



**Zoning**  
**CITY OF AUSTIN**  
**RECOMMENDATION FOR COUNCIL ACTION**

**AGENDA ITEM NO.: Z-11**  
**AGENDA DATE: Thu 06/17/2004**  
**PAGE: 1 of 1**

**SUBJECT:** C14-03-0157 - Harris Ranch - Conduct a public hearing and approve an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as south side of Davis Lane, between Brodie Lane and Westgate Boulevard (Slaughter Creek Watershed-Barton Springs Zone) from development reserve (DR) district zoning and rural residence (RR) district zoning to community commercial (GR) district zoning for Tract 1; multi-family residence low density (MF-2) district zoning for Tract 2; and townhouse and condominium residence (SF-6) district zoning for Tract 3. Zoning and Platting Commission Recommendation: To grant community commercial-conditional overlay (GR-CO) combining district zoning for Tract 1 and single family residence standard lot (SF-2) district zoning for the remainder of the property, with conditions. Applicants: Robert Brent Harris; John Weldon Harris and Darrow Dean Harris. Agent: Weynand Development, Ltd. (Mike Weynand). City Staff: Wendy Walsh, 974-7719.

**REQUESTING**      Neighborhood Planning  
**DEPARTMENT:**      and Zoning

**DIRECTOR'S**  
**AUTHORIZATION:** Greg Guernsey

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-03-0157

**Z.P.C. DATE:** March 16, 2004

April 6, 2004

May 4, 2004

May 18, 2004

**ADDRESS:** South side of Davis Lane, between Brodie Lane and Westgate Boulevard

**OWNERS AND APPLICANTS:** Robert Brent Harris; **AGENT:** Weynand Development, Ltd.  
John Weldon Harris and Darrow Dean Harris (Mike Weynand)

**ZONING FROM:** DR; RR

**TO:** CS; MF-3; SF-6; SF-4A

\*\*\***AMENDED TO:** GR; MF-2; SF-6\*\*\*

**AREA:** 103.400 acres

\*\*\***AMENDED TO:** 89.522 acres\*\*\*

### **SUMMARY STAFF RECOMMENDATION (AS AMENDED):**

The staff's recommendation is to grant:

- 1) community commercial – conditional overlay (GR-CO) combining district zoning for Tract 1 with the Conditional Overlay prohibiting the following uses: service station; automotive sales; automotive rentals; automotive repair service; automotive washing (any type); and off-site accessory parking;
- 2) multi-family residence low density (MF-2) district zoning for Tract 2; and
- 3) townhouse and condominium residence (SF-6) district zoning for Tract 3, as shown in Exhibit B.

The Restrictive Covenant over the entire property would limit the site development to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final TIA memorandum provided as Attachment A (April 27, 2004).

### **ZONING & PLATTING COMMISSION RECOMMENDATION:**

March 16, 2004: *POSTPONED TO 4-6-04 AT THE REQUEST OF STAFF*  
[J.M; J.G 2<sup>ND</sup>] (8-0) K.J – ABSENT

April 6, 2004: *POSTPONED TO 05/04/04 (NEIGHBORHOOD)*  
[J.M; J.D 2<sup>ND</sup>] (7-0) K.J – ABSENT

May 4, 2004: *POSTPONED TO 5/18/04 (APPLICANT)*  
[J.G; J.D 2<sup>ND</sup>] (5-0) J.M; C.H; J.P – ABSENT

May 18, 2004: *APPROVED GR-CO FOR 8.04 ACRES; PROHIBITING ALL AUTO RELATED USES AS RECOMMENDED BY STAFF; PROHIBIT PAWNHOPS SERVICES, GUIDANCE SERVICES, RESTAURANT WITH DRIVE THROUGH SERVICES; SF-2 ZONING FOR THE REMAINDER OF PROPERTY; RESTRICTIVE COVENANT FOR THE TRAFFIC IMPACT ANALYSIS.*  
[B.B; J.P 2<sup>ND</sup>] (6-2) J.G; K.J – NAY

*\* COMMISSION RECOMMENDED COMPREHENSIVE PLANNING PROCESS FOR THE GENERAL AREA*

**ISSUES:**

The applicant would like to discuss the Zoning and Platting Commission's recommendation. The applicant is willing to enter into a Restrictive Covenant with the City that provides that at the time a site plan is submitted, it will include an Integrated Pest Management (IPM) Plan and a landscape plan for the use of native and adapted plant materials.

On May 11, 2004, the applicant submitted revised field notes to exclude a 200 foot wide area (approximately 14.2 acres – 12.1 acres of land presently zoned RR; 2.1 acres of DR) along the entire length of the south property line. This 200' wide area will remain zoned DR and RR.

NOTE: Subsequent to applicant's amendment of the zoning boundary, there is a petition of 3.98%. Prior to amending the zoning boundary, there was a valid petition of 28.70% filed by the adjacent property owners in opposition to this rezoning request.

The applicant is in agreement with the staff's alternate recommendation, as amended.

The applicant has met with the Cherry Creek on Brodie and Tanglewood Oaks neighborhood associations to discuss the proposed project.

The Watershed Protection and Development Review Department staff has clarified that the subject property is within the Barton Springs Zone, including both recharge and contributing zones, and is subject to Save Our Springs Ordinance. Please refer to Attachment C.

**DEPARTMENT COMMENTS:**

The subject property is undeveloped; with the Brodie Lane frontage zoned development reserve (DR) district zoning and the remainder, located south of Davis Lane and east to West Gate Boulevard, is zoned rural residence (RR) district. Two hazardous pipelines, as recognized by City Code, traverse the property in a southwest to northeast direction. New development must be set back 200 feet from hazardous pipelines, unless approval is obtained from the Fire Chief or development complies with standards for construction near a pipeline as prescribed by the Fire Criteria Manual. Please refer to Exhibits A (Zoning Map) and A-1 (Aerial View).

*Applicant's Request*

The applicant has requested rezoning of the property to provide a mix of commercial, multi-family, townhouse / condominium and single family residential development. As shown in Exhibit B, (Applicant's Conceptual Zoning Tract Map), the applicant has requested four zoning districts, as follows:

- Tract 1: Community commercial (GR) district zoning at the southeast corner of Brodie and Davis Lanes (approximately eight acres) with the intent of providing three sit-down restaurants (15,000 square feet), and includes the option for a bank. The applicant is in agreement with the staff recommended Conditional Overlay to prohibit automotive-related uses.
- Tract 2: Multi-family residence low density (MF-2) district zoning is proposed for approximately 19 acres along Davis Lane.

- Tract 3: Townhouse and condominium residence (SF-6) district zoning is proposed for approximately 62 acres on the south side of Davis Lane to the east and southeast property lines.

*Staff recommendation*

Staff supports the applicant's requested zoning districts as described above and as follows:

- For Tract 1, GR-CO zoning provides the opportunity for a commercial and retail component to serve the proposed development as well as the surrounding existing neighborhoods. GR zoning is also consistent with that existing on the north side of the property, footprint zoning to the west (north of Deer Lane), a proposed PUD on the west side of Brodie Lane that includes retail, restaurant and service uses, and clusters commercial development at the corner of Brodie and Davis Lanes and thus, at a distance from existing residential areas. Given the property's location within the Barton Springs Zone, the Conditional Overlay prohibits automotive-related uses.
- For Tract 2, MF-2 zoning provides a multi-family component to the housing opportunities envisioned for this development, is appropriately located along Davis Lane which is classified as a minor arterial, is consistent with that found to the north along Brodie Lane and West Gate Boulevard (MF-2-CO), and serves as a transition between the proposed commercial development and the proposed SF-6 and SF-2 districts.
- For Tract 3, SF-6 zoning further diversifies the housing types available within the general area by introducing the opportunity for townhouse and condominium development and is situated along Davis Lane and the extension of West Gate Boulevard, both of which are classified as arterial roadways.

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	DR; RR	Two single family residences
<i>North</i>	GR-CO; RR; SF-1; SF-2; P; MF-2-CO; LR-CO	Undeveloped; Radio tower; Single family residences – both large lot and standard lot
<i>South</i>	LO; SF-2; P; SF-4A-CO	Undeveloped; Single family residences – both standard lot and small lot; Child care; Drainage area
<i>East</i>	RR; SF-2	Elementary school; Single family residences
<i>West</i>	MF-2-CO; MF-1; GR; LR; SF-2; P; DR; I-RR	Apartments; Undeveloped; Fire station; City preserve land

**AREA STUDY:** N/A

**TIA:** Is required – Please refer to Attachment A

**WATERSHED:** Slaughter Creek – Barton Springs Zone

**DESIRED DEVELOPMENT ZONE:** No

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**NEIGHBORHOOD ORGANIZATIONS:**

12 – Brodie Lane Homeowners Association	
217 – Tanglewood Forest Neighborhood Association	327 – Neighborhood of Westgate
384 – Save Barton Creek Association	385 – Barton Springs Coalition
428 – Barton Springs / Edwards Aquifer Conservation District	
465 – Cherry Creek on Brodie Neighborhood Association	511 – Austin Neighborhood Council
627 – Onion Creek Homeowners Association	
649 – Plantation Neighborhood Association	918 – Davis Hills Estate HOA
943 – Save Our Springs Alliance	
967 – Circle C Neighborhood Association	

**SCHOOLS:**

Cowan Elementary School

Covington Middle School

Crockett High School

**CASE HISTORIES:**

NUMBER	REQUEST	ZONING AND PLATTING COMMISSION / PLANNING COMMISSION	CITY COUNCIL
C814-04-0024	DR to PUD for retail uses, automotive repair service; convenience storage, 2 restaurants and 2 conservation easement areas on 30 acres	Pending consideration by the ZAP, subject to completing the Traffic Impact Analysis	Pending
C14-02-0118	LO-CO to GR	Recommended GR-CO with CO to prohibit Automotive washing (automatic or mechanical); Automotive repair services; Commercial off-street parking; Extermination services; Funeral services; Pawn shop services; and Service station; 2,000 trips; and maximum height of 40 feet	Approved GR-CO district zoning as recommended by ZAP. (7-31-03)
C14-00-2251	RR; DR; SF-6; SF-6-CO; LR; LR-CO; GR to GR; MF-2-CO	Recommended GR-CO with CO for TIA; prohibit pawn shops; provide 50' wide	Approved GR-CO for Tract 1 with the following CO: drive-in service is prohibited as

		vegetative buffer on the east property line.	<p>an accessory use to commercial uses; prohibit service station; automotive sales; automotive rentals; automotive repair service; automotive washing (any type); off-site accessory parking; communication service facilities; safety services; local utility services; pawn shops; FAR limited to 0.07847; FAR for general retail sales (general and convenience) is limited to 0.05336 to 1; and FAR for restaurant general is limited to 0.04709 to 1.</p> <p><b>Approved MF-2-CO for Tract 2. CO limits property to 8 units per acre; 250' vegetative buffer along the north property line and extending eastward to the northeast corner of the tract; 50' wide vegetative buffer along the east property line; improvements within buffer zones limited to drainage, underground utility improvements or those required by the City; construction of water quality and detention facilities is prohibited within 50' of the entire north property line. (10-4-01)</b></p>
C14-97-0156 (Southland Oaks MUD - Brodie at West Slaughter Lane)	I-RR & I-SF-2 to RR; SF-1; SF-2; SF-3; SF-4; SF-5; SF-6; MF-1; MF- 2; MF-3; MF-4; NO; LO; GO; LR; GR; CS; P	To Grant staff recommendation	Approved RR; SF-2; SF-4A; LO; P with conditions (6-25-98)

C14-97-0155 (Southland Oaks MUD - Cameron Loop at Davis Lane)	I-RR & I-SF-2 to RR; SF-1; SF-2; SF-3; SF-4; SF-5; SF-6; MF-1; MF- 2; MF-3; MF-4; LR; GR; P	To Grant staff recommendation of RR; SF-1 through SF-6; MF-1 through MF-4; LR; GR; CS; P with conditions	Approved PC recommendation of SF- 2; SF-3; MF-2-CO; LR- CO; P (7-9-98)
C14-95-0025	SF-2, LR & GR to MF-2	To Grant MF-2-CO, w/conditions (4/18/95)	Granted MF-2-CO with CO limiting development to 17 units per acre. (6/1/95)
C14-94-0092	I-RR to SF-4A	To Grant SF-4A and SF- 2-CO with CO prohibiting direct access from Crownspoint to West Gate	Approved SF-4A-CO with CO requiring connection through the property between Crownspoint Drive and Firecrest Drive to West Gate shall incorporate a 90 degree turn before connection to West Gate (9-1-94)

#### **RELATED CASES:**

The DR portion of the property (Brodie Lane frontage) was annexed into the City limits on November 15, 1984. The RR portion of the property (the remainder, east to West Gate Boulevard) was annexed into the City's Limited-Purpose Jurisdiction on December 15, 1988 and into the City's Full Purpose Jurisdiction on December 31, 1997.

