proposed plan attaches our streets Delahunty Lane, Hebbe Lane, Horborne Lane and Spring Hill Lane to the new subdivision. I feel this a bad idea for the following reasons:

Our streets are too narrow for an increase in traffic

Children in this neighborhood walk to school on the street because we don't have sidewalks. This is a hugh safety concern

There are no curbs on our streets


The streets are a light layer of black asphalt and cannot withstand heavy traffic

The hill in the middle of Delahunty Lane is a blind spot that has seen many near accidents, increase in traffic increases the potential for accidents

Connecting our streets would change the nature of our quiet, little subdivision

I don't have a problem with the proposed new subdivision. I just don't want their traffic on our quiet, calm, country style roads.

Thank you,

Lori Wilburn  
15400 Springhill Lane  
Pflugerville, Tx 78660  


## Hopkins, Steve

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**From:** robert boehm <[REDACTED]>  
**Sent:** Wednesday, March 25, 2015 2:56 PM  
**To:** [REDACTED]  
**Cc:** Hopkins, Steve; [REDACTED]  
**Subject:** City of Austin planning review of subdivision application Case # C8-2014-0238

The above case is being reviewed by the City of Austin for a planned subdivision abutting our Springhill Village Subdivision to the south. Our subdivision is in not in the City of Austin nor Pflugerville, but in your precinct 2. Our water system is the City of Austin. I have included in this email a copy of concern I addressed to the fire and emergency services of precinct 2. This is it:

\*\*\*\*\*  
\*\*\*\*\*

This is a copy of the following message you sent to Travis County ESD No. 2 / Pflugerville Fire Department via Pflugerville Fire Department

This is an enquiry email via <http://www.pflugervillefire.org/> from:  
Robert Boehm <[REDACTED]>

Few residents within Springhill Village subdivision have received notice about the above case that concerns land south of the subdivision. Proposed is a subdivision of 152 lots for single family, multi-family, and commercial. I realize this land probably will be served by the City of Austin's fire department. What concerns us is the effect on our water supply which is provided by Austin. Our subdivision originated in the 50's, however, I am not aware of when we were provided water. I suspect the size of our lines and the few fire hydrants already present a problem for your firefighters should there be a need for their services. My goal is to make your department aware of this proposed subdivision, hoping you would review and give us some feedback, and participate in the process. I thank you for that in advance. Perhaps any water utility construction for the new subdivision could include some upgrades for any concerns your department has as related to fire suppression within our Springhill Village subdivision. I will copy myself, as your website allows, so that I can forward to other concerned residents of the subdivision. My home phone is 512 251-4640. Thanks again.

\*\*\*\*\*  
\*\*\*\*\*

In addition to the concern regarding our water system, there are many others. Some may have been forwarded to you already. One of my concerns is the aligning of the new subdivision's streets to exit into our neighborhood. Our streets are lightly asphalted, narrow, because on each side of the pavement to the sides of the easement, are open ditches for drainage, with no sidewalks for school children to walk on to get to Springhill Elementary, except a sidewalk designed at the request of Sarah's Creek homeowner association. When Sarah's Creek subdivision to the west of our subdivision was built, their streets opened into ours, bringing much more traffic on our narrow roads. Accordingly, their kids who walk to Springhill Elementary, walked on our streets. That sidewalk, taking part of the narrow street and the drainage ditch along Delahunty and Vincent Place streets, exists today as a result of that request to the County. I would hope that this be forwarded to your planning team for review and input. I would invite someone to observe what is happening now in the AM when kids walk and other parents come barreling thru our subdivision on Vincent eastward, then down Delahunty northbound to get to Old Austin Pflugerville road to turn right to continue to the

school. This repeats itself in the PM. Additionally, many cars speed down our straight, narrow roads lined with mailboxes, and over a hill on those roads which run north and south.

Thank you for your time and consideration. I have cc the City of Austin Senior Planner Steve Hopkins so he might be aware of these issues. I have also have cc this to Pflugerville ISD Facilities and Support Services regarding my concern for the kids should that subdivision be assigned to Springhill Elementary.

