

**RESTRICTIVE COVENANT AMENDMENT CHANGE REVIEW SHEET**

CASE: C14-85-288.23(RCA) - 7715 ½ W. SH 71

DISTRICT: 8

EXISTING ZONING: LO-NP

ADDRESS: 7715 ½ W. SH 71

SITE AREA: 13.367 acres

PROPERTY OWNER: Stephen Simon, John Simon, Barbara Simon Bierner

AGENT: Drenner Group (Amanda Swor)

CASE MANAGER: Kate Clark (512-974-1237, [kate.clark@austintexas.gov](mailto:kate.clark@austintexas.gov))

STAFF RECOMMENDATION:

**Staff recommends amending the Restrictive Covenant as outlined in *Exhibit D: RCA Redlines*. For a summary of the basis of staff's recommendation, see page 2.**

ENVIRONMENTAL COMMISSION ACTION / RECOMMENDATION:

**February 2, 2022      Scheduled for Environmental Commission**

PLANNING COMMISSION ACTION / RECOMMENDATION:

**February 22, 2022      To be Scheduled for Planning Commission**

CITY COUNCIL ACTION:

**To be Scheduled for City Council**

RESTRICTIVE COVENANT AMENDMENT RECORDING NUMBER:

ISSUES

Interested parties in the area have raised concerns about the proposed development and increasing the impervious cover currently on the site. This property is located within the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone Watershed by Chapter 25-8 of the City's Land Development Code. Due to the existing Restrictive Covenant, this property has additional permitted entitlements for development than what would be currently allowed under today's Land Development Code (LDC).

Staff has received comments in opposition of this Restrictive Covenant Amendment (RCA) request. For all written or emailed comments, please see *Exhibit C: Correspondence Received*.

**CASE MANAGER COMMENTS:**

The proposed Restrictive Covenant Amendment (RCA) area is approximately 13.367 acres and is part of a larger tract currenting being requested to be rezoned to GO-MU-NP, please see Zoning Case No. C14-2021-0130.

This undeveloped property is located on the south side of W. SH 71 and is zoned LO-NP. Adjacent zoning consists of LR-MU-CO-NP, LO-MU-CO-NP and RR-NP to the east; SF-6-NP to the south and SF-6-NP, CS-NP and RR-NP to the west. To the north is W. SH 71 right-of-way and is not zoned. Please refer to *Exhibit A: Zoning Map* and *Exhibit B: Aerial Map*.

The applicant is requesting to amend the permitted site development standards, environmental requirements, and transportation requirements. Please see *Exhibit D: RCA Redlines* for current RC and proposed revisions.

**BASIS OF RECOMMENDATION:**

Staff recommends the proposed amendments to the RC because much of it allows for development under a previous code and therefore is not up to date on newer and current standards. While the maximum impervious cover is greater than what would be allowed today with the current zoning, the majority of water quality requirements will be fulfilled under current code instead of the City's Code of 1981.

**EXISTING ZONING AND LAND USES:**

	Zoning	Land Uses
Site	LO-NP	Undeveloped
North	Not applicable	W. SH 71 right-of-way
South	SF-6-NP	Undeveloped
East	LR-MU-CO-NP, LO-MU-CO-NP and RR-NP	Undeveloped, vehicle storage and bed and breakfast
West	SF-6-NP, CS-NP and RR-NP	Undeveloped and convenience storage

**NEIGHBORHOOD PLANNING AREA:** West Oak Hill

**TIA:** Not required at this time.

**WATERSHED:** Williamson Creek Watershed – Barton Springs Zone Watershed

OVERLAYS: Barton Springs Overlay

SCHOOLS: Patton Elementary, Small Middle and Bowie High Schools

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District	Oak Hill Neighborhood Plan Contact Team
Austin Lost and Found Pets	Oak Hill Trails Association
Aviara HOA	Ridgeview
City Of Rollingwood	Save Our Springs Alliance
Covered Bridge Property Owners	Scenic Brook Neighborhood Association
Friends Of Austin Neighborhoods	SELTexas
Neighborhood Empowerment Foundation	Sierra Club, Austin Regional Group
Oak Hill Association of Neighborhoods (Ohan)	Thomas Springs / Circleville Alliance
Oak Hill Neighborhood Plan - COA Liaison	TNR BCP - Travis County Natural Resources

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2021-0088 7715 and 7809 Old Bee Caves Rd	RR-NP, SF-3-NP and GR-NP to SF- 6-CO-NP	Approved SF-6-CO-NP; CO was for a maximum of 25 residential units.	Approved SF-6-CO- NP as Commission recommended (8/26/21).
C14-2016-0008 Old Bee Cave Rd Subdivision	RR-NP to SF-3- NP	Approved SF-3-NP.	Approved SF-3-NP as Commission recommended (4/14/16).
C14-05-0200 ROCKIN Y 7629, 7715 and 7739 W. SH 71	RR to LR-MU- CO	Approved LR-MU-CO for Tract 1 and LO-MU-CO for Tract 2; CO includes limiting trips per day to 2,000, a 50- foot vegetative buffer along southeastern property (adjacent to SF-1 zoning) and limited building height to 1-story within 150 feet of SF-1 zoned property.	Approved LR-MU- CO for Tract 1 and LO-MU-CO for Tract 2 as Commission recommended with the addition of a set of prohibited uses on Tract 1 (4/27/06).

Number	Request	Commission	City Council
C14-85-288.22(RCA) 7919 W SH 71	To amend an existing RC.	Approved amending the RC as follows: 1. Max. IC of 24%; 2. Max. 0.4:1 FAR; 3. Keep previous CWQZ provisions; 4. Allow development in the (WQTZ); 5. Allow access to State Highway 71; 6. One time use of the impervious cover, subsequent redevelopment will be subject to current code.	Approved RCA as Commission recommended (5/4/2017).
C14-99-2123 Williamson Creek Plaza-Building I	GR to CS-1-CO	Approved CS-1-CO; CO included prohibition of onsite consumption.	Approved CS-1-CO as Commission recommended (3/2/00).

RELATED CASES:

NPA-2021-0025.02: This is the associated neighborhood plan amendment case that is being considered with this rezoning request.

C14-2021-0130: This is the associated rezoning case that is being considered with this restrictive covenant amendment case. For the area that is covered by this RC, the Applicant is requesting to rezone from LO-NP to GO-MU-NP.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
W SH 71	150'	77'	Level 5	Yes	Wide Shoulder	No

OTHER STAFF COMMENTS:Comprehensive Planning

This restrictive covenant amendment application is to request the existing restrictive covenant be amended to increase the total project square footage from 146,000 square feet to 400,000 square feet or to a maximum FAR of 1:1, whichever is greater. The amendment would also remove the

requirement to construct a “commercial loop” on the Property. A redlined restrictive covenant was included with this application package.

### *Imagine Austin*

The termination or amending of a Restrictive Covenant is not under the purview of the policies of the Imagine Austin Comprehensive Plan, which is broad in scope and therefore, no Imagine Austin compliance review comments are being submitted for this request.

### Environmental Review

EV 1: DSD EV Review staff will support the amendment if the following is provided:

- Project will provide SOS non-degradation water quality.
- Project will delete 1(c) and 2(d) of the restrictive covenant and be reviewed under current environmental code at the time of site plan.

### Environmental Office Review

EO 1: WPD staff will support the amendment if the following is provided:

- Project will provide SOS non-degradation water quality.
- Project will delete 1(c) and 2(d) of the restrictive covenant and be reviewed under current environmental code at the time of site plan.

### PARD Review

PR 1: Parkland dedication will be required at the time of subdivision or site plan application for the proposed residential units resulting from the changes to the Restrictive Covenant, per City Code § 25-1-601, as amended. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. As such, a partial land dedication will be required, as well as any remaining fees in-lieu.

The site is currently park deficient, defined as being outside walking distance to existing parks. The development as proposed will require parkland dedication for the new residential units that will serve this neighborhood through the additional park investment. The Parks and Recreation Department (PARD) would consider a pocket park with connections into the surrounding neighborhood toward satisfying the requirement at time of permitting (whether subdivision or site plan). Such a park would improve neighborhood park access, and satisfy a park need for this new development.

Should there be any remaining fees in-lieu, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov). At the applicant's request, PARD has provided an early determination letter of the requirements as stated in this review.

### Site Plan

SP 1: Site Plan comments will be made at time of site plan submittal. Please note, large retail uses (over 50,000 sf for most retail uses, 100,000 sf for principal food sales use) are not permitted in the Barton Springs Zone per 25-2-651.

### Transportation

ATD does not object to the applicant's proposed restrictive covenant amendment as the site will be required to comply with the Austin Strategic Mobility Plan and all applicable City code and criteria related to transportation design and mitigation.

### Austin Water Utility

No comment for restrictive covenant amendment case. All existing easements must be retained.