A Development Assessment of the property was provided to the applicant and agent in January 2001 (CD-01-0015). The Development Assessment identified the property as being located outside of the Barton Springs Zone. The agent has requested that the Assessment be made part of the staff packet and is provided as Exhibit C. Attachment C clarifies the location of the property within the Barton Springs Zone.

The City, Austin Independent School District (AISD) and the property owners have an executed (June 1999) Memorandum of Understanding regarding the purchase, dedication of right-of-way and construction of West Gate Boulevard and Kentish Drive (the latter serving Cowan Elementary School). In accordance with Memorandum, AISD expects that the developer will be required to construct Westgate Boulevard upon completion of the subdivision platting process. This result is contemplated in the Memorandum and as well as assurances that the right-of-way will be dedicated to the City to effect the construction. Please refer to Attachment B.

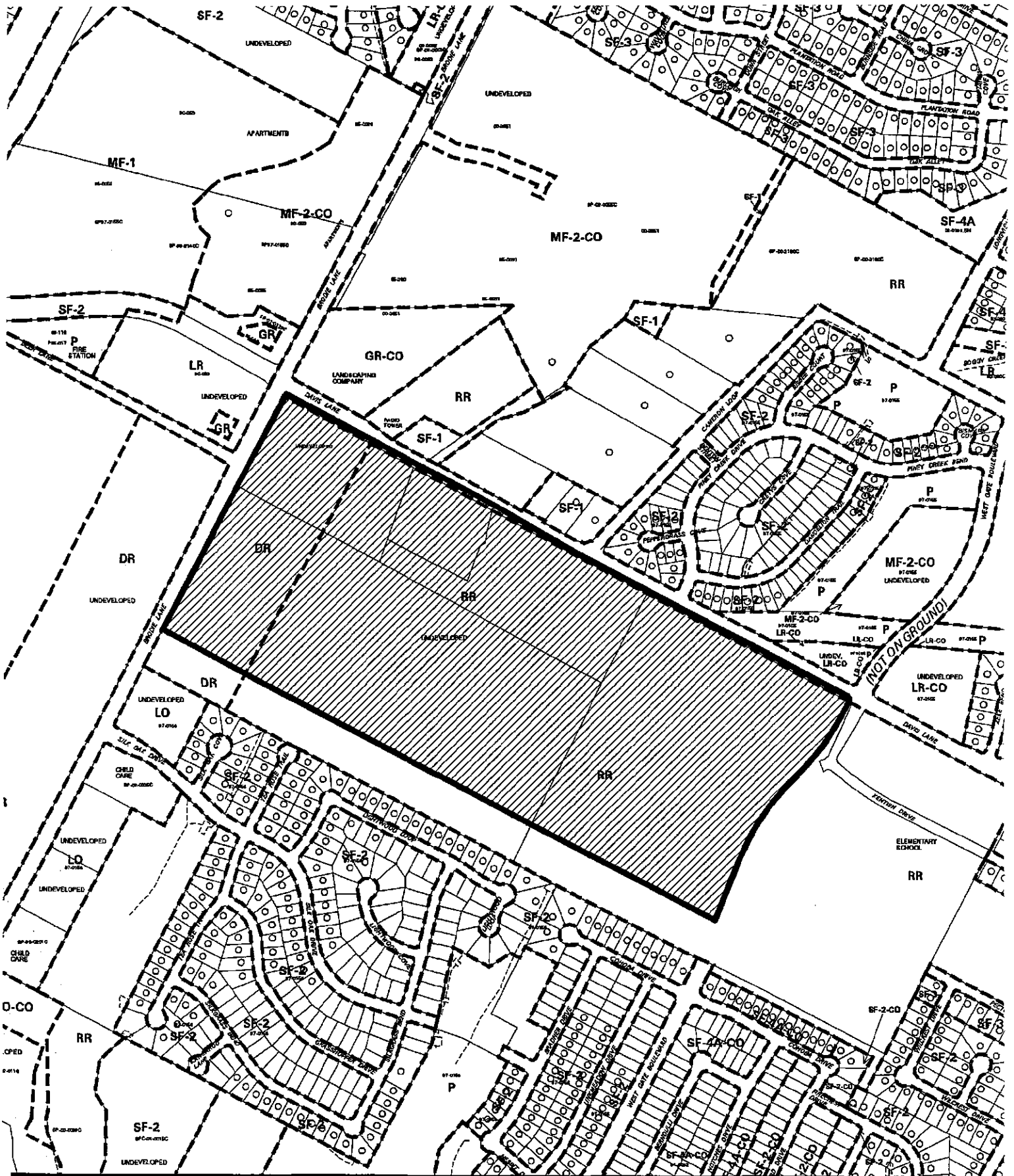
There are no related subdivision or site plan cases on the subject property.


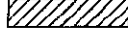


**ABUTTING STREETS:**

<b>STREET</b>	<b>RIGHT-OF-WAY</b>	<b>PAVEMENT WIDTH</b>	<b>CLASSIFICATION</b>	<b>DAILY TRAFFIC</b>
Brodie Lane	90 feet	2 @ 24 feet	Arterial	19,260 (2002)
Davis Lane	Varies	Varies	Arterial	N/A
West Gate Boulevard	Varies	Varies	Arterial	N/A

- There are sidewalks along Brodie Lane, but not along Davis Lane or West Gate Boulevard.
- Capital Metro bus service is not available within 1/4 mile of this property.
- Brodie and Davis Lane are listed in the Bicycle Plan, but West Gate Boulevard is unlisted.

**CITY COUNCIL DATE:** June 17, 2004**ACTION:****ORDINANCE READINGS:** 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>**ORDINANCE NUMBER:****CASE MANAGER:** Wendy Walsh  
e-mail: wendy.walsh@ci.austin.tx.us**PHONE:** 974-7719



 1" = 600'	SUBJECT TRACT PENDING CASE ZONING BOUNDARY CASE MGR: W. WALSH	  	<b>ZONING</b> <b>EXHIBIT A</b>	CITY GRID REFERENCE NUMBER D15-16
	CASE #: C14-03-0157			DATE: 04-05
	ADDRESS: DAVIS LN BETWEEN WEST GATE BLVD & BRODIE LN			INTLS: SM
	SUBJECT AREA (acres): 89.522			



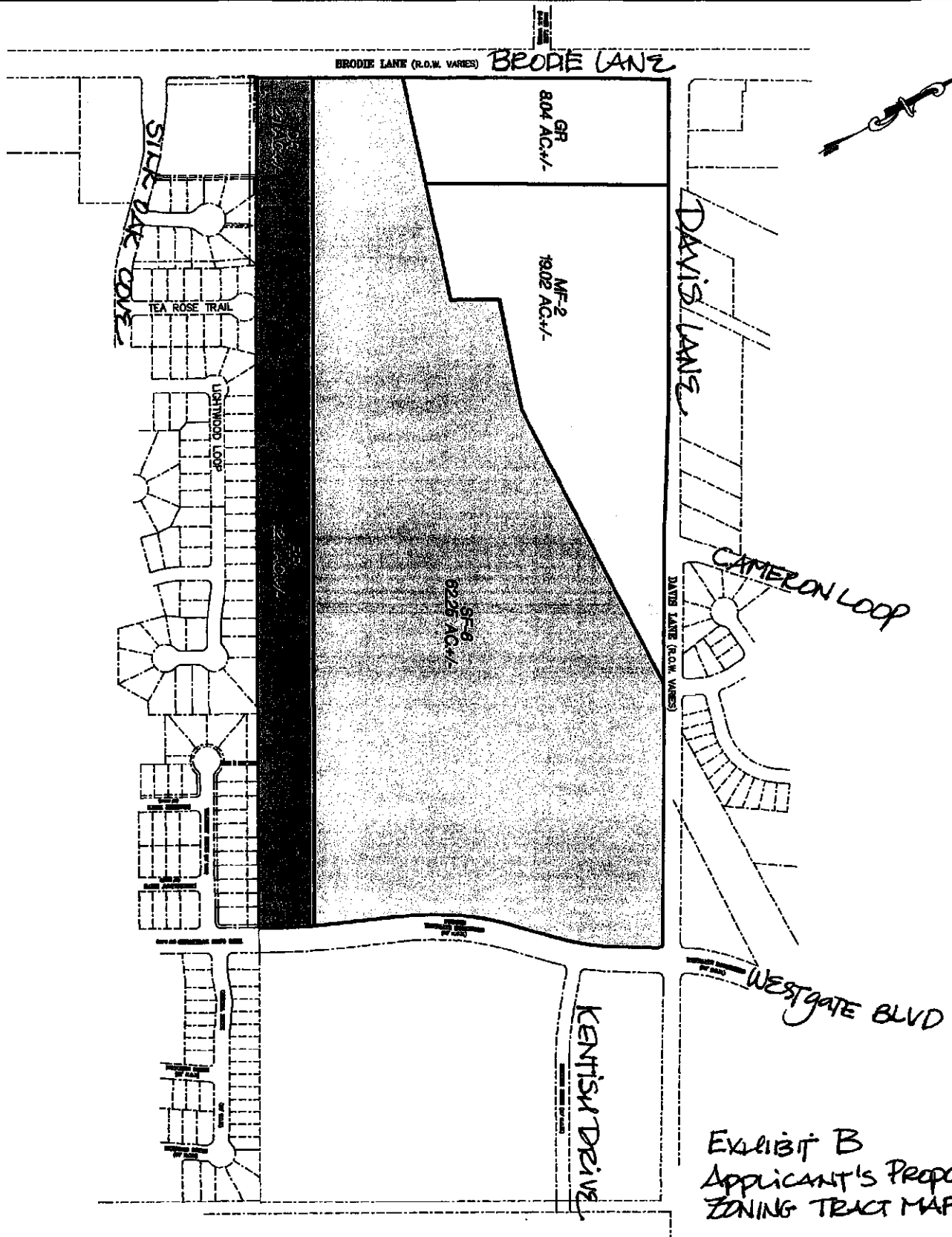


Exhibit B  
Applicant's Proposed  
ZONING TRACT MAP

## HARRIS RANCH ZONING DELINEATION

HANRAHAN • PRITCHARD ENGINEERING, INC.