Robert Boehm  
15505 Delahunty Lane  
Pflugerville, Tx 78660  
512 251-4640  
[rob.boehm1@att.net](mailto:rob.boehm1@att.net)

## Hopkins, Steve

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**From:** Joe Clark [redacted]  
**Sent:** Tuesday, March 24, 2015 1:30 PM  
**To:** Hopkins, Steve; [redacted]  
**Subject:** Ballantyne Subdivision

Sir:

I am writing to express concern with a proposed subdivision called Ballantyne subdivision at 800-1/2 W. Wells Branch Pkwy, case C8-2014-0238. Of particular concern is the connection of the streets in the Springhill Subdivision to the streets in the new subdivision. As our subdivision has straight roads they will become a tempting cut through to 1825 and points north. Our roads may be straight but they are narrow (only 20' wide) lightly constructed with no curbs and a drainage ditch on either side. Because of this these roads are frequented by our neighbors walking in the roads and our children using the road to walk to school. There are always cars parked in the road which along with the walkers creates an almost obstacle course like drive. our streets connecting to this new neighborhood will change the whole nature of our quiet neighborhood, creating safety hazards for me and my neighbors.

Please reconsider the plan for the new neighborhood and minimize the disruption to the Springhille neighborhood.

Thanks

A concerned neighbor

Joe Clark  
M36629  
TACLA10891E  
President  
Joe Clark Mechanical Services  
15104 Delahunty Ln  
Pflugerville, TX 78660  
251-8660 ph  
963-8660 mob

[redacted]





## Hopkins, Steve

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**From:** Derial Lutz <[REDACTED]>  
**Sent:** Tuesday, March 24, 2015 11:36 PM  
**To:** Hopkins, Steve  
**Cc:** [REDACTED]  
**Subject:** Proposed Connecting Streets of New Ballantyne Subdivision Concerns

I am writing to express concern about a proposed subdivision at the south end of my neighborhood

(Case Number: C8-2014-0238). The proposed plan attaches our neighborhood streets Spring Hill Lane, Horborne Lane, Delahunty Lane and Hebbe Lane to the new proposed Ballantyne Subdivision. I am asking please do not connect these new streets to our neighborhood. Concerns are listed below:

- Our streets are too narrow for the increased traffic.
- Children in this neighborhood walk to school on the streets because there are no sidewalks. This is a huge safety concern.
- There are no curbs on our streets.
- The streets are constructed of a light layer of asphalt and cannot withstand heavy traffic.
- Vincent Drive a cross street at the top of the hill in our neighborhood has seen many near accidents because drivers outside our neighborhood do not stop at these intersections. They just slow down then proceed. The increased traffic raises the potential of more accidents.
- Connecting our streets would change the nature of our quiet little neighborhood.

I do not object to the growth with the proposed new subdivision, I do feel that the new through streets would serve no real purpose except for the convenience of the new subdivision. I do feel this would destroy our quiet country life style that we have loved for over forty years.

Thank you

Derial and Lynda Lutz

15103 Horborne Lane

Pflugerville, Texas 78660

(512) 694 - 9700

[REDACTED]

## Hopkins, Steve

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**From:** Rhy Rheinlander <~~rhyrheinlander@gmail.com~~>  
**Sent:** Tuesday, March 24, 2015 9:18 AM  
**To:** Hopkins, Steve; ~~rhheinlander@traviscountytx.gov~~  
**Subject:** Concern about proposed subdivision (Case number: C8-2014-0238)

I am writing to express concern about a proposed subdivision at the south end of my neighborhood (Case Number: C8-2014-0238). The proposed plan attaches out streets Delahunty Lane, Hebbe Lane, Horborne Lane, and Spring Hill Lane to the new subdivision. I feel this is a very bad idea for the following reasons:

- Our streets are too narrow for an increase in traffic
- My child along with others in the neighborhood walk to school on the street because we don't have sidewalks. This is a huge safety concern.
- There are no curbs on our streets
- The streets are a light layer of black asphalt and cannot withstand heavy traffic.
- The hill in the middle of Delahunty Lane is a blind spot that has seen many near accidents. The increase in traffic increases the potential for accidents.
- Connecting our streets would change the nature of our very quiet, little subdivision.
- There is no real need to connect our neighborhoods as there are at least 3 other roads that will allow them to get into Pflugerville.

I don't have a problem with the proposed subdivision. I just don't want there traffic on my quiet, calm, country style road.