### INDEX OF EXHIBITS TO FOLLOW

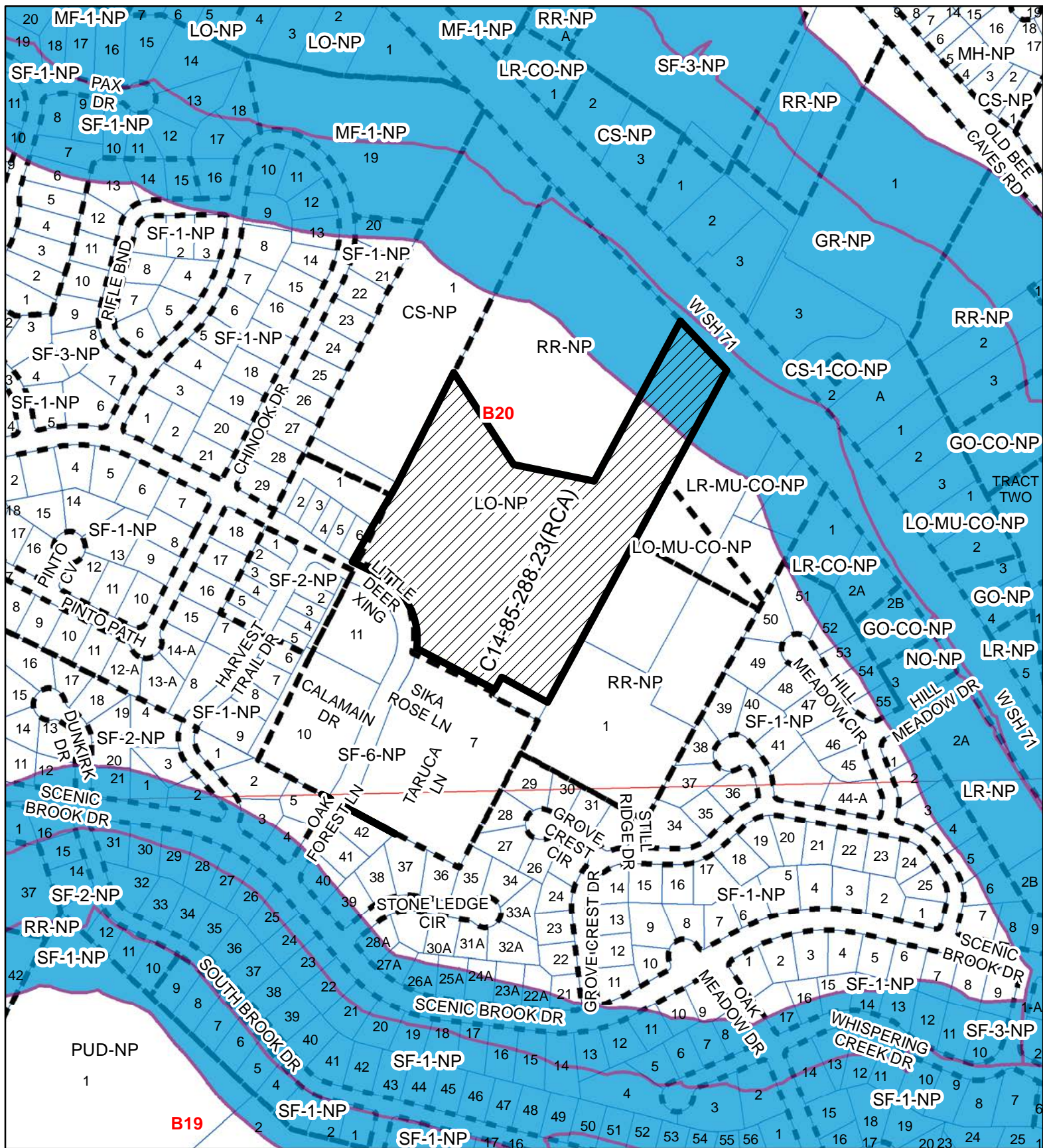
Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Correspondence Received

Exhibit D: RCA Redlines





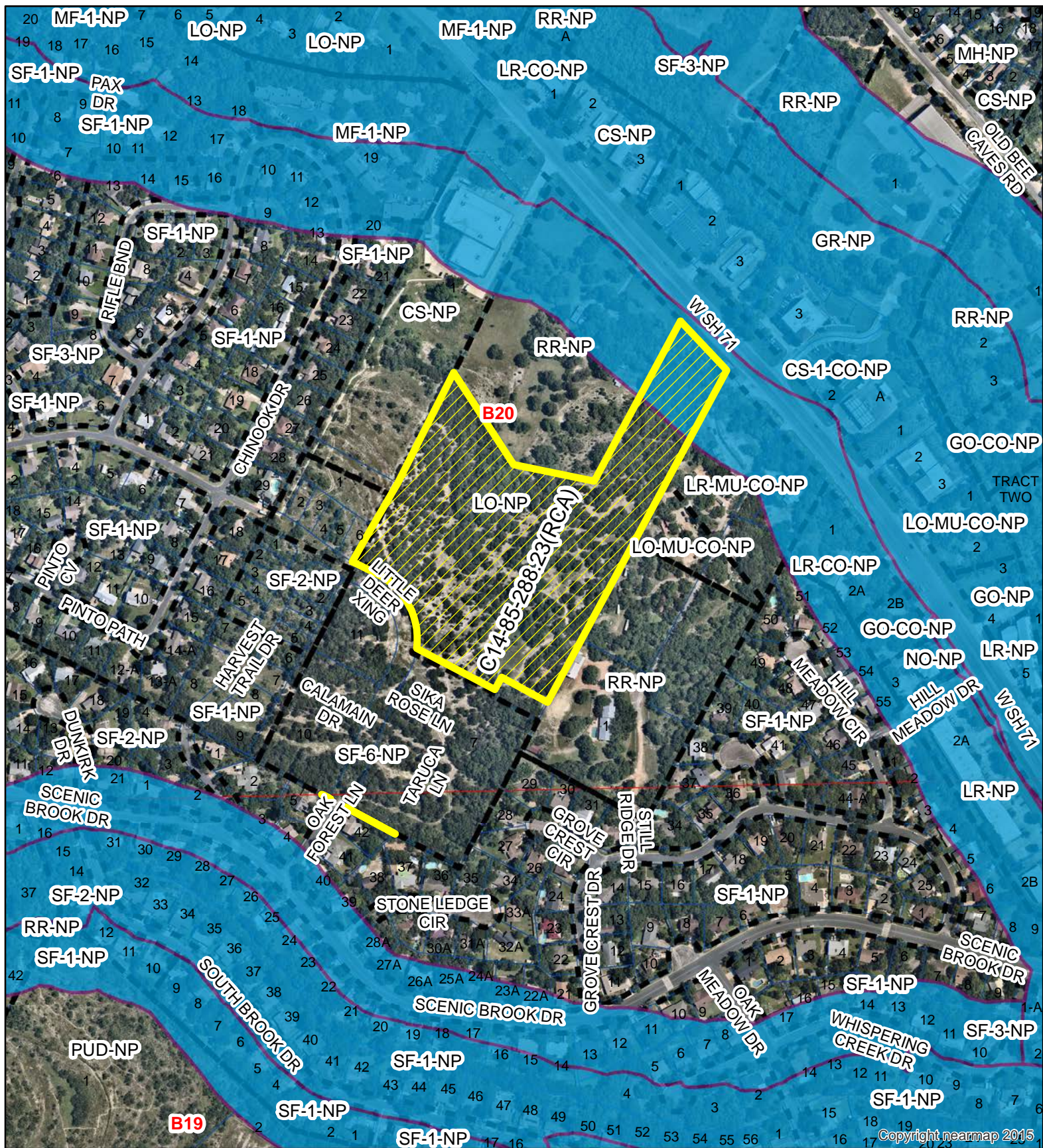
## 7715 West State Highway 71 Exhibit A

ZONING CASE#: C14-85-288.23(RCA)  
 LOCATION: 7715 West State Highway 71  
 SUBJECT AREA: 13.367 Acres  
 GRID: B20  
 MANAGER: KATE CLARK







This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





## 7715 West State Highway 71

Exhibit B

-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

ZONING CASE#: C14-85-288.23(RCA)  
 LOCATION: 7715 West State Highway 71  
 SUBJECT AREA: 13.367 Acres  
 GRID: B20  
 MANAGER: KATE CLARK



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**Clark, Kate**

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**From:** Renee Vlahakis  
**Sent:** Sunday, January 9, 2022 1:14 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents.

Please add me on the notification list of any hearing, meetings and updates.

Thank You,

Renee Vlahakis

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**Clark, Kate**

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**From:** michael vlahakis  
**Sent:** Sunday, January 9, 2022 1:31 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Thank You

Not to mention the traffic through 16' wide county roads in our neighborhood to access from Little Deer and Scenic Brook.

Will completely destroy the way of life for over 400 homeowners in this area.