CONSULTING ENGINEERS  
8000 ANDERSON SQUARE ROAD, SUITE 110  
AUSTIN, TEXAS 78757  
OFFICE: 512.458.4734 FAX: 512.458.4752  
info@hp-eng.com

**HPE**

File: Projects/HARRIS/ZONING			
Job No.	002-18	Snapshot	ZONING
Scale (Hor):	1"=500'	Scale (Vert):	N/A
Date:	04/20/04	Checked By:	J.H.
		Drawn By:	RP

SHEET  
01 of 01

DEVELOPMENT ASSESSMENT REVIEW COMMENTS

CASE NUMBER: CD-01-0015

CASE MANAGER: Carl McClendon PHONE #: 499-2727

REVISION #: 0 UPDATE: 0

PROJECT NAME: HARRIS RANCH

SUBMITTAL DATE: 01/23/2001

REPORT DUE DATE: 02/20/2001

FINAL REPORT DATE: 02/05/01

REPORT LATE: DAYS

LOCATION: BRODIE LA AND DAVIS LA

IF YOU HAVE ANY FURTHER QUESTIONS CONCERNING THE COMMENTS LISTED BELOW PLEASE CONTACT YOUR CASE MANAGER.

THE FOLLOWING COMMENTS SHOULD BE ADDRESSED PRIOR TO SUBMITTING A FORMAL PLAN TO THE DEPARTMENT OF PLANNING AND DEVELOPMENT. IT IS THE RESPONSIBILITY OF THE APPLICANT OR HIS/HER AGENT TO MODIFY THE SUBDIVISION PLAN SO THAT IT COMPLIES WITH THESE REQUIREMENTS.

INCORPORATED IN THE NUMBERING OF EACH COMMENT IS THE RELEVANT REVIEW SECTION. FOR THESE REFERENCES, THE FOLLOWING ABBREVIATIONS APPLY

SP - SITE PLAN	CM - CAPITAL METRO
SR - SUBDIVISION	CO - COUNTY
TR - TRANSPORTATION	MD - MUD REVIEW
CN - CONSTRUCTION	PH - PHONE COMPANY
DR - DRAINAGE	PK - PARK
EG - ENGINEERING	PO - POST OFFICE
LR - LANDSCAPE REVIEW	PW - PUBLIC WORKS
AR - ARBORIST	SD - SCHOOL DISTRICT
EV - ENVIRONMENTAL	HE - HEALTH DEPARTMENT
WW - WATER AND WASTEWATER	EL - ELECTRIC
FI - FIRE DEPARTMENT	AD - TPSD - ADDRESS
HD - HIGHWAY DEPARTMENT	DG - DRAFTING

REQUIREMENTS: Based on ordinances and written rules adopted by the City of Austin, Texas.

Description

EXHIBIT C

2001 DEVELOPMENT  
ASSESSMENT PREPARED  
FOR PROPERTY OWNER AND  
AGENT

## Engineering – JAY BAKER 499-2636

1. A Development Permit is required for proposed development (time limit is 3 years with a possible 1 year extension).
2. Fiscal will be required prior to issuance of the Development Permit for the subdivision proposed.
3. A construction inspection fee for construction within easements and/or R.O.W. shall be paid to the Department of Public Works and Transportation (D.P.W.T.) prior to site plan approval.
4. Fiscal will be required for erosion/ sedimentation controls prior to approval of this site development permit. Applicant must submit an estimate of e/s control quantities and costs to the environmental reviewer for approval.
5. An engineering report with a drainage study is required.
6. Detention is required for the 2, 10, 25 and 100 year storms.

## Environmental - LEE LAWSON 499-6341

EV 1. This project is located in the Slaughter Creek Suburban Watershed, not over the Edwards Aquifer, or Contributing Zone.

EV 2. Impervious Cover in the Upland Zone: for single-family residential use with a minimum lot size of 5,570 square feet may not exceed 50%, 60% with transfers. For multi-family 60%, 70% with transfers. For commercial 80%, 90% with transfers.

EV 3. Erosion and Sedimentation Control, and Tree Protection Plan is required, with Fiscal posting for temporary and permanent erosion controls prior to approval of site plan.

AR 1. Tree survey of trees 8" in diameter or greater for sites within the City of Austin is required.

LR 1. Landscape Plans are required for all commercial and multi-family development, within the City of Austin. This site is located within the City of Austins Full Purpose jurisdiction.

WQ 1. Water Quality Controls Requirements: Structural controls: Sedimentation & filtration basins are required for development exceeding 20% impervious cover and shall be designed and constructed to capture, isolate, and treat the first ½ inch of runoff from all contributing areas. Increased capture volume of 1/10 inch for each increment of 10% above 20% of impervious cover proposed to be captured, isolated, and treated as required above.

The landowner intends to serve the site with City water and wastewater utilities. Water and wastewater utility improvements are necessary to serve the site and each lot. The landowner will be responsible for all costs and for providing the utility improvements.

With the final plat, the landowner must pay the Subdivision Engineering Review Fee and may be required to post fiscal for some or all of the water and wastewater utility improvements.

No lot will be occupied until the structure is connected to City water and wastewater utilities.

The landowner must pay a Tap and impact Fee once the landowner makes an application for a City of Austin Water and wastewater Tap Permit

All water and wastewater utility improvements must be in accordance to City design criteria and specifications. All plans must be presented to the city for review and approval. All construction must be inspected by the City.

## **Land Status, Zoning, Transportation, Etc.**

**Land Status** – A land status determination will be required in order to determine if the tract is a legal tract. Submit a land status determination application with copies of the current deeds for the property and copies of deeds prior to 1972.

**Transportation** – The owner will be required to dedicate right-of-way along Brodie Lane, Davis Lane, and Westgate Bv. prior to approval of a site plan, zoning case, or subdivision.

TR 1. Davis Lane is proposed as a major arterial, undivided, with a right-of-way width of 70 feet according to the Austin Metropolitan Area Roadway Plan. The developer of the subject tract will be expected to dedicate 35 feet of right-of-way from the proposed centerline of Davis Lane.

TR 2. No additional right-of-way is required to be dedicated along Brodie Lane.

TR 3. Westgate Bv. is a major arterial and requires a right-of-way width of 90 feet. The developer will be expected to dedicate 90 feet of right-of-way along Westgate Bv., adjacent to the subject tract, in accordance with the Austin Metropolitan Area Roadway Plan.

Note: There is a memorandum of understanding among City of Austin, AISD, and John Harris, requiring dedication of the right-of-way for the future extension of Westgate Bv. (SP-99-0251CX). Verification of street dedication has not been provided at this point.

TR 4. AISD may be responsible for dedication of right-of-way along Westgate Bv. AISD is not responsible, however, for posting fiscal or constructing roadway improvements because school districts are not required to subdivide property.

TR 5. AISD has not responsible for posting fiscal for Westgate Bv.

TR 6. There is not a Capital Improvement Project approved or proposed for upgrading Davis Lane, adjacent to the subject tract.

TR 7. The developer will be expected to dedicate right-of-way and construct roadway improvements to City of Austin standards for the proposed New Road.

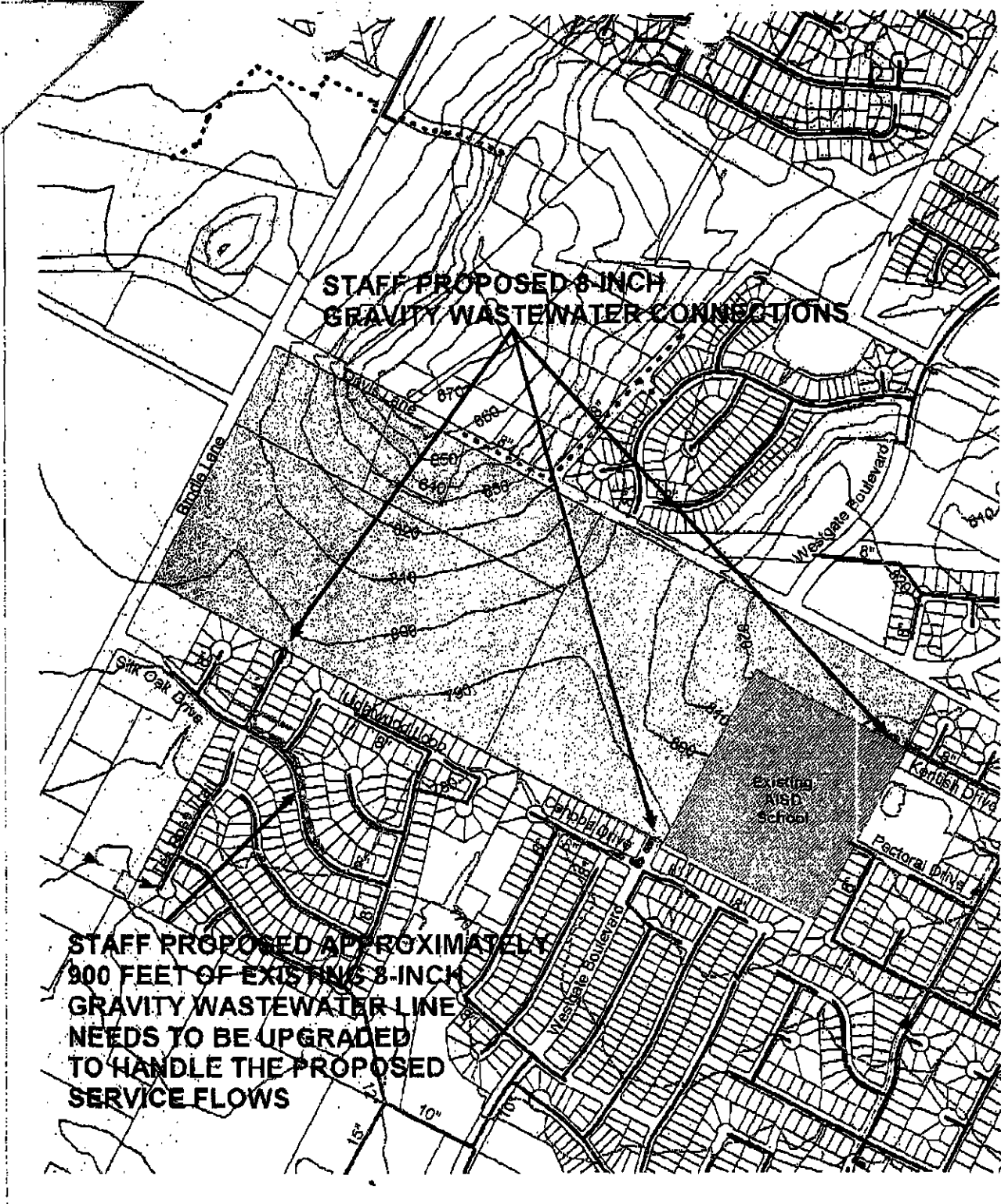
TR 8. Tea Rose Trail may be required to be extended into the subject tract if compatible (single family residential) zoning is established.