Thank you,

Rhy Rheinlander  
15400 Delahunty Lane  
Pflugerville, TX 78660  
512-736-4494

## Hopkins, Steve

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**From:** Bradley Synnott <~~bradley.synnott@springhillvillage.com~~>  
**Sent:** Monday, March 23, 2015 9:25 PM  
**To:** Hopkins, Steve  
**Subject:** case number C8-2014-0238

Hi i live in spinghill village i live on vincent pl the proposed plan opens our streets up to a proposed new subdivison first off of deed restrictions state our streets shall never be opened up our lawyer has a copy of them if she needs to send them to you this will do nothing but mess up our streets and take away our water supply we only have two fire hydrents in our subdivison our streets are not wide anuff for two cars to pass if they meet one has to pull over and stopwe have people that cut threw and always run stop signs and their will be a bad wreck one of these dayskids walk in the street to get to school they can build what they want we wont allow our neiborhood to be messed up cause of it we will fight to keep our streets closed if you need the info of our lawyer i will be happy to give it to you

streets are only a light layer of ashpault

their is a blind hill on all the streets

sincerly  
Springhill Village Home Owner  
Bradley Synnott

**Case Number: C14-2014-0186**

**NW Corner of Wells Branch Pkwy & Heatherwilde Blvd.**

**Concerns of property owners in Springhill Subdivision concerning streets, property and homes in the following named streets:**

**Delahunty Ln – Hebbe Ln – Horborne Ln – Spring Hill Ln**

**NO CUT-THRU of existing streets for many reasons including the following:**

- 1. Streets are narrow**
- 2. Children walk to school**
- 3. Safety Hazard -- no sidewalks for children to walk on**
- 4. No curbing**
- 5. Streets are light layer of black asphalt and cannot withstand heavy traffic**

**Flooding:**

**Elevation of Spring Hill Subdivision is down hill.**

**Construction of homes will affect drainage.**

**Currently when it rains heavy, we all experience flooding in our yards.**

**Some of us have put in small terraces in our yard to keep the water run-off to not flood our houses out.**

**Developer will need to put a drainage ditch along the fence line to above mentioned streets to avoid flooding.**

**This means you will have to put a holding pond down side.**

**There is a reason why this subdivision was called Spring Hill Subdivision.**

**Natural springs run thru here and they may also run in new proposed subdivision.**

**City of Austin Water:**

**Water lines along Delahunty Lane and probably all the other streets in the subdivision are 2 inch lines. We saw them lay the lines.**

**New lines being laid for new subdivisions are usually 3-4 inches.**

**This would reduce the WATER PRESSURE to our subdivision. Not good!!!**

**Privacy:**

**We request that NO TWO-STORY houses to be built along the fence line facing Springhill Subdivision for PRIVACY reasons. (We would not appreciate someone looking into our homes from a higher level). All our homes are one-story.**

**We request a nice 6 foot or higher noise barrier or privacy fence along the fence line.**

**Fence to be out of heavy duty plastic or vinyl. After many years – a wooden fence will rot out. A fence similar to the one in subdivision on Heatherwild Blvd across from Spring Hill Elementary School.**

**And lastly if the streets have to be cut-thru to our streets for City Code purposes --- but will not be utilized – put in a nice good barricade so no traffic can flow thru by moving them.**

To: Steve Hopkins

Re: Case Number  
C8-2014-0238

From: Roger & Carson Gallamore

Sub: Springhill Subdivision

We would like to take this opportunity to express our concerns about the opening of Ballantyne Subdivision with access to the streets in our subdivision.

1. Very narrow streets with no street lights which causes very poor visibility from dusk to dawn.
2. Streets are lightly constructed and could not withstand a lot of traffic.
3. The streets are all straight but there is a hill in the middle of the subdivision that causes blind spots and with additional traffic, some of which would drive faster than the speed limit, would make for a very dangerous situation.
4. We have children from our ~~other~~ subdivision and the Sorah's Creek subdivision that have to use the street to walk to and from school since we are within the 2 mile no bus service rule.

Pg. 2

5. We have residents that walk, run and ride bicycles on our streets, a lot with children, and again without sidewalks and no street lights these activities would have to stop.

6. Due to the fact that our streets empty into Old Pflugerville / Settlers Valley street in the mornings and afternoon the increased to work and school traffic on that street make it hard to get out of our subdivision.

Like any ~~number~~ <sup>number</sup> of people that live in Springhill, we have been in our home for 35 years and we are very concerned about the changes Ballantyne Subdivision would ~~would~~ mean to us.

We sincerely hope that the very valid concerns expressed to you by the people of Springhill will be given the consideration due us.

Our address is 15209 Hebbe Lane, Pflugerville, TX 78660 and our phone # is 512/251-2155 and we would appreciate any notifications you could send us concerning this situation.

Sincerely Yours:  
Roger & Caron Gallamore