Michael Vlahakis  
6947 CHINOOK DR

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**Clark, Kate**

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**From:** DIANNE SUGGS  
**Sent:** Sunday, January 9, 2022 9:14 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Sent from my iPhone

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## Clark, Kate

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**From:** Allie Brotherman  
**Sent:** Sunday, January 9, 2022 10:13 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

- Allie Brotherman

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## Clark, Kate

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**From:** karol goodwin  
**Sent:** Sunday, January 9, 2022 11:35 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

Please don't allow this, there is no need to create so much density here When there are so many communities willing to grow outside of Travis county why pack everyone in like sardines.

As a previous resident of Los Angeles California, I beg you not to make the same mistakes as California the dense living followed by tent cities followed by traffic jams for hours and people living on top of each-other it doesn't have to be this way.

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.<BR>Thank You

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**Clark, Kate**

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**From:** Nancy Lanier  
**Sent:** Sunday, January 9, 2022 11:48 PM  
**To:** Clark, Kate; Meredith, Maureen; Adler, Steve; Harper-Madison, Natasha; Fuentes, Vanessa; Renteria, Sabino; Kitchen, Ann; Kelly, Mackenzie; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison  
**Subject:** Proposed Apartments on Hwy 71

\*\*\* External Email - Exercise Caution \*\*\*

To Whom It May Concern:

I am writing to oppose the following rezoning applications:

Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

This area is a critical Edwards Aquifer contributing zone that currently allows only 25% impervious cover. This sensitive ecological area should NOT allow such dense development with 65% impervious cover.

Our neighbors were clear when drafting the [Oak Hill Combined Neighborhood Plan](#). The entire development scheme is in direct contradiction to the Oak Hill Combined Neighborhood Plan and the FLUM (Future Land Use Map).

If this proposed plan passes, many of our neighbors will have a massive apartment complex towering over their backyards.

This proposed plan will allow for nearly 400 apartment units and 60 feet high on one of the tallest points in Oak Hill. The traffic and environmental impacts to our area will be significant.

Oak Hill is one of the most targeted areas for developers in Austin, with over 7% of all apartment development that has taken place in Austin in the last 5 years.

We are already being negatively impacted by the massive highway development on both Hwy. 71 and Hwy 290. The additional traffic, and environmental impact of such a massive apartment complex being built in our area is far more than we should be expected to tolerate.

I have lived in this area since 1999, and feel as if the City of Austin is doing everything in its power to take away any rights of the single family homeowners to live here. I moved here to have a safe, quiet place to raise my daughter, in a home I plan to keep. I do not want to be forced to sell and leave this area.

Please vote against these rezoning changes, and prevent this apartment complex from being built.

Thank you,



Nancy Lanier

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**Clark, Kate**

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**From:** Michael McGhee  
**Sent:** Monday, January 10, 2022 10:32 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

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## Clark, Kate

---

**From:** Terri Knox  
**Sent:** Monday, January 10, 2022 11:12 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

I have been a homeowner in close proximity to the above referenced rezoning tract for over 37 years. I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Terri Knox  
7001 Chinook Drive  
Austin, TX 78736

Sent from [Mail](#) for Windows

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## Clark, Kate

---

**From:** Terri Knox  
**Sent:** Monday, January 10, 2022 11:36 AM  
**To:** Clark, Kate; Meredith, Maureen  
**Cc:** Ellis, Paige  
**Subject:** Oppose rezoning case #C14-2021-0130 RCA case#C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

I own a home in close proximity to the proposed development of a massive apartment complex at 7715 W. SH 71. I oppose this rezoning request. It is an environmentally sensitive area located over the Edwards Aquifer contributing zone and the plan calls for too much impervious cover. I have owned this home for over 37 years. This neighborhood has always been single family residence and a high density apartment complex would significantly alter the feel of this older, established neighborhood. Traffic issues are already an issue, and this development would compound the problem. Houston Developers should not be allowed to contradict the Oak Hill Combined Neighborhood Plan.

I am strongly opposed to this request for a zoning change.

Terri Knox  
7001 Chinook Drive  
Austin, Texas 78736

Sent from my iPad

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## Clark, Kate

---

**From:** Keely Rizzato  
**Sent:** Monday, January 10, 2022 1:38 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

I strongly oppose this rezoning. I am a licensed landscape architect and very familiar with the development process. Please do not allow this to go forward. It is not an appropriate land use and not compatible with the adjacent tracts.

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank you for representing my objections to the rezoning.

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## Clark, Kate

---

**From:** Dennis McGregory  
**Sent:** Monday, January 10, 2022 1:59 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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## Clark, Kate

---

**From:** Gary Rizzato  
**Sent:** Monday, January 10, 2022 4:48 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Gary Rizzato

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**Clark, Kate**

---

**From:** Wesley Hopkins  
**Sent:** Monday, January 10, 2022 9:20 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

*Wesley Hopkins*

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**Clark, Kate**

---

**From:** [REDACTED]  
**Sent:** Monday, January 10, 2022 9:22 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Shannon Stavinoha

Sent from my iPhone

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**Clark, Kate**

---

**From:** Rhonda Hudson  
**Sent:** Tuesday, January 11, 2022 6:45 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

**Tim & Rhonda Hudson**

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## Clark, Kate

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**From:** Joy Hernandez  
**Sent:** Tuesday, January 11, 2022 7:45 AM  
**To:** Clark, Kate; Meredith, Maureen; Adler, Steve; Harper-Madison, Natasha; Fuentes, Vanessa; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Kelly, Mackenzie; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison  
**Subject:** Rezoning Case Nos. RCA C14-2021-0130 & C14-85-288.23

\*\*\* External Email - Exercise Caution \*\*\*

Hello. My name is Joy Hernandez, and I'm a longtime resident of Valley View/Scenic Brook. I STRONGLY oppose rezoning of the small piece of land. THERE IS ENOUGH TRAFFIC IN OAK HILL!!! KB Homes has already come through and destroyed the homes of the local coyotes, foxes, rabbits, roadrunners, opossums, and owls. They've also ruined our neighborhood streets.

Please wait until the 290/71 road construction is completed to try to smash more people into tiny boxes.

Thank You,

Joy Hernandez

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## Clark, Kate

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**From:** Amy Jackson  
**Sent:** Tuesday, January 11, 2022 9:19 AM  
**To:** Clark, Kate; Meredith, Maureen; Alter, Alison; Kitchen, Ann; Casar, Gregorio; Tovo, Kathie; Pool, Leslie; Kelly, Mackenzie; Harper-Madison, Natasha; Ellis, Paige; Renteria, Sabino; Adler, Steve; Fuentes, Vanessa  
**Subject:** Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Hi all,

We do not support the rezoning of this property. We do not want high rise apartments in our neighborhood. They are not an appropriate project for our rural and single family neighborhood and will increase light pollution, bring more traffic and create more impervious cover and bring further harm to an ecologically sensitive zone.

This area is quickly becoming inundated by construction and development which is causing a negative impact on the quality of life as well in this community.

People are moving to Austin to have a good quality of life and live in a sustainable way. This is not a sustainable project and is not the "Austin" people are moving here for.

Outside developers do not get the say so, the residents directly impacted by their huge and inappropriate projects get the say so.

Please, support us by not allowing this rezoning to happen,

Amy Jackson

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**Clark, Kate**

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**From:** Rita Berry  
**Sent:** Tuesday, January 11, 2022 1:56 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You,  
Rita Berry

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## Clark, Kate

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**From:** Dorothy Caldwell  
**Sent:** Tuesday, January 11, 2022 4:28 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department,

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You!

- Dorothy G Caldwell

Sent from my tiny handheld computer that also makes calls.

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**Clark, Kate**

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**From:** Crystal Bomer  
**Sent:** Tuesday, January 11, 2022 8:14 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You ,  
Crystal Bomer

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## Clark, Kate

---

**From:** Connie Justice  
**Sent:** Wednesday, January 12, 2022 6:37 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You-

I'm a 23 year Scenic Brook home owner. Please stop the destruction.

Connie Justice  
8301 Farmington Ct  
78836

Sent from my iPhone

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**Clark, Kate**

---

**From:** ML Collins  
**Sent:** Wednesday, January 12, 2022 8:21 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a resident in close proximity to the above referenced rezoning tract, I would like to strongly object to the rezoning of 7715 ½ W SH 71 to multifamily. I believe it would be too abrupt an upgrade in density from the SF and RR, which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You,  
M Collins

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## Clark, Kate

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**From:** Cynthia L. Miller  
**Sent:** Wednesday, January 12, 2022 10:42 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.<BR>Thank You

Cindy L. Miller

512.466.7721

Sent from my iPhone

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## Clark, Kate

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**From:** Deborah Rich  
**Sent:** Wednesday, January 12, 2022 12:34 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

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## Clark, Kate

---

**From:** Rodrigo Solis  
**Sent:** Wednesday, January 12, 2022 2:41 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Thank You

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## Clark, Kate

---

**From:** Sean D. Johnson  
**Sent:** Wednesday, January 12, 2022 3:19 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

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Thank You,

Sean Johnson  
6929 Scenic Brook Dr.