#### **Land Use/Zoning**

It's unclear whether staff will support the proposed rezoning request. There is no indication what type or classification of roadway is proposed for the New Road. Compatibility standards will apply to new development along the southern boundary of the subject tract. Compatibility standards are required as a result of the existing single family residential development abutting the southern boundary line of the tract.

#### **Miscellaneous**

The developer may be required to extend utilities in order to obtain service to the tract prior to the City extending utilities. The proposed tract will not qualify for development incentives under the Smart Growth Program.



600 0 600 Feet

 Subject Tract

W.W. S.E.R. Name: Harris Ranch

W.W. S.E.R. Number: 2062

**Proposed Harris Ranch Subdivision**  
**Water/WasteWater Service Extension Request**

<u>Lot</u>	<u>Land Use</u>	<u>Land Area Approximate</u>	<u>Homes/ Building Area</u>	<u>LUE</u>
1	Multifamily	16+ Acres	320	224
2	Office Condo/ Retail	3.7+ Acres "	20,000 SF 20,000 SF	7 12
3	Single Family SF 4A	12+ Acres	72	72
4	Homestead MF	9+ Acres	270	189
5	Single Family SF2	61.6+ Acres	270	270
6	Single Family SF 4A	6.7+ Acres	42	42
Total		109		816

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

Name : Harris Ranch

Service Requested : Wastewater

S.E.R. No. : 2062

Date Received : 03/07/2001

Location : Southeast section of Brodie Lane and Davis Lane

Acres : 109

Land Use : Mixed

Alt. Utility Service or S.E.R. Number : Yes

Quad1 : D-15,16

Quad2 :

Drainage Basin : Slaughter Creek

Pressure Zone : SW A

DDZ : Yes

Flow : (Estimated Peak Wet Weather Flow, Gallons per Minute) 555 gpm

DWPZ : No

Cost Participation : \$0.00

% Within City Limits : 100

% Within Limited Purpose : 0

**Description of Improvements:**

Applicant will make 8-inch gravity wastewater connections to the existing 8-inch gravity wastewater line in Tea Rose Trail, the existing 8-inch gravity wastewater line in Kentish Drive and the existing 8-inch gravity wastewater line in Cohoba Lane. Applicant will also upgrade approximately 900 feet of existing 8-inch gravity wastewater line in Silk Oak Drive (manhole station 4+00 to 12+86.14 construction plan number C-93-519) to handle the proposed service flows.

**Conditions :**

- 1) Completion and acceptance of the improvements described above.
- 2) Construction of all Service Extensions are subject to all environmental and planning ordinances.
- 3) Service Extensions are subject to the guidelines established in the Land Development Code, Section 25-9, Water and Wastewater Utility Service.
- 4) The level of service approved by this document does not imply commitment for land use.
- 5) The proposed wastewater (within right-of-ways or public easements) improvements will be dedicated to the City of Austin for ownership, operation, and maintenance.
- 6) The approved Service Extension will automatically expire 120 days after date of approval unless a development application has been accepted by the Development Review and Inspection Department. The Service Extension expires on the date the development expires, or if approved, on the date the development application approval expires.

 7/26/01  
WWWW Asst. Director Engineering Program Date

 7/24/01  
Division Manager, Engineering Date

 8/1/01  
Director, Water & Wastewater Utility Date

 6/15/01  
Prepared by Date



**Date:** April 27, 2004  
**To:** Wendy Walsh, Case Manager  
**CC:** Members of the Zoning and Platting Commission  
Brian Craig, P.E. Alliance Texas Engineering Co.  
Carol Kaml, COA Fiscal Officer  
**Reference:** Harris Ranch TIA, C14-03-0157

The Transportation Review Section has reviewed the Traffic Impact Analysis for Harris Ranch, dated December 2003, and offers the following comments:

**TRIP GENERATION**

Harris Ranch is a 103.5-acre development located in south Austin at the southeast intersection of Brodie Lane and Davis Lane. The TIA for the project was prepared by Brian Craig, P.E., Alliance Texas Engineering in December of 2003.

The proposed development consists of the following land uses:

- 135 Single Family dwelling units
- 357 Townhomes
- 355 Multi Family dwelling units
- 15,000sf of High turn over restaurants

The property is currently undeveloped and zoned Development Reserve (DR) and Rural Residence (RR). The applicant has requested a zoning change to Multi-Family Residence (MF-3), Commercial Services (CS), Single Family Residence (SF-4) and Townhouse and Condominium Residence (SF-6). The estimated completion of the project is expected in the year 2008.

Based on the standard trip generation rates established by the Institute of Transportation Engineers (ITE), the development will generate approximately 7,524 unadjusted average daily trips (ADT).

The table below shows the adjusted trip generation by land use for the proposed development:

Table 1. Trip Generation						
			AM Peak		PM Peak	
LAND USE	Size	ADT	Enter	Exit	Enter	Exit
Single Family	135du	1,292	25	76	87	49
Multi Family	355du	2,354	29	152	147	73
Townhomes	357du	1,922	24	116	118	58
High-turnover Sit down Restaurant	15,000sf	1,955	72	67	91	75
<b>Total</b>		<b>7,524</b>	<b>150</b>	<b>411</b>	<b>443</b>	<b>252</b>

**ASSUMPTIONS**

1. Traffic growth rates provided by the City of Austin were as follows:

*ATTACHMENT A*

Table 2. Growth Rates per Year	
Roadway Segment	%
All Roads	7 %

2. In addition to these growth rates, background traffic volumes for 2003 included estimated traffic volumes for the following projects:

SP-01-0157C	Ridgeview Apartments Phase Two
SP-02-0055C	WW Brodie Multi Family Development
SP-02-0339C	Deerfield Commercial
SP-01-0428C	Mozingo Office
SP-02-0335C	Stepping Stone School
SP-00-2385C	Shady Hollow AKA Randall's Cherry Creek (Rev. 0, 1, & 2)
SP-03-0064C	CCR108 Development
SP-03-0099C	Shady Hollow Office
C8-03-0117.SH	Casas Grandes, SMART Housing
C14-03-0082	8400 Brodie Lane

3. No reductions were taken for pass-by, internal capture, or transit use.

#### **EXISTING AND PLANNED ROADWAYS**

**Brodie Lane** – This roadway is classified as a four lane divided major arterial within the vicinity of the project. The traffic volume for Brodie Lane was approximately 19,260 vehicles per day (vpd) south of Silk Oak in 2002. The Austin Bicycle Plan recommends a bicycle route along Brodie Lane.

**Slaughter Lane** – This roadway is classified as a four lane divided major arterial. The traffic volume was approximately 21,365vpd in 2000. A bicycle route is recommended for Slaughter Lane per the Austin Bicycle Plan.

**Manchaca Road** – Manchaca is currently a four line divided major arterial carrying approximately 25,802vpd. The Austin Bicycle Plan recommends a bicycle route along Manchaca Road.

**Davis Lane** – This roadway is currently classified as a two lane minor arterial. The Austin Bicycle Plan recommends a bicycle route along Davis Lane.

**Cameron Loop** – This roadway is classified as a two lane collector. Traffic volumes along Cameron Loop are approximately 2,012vpd north of Davis Lane ('03).

**Deer Lane** – Deer Lane is classified as a two lane minor arterial that carries approximately 4,143vpd ('03). The Austin Bicycle Plan recommends a bicycle route along Deer Lane.

**Curlew Drive** – This roadway is classified as a two lane collector. The Austin Bicycle Plan recommends a bicycle route along Curlew Drive.

#### **TRAFFIC ANALYSIS**

The impact of site development traffic on the existing area roadways was analyzed. Two time periods and travel conditions were evaluated:

- 2003 Existing Conditions
- 2006 Phase I Build-Out Conditions
- 2008 Phase II Build-Out Conditions

## **INTERSECTION LEVEL OF SERVICE (LOS)**

The TIA analyzed 15 intersections, 4 of which are signalized. Existing and projected levels of service are as follows, assuming that all improvements recommended in the TIA are built:

<b>Table 4. Level of Service</b>						
<b>Intersection</b>	<b>2003</b>		<b>Phase I 2006</b>		<b>Phase II 2008</b>	
	<b>AM</b>	<b>PM</b>	<b>AM</b>	<b>PM</b>	<b>AM</b>	<b>PM</b>
Davis Lane & Brodie Lane*	C	B	E	D	C	D
Deer Lane & Brodie Lane*	B	A	C	B	D	C
Slaughter Lane & Brodie Lane*	E	E	F	F	F	F
Manchaca Road & Davis Lane*	C	C	F	D	E	D
Curlew Drive & Davis Lane	A	A	A	A	A	B
Cameron Loop & Davis Lane	A	A	A	A	A	A
Davis Lane & West Gate Boulevard	A	A	A	A	B	A
Brodie Lane & Site Road #1			A	A	A	A
Brodie Lane & Site Road #2			A	A	A	A
Brodie Lane & Site Road #3			A	A	A	A
Davis Lane & Site Road #4			A	A	A	A
Davis Lane & Site Road #5			A	A	A	A
Davis Lane & Site Road #6			A	A	A	A
Davis Lane & Site Road #7			A	A	A	A
West Gate Boulevard & Site Road #8			A	A	A	A

\* = SIGNALIZED

## **RECOMMENDATIONS**

1) Prior to 3<sup>rd</sup> reading at City Council, fiscal is required to be posted for the following improvements:

<b>Intersection</b>	<b>Improvements</b>	<b>Total Cost</b>	<b>Pro Rata Share %</b>	<b>Pro Rata Share \$</b>
Brodie Lane & Slaughter Lane	300' westbound right turn lane	\$39,422	1.15%	\$454
	400' northbound and southbound left turn lanes	\$104,451	4.3%	\$4,491
Brodie Lane & Davis Lane	250' westbound right turn lane	\$36,097	4.9%	\$1,769
	150' northbound right turn lane	\$28,751	8.6%	\$2,473
Brodie Lane & Site Road #1*	150' southbound left turn lane	\$28,751	100%	\$28,751
Manchaca Road & Davis Lane	400' eastbound left turn lane	\$39,222	2.39%	\$937
<b>Total</b>		<b>\$276,715</b>		<b>\$38,875</b>

\* At the time of construction, plans for the southbound left turn lane at Brodie and Site Road #1 will be required to be approved by the COA Transportation Planning and Sustainability Department.

2) If at the time of subdivision access to Tea Rose Trail is assumed an addendum to the TIA will be required at that time. The addendum will be required to include neighborhood impacts along Tea Rose Trail and Silk Oak Drive, appropriate changes to the distribution and intersection impacts, and analysis

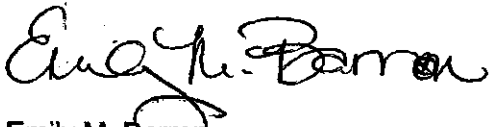
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of the intersection of Silk Oak Drive and Brodie Lane. If at the time of subdivision access to Tea Rose Trail is not assumed a variance to section 25-4-151 will be required to be approved by the Zoning and Platting Commission.

- 3) For information: Three copies of the final version of the TIA incorporating all corrections and additions must be submitted prior to final reading of the zoning case.
- 4) Development of this property should be limited to uses and intensities assumed in the TIA. The use and intensities will not exceed or vary from the projected traffic conditions assumed in the TIA, including peak hour trip generations, traffic distribution, roadway conditions, and other traffic related characteristics.

If you have any questions or require additional information, please contact me at 974-2788.

---



Emily M. Barron  
Transportation Review Staff  
Watershed Protection and Development Review

## Austin ISD

**Date:** 3/31/2004

**To:** Wendy Walsh, City of Austin, Development Review and Inspection

**Cc:** Curt Shaw, Director of Construction Management

**From:** Dan Robertson, <sup>DR</sup> Director of Planning Services

**RE:** Development Review of: C14-03-0157

---

I have reviewed the zoning application for the zoning change proposed for the Harris Tract, which changes the tract from DR to a combination of CS, MF-3, SF-4A and SF-6. The District is in favor of the zoning request. We have adequate capacity in Cowan Elementary School, which is adjacent to the tract under consideration.

As I have noted in previous discussions, it is our expectation that the developer will be required to construct Westgate Blvd when the platting is completed for this project. We have a Memorandum of Understanding on file (previously supplied for your records) between the City of Austin, the owners of the tract and AISD which contemplates that result and ensures that the right of way will be dedicated to the City to effect the construction.

DR

6/10/2003

1

*attachment B*



# City of Austin

Founded by Congress, Republic of Texas, 1839  
Watershed Protection and Development Review Department  
P.O. Box 1088, Austin, Texas 78767

April 5, 2004

David Armbrust  
Armbrust and Brown  
100 Congress Avenue, Suite 1300  
Austin, Texas 78701

Re: Harris Ranch Zoning Case

Dear Mr. Armbrust:

Thank you for working with my staff on the delineation of the Edwards Aquifer recharge and contributing watershed areas in relation to the Harris Ranch zoning tract. For property located within 1500 feet of the boundary of the recharge zone, the director may require a certified report from a geologist or hydrologist verifying the boundary (LDC Section 25-8-2). I appreciate the work your client's geologist, Chock Woodruff has done in this regard. It is my understanding that Mr. Woodruff and the City's staff geologist, Nico Hauwert, agree that your client's site is geologically and topographically located in the Barton Springs Zone and that it includes areas of both recharge and contributing zones. Based on this information, the site is subject to the requirements of the Save our Springs water quality regulations.

I understand that the 2001 development assessment for this property failed to reference the need for an assessment of the boundary, and instead merely referenced the City map showing the property outside the Barton Springs Zone boundary. I apologize for any confusion or inconvenience this may have caused your client.

Should you have any questions or require additional information, please do not hesitate to contact me at 974-3413.

Sincerely,

Joseph G. Pantalion, P.E., Director  
Watershed Protection and Development Review Department

JGP:JPM:ss

cc: John Lohr, D.R. Horton  
Lisa Y. Gordon, Assistant City Manager  
Pat Murphy, Environmental Officer, WPDRD  
Nancy McClintock, WPDRD  
Tammie Williamson, WPDRD

ATTACHMENT C

**SUMMARY STAFF RECOMMENDATION (AS AMENDED):**

The staff's recommendation is to grant:

1. community commercial – conditional overlay (GR-CO) combining district zoning for Tract 1 with the Conditional Overlay prohibiting the following uses: service station; automotive sales; automotive rentals; automotive repair service; automotive washing (any type); and off-site accessory parking;
2. multi-family residence low density (MF-2) district zoning for Tract 2;
3. townhouse and condominium residence (SF-6) district zoning for Tract 3, as shown in Exhibit B.

The Restrictive Covenant over the entire property would limit the site development to uses and intensities that will not exceed or vary from the projected traffic conditions assumed in the final TIA memorandum provided as Attachment A (April 27, 2004).

**BACKGROUND**

The subject property is undeveloped; with the Brodie Lane frontage zoned development reserve (DR) district zoning and the remainder, located south of Davis Lane and east to West Gate Boulevard, is zoned rural residence (RR) district. Two hazardous pipelines, as recognized by City Code, traverse the property in a southwest to northeast direction. New development must be set back 200 feet from hazardous pipelines, unless approval is obtained from the Fire Chief or development complies with standards for construction near a pipeline as prescribed by the Fire Criteria Manual.

*Applicant's Request*

The applicant has requested rezoning of the property to provide a mix of commercial, multi-family, townhouse / condominium and single family residential development. As shown in Exhibit B, (Applicant's Conceptual Zoning Tract Map), the applicant has requested four zoning districts, as follows:

- Tract 1: Community commercial (GR) district zoning at the southeast corner of Brodie and Davis Lanes (approximately eight acres) with the intent of providing three sit-down restaurants (15,000 square feet), and includes the option for a bank. The applicant is in agreement with the staff recommended Conditional Overlay to prohibit automotive-related uses.
- Tract 2: Multi-family residence low density (MF-2) district zoning is proposed for approximately 19 acres along Davis Lane.
- Tract 3: Townhouse and condominium residence (SF-6) district zoning is proposed for approximately 62 acres on the south side of Davis Lane to the east and southeast property lines.

*Staff recommendation*

Staff supports the applicant's requested zoning districts as described above and as follows:

- For Tract 1, GR-CO zoning provides the opportunity for a commercial and retail component to serve the proposed development as well as the surrounding existing neighborhoods. GR zoning is also consistent with that existing on the north side of the property, footprint zoning to the west (north of Deer Lane), a proposed PUD on the west side of Brodie Lane that

includes retail, restaurant and service uses, and clusters commercial development at the corner of Brodie and Davis Lanes and thus, at a distance from existing residential areas. Given the property's location within the Barton Springs Zone, the Conditional Overlay prohibits automotive-related uses.

- For Tract 2, MF-2 zoning provides a multi-family component to the housing opportunities envisioned for this development, is appropriately located along Davis Lane which is classified as a minor arterial, is consistent with that found to the north along Brodie Lane and West Gate Boulevard (MF-2-CO), and serves as a transition between the proposed commercial development and the proposed SF-6 and SF-2 districts.
- For Tract 3, SF-6 zoning further diversifies the housing types available within the general area by introducing the opportunity for townhouse and condominium development and is situated along Davis Lane and the extension of West Gate Boulevard, both of which are classified as arterial roadways.

#### **BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

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

The proposed community commercial (GR) district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major trafficways.

The multi-family residence – low density (MF-2) district is intended to accommodate multifamily use with a maximum density of up to 23 units per acre, depending on unit size. This district is appropriate given its location near supporting transportation and commercial facilities. The multi-family tract is located on Davis Lane, classified as a major arterial. Commercial zoning and development supporting the multi-family component is located along Brodie Lane.

The townhouse and condominium residence (SF-6) district is intended as an area for moderate density single family, duplex, two-family, townhouse and condominium use. The applicant intends to develop the property with a condominium project consisting of detached units.

##### *2. Zoning changes should promote compatibility with adjacent and nearby uses.*

- For Tract 1, GR-CO zoning provides the opportunity for a commercial and retail component to serve the proposed development as well as the surrounding existing neighborhoods. GR zoning is also consistent with that existing on the north side of the property, footprint zoning to the west (north of Deer Lane), a proposed PUD on the west side of Brodie Lane that includes retail, restaurant and service uses, and clusters commercial development at the corner of Brodie and Davis Lanes and thus, at a distance from existing residential areas. Given the property's location within the Barton Springs Zone, the Conditional Overlay prohibits automotive-related uses.
- For Tract 2, MF-2 zoning provides a multi-family component to the housing opportunities envisioned for this development, is appropriately located along Davis Lane which is classified as a minor arterial, is consistent with that found to the north along Brodie Lane and

West Gate Boulevard (MF-2-CO), and serves as a transition between the proposed commercial development and the proposed SF-6 and SF-2 districts.

- For Tract 3, SF-6 zoning further diversifies the housing types available within the general area by introducing the opportunity for townhouse and condominium development and is situated along Davis Lane and the extension of West Gate Boulevard, both of which are classified as arterial roadways.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site is undeveloped and generally slopes to the south.

### **Impervious Cover**

The maximum impervious cover allowed on the property will be 15% within the boundaries of the Recharge Zone and 25% within the boundaries of the Contributing Zone. Both of these figures are based on the more restrictive watershed regulations described below.

### **Environmental**

The site is in the Slaughter Creek Watershed. The applicant's geologist and the City's staff geologist are in agreement that the property is located in the Barton Springs Zone, and that it includes areas of both recharge and contributing zones. Based on this information, the site is subject to the requirements of the Save Our Springs water quality regulations. Please also refer to Attachment C.

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

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to the following water quality control requirements:

Structural controls: Sedimentation and filtration basins with increased capture volume and 2 year detention.

### **Transportation**

A traffic impact analysis is required and has been received. Additional right-of-way, participation in roadway improvements, or limitations on development intensity may be recommended based on review of the TIA. [LDC, Sec. 25-6-142]. Comments are provided in Attachment A.

**TPSD Right-of-Way**

The scope of this review is limited to the identification of needs for dedication and/or reservation of right-of-way for funded Capital Improvement Program (C.I.P.) Roadway Construction Projects and Transportation Systems Management (T.S.M.) Projects planned for implementation by the City of Austin. No aspect of the proposed project is being considered or approved with this review other than the need for right-of-way for City projects. There are separate right-of-way dedication and reservation requirements enforced by other Departments and other jurisdictions to secure right-of-way for roadway improvements contained in the Austin Metropolitan Area Roadway Plan, roadway projects funded by County and State agencies, and for dedication in accordance with the functional classification of the roadway.

We have reviewed the proposed rezoning case and anticipate no additional requirement for right-of-way dedication or reservation for funded C.I.P. or T.S.M. projects at this location.

**Water and Wastewater**

The landowner intends to serve the site with City water and wastewater utilities. If water or wastewater utility improvements, or system upgrades, or offsite main extension, or utility adjustment, or relocation are required, the landowner will be responsible for all costs and for providing. Also, the utility plan must be reviewed and approved by the Austin Water Utility. The plan must be in accordance with the City's utility design criteria.

**Compatibility Standards**

This site is subject to the Hazardous Pipeline Ordinance. Development in a restricted pipeline area is regulated by Sec. 25-2-516. Additional design regulations will be enforced at the time a site plan is submitted.

The site is subject to compatibility standards. Along the north, south and east property line, the following standards apply:

- No structure may be built within 25 feet of the property line adjacent to SF-5 or less restrictive.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.

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

**Walsh, Wendy**

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**From:** Brian Judis [bjudis2000@yahoo.com]  
**Sent:** Tuesday, March 09, 2004 9:34 PM  
**To:** wendy.walsh@ci.austin.tx.us  
**Subject:** Harris Ranch - C14-03-0157

Ms. Walsh, as an affected property owners we are writing this note to inform you of our protest and opposition to the proposed zoning change for the property mentioned in zoning case C14-03-0157, known as the "Harris Ranch." The current proposed requested zoning change is incompatible with the existing surrounding zoning classifications, including but not limited to existing neighborhoods and existing and recently approved new development for the area. The proposed zoning change would also overburden the already congested roads and infrastructure. Finally, we are against the proposed current zoning change because of the negative impact it will have upon the environment and the water quality of the Edwards Aquifer.