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## Clark, Kate

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**From:** Desiree Coleman  
**Sent:** Wednesday, January 12, 2022 6:07 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Thank You, Desiree Coleman

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**Clark, Kate**

---

**From:** Heidi Juliar  
**Sent:** Wednesday, January 12, 2022 6:19 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

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## Clark, Kate

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**From:** Tatiana Bobbitt  
**Sent:** Wednesday, January 12, 2022 6:42 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You  
Tatiana Bobbitt

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[Texas Real Estate Commission Consumer Protection Notice](#)



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## Clark, Kate

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**From:** Gauri Iyengar  
**Sent:** Thursday, January 13, 2022 9:30 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.<BR>Thank You

Sent from my iPhone

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## Clark, Kate

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**From:** Alejandro Verduzco  
**Sent:** Friday, January 14, 2022 5:40 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Alex Verduzco | 512-913-7062

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## Clark, Kate

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**From:** Suzi Lindsay  
**Sent:** Friday, January 14, 2022 6:36 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Susan Lindsay  
11012 Swelfling Ter.  
Austin 78737

Sent from my iPhone

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## Clark, Kate

---

**From:** Robbie Lueth  
**Sent:** Friday, January 14, 2022 8:15 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Robbie Lueth  
5900 Blanco River Pass  
Austin 78749

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## Clark, Kate

---

**From:** Henry Hodes  
**Sent:** Friday, January 14, 2022 1:15 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Sent from my iPhone

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## Clark, Kate

---

**From:** Diane Powers  
**Sent:** Saturday, January 15, 2022 11:23 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.<BR>Thank You

Sent from my iPhone

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**From:** Elizabeth Bellanti  
**To:** [REDACTED]  
**Subject:** Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)  
**Date:** Saturday, January 15, 2022 12:35:47 PM

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\*\*\* External Email - Exercise Caution \*\*\*

GREETINGS,

I come to you as a concerned resident of the Scenic Brooke neighborhood in Oak Hill. 78736.

We are already experiencing the destruction of so much natural beauty in our neighborhood due to the new highway flyover construction, and these additional apartment plans and clearings are additionally upsetting, destructive and a betrayal of why we chose to move here in the first place. Thank you for your consideration in helping us preserve what is left. There is a serious collective grief for us.

## TOO MUCH IMPERVIOUS COVER FOR THE ECOLOGICALLY SENSITIVE EDWARDS AQUIFER CONTRIBUTING ZONE.

This area is a critical Edwards Aquifer contributing zone that currently allows only 25% impervious cover. This sensitive ecological area should NOT allow such dense development with 65% impervious cover.

## THIS PROPOSAL IS IN DIRECT CONTRADICTION TO THE OAK HILL COMBINED NEIGHBORHOOD PLAN.

Our neighbors were clear when drafting the [Oak Hill Combined Neighborhood Plan](#). The entire development scheme is in direct

contradiction to the Oak Hill Combined Neighborhood Plan and the FLUM (Future Land Use Map).

## TOO ABRUPT A CHANGE FOR RURAL AND SINGLE FAMILY RESIDENCES.

If this proposed plan passes, many of our neighbors will have a massive apartment complex towering over their backyards.

TOO DENSE AND TOO HIGH.

This proposed plan will allow for nearly 400 apartment units and 60 feet high on one of the tallest points in Oak Hill. The traffic and environmental impacts to our area will be significant.

Beth Bellanti  
Tito's Handmade Vodka  
@bebellanti

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**Clark, Kate**

---

**From:** Melissa Garner  
**Sent:** Saturday, January 15, 2022 2:33 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You,

Melissa Thornell Garner

[REDACTED]  
7121 Silvermine Drive  
Austin, Texas 78736-1758  
Sent from [Mail](#) for Windows

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## Clark, Kate

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**From:** Julie Campbell  
**Sent:** Saturday, January 15, 2022 3:42 PM  
**To:** Clark, Kate  
**Subject:** Oak Hill Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Ms Clark,

I strongly oppose this 400 unit project moving forward. Do not allow this to impact the recharge zone and place this in the middle of single family residences.

Please maintain the integrity left to Oak Hill.

Julie Campbell

Sent from my iPad

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## Clark, Kate

---

**From:** Patty Koeninger  
**Sent:** Saturday, January 15, 2022 7:17 PM  
**To:** Clark, Kate  
**Subject:** rezoning

\*\*\* External Email - Exercise Caution \*\*\*

Please no rezoning for 7715 1/2 W. SH 71

Thanks,  
Patty Koeninger  
8101 current circle

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## Clark, Kate

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**From:** Ross Tomlin  
**Sent:** Saturday, January 15, 2022 7:25 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Ross Tomlin

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## Clark, Kate

---

**From:** Keri4me  
**Sent:** Saturday, January 15, 2022 8:52 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

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## Clark, Kate

---

**From:** Sarah Walters  
**Sent:** Saturday, January 15, 2022 9:38 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

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## Clark, Kate

---

**From:** Penny Dedman  
**Sent:** Saturday, January 15, 2022 11:46 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

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Thank You

Penny Dedman

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## Clark, Kate

---

**From:** Gina Reed Lacey  
**Sent:** Sunday, January 16, 2022 5:39 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident of the Oak Hill area for many years, I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are CLEAR on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates. Thank You

Sent from my iPhone

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## Clark, Kate

---

**From:** Marti  
**Sent:** Sunday, January 16, 2022 7:30 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

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**Clark, Kate**

---

**From:** Staci Snell  
**Sent:** Sunday, January 16, 2022 8:16 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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**Clark, Kate**

---

**From:** John Paul  
**Sent:** Sunday, January 16, 2022 9:44 AM  
**To:** Clark, Kate; Meredith, Maureen  
**Subject:** Re: Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

I am a homeowner in 78736 writing to object to the rezoning 77151/2 W. SH 71 and the proposed building of another massive apartment complex in our neighborhood.  
The current 2 year construction on Little Deer is constant noise pollution and shakes my home from 6am to 8pm 5 days a week.

Respectfully,  
John Paul Patterson

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**Clark, Kate**

---

**From:** [REDACTED]  
**Sent:** Sunday, January 16, 2022 10:59 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** RE: Ecological and Unethical Destruction of Community ~ Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily.

I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft. allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area.

The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

**PLEASE DO NOT ALLOW THIS TO MOVE FORWARD AS PLANNED BY THE DEVELOPERS IN QUESTION.**

**Far too often in our world today, those with enough money and persistence can push forward plans to make even more money by circumventing the wishes of ordinary citizens who have less access than they to authority figures in government. None of us in this part of Austin wants this kind of development in our neighborhood and elected officials such as yourselves are sworn to stand by us and our collective wishes – especially when these wishes greatly impact the future of our lives here in Austin. Please do your duty and make sure we and our sensitive environment are not pushed aside in favor of this toxic business plan.**

Thank You

*Randol Bass*

6818 Kenosha Pass  
Austin, TX 78749

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**Clark, Kate**

---

**From:** Saad Altai  
**Sent:** Sunday, January 16, 2022 12:19 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

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Thank You

Saad Altai

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**Clark, Kate**

---

**From:** Mindi Orth  
**Sent:** Sunday, January 16, 2022 1:20 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank you,  
Mindi

Sent from my iPhone

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## Clark, Kate

---

**From:** Thaddeus Zaharas  
**Sent:** Sunday, January 16, 2022 3:37 PM  
**To:** Clark, Kate; Meredith, Maureen; Adler, Steve; Harper-Madison, Natasha; Fuentes, Vanessa; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Kelly, Mackenzie; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison  
**Subject:** Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Hello Team,

I live in Oak Hill. We've done our part by accepting the 14 lane concrete monstrosity with flyovers that is now under construction. I don't also support this 400 unit apartment complex in my neighborhood. I am all for balanced development, but enough is enough. This project should go somewhere else nearby, but outside of Oak Hill.

Thank you for your consideration,

Thaddeus Zaharas

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**Clark, Kate**

---

**From:** Sue Wendelin  
**Sent:** Sunday, January 16, 2022 4:49 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Sent from my iPhone

Sue Wendelin

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## Clark, Kate

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**From:** Gabrielle Moraes Chueh  
**Sent:** Sunday, January 16, 2022 5:39 PM  
**To:** Clark, Kate; Meredith, Maureen; Adler, Steve; Harper-Madison, Natasha; Fuentes, Vanessa; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Kelly, Mackenzie; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison  
**Cc:** [REDACTED]  
**Subject:** Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department,

As a homeowner and resident in close proximity to the above referenced rezoning tract, I would like to **strongly object** to the rezoning of 7715 ½ W. SH 71 to Multifamily. This change would be too abrupt an upgrade in density from the SF and RR, which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone.