Please note our opposition, and do not hesitate to contact us in the event you need additional information or comment.

Brian J. Judis/Rebecca E. Judis

9310 Lightwood Loop

Austin, Texas 78748

(512)619-9721

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**Walsh, Wendy**

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**From:** John J. Thompson [jthompson3@austin.rr.com]  
**Sent:** Wednesday, March 10, 2004 2:51 PM  
**To:** wendy.walsh@ci.austin.tx.us  
**Subject:** Subject: Case #C14-03-0157

Dear Ms. Walsh:

WE are residents and homeowners of Cherry Creek on Brodie Lane and strongly oppose any redistricting of the Harris Ranch property. WE request that no changes be made to the current zoning.

JOHN J. & JOAN A. THOMPSON  
9514 Tea Rose Tr.  
Austin, TX 78748

## Walsh, Wendy

---

**From:** Paul Velez [pvelez78748@yahoo.com]  
**Sent:** Wednesday, March 10, 2004 10:22 PM  
**To:** wendy.walsh@ci.austin.tx.us  
**Cc:** jmcortez@hotmail.com; jdonisi@austin.rr.com; jay@jaygohilrealty.com;  
chammond1@austin.rr.com; pinnelli@flash.net; apsinc@bga.com; bbaker@austintexas.org;  
kbjackson@pbsj.com  
**Subject:** Zoning file number C14-03-0157, to be heard March 16, 2004

Ms. Walsh and Zoning and Platting Commissioners:  
I am a homeowner affected by the development referenced above, and I am against the development in it's present form.  
The increase in traffic, the negative effect on the Edwards Aquifer, and the incompatiblity with surrounding developments are reasons that I strongly oppose the approval of the zoning request.  
My number is 282-3567 if you need further information.

Thank you.

Best,  
Paul

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<http://search.yahoo.com>

## Walsh, Wendy

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**From:** Henry Cowen [HCowen@rosco.com]  
**Sent:** Thursday, March 11, 2004 8:09 AM  
**To:** wendy.walsh@ci.austin.tx.us  
**Subject:** Harris Ranch: zoning case C14-03-0157

**Importance:** High

Ms. Walsh, as affected property owners we are writing this note to inform you of our protest and opposition to the proposed zoning change for the property mentioned in zoning case C14-03-0157, known as the "Harris Ranch." The current proposed requested zoning change is incompatible with the existing surrounding zoning classifications, including but not limited to existing neighborhoods and existing and recently approved new development for the area. The proposed zoning change would also overburden the already congested roads and infrastructure. Finally, we are against the proposed current zoning change because of the negative impact it will have upon the environment and the water quality of the Edwards Aquifer.

Please note our opposition, and do not hesitate to contact us in the event you need additional information or comment.

Henry, Lorretta, Alix, and River Cowen  
9334 Lightwood Loop  
Austin, TX 78748  
h 512-292-9739

**Walsh, Wendy**

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**From:** Loretta Cowen [gogi@mail.utexas.edu]  
**Sent:** Thursday, March 11, 2004 8:24 AM  
**To:** wendy.walsh@ci.austin.tx.us  
**Subject:** Harris Ranch Development

Dear Mrs. Walsh,

I own a home in Cherry Creek off of Brodie Lane. The Harris Ranch property is directly behind the fence in my backyard. I am writing this note to inform you of my protest and opposition to the proposed zoning change for the property mentioned in zoning case C14-03-0157 (Harris Ranch). The current zoning change that has been proposed/requested is incompatible with the existing surrounding zoning classifications, including but not limited to existing neighborhoods and existing and recently approved new development for the area. The proposed zoning change would also overburden the already congested roads and infrastructure. In addition, I am against the current proposed zoning change because of the negative impact it will have upon the environment and the water quality of the Edwards Aquifer.

Please note my opposition and do not hesitate to contact me if you need additional information.

Sincerely,

Loretta Cowen

## Walsh, Wendy

---

**From:** Cyril Statum [cybar@earthlink.net]  
**Sent:** Thursday, March 11, 2004 8:34 AM  
**To:** wendy.walsh@ci.austin.tx.us  
**Subject:** Harris Ranch / Protest

Ms. Walsh, as affected property owners we are writing this note to inform you of our protest and opposition to the proposed zoning change for the property mentioned in zoning case C14-03-0157, known as the "Harris Ranch." The current proposed requested zoning change is incompatible with the existing surrounding zoning classifications, including but not limited to existing neighborhoods and existing and recently approved new development for the area. The proposed zoning change would also overburden the already congested roads and infrastructure. Finally, we are against the proposed current zoning change because of the negative impact it will have upon the environment and the water quality of the Edwards Aquifer.

Please note our opposition, and do not hesitate to contact us in the event you need additional information or comment.

Cyril Statum  
9300 Silk Oak Cove  
Austin, Texas 78748

## Walsh, Wendy

---

**From:** BBernhar@austin.isd.tenet.edu  
**Sent:** Thursday, March 11, 2004 9:14 AM  
**To:** wendy.walsh@ci.austin.tx.us  
**Subject:** Proposed Zoning Change

Ms. Walsh, as affected property owners we are writing this note to inform you of our protest and opposition to the proposed zoning change for the property mentioned in zoning case C14-03-0157, known as the "Harris Ranch." The current proposed requested zoning change is incompatible with the existing surrounding zoning classifications, including but not limited to existing neighborhoods and existing and recently approved new development for the area. The proposed zoning change would also overburden the already congested roads and infrastructure. Finally, we are against the proposed current zoning change because of the negative impact it will have upon the environment and the water quality of the Edwards Aquifer.

Please note our opposition, and do not hesitate to contact us in the event you need additional information or comment. --

Beth Bernhard  
8805 Peppergrass Cove  
Austin, TX 78745  
(512) 282-4177  
BBernhar@austin.isd.tenet.edu

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## Walsh, Wendy

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**From:** Russell Park [crp@ccla.com]  
**Sent:** Thursday, March 11, 2004 1:18 PM  
**To:** wendy.walsh@ci.austin.tx.us  
**Subject:** zoning case C14-03-0157 "Harris Ranch"

Ms. Walsh, as affected property owners we are writing this note to inform you of our protest and opposition to the proposed zoning change for the property mentioned in zoning case C14-03-0157, known as the "Harris Ranch." The current proposed requested zoning change is incompatible with the existing surrounding zoning classifications, including but not limited to existing neighborhoods and existing and recently approved new development for the area. The proposed zoning change would also overburden the already congested roads and infrastructure. Finally, we are against the proposed current zoning change because of the negative impact it will have upon the environment and the water quality of the Edwards Aquifer.

Please note our opposition, and do not hesitate to contact us in the event you need additional information or comment.

Russell and Jenny Park  
9322 Lightwood Loop  
Austin, TX 78748  
crp@ccla.com  
512-565-0191

2959 Cohoba Dr.  
Austin, TX 78748

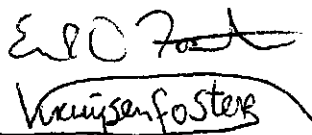
March 8, 2004

PO Box 1088, Austin, TX 78767-8835

Dear Madam or Sir,

We as residents of Cherry Creek are firmly opposed to any re-zoning in this area under consideration. Please act to maintain the current zoning. The Austin City Council is under the obligation, in my opinion, of supporting family values and the family unit and that equates to good neighborhoods and upholding the value of those neighborhoods. The Zoning & Platting Commission should follow suit to uphold these same traditional neighborhoods. That means keeping the existing zoning in this File C14-03-0157-WW. We ask you to uphold the current zoning and please support a neighborhood that will shelter people, because what better use of land than to help someone realize the dream of home ownership? A real home, not a duplex, condo, or multi-family unit, that has a lower return on their investment, and ultimately pulls the value of other investments (homes) in the area. And we certainly DO NOT SUPPORT another gas station, convenience store, service station or some such other urban blight. Certainly not lying right in the middle of a neighborhood as lovely as Cherry Creek? Remember this developed 100 plus acres is going to be a large section and a reflection of value as a hole in Cherry Creek. Housing developed under the current zoning would maintain the neighborhood value in Cherry Creek and would impact future selling and buying power in a positive way. If the current zoning is upheld, the equation is simple; As home property values increase in the area, including the new housing, this equates to increased property taxes for the home owners over the next decade and beyond. By keeping the neighborhood intact, this ensures climbing property values, and increased revenue for the receiving local government bodies that rely on this income. Austin ISD, City of Austin, Travis County, ACC, and the residents are worth it. Thank you for your time.

Sincerely,

Handwritten signature of Erik D Foster in black ink, with a stylized cursive script.

Mr. And Mrs. Erik D Foster

## Walsh, Wendy

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**From:** tracy.perez@bakerbotts.com  
**Sent:** Friday, March 12, 2004 10:00 AM  
**To:** wendy.walsh@ci.austin.tx.us  
**Subject:** Opposition to Proposed Zoning Change (Case C14-03-0157)

Ms. Walsh,

As an affected property owner we are writing this note to inform you of our protest and opposition to the proposed zoning change for the property mentioned in zoning case C14-03-0157, known as the "Harris Ranch." Using the words of a fellow concerned and affected property owner:

" The current proposed requested zoning change is incompatible with the existing surrounding zoning classifications, including but not limited to existing neighborhoods and existing and recently approved new development for the area. The proposed zoning change would also overburden the already congested roads and infrastructure. Finally, we are against the proposed current zoning change because of the negative impact it will have upon the environment and the water quality of the Edwards Aquifer. "

Thank you so much for your consideration.

Joseph and Tracy Perez  
3104 Cohoba Drive  
Austin, Texas 78748  
<mailto:tracy.perez@bakerbotts.com> tracy.perez@bakerbotts.com

**Walsh, Wendy**

---

**From:** jwwheels [jwwheels@sbcglobal.net]  
**Sent:** Saturday, March 13, 2004 9:42 PM  
**To:** wendy.walsh@ci.austin.tx.us; jmcortez@hotmail.com; jdonisi@austin.rr.com;  
jay@jaygohilrealty.com; chammond1@austin.rr.com; pinnelli@flash.net; apsinc@bga.com;  
bbaker@austintexas.org; kbjackson@pbsj.com  
**Subject:** Harris Ranch Zonning Case +\*\*\*+  
**Importance:** High

My wife and I live at 9324 Lightwood Loop in the Cherry Creek on Brodie Lane sub-division. Our property runs adjacent to Harris Ranch.

We strongly oppose the development as currently proposed. The development, as currently proposed, is incompatible with existing, previously approved and planned development. The proposed development will definitely impact our quality of life, traffic, safety, and the environment.

The three neighborhoods involved will be very grateful if you would reconsider the development as currently proposed.

Thank you.