The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract, and allowing anything else would be a failure in the representation of Oak Hill Residents. When the people of this neighborhood chose to purchase property in the Oak Hill suburban area, we did so seeking peace, tranquility and distance from the common issues one faces while living in highly populated areas. Oak Hill is already Austin's biggest sought area for apartment development - unsustainable! This not only elevates density and brings all the kinds of troubles that come with excess population, but forces residents into facing the misery of long-term construction - its nuisances and noises. Rezoning all the outskirts of our beautiful (and once tranquil) neighborhood goes directly against the idea of preserving our areas' identity and character. All of us only purchased expensive property here because we knew it to be a single-family housing zone. Rezoning and seeking apartment building at this stage is extremely unfair to the already established single-family owners who live here. We urge you not to let the profits of big corporations be prioritized in opposition to the environment and to the will of thousands of people who already reside here.

I'd be thankful if you can add me on the notification list of any hearing, meetings and updates about this topic.

Respectfully,  
Gabrielle Chueh

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## Clark, Kate

---

**From:** Ashley Ahlgren  
**Sent:** Sunday, January 16, 2022 9:07 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Sent from my iPhone

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**Clark, Kate**

---

**From:** Wayne Long  
**Sent:** Sunday, January 16, 2022 10:07 PM  
**To:** Clark, Kate; Meredith, Maureen  
**Cc:** [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily.

**PLEASE KEEP it AS SINGLE FAMILY.**

I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned.

The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area.

The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone.

The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You,

The Long Family, S. Austin, 78749

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**Clark, Kate**

---

**From:** Priscilla Rossi  
**Sent:** Monday, January 17, 2022 7:45 AM  
**To:** Clark, Kate; Meredith, Maureen; Adler, Steve; Harper-Madison, Natasha; Fuentes, Vanessa; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Kelly, Mackenzie; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison  
**Cc:** [REDACTED]  
**Subject:** Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department,

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The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract, and allowing anything else would be a failure in the representation of Oak Hill Residents. When the people of this neighborhood chose to purchase property in the Oak Hill suburban area, we did so seeking peace, tranquility and distance from the common issues one faces while living in highly populated areas. Oak Hill is already Austin's biggest sought area for apartment development - unsustainable! This not only elevates density and brings all the kinds of troubles that come with excess population, but forces residents into facing the misery of long-term construction - its nuisances and noises. Rezoning all the outskirts of our beautiful (and once tranquil) neighborhood goes directly against the idea of preserving our areas' identity and character. All of us only purchased expensive property here because we knew it to be a single-family housing zone. Rezoning and seeking apartment building at this stage is extremely unfair to the already established single-family owners who live here. We urge you not to let the profits of big corporations be prioritized in opposition to the environment and to the will of thousands of people who already reside here.

I'd be thankful if you can add me on the notification list of any hearing, meetings and updates about this topic.

Respectfully,

Priscilla Rossi

Sent from my iPhone

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## Clark, Kate

---

**From:** Denise Valliant  
**Sent:** Monday, January 17, 2022 8:18 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Denise Valliant  
512-923-4587

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## Clark, Kate

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**From:** Robin ZumBerge  
**Sent:** Monday, January 17, 2022 9:34 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

TrDear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You,  
Robin ZumBerge

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## Clark, Kate

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**From:** Marsha Hughes  
**Sent:** Monday, January 17, 2022 11:41 AM  
**To:** Clark, Kate  
**Subject:** Re: Rezoning case # C14-2021-0130 and RCA case # C14-85-288.23 (RCA)

\*\*\* External Email - Exercise Caution \*\*\*

This is to let you know that I strongly oppose to the rezoning of 7715 1/2 West SH 71. With the highway development of Hwy 290/Sh 71 giving our community much disruption, this rezoning would add just that much more disruption to our community. After the completion of the highway, we need to have some open land to enjoy on our way down the road.

Oak Hill is no longer a "sleepy little community". We are far from it because of developments like this being able to use their money to get cases like this pushed through. Somewhere all of this needs to stop and let us enjoy what scenic views we have left.

Marsha Hughes - 8209 Pax Dr. - Austin - 78736

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**Clark, Kate**

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**From:** Eve Wieand  
**Sent:** Monday, January 17, 2022 5:11 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Cc:** [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to **strongly object** to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Eve Wieand

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## Clark, Kate

---

**From:** Mia Dance  
**Sent:** Monday, January 17, 2022 5:31 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

I bought my first home in Oak Hill last year. I loved the quiet and quaint older neighborhood lined with oaks. Building a massive apartment in the neighborhood will cause too much impervious cover for the ecologically sensitive Edward's aquifer contribution zone. The apartments would also go against our neighborhood plan and negatively affect many of my neighbors who would have towering apartments on the hill behind their houses. Lastly, the proposed plan is too dense and tall. 400 new apartment units will cause significant traffic and negative environmental impacts to our area.

Thank you,  
Mia Dance  
(7209 Silvermine Drive Austin TX 78736)

Sent from my iPhone

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## Clark, Kate

---

**From:** John DiGaetano  
**Sent:** Monday, January 17, 2022 5:37 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Best regards  
John DiGaetano

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## Clark, Kate

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**From:** Sunny Hunt  
**Sent:** Tuesday, January 18, 2022 7:52 AM  
**To:** Clark, Kate; Meredith, Maureen; Adler, Steve; Harper-Madison, Natasha; Fuentes, Vanessa; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Kelly, Mackenzie; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison  
**Subject:** Scenic Brook High Density Housing - Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

I live in Scenic Brook and I'm OPPOSED to rezoning this plot of land for the planned high-density housing project.

This neighborhood was designed to support detached homes with pervious ground cover to protect the area from flooding and damage.

Even I, as a homeowner, have to ensure that any impervious cover is less than 45% of my lot but this developer gets a pass for 65% impervious cover? Are you kidding me?

Aren't we done giving a pass to big-ticket corporations who talk big and leave messes behind for residents to clean up?

Do we need more housing in Austin? Yes. Do we need more luxury, high-density, high-rent (unaffordable) apartments that pose an environmental risk to the rest of the established neighborhood and area? Absolutely not. We already have enough of that in Scenic Brook.

We've had over 2235 apartment units built in our neighborhood in the past 5 years alone. Enough.

Sonia Hunt  
7000 Whispering Creek Drive  
Austin, TX 78736

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**Clark, Kate**

---

**From:** Gustavo Nieto  
**Sent:** Tuesday, January 18, 2022 8:20 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents.

Please add me on the notification list of any hearing, meetings and updates.

Thank You,  
Gustavo Nieto

(512) 731 -3399

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**Clark, Kate**

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**From:** Tejas Patwa  
**Sent:** Tuesday, January 18, 2022 9:04 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You ,  
Tejas Patwa

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## Clark, Kate

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**From:** Kathy Morgan  
**Sent:** Tuesday, January 18, 2022 9:17 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You very much for your work on this!

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## Clark, Kate

---

**From:** Yvonne Davis  
**Sent:** Tuesday, January 18, 2022 11:01 AM  
**To:** Clark, Kate  
**Subject:** Fwd: Rezoning Case No. C14-2021-0130 and RCA Case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Forwarding email

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

**From:** Yvonne Davis <[REDACTED]>  
**Date:** Tue, Jan 18, 2022 at 10:58 AM  
**Subject:** Rezoning Case No. C14-2021-0130 and RCA Case No. C14-85-288.23(RCA)  
**To:** <[kate.clark@austi.texas.gov](mailto:kate.clark@austi.texas.gov)>, [maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov) <[maureen.meredith@austintexas.gov](mailto:maureen.meredith@austintexas.gov)>

We are residents of the Scenic Brook subdivision and we are writing to you to document our strong objection to the rezoning of 7715 1/2 SH 71 West which we believe will lead to the destruction of our neighborhood and property values. Scenic Brook does not need or desire another large apartment complex in our area.

Thank you!

James & Yvonne Davis  
8108 Red Willow Dr, Austin, TX 78736

--

Yvonne Massey Davis

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Yvonne Massey Davis

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## Clark, Kate

---

**From:** Katie Reissman  
**Sent:** Tuesday, January 18, 2022 11:08 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You,  
Katharine Reissman

6909 Grove Crest Dr  
Austin, TX 78736

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**Clark, Kate**

---

**From:** Jay McArdle  
**Sent:** Tuesday, January 18, 2022 11:38 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Sent from [Mail](#) for Windows

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**Clark, Kate**

---

**From:** Vicki Garcia  
**Sent:** Tuesday, January 18, 2022 2:00 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily.