C. E. and Jo Anne Wheelless

**Walsh, Wendy**

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**From:** Jpcjjj@aol.com  
**Sent:** Sunday, March 14, 2004 8:21 AM  
**To:** wendy.walsh@ci.austin.tx.us; jmcortez@hotmail.com; jdonisi@austin.rr.com;  
jay@jaygohilrealty.com; chammond1@austin.rr.com; pinnelli@flash.net; apsinc@bga.com;  
bbaker@austintexas.org; kbjackson@pbsj.com  
**Subject:** C14-03-0157 Rezoning

Hello,

I am a resident of the Cherry Creek Neighborhood. On Tuesday of this week you will be reviewing the above case that affects my family, my environment, my investment in my home and my quality of life. So to make it very short, PLEASE DO NOT ALLOW the passing of this rezoning. Right now it is RR and DR. Something I can live with and I think if you were in my position something you could live with. So I ask for your help here, Please help us and vote no. Thank You for your Time, Joan Cooper 3305 Silkgrass Bend.

3/15/2004

**Walsh, Wendy**

---

**From:** drwilliams.2@netzero.net  
**Sent:** Sunday, March 14, 2004 9:39 PM  
**To:** wendy.walsh@ci.austin.tx.us  
**Subject:** OPPOSITION TO HARRIS RANCH DEVELOPMENT PLANS

ATTENTION WENDY WALSH AND ALL MEMBERS OF THE PLATTING AND ZONING COMMISSION:

WE HAVE BEEN A HOMEOWNER IN CHERRY CREEK ON BRODIE LANE FOR APPROXIMATELY 11 YEARS. WE WOULD LIKE TO REGISTER OUR STRONG OPPOSITION TO THE CURRENT PLANS TO DEVELOP THE HARRIS RANCH PROPERTY ADJACENT TO OUR SUBDIVISION.

THANK YOU,

LYNDA AND BUTCH WILLIAMS  
9316 LIGHTWOOD LOOP  
AUSTIN, TEXAS 78748  
282-9528

**Walsh, Wendy**

---

**From:** Phyllis Puryear [PPuryear@heritage-title.com]  
**Sent:** Tuesday, March 16, 2004 8:53 AM  
**To:** 'wendy.walsh@ci.austin.tx.us'  
**Cc:** 'jmcortez@hotmail.com'; 'jdonisi@austin.rr.com'; 'jay@jaygohilrealty.com';  
'chammond1@austin.rr.com'; 'pinnelli@flash.net'; 'apsinc@bga.com'; 'bbaker@austintexas.org';  
'kbjackson@pbsj.com'  
**Subject:** Harris Ranch Zoning Case File # C14-03-0157

Ms. Walsh, as an affected property owner I am writing this note to inform you of my extreme protest and opposition to the proposed zoning change for the property mentioned in zoning case C14-03-0157, known as the "Harris Ranch." The current proposed requested zoning change is incompatible with the existing surrounding zoning classifications, including but not limited to existing neighborhoods and existing and recently approved new development for the area. The proposed zoning change would also overburden the already congested roads and infrastructure. Finally, I am against the current zoning change because of the negative impact it will have upon the environment and the water quality of the Edwards Aquifer.

***Ms. Phyllis Puryear***  
***Phone: 512-505-5040***

3/16/2004


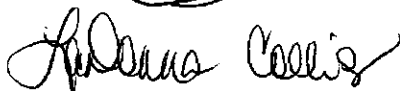
To:

Zoning and Platting Commission Assistant  
Neighborhood Planning and Zoning Department  
P.O. Box 1088  
Austin, Texas 78767-8835

RE; Case # C14-03-0157 Southeast Corner of Brodie and Davis Lane

I am writing to indicate my opposition to the zoning of the above referenced property as "CS" . This property backs directly to my property and the designation as "CS" would result in development near my home that would harm my home value. I have been a resident in this home since it was built in 1995 and my home represents my most significant personal investment. This area has seen tremendous growth with businesses and apartments and the zoning of this property to allow town homes and condominiums would significantly impact the quality of life we enjoy in this area. I would urge you to only consider single family residential only and ensure that the lot and home sizes are consistent with our existing neighborhood.

Bryan Collier  
Ladonna Collier  
9330 Lightwood Loop



City of Austin, Neighborhood Planning & Zoning Department  
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

## NOTICE OF ZONING & PLATTING COMMISSION PUBLIC HEARING FOR A PROPOSED ZONING CHANGE

Este aviso es para informarles de una junta pública tocante a un cambio en el uso de la propiedad indicada así abajo. Si quiere una copia de este aviso en español, hable al teléfono (512) 974-2680.

Mailing Date of this Notice: March 5, 2004  
Mailing Date of First Notice: October 30, 2003

File Number: C14-03-0157

ADDRESS AND/OR LEGAL DESCRIPTION OF PROPOSED ZONING CHANGE (See Map) Southeast corner of  
Brodie and Davis Lanes

### PROPOSED ZONING CHANGE:

FROM: DR--Development Reserve district is intended to prevent isolated, inappropriate, or premature uses from locating on lands for which adequate public services and facilities are unavailable, or for which a determination of the most appropriate zoning district is precluded by a lack of data customarily utilized in establishment of permanent district classifications, or for which land use and urban development policies have not been completed. RR--Rural Residence district is intended as an area for very low density residential use, with a minimum lot size of one acre. This district is appropriate for selected locations where rural characteristics are desired, or where terrain or public service capacities necessitate very low densities.

TO: CS--General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. MF-3--Multifamily Residence (Medium Density) district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre, depending on unit size. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multiple use is desirable. SF-6--Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use, without the spacing and locational requirements for townhouses and condominiums that apply in SF-5. This district is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate. SF-4A--Single-Family Residence (Small Lot) district is intended as an area predominately for medium density single-family residential use, with a minimum lot size of 3,600 square feet. In appropriate locations, small lot single-family use is permitted under standards which maintain single-family neighborhood characteristics.

OWNERS: Robert Brent Harris, John Weldon Harris & Darrow Dean Harris PHONE: (512) 282-1377  
AGENT: Weynand Development, LTD (Mike Weynand) PHONE: (512) 848-1450

ZONING & PLATTING COMMISSION HEARING DATE: March 16, 2004 TIME: 6:00 PM  
LOCATION: 505 Barton Springs Road, One Texas Center 3<sup>rd</sup> Floor, Training Room #325, Austin

If you have any questions concerning this notice, please contact Wendy Walsh at the City of Austin, Neighborhood Planning & Zoning Department, (512) 974-7719. Office hours are 7:45 a.m. to 4:45 p.m. Please be sure to refer to the File Number at the top of the page when you call. See enclosed sheet for more information on public hearings.

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-03-0157-WW

Zoning & Platting Commission Hearing Date: March 16, 2004

Name (please print) Bryan Collier

Address 9330 Lightgreen Loop

☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-03-0157-WW

Zoning & Platting Commission Hearing Date: March 16, 2004

Name (please print) ELIZABETH M. STERLING

Address 2960 COLLOBA DR. 78748

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

1

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-03-0157-WW

Zoning & Platting Commission Hearing Date: March 16, 2004

Name (please print) Francis R. Welsky

Address 9200 Linkmeadow Dr. Austin TX 78748

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

1

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-03-0157-WW

Zoning & Platting Commission Hearing Date: March 16, 2004

Name (please print) Hilward G. Rogers

Address (property) 9319 Lightwood loop, Austin, Tx 78748

(current residence) 1607 S. 15<sup>th</sup> Place, Rogers, AR 72758

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-03-0157-WW

Zoning & Platting Commission Hearing Date: March 16, 2004

Name (please print) Peter Menke

Address 8306 Piney Creek Bend 78745

☐ I am in favor

(Estoy de acuerdo)

☒ I object

(No estoy de acuerdo)

1

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-03-0157-WW

Zoning & Platting Commission Hearing Date: March 16, 2004

Name (please print) DAVID & Rebecca Patten

Address 8810 Peppergrass Cv Austin TX 78745

- ☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

1

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-03-0157-WW

Zoning & Platting Commission Hearing Date: March 16, 2004

Name (please print) Brent Brown

Address 9401 Lightwood Ln

- ☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

1

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-03-0157-WW

Zoning & Platting Commission Hearing Date: March 16, 2004

Name (please print) Erik & Virginia Foster

Address 2959 Cohoba Dr. Austin, Tx 78748

- ☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

1

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-03-0157-WW

Zoning & Platting Commission Hearing Date: March 16, 2004

Name (please print) Steve & Belinda Smith

Address 9309 Tea Rose Tr.

- ☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

1

Planning  
the File Number

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-03-0157-WW

Zoning & Platting Commission Hearing Date: March 16, 2004

Name (please print) Mike Najera

Address 9408 Lightwood Loop

- ☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

1

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-03-0157-WW

Zoning & Platting Commission Hearing Date: March 16, 2004

Name (please print) Paul Velez

Address 9308 SILK OAK COVE

AUSTIN, TEXAS 78768

- ☐ I am in favor  
(Estoy de acuerdo)  
☒ I object  
(No estoy de acuerdo)

## Walsh, Wendy

---

**From:** BBernhar@austin.isd.tenet.edu  
**Sent:** Monday, March 22, 2004 8:07 AM  
**To:** jmcortez@hotmail.com; jdonisi@austin.rr.com; jay@jaygohilrealty.com; chammond1@austin.rr.com; pinnelli@flash.net; apsinc@bga.com; bbaker@austntexas.org; kbjackson@pbsj.com  
**Cc:** wendy.walsh@ci.austin.tx.us  
**Subject:** proposed zoning change

As an affected property owner, I am writing this note to inform you of my protest and opposition to the proposed zoning change for the property mentioned in zoning case C14-03-0157, known as the "Harris Ranch." The current proposed requested zoning change is incompatible with the existing surrounding zoning classifications, including but not limited to existing neighborhoods and existing and recently approved new development for the area. The proposed zoning change would also overburden the already congested roads and infrastructure. Finally, I am against the proposed current zoning change because of the negative impact it will have upon the environment and the water quality of the Edwards Aquifer.

Please note my opposition, and do not hesitate to contact me in the event you need additional information or comment. --

Beth Bernhard

8805 Peppergrass Cove  
Austin, TX 78745  
512-282-4177  
BBernhar@austin.isd.tenet.edu

March 16, 2004

Ms. Wendy Walsh  
City of Austin  
Neighborhood Planning & Zoning Department  
505 Barton Springs Road  
P. O. Box 1088  
Austin, Texas 78767-8835

RE: File Number C14-03-0157

Dear Ms. Walsh:

As an affected property owner, I am writing this note to inform you of my protest and opposition to the proposed zoning change for the property mentioned in zoning case C14-03-0157, known as the "Harris Ranch." The current proposed requested zoning change is incompatible with the existing surrounding zoning classifications, including but not limited to existing neighborhoods and existing and recently approved new development for the area. The proposed zoning change would also overburden the already congested roads and infrastructure. Finally, I am against the proposed current zoning change because of the negative impact it will have upon the environment and the water quality of the Edwards Aquifer.

Sincerely,



Olga Puryear  
3120 Cohoba Drive  
Austin, Texas 78748  
Phone: 291-1141

**Walsh, Wendy**

---

**From:** Alfonso Delgado [Alfonsosd@poncho2.com]

**Sent:** Tuesday, March 23, 2004 5:41 PM

**To:** Wendy.Walsh@ci.austin.tx.us

**Subject:** "Harris Ranch" zoning case # C14-03-0157

Ms. Walsh, as affected property owners we are writing this note to inform you of our protest and opposition to the proposed zoning change for the property mentioned in zoning case C14-03-0157, known as the "Harris Ranch." The current proposed requested zoning change is incompatible with the existing surrounding zoning classifications, including but not limited to existing neighborhoods and existing and recently approved new development for the area. The proposed zoning change would also overburden the already congested roads and infrastructure. Finally, we are against the proposed current zoning change because of the negative impact it will have upon the environment and the water quality of the Edwards Aquifer.