**In addition to the stated reasons below, the occupants of these multi family units will have entry/exit point only on the free lanes of the coming Hwy71 toll road and/or Scenic Brook Drive. Such a large increase in traffic on the only free lanes will increase wait times at the "Y" for current residents who will also use these free lanes. The whole purpose of the toll road is to reduce congestion at the "Y" but new multi family units with no access to the toll road is in direct conflict with that purpose and keeps the congestion problem for residents using the free lanes.**

I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You  
Vicki Garcia

From my iPhone Vicki Garcia

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**Clark, Kate**

---

**From:** Vinod Singh  
**Sent:** Tuesday, January 18, 2022 3:10 PM  
**To:** Clark, Kate; Meredith, Maureen  
**Subject:** I Object Rezoning of 7715 1/2 W. SH 71

\*\*\* External Email - Exercise Caution \*\*\*

Hi,

I am writing this email regarding the Rezoning case No. C14-2021-0130 and RCA Case No . C14-85-288.23(RCA). I object to this rezoning in our neighborhood. We already have enough urbanization and we do not need more building and construction which destroys the green space, and also affects the climate around it.

I strongly Oppose this rezoning of 7715 1/2 W. SH 71 and development of another massive apartment complex in our neighborhood.

Regards

**VINOD SINGH**

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## Clark, Kate

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**From:** Maria Ragozina  
**Sent:** Tuesday, January 18, 2022 3:16 PM  
**To:** Clark, Kate; Meredith, Maureen; Walters, Mark  
**Subject:** I Object Rezoning of 7715 1/2 W. SH 71, Save Scenic Brook

\*\*\* External Email - Exercise Caution \*\*\*

Hi,

I am writing this email regarding the Rezoning case No. C14-2021-0130 and RCA Case No. C14-85-288.23(RCA). I object to this rezoning in our neighborhood. We already have enough urbanization and we do not need more building and construction which destroys the green space, and also affects the climate around it.

I strongly oppose this rezoning of 7715 1/2 W. SH 71 and the development of another massive apartment complex in our neighborhood.

Maria Singh

8817 Moccasin Path, Austin, TX 78736

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## Clark, Kate

---

**From:** Karen Galecki  
**Sent:** Tuesday, January 18, 2022 4:31 PM  
**To:** Clark, Kate; Meredith, Maureen  
**Subject:** Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Hello Kate and Maureen,

West Oak Hill was quiet and peaceful.. now, we have a giant project by KB Homes that has covered our neighborhood in silt, have heard jackhammering 12/hrs day 6 days/week for two months, along with giant construction trucks going up and down Scenic Brook- where people go for walks on their own, with babies/kids, and dogs. Looking at the project it's really sad that no green space was preserved at all- how does this help us, the environment, or wildlife? Now there is a rezoning request for a huge apartment complex near the same area. How much can one area take? What about water run off? More construction trucks destroying the roads? I strongly oppose this.. traffic here will already increase due to the other development project going on (on top of people using it as a cut through due to the 290 project). Our neighborhood wasn't built for this much traffic and capacity. Please consider the residents here and the negative impact it would have on us.

Sincerely,

-Karen Galecki

"The hope for the animals of tomorrow is to be found in a humane culture which learns to feel beyond itself. We must learn empathy, we must learn to see into the eyes of an animal and feel that its life has value because it is alive. Nothing less will do." - Kenneth White

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## Clark, Kate

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**From:** Olga Nieto  
**Sent:** Tuesday, January 18, 2022 5:38 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily.

I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area.

The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents.

Please add me on the notification list of any hearing, meetings and updates.

Thank You ,

Olga Nieto

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**From:** k c  
**To:** [Clark, Kate](#); [Meredith, Maureen](#)  
**Subject:** Save Scenic Brook  
**Date:** Wednesday, January 19, 2022 7:25:32 AM

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\*\*\* External Email - Exercise Caution \*\*\*

Hello,

I'm writing to inform you that I am not in favor of the following two cases that have been brought to my attention:

Rezoning case No. C14-2021-0130 and  
RCA case No. C14-85-288.23(RCA)

This proposed rezoning will allow nearly 400 apartments in over 8 buildings up to 60 feet in height. The Houston apartment developer is attempting to take advantage of a Restrictive covenant placed on the property of the 1980's which allowed for a maximum 65% impervious coverage for a LO (Limited Office) zoned construction of a maximum of 146,000 square ft. The rezoning request wants to change the use AND increase the maximum square footage by nearly threefold.

## THIS PROPOSAL IS IN DIRECT CONTRADICTION TO THE OAK HILL COMBINED NEIGHBORHOOD PLAN.

Please help speak up for our community by voicing our opposition and supporting our efforts in stopping this project.

Thank you,

Keri Cardenas

Chinook Dr, 78736

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**Clark, Kate**

---

**From:** Natalie Galletti  
**Sent:** Wednesday, January 19, 2022 11:49 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a nearby homeowner (7004 Chinook Drive) and the owner of several nearby rental properties (7002 Chinook Drive, 7003 Chinook Drive, 8103 Little Deer Crossing) I strongly feel that the rezoning of this land in question is inconsistent with the zoning of nearby properties. The adjoining land that is currently being developed that is being used as an example of similar use HAS NOT been approved for multi-family apartment-style buildings and CAN NOT be considered as existing zoning/buildings. I, and many others, worked hard on the FLUP and FLUM to make sure that NONE of this land was developed as office or high-density multi-family use. Single-family, duplex or quadplex multi-family are the only acceptable land uses for these lots.

Additionally, the extra impervious cover limits will only contribute to the flooding that already happens downstream along Williamson Creek – specifically at the Oak Hill Youth Sports Association Baseball/ Softball Fields located at 290 & Joe Tanner Lane.

Please do not allow this rezoning to be approved.

Thank you,

Natalie Uzoff Galletti & Joseph Galletti  
7004 Chinook Drive, Austin, 78736-1840  
512-301-1170  
[REDACTED]

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

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**Clark, Kate**

---

**From:** Natalie Galletti  
**Sent:** Wednesday, January 19, 2022 11:58 AM  
**To:** Adler, Steve; Harper-Madison, Natasha; Fuentes, Vanessa; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Kelly, Mackenzie; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison; HPD; Clark, Kate; Meredith, Maureen  
**Subject:** Refuse the Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Council Members, Mayor, and the Austin Housing and Planning Department:

As a long-time nearby homeowners (7004 Chinook Drive since 1995) and the owner of several nearby rental properties (7002 Chinook Drive, 7003 Chinook Drive, 8103 Little Deer Crossing) we strongly feel that the rezoning of this land in question is inconsistent with the zoning of nearby properties. The adjoining land that is currently being developed that is being used by the applicants as an example of similar use HAS NOT been approved for multi-family apartment-style buildings and CAN NOT be considered as existing zoning/buildings. We, and many others, worked hard on the FLUP and FLUM to make sure that NONE of these land parcels would ever be developed as office or high-density multi-family use. Single-family, duplex or quadplex multi-family are the only acceptable land uses for these lots.

Additionally, the extra impervious cover limits will only contribute to the flooding that already happens downstream along Williamson Creek – specifically at the Oak Hill Youth Sports Association Baseball/ Softball Fields located at 290 & Joe Tanner Lane.

Please do not allow this rezoning to be approved.

Thank you,

Natalie Uzoff Galletti & Joseph Galletti  
7004 Chinook Drive, Austin, 78736-1840  
512-301-1170  
[REDACTED]

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and



FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

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**Clark, Kate**

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**From:** Alix Vargo  
**Sent:** Wednesday, January 19, 2022 3:04 PM  
**To:** Clark, Kate; Meredith, Maureen  
**Subject:** Rezoning Case No. C14-2021-0130, RCA Case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

To Whom It May Concern,

I want to go on record formally opposing the rezoning laws.

We rent a home in Oak Hill, and the whole reason we moved to this neighborhood was because of the location relative to the city, and how quiet and beautiful it is with that. We like that there aren't many apartment complexes, and the wildlife component is great.

The new proposed apartments will disrupt the wildlife further than it is already being disrupted - driving animals into the streets and people's yards, creating conflict with their pets and even potential dangers for them. For example, since the construction on 290 has started, Coral snakes have been showing up in my yard on a regular basis. The apartments should not be built on such a sensitive aquifer area. They will also majorly disrupt the flow of traffic, which we are already having a problem with, and they will ruin the appeal of the area for many homeowners.

Cheers,

Alix

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## Clark, Kate

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**From:** Peggy Cooper  
**Sent:** Wednesday, January 19, 2022 4:27 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Margaret (Peggy) Cooper  
Resident on Sage Mountain Trail

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## Clark, Kate

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**From:** Paul Merryman  
**Sent:** Wednesday, January 19, 2022 5:51 PM  
**To:** Clark, Kate; Meredith, Maureen  
**Cc:** [REDACTED]; Julie Nicole; Adler, Steve; Harper-Madison, Natasha; Fuentes, Vanessa; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Kelly, Mackenzie; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As homeowners on Scenic Brook Dr and residents in close proximity to the above referenced rezoning tract we would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. My wife and I just purchased our home here last summer, particularly because it backs up to a creek and also because of the dense foliage all around. We do not want our creek to dry up nor have tall apartment buildings in our horizon nor added congestion to the area (we are already experiencing enough disruption with the Oakhill Parkway project).

We think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area.

The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add us to the notification list of any hearing, meetings and updates.

Thank You,

Paul Merryman and Julie Holtzman  
7119 Scenic Brook Dr  
Austin, TX 79736

Sent from my iPhone

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## Clark, Kate

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**From:** James Cain  
**Sent:** Wednesday, January 19, 2022 8:31 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]; Adler, Steve; Harper-Madison, Natasha; Fuentes, Vanessa; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Kelly, Mackenzie; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates. Thank You

Representative Ellis needs to listen to the folks of district 8 and help the residents vote against this proposal. This complex will be built in my backyard; a single family home neighborhood.

I strongly oppose this rezoning of my neighborhood,

James Cain  
26 year homeowner, Chinook Dr.

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**Clark, Kate**

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**From:** [REDACTED]  
**Sent:** Thursday, January 20, 2022 10:31 AM  
**To:** Meredith, Maureen; Clark, Kate; [REDACTED]  
**Subject:** I oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and PI,

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily.

The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area.

Traffic in this area has reached its peak under current circumstances. Adding hundreds of people to a small condensed area would only exasperate the traffic problems. In addition, construction has begun on the 290/71 Super HWY causing its own amount of delays. I don't see how we can allow more construction to commence in this very tight quadrant.

The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone which has already been disturbed by the building of the Super HWY.

The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You,

Susan Shipp Robison

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**Clark, Kate**

---

**From:** jmac  
**Sent:** Thursday, January 20, 2022 11:21 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

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**Clark, Kate**

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**From:** Kris Donley  
**Sent:** Thursday, January 20, 2022 12:04 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

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**Clark, Kate**

---

**From:** Kris Donley  
**Sent:** Thursday, January 20, 2022 12:04 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

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**Clark, Kate**

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**From:** Mark Knox  
**Sent:** Thursday, January 20, 2022 1:45 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

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**Clark, Kate**

---

**From:** Anne Hawken  
**Sent:** Thursday, January 20, 2022 2:35 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Anne Hawken  
[REDACTED]

512-351-5008 (cellular-text only)

Sent from my iPad

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## Clark, Kate

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**From:** Mary Taylor  
**Sent:** Thursday, January 20, 2022 4:29 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident since 1976 in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Sent from [Mail](#) for Windows

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## Clark, Kate

---

**From:** said less  
**Sent:** Thursday, January 20, 2022 6:29 PM  
**To:** Clark, Kate  
**Subject:** Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

I am opposed to this development proposal on SH 71.

Thank you,  
Rick Jenkins  
7311 Oak Meadow Drive  
Austin, TX

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**Clark, Kate**

---

**From:** Kenneth McMinn  
**Sent:** Thursday, January 20, 2022 8:12 PM  
**To:** Clark, Kate  
**Subject:** SAVE SCENIC BROOK & LITTLE DEER CROSSING

\*\*\* External Email - Exercise Caution \*\*\*

Attention: [Kate.clark@austintexas.gov](mailto:Kate.clark@austintexas.gov)  
RE: Rezoning case No. C14-2021-03130  
Including RCA case No. C14-85-288.23(RCA)

From: Ken & Fun McMinn  
Residence: 8008 Little Deer Crossing  
Oak Hill, TX 78736

Dear Kate,  
Please add us to the record OPPOSING the rezoning of  
7715 1/2 W. SH 71 and the development of another  
Massive apartment complex in our neighborhood.

This project faces Scenic Brook and our neighborhood  
on Little Deer Crossing, which has been a peaceful, low  
traffic street of single family home sites. If this high density  
apartment project goes through we would directly be affected  
with high traffic on a street only 16' wide. We recommend that  
our street be blocked with a locked gate and sign saying " For  
Construction Use Only".

Thank you for your support.

Ken & Fun

Sent from my iPad

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or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to  
[cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).

## Clark, Kate

---

**From:** Melinda Kilian  
**Sent:** Friday, January 21, 2022 4:20 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Sent from my iPhone

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## Clark, Kate

---

**From:** Alexis Peterson  
**Sent:** Friday, January 21, 2022 11:55 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

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## Clark, Kate

---

**From:** David Gignac  
**Sent:** Friday, January 21, 2022 11:59 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** re: Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

There are more apartment buildings than hills in Oak Hill. The current plan will remove the hills from sight and will be left without a landscape. Breaks my head and my heart. I will vote accordingly.

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## Clark, Kate

---

**From:** Amy Schippers  
**Sent:** Saturday, January 22, 2022 11:08 AM  
**To:** Clark, Kate; Meredith, Maureen  
**Subject:** Rezoning case C14-2021-0130 & RCA case C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

To the attention of Ms Clark and Ms Meredith:

My name is Amy Schippers and I live at 6943 Chinook Dr., Austin, TX 78736.

Please except this email as my objection to the rezoning of 7715 1/2 W. SH 71 development.

Many Thanks!  
-Amy SCHIPPERS  
5127867937

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## Clark, Kate

---

**From:** Emily Glennon  
**Sent:** Sunday, January 23, 2022 1:32 PM  
**To:** Clark, Kate  
**Subject:** Rezoning case No c14-2021-0130

\*\*\* External Email - Exercise Caution \*\*\*

Hi Kate,

We are residents off 71 and OPPOSE the rezoning of 7715 1/2 of W SH71 and another massive apartment complex.

Please let your voice and not your pockets be heard- and oppose it as well

Emily Glennon

--

813-390-4589

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**Clark, Kate**

---

**From:** Bess Long  
**Sent:** Sunday, January 23, 2022 3:42 PM  
**To:** Clark, Kate; Meredith, Maureen  
**Subject:** Re:Rezoning Case No. C14-2021-0130 and RCA case No. C14-85-288.23 (RCA)

\*\*\* External Email - Exercise Caution \*\*\*

As a resident of the Scenic Brook Neighborhood I ***oppose the rezoning of 7715 1/2 W. SH 71 and the development of another massive apartment complex in our neighborhood!***

--

Elizabeth (Bess) Long  
Instructional Materials Development Advisor  
Uzbekistan Education for Excellence Program, *Based in Austin, Texas*  
Phone, WhatsApp and Telegram: 512-922-1963  
Skype: besslongtx56

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**Clark, Kate**

---

**From:** Katie Davies  
**Sent:** Monday, January 24, 2022 10:21 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

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## Clark, Kate

---

**From:** Katie Davies  
**Sent:** Monday, January 24, 2022 10:25 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]; Adler, Steve; Harper-Madison, Natasha; Fuentes, Vanessa; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Kelly, Mackenzie; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison  
**Subject:** Re: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Austin City Council Members, Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Katie Newell

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## Clark, Kate

---

**From:** Patrica Lang  
**Sent:** Monday, January 24, 2022 5:41 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You  
Pat Lang

Sent from my iPad

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**Clark, Kate**

---

**From:** Melida82  
**Sent:** Monday, January 24, 2022 7:15 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Melida mathews

Sent from my iPhone

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**Clark, Kate**

---

**From:** Denise Tucker  
**Sent:** Monday, January 24, 2022 8:07 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You,

Denise Tucker

Sent from my iPhone

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**Clark, Kate**

---

**From:** Candi Diebel  
**Sent:** Tuesday, January 25, 2022 5:45 PM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

\*\*\* External Email - Exercise Caution \*\*\*

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Sent from my LG K92 5G, an AT&T 5G Evolution capable smartphone

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00057874

Zoning Case No. C14-85-288.23

FILM CODE

RESTRICTIVE COVENANT

00004375692

Owner: Stephen Simon

Owner's Address: 1413 Gaston Ave., Austin, Texas 78703

2:03 PM 8467

13.00 INDEX

3 3 06/28/88

578.74-0004

Consideration: One and No/100 Dollars (\$1.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

Property: Tract 1: All that certain tract, piece or parcel of land, lying and being situated in the County of Travis, State of Texas, described in Exhibit "A" attached hereto and made a part hereof for all purposes, to which reference is here made for a more particular description of said property; and

Tract 2: All that certain tract, piece or parcel of land, lying and being situated in the County of Travis, State of Texas, described in Exhibit "B" attached hereto and made a part hereof for all purposes, to which reference is here made for a more particular description of said property.

Owner of the Property, for the consideration, impresses the Property with these covenants and restrictions running with the land:

1. The following conditions apply to Tract 1 of the Property:

60 → a. Maximum impervious coverage of the Property shall be ~~65~~ percent.

b. The Property shall be limited to a maximum of ~~146,000 square feet of building space.~~ Floor to Area Ratio of 1 to 1.

d. Compliance with the Environmental Criteria Manual Section 1.6.9 (S.O.S.) is required.

c. Development of the Property shall be in compliance with Sections 9-10-171 through 9-10-230 and Sections 13-3-401 through 13-3-475 of the Austin City Code of 1981 except for the following sections:

e. Cut and fill is limited to a maximum of 8 feet for site work and grading, excluding building footprints, ponds and related wet well basins and underdrain systems.