Please note our opposition, and do not hesitate to contact us in the event you need additional information or comment. --

Leticia&Alfonso Delgado

9314 Lightwood Lp

Austin Tx 78748

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 **IncrediMail** - Email has finally evolved - [Click Here](#)

3/23/2004



City of Austin, Neighborhood Planning & Zoning Department  
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

## NOTICE OF ZONING & PLATTING COMMISSION PUBLIC HEARING FOR A PROPOSED ZONING CHANGE

Este aviso es para informarles de una junta pública tocante a un cambio en el uso de la propiedad indicada así abajo. Si quiere una copia de este aviso en español, hable al teléfono (512) 974-2680.

Mailing Date of this Notice: March 5, 2004

File Number: C14-03-0157

Mailing Date of First Notice: October 30, 2003

ADDRESS AND/OR LEGAL DESCRIPTION OF PROPOSED ZONING CHANGE (See Map) Southeast corner of Brodie and Davis Lanes

### PROPOSED ZONING CHANGE:

**FROM:** DR--Development Reserve district is intended to prevent isolated, inappropriate, or premature uses from locating on lands for which adequate public services and facilities are unavailable, or for which a determination of the most appropriate zoning district is precluded by a lack of data customarily utilized in establishment of permanent district classifications, or for which land use and urban development policies have not been completed. RR--Rural Residence district is intended as an area for very low density residential use, with a minimum lot size of one acre. This district is appropriate for selected locations where rural characteristics are desired, or where terrain or public service capacities necessitate very low densities.

**TO:** CS--General Commercial Services district is intended predominately for commercial and industrial activities of a service nature having operating characteristics or traffic service requirements generally incompatible with residential environments. MF-3--Multifamily Residence (Medium Density) district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre, depending on unit size. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multiple use is desirable. SF-6--Townhouse and Condominium Residence district is intended as an area for moderate density single family, duplex, two family, townhouse, and condominium use, without the spacing and locational requirements for townhouses and condominiums that apply in SF-5. This district is appropriate for areas in which unusually large lots predominate with access to other than minor residential streets, and in selected areas where a transition from single-family to multifamily use is appropriate. SF-4A--Single-Family Residence (Small Lot) district is intended as an area predominately for medium density single-family residential use, with a minimum lot size of 3,600 square feet. In appropriate locations, small lot single-family use is permitted under standards which maintain single-family neighborhood characteristics.

OWNERS: Robert Brent Harris, John Weldon Harris & Darrow Dean Harris

PHONE: (512) 282-1377

AGENT: Weynand Development, LTD (Mike Weynand)

PHONE: (512) 848-1450

ZONING & PLATTING COMMISSION HEARING DATE: March 16, 2004

TIME: 6:00 PM

LOCATION: 505 Barton Springs Road, One Texas Center 3<sup>rd</sup> Floor, Training Room #325, Austin

If you have any questions concerning this notice, please contact Wendy Walsh at the City of Austin, Neighborhood Planning & Zoning Department, (512) 974-7719. Office hours are 7:45 a.m. to 4:45 p.m. Please be sure to refer to the File Number at the top of the page when you call. See enclosed sheet for more information on public hearings.

You may send your written comments to the Zoning & Platting Commission Assistant, Neighborhood Planning & Zoning Department, P. O. Box 1088, Austin, TX 78767-8835.

File # C14-03-0157-WW

Zoning & Platting Commission Hearing Date: March 16, 2004

Name (please print) Leticia & Alfonso Delgado

Address 9314 Lightwood Loop  
Austin, TX 78748

☐ I am in favor  
(Estoy de acuerdo)

☒ I object  
(No estoy de acuerdo)

**Walsh, Wendy**

---

**From:** Megan Wisdom-Larkin [mewl2000@austin.rr.com]

**Sent:** Monday, March 29, 2004 11:13 PM

**To:** wendy.walsh@ci.austin.tx.us

**Subject:** Harris Ranch Zoning change

Dear Ms. Walsh,

As an affected property owner, I am writing this note to inform you of my opposition to the proposed zoning change for the property mentioned in zoning case **C14-03-0157**, known as the "**Harris Ranch**." The current requested zoning change is incompatible with the existing surrounding zoning classifications, including but not limited to existing neighborhoods and existing and recently approved new development for the area. The proposed zoning change would also overburden the already congested roads and infrastructure. Finally, I am against the proposed current zoning change because of the negative impact it will have upon the environment and the water quality of the Edwards Aquifer. I personally work very hard to use no chemicals, pesticides or herbicides on my lawn in order to protect this very sensitive area from damage.

I realize the property owner has rights and would not personally object to the property being zoned the same as our neighborhood, SF2. I do not think this is unreasonable since the Harris Ranch property immediately abuts our subdivision.

Thank you for your attention to this matter,

Megan Larkin  
9508 Tea Rose Trail  
Austin, TX 78748  
280-2066

3/30/2004

**Walsh, Wendy**

---

**From:** Laura Cardosa [lcardura@yahoo.com]  
**Sent:** Tuesday, March 30, 2004 2:24 PM  
**To:** wendy.walsh@ci.austin.tx.us  
**Subject:** Protest and Opposition to Pending Harris Ranch Zoning Case

Ms. Walsh,

As affected property owners we are writing this note to inform you of our protest and opposition to the proposed zoning change for the property mentioned in zoning case C14-03-0157, known as the "Harris Ranch." The current proposed requested zoning change is incompatible with the existing surrounding zoning classifications, including but not limited to existing neighborhoods and existing and recently approved new development for the area. The proposed zoning change would also overburden the already congested roads and infrastructure. Finally, we are against the proposed current zoning change because of the negative impact it will have upon the environment and the water quality of the Edwards Aquifer.

Please note our opposition, and do not hesitate to contact us in the event you need additional information or comment.

Thank you,

Chad and Laura Cardosa

3000 Cohoba Drive, Austin, TX 78748  
Number 512.291.1541 or 512.462.1378 Laura at Work

[Contact Home](#)

This e-mail was cc to all the members on the Zoning and Platting Committee.

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Do you Yahoo!?

**Yahoo! Finance Tax Center** - File online. File on time.

3/30/2004

## Walsh, Wendy

---

**From:** Barbara Statum [bstatum@hfhsllaw.com]  
**Sent:** Friday, April 02, 2004 10:16 AM  
**To:** chammond1@austin.rr.com; jdonisi@austin.rr.com; bbaker@austintexas.org;  
apsinc@bga.com; wendy.walsh@ci.austin.tx.us; pinnelli@flash.net; jmcortez@hotmail.com;  
jay@jaygohilrealty.com; kbjackson@pbsj.com  
**Subject:** Zoning File # C14-03-0157

I am writing to voice my strong objections to the application for rezoning of the Harris Ranch. I am a homeowner in Cherry Creek on Brodie, residing at 9300 Silk Oak Cove and my property backs to the Harris Ranch.

I am particularly opposed to any commercial or multi-family construction on the property.

Please help us maintain the integrity of the single family neighborhoods surrounding the property by voting against the zoning change.

Sincerely,  
Barbara Statum  
9300 Silk Oak Cove  
Austin, Texas 78748

**Walsh, Wendy**

---

**From:** Skdprocks@aol.com

**Sent:** Monday, April 05, 2004 12:08 PM

**To:** wendy.walsh@ci.austin.tx.us; jmcortez@hotmail.com; jdonisi@austin.rr.com;  
jay@jaygohilrealty.com; chammond1@austin.rr.com; pinnelli@flash.net; bbaker@austintexas.org;  
kbjackson@pbsj.com

**Subject:** Harris Ranch Zoning Case

Hello. As affected property owner, I am writing this note to inform you of my protest and opposition to the proposed zoning change for the property mentioned in zoning case C14-03-0157, known as the "Harris Ranch". The current proposed requested zoning change is incompatible with the existing surrounding zoning classifications, including but not limited to existing neighborhood and existing and recently approved new development for the area. The proposed zoning change would also overburden the already congested roads and infrastructure. Finally, we are against the proposed current zoning change because of the negative impact it will have upon the environment and the water quality of the Edwards Aquifer.

Sincerely,  
Frances M. Davis  
3219 Silkgrass Bend  
Austin, TX 78748

4/5/2004

**Walsh, Wendy**

---

**From:** Nancy Miller [nancymiller1000@sbcglobal.net]  
**Sent:** Tuesday, April 06, 2004 12:14 PM  
**To:** wendy.walsh@ci.austin.tx.us  
**Cc:** jmcortez@hotmail.com  
**Subject:** C14-03-0157 100 acre Harris Ranch

Ms. Walsh, since the last time we spoke over the phone, I've moved into my new home at 3004 Cohoba Drive. It seems as there are still some undetermined zoning and platting issues regarding my neighbor's, Robert Harris, proposed Harris Ranch Development. I appreciate being given the opportunity to voice my concerns as an adjoining property owner. As both an adjoining property owner, a real estate broker, and 20 year resident of this particular area of town, I know how important quality development will be in order to maintain the uniqueness and integrity of our neighborhoods. I as well as many of my neighbors have signed a petition in protest and opposition to the proposed zoning change for the property mentioned in zoning case C14-03-0157, known as the "Harris Ranch." I look forward to seeing everyone at the Hearing on Tuesday, April 6th!

4/6/2004

**Walsh, Wendy**

---

**From:** NANCY BROWN [ncpuryearbrown@earthlink.net]  
**Sent:** Tuesday, May 04, 2004 10:49 AM  
**To:** wendy.walsh@ci.austin.tx.us; jdonisi@austin.rr.com; jay@jaygohilrealty.com;  
chammond1@austin.rr.com; pinnelli@flash.net; apsinc@bga.com; bbaker@austintexas.org;  
kbjackson@pbsj.com  
**Subject:** Zoning Case #C14-03-0157 (Harris Ranch Development)

As a concerned homeowner of the Tanglewood Oaks subdivision, I protest the zoning application currently proposed for the Harris Ranch Development. I live on Bradner Drive which runs into Cohoba Drive and I believe the quality of our neighborhood will be greatly diminished by the current proposal. I submit the following issue for your consideration:

When Milburn Homes (now D.R. Horton) erected the wooden fence along Westgate Boulevard for Tanglewood Oaks, this neighborhood was considered a "pocket neighborhood" because Westgate was not going to be a through street. The current proposed zoning of the Harris Ranch Development, which includes extending Westgate Boulevard, will cause increased traffic and noise to our neighborhood. I believe a reasonable solution to part of this problem would be to replace the current fence with a masonry wall like that erected for the Sendera subdivision at Slaughter Lane and Mopac.

Thank you for your consideration.

NANCY BROWN  
[ncpuryearbrown@earthlink.net](mailto:ncpuryearbrown@earthlink.net)  
Why Wait? Move to EarthLink.

5/4/2004

## Walsh, Wendy

---

**From:** Phyllis Puryear [PPuryear@heritage-title.com]  
**Sent:** Tuesday, May 04, 2004 9:58 AM  
**To:** 'wendy.walsh@ci.austin.tx.us'; 'jdonisi