The part of Section 9-10-191 which reads "or to a development within a recorded subdivision which was finally approved or finally disapproved by the Planning Commission prior to December 18, 1980."

Section 9-10-208, subsections (c), (d), and (e).

Section 13-3-408(a).

Section 13-3-433, subsections (c), (d), and (e).

2. The following conditions apply to Tract 2 of the Property:

a. Maximum impervious coverage of the Property shall be 50 percent.

b. Any residential dwellings constructed on the Property shall be constructed at a density of 4 SF-6 single family dwelling units or less per acre.

c. There shall be an undisturbed buffer 75 feet wide along the single family neighborhood property lines of the Property.

d. Development of the Property shall be in compliance with Sections 9-10-171 through 9-10-230 and Sections 13-3-401 through 13-3-475 of the Austin City Code of 1981 except for the following sections:

The part of Section 9-10-191 which reads "or to a development within a recorded subdivision which was finally approved or

finally disapproved by the Planning Commission prior to December 18, 1980." Section 9-10-208, subsections (c), (d), and (e).  
Section 13-3-408(a).  
Section 13-3-433, subsections (c), (d), and (e).

3. ~~Owner shall participate fiscally in the construction of a commercial loop, consistent with the subdivision process requirements in Chapter 13-3 of the Austin City Code. This commercial loop shall be constructed with 70 feet of right of way, 44 feet pavement width, and shall pass through the Property. All access to Tract 1 shall be via this roadway. This roadway shall further be subject to city-approved design and signalization requirements.~~

DELETE

4. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin, a municipal corporation, its successors and assigns, to prosecute proceedings at law or in equity, against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.

5. If any part of this agreement or covenant shall be declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.

6. If at any time the City of Austin, its successors or assigns, fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.

7. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, or such other governing body as may succeed the City Council of the City of Austin, and (b) by the owner(s) of the Property at the time of such modification, amendment or termination.

All citations to the Austin City Code shall refer to the Austin City Code of 1981, as amended from time to time, unless otherwise specified.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 19 day of DECEMBER, 1987.

Stephen Simon  
Stephen Simon

THE STATE OF TEXAS

§

This instrument was acknowledged before me on 19th December, 1987, by Stephen Simon.

NOTARY SEAL

Donna Lee Barger  
Notary Public, State of Texas  
Notary's name (printed):

DONNA LEE BARGER  
Notary's commission expires:

7-7-89

8528823.RC

FIELD NOTES DESCRIBING A 13.46 ACRES TRACT of land out of the A.J. Bond Survey #91 in Travis County, Texas, a part of the M.H. Kretzschmar 9.25 acres and 10 acres, as recorded in Volume 908, Page 212 and Volume 1965, Page 501, respectively, of the Deed Records of Travis County, Texas, and a part of that certain 18.4 acre tract conveyed to Bertha Kretzschmar by Deed recorded in Volume 820, Page 575 of the Deed Records of Travis County, Texas.

BEGINNING at an iron stake set for the Northwest corner of a 0.25 acre cemetery tract for a corner of this tract;

THENCE with the North line of the said cemetery, N 60 deg. 05' W. 170.0 ft. to an iron stake set for the Northwest corner of the said cemetery, for a corner of the tract;

THENCE with West line of the said cemetery, S 29 deg. 55' W. 49.06 ft. to an iron stake set for the Southwest corner of the said cemetery, for a corner of this tract;

THENCE S 60 deg. 05' E. 277 ft to a point that is an beginning of a curve with radius of 230 ft. and an included angle of 72 deg. 30 minutes;

THENCE along the curve thru an arc length of 292 ft. for a corner of this tract.

THENCE S 60 deg. 43' E. 87 ft. to a fence along the East line of the said McKee tract;

THENCE with a fence along the East line of the said McKee tract, N 29 deg. 56' E. 683.16 ft. to an iron stake set for the most westerly Northwest corner of this tract;

THENCE S 28 deg. 56' E. 380.49 ft. to an iron stake set for a corner of this tract;

THENCE S 77 deg. 20' E. 267.1 ft. to an iron stake set for an "L" corner of this tract;

THENCE N 29 deg. 55' E 584.90 ft. to an iron stake set in the Southwest R.O.W. line of State Highway #71, for the most northerly Northwest corner of this tract;

THENCE with the Southwest R.O.W. line of the said highway, S 41 deg. 30' E. 180.0 ft. to an iron stake found at fence corner in the East line of the said Bertha Kretzschmar 18.4 acres, S 29 deg. 55' W. 1193.19 ft. to an iron stake set for the Northeast corner of a 0.25 acre cemetery tract, to the place of beginning, containing 13.46 acres of land.

I CERTIFY that the above description was compiled from Travis County Deed Records for the purpose of describing a portion of the 23.56 Acre Tract for zoning purposes and that it complies with accepted accuracy standards.

  
Hermann Vigil, P.E.

Dec 15 87  
Date



FIELD NOTES DESCRIBING A 10.16 ACRES TRACT of land out of the A.J. Bond Survey #91 in Travis County, Texas, a part of the M.H. Kretzschmar 9.25 acres and 10 acres, as recorded in Volume 908, Page 212 and Volume 1965, Page 501, respectively, of the Deed Records of Travis County, Texas, and a part of that certain 18.4 acre tract conveyed to Bertha Kretzschmar by deed recorded in Volume 820, Page 575 of the Deed Records of Travis County, Texas.

BEGINNING at an iron stake at the Southeast corner of that certain 18.4 acre tract conveyed to Bertha Kretzschmar by deed recorded in Volume 820, Page 575 of the Deed Records of Travis County, Texas, being also the Northeast corner of Lot 36 and the Northwest corner of Lot 35, Block F, Scenic Brook West, Section Two, Phase One, according to the map or plat of said subdivision recorded in Book 54, Page 68 of the Plat Records of Travis County, Texas, for the Southeast corner of the tract herein described;

THENCE with the North line of Block F and the North line of Block E of the said Scenic Brook West, Section Two, Phase One and the South line of the Bertha Kretzschmar and M.H. Kretzschmar land, N 60 deg. 07' W. 751.96 ft. to an iron stake found at the Southeast corner of the C.F. McKee tract, for the Southwest corner of this tract;

THENCE with a fence along the East line of the said McKee tract, N 29 deg. 56' E. 693.6 ft. to an iron stake set for the most westerly Northwest corner of the tract;

THENCE S 60 deg. 43' E. 87 ft. to a point that is an beginning of a curve to the right with radius of 230 ft. and an included angle of 72 deg. 30 minutes;

THENCE along the curve thru an arc length of 292 feet for a corner of this tract.

THENCE S 60 deg. 05' E. 277 ft. to a line on the Southeast boundary of a 0.25 Acre cemetery tract for a corner of this tract.

THENCE with West line of the said cemetery, S 29 deg. 55' W 15 ft. to an iron stake set for the Southwest corner of the said cemetery, for a corner of this tract;

THENCE with the South line of the said cemetery, S 60 deg. 05' E. 170.00 ft. to an iron stake set at the Southeast corner of the said cemetery in the East line of the said Bertha Kretzschmar 18.4 tract, for a corner of this tract.

THENCE with the East line of the said Bertha Kretzschmar 18.4 acres, S 29 deg. 55' W. 529.0 ft. to the place of beginning, containing 10.16 acres of land.

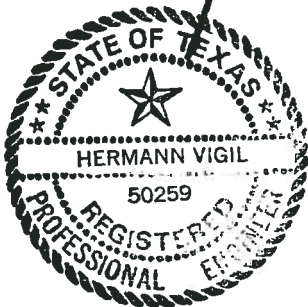


I CERTIFY that the above description was compiled from Travis County Deed Records for the purpose of describing a portion of the 23.56 acre tract for zoning purposes and that it complies with accepted accuracy standards.

*Hermann Vigil*  
Hermann Vigil, P.E.

Dec. 15 87

Date



FILED

1988 JUN 28 PM 1:59

DANA DE BEAUVOIR  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS  
I hereby certify that this instrument was FILED on  
the date and at the time stamped hereon by me; and  
was duly RECORDED, in the Volume and Page of the  
named RECORDS of Travis County, Texas, on

JUN 28 1988



*Dana De Beauvoir*  
COUNTY CLERK  
TRAVIS COUNTY, TEXAS

*Ret.*

CITY OF AUSTIN  
DEPT. OF LAW  
P. O. BOX 1088

AUSTIN, TEXAS, 78767-8828

EXHIBIT "B"

REAL PROPERTY RECORDS  
TRAVIS COUNTY, TEXAS

10720 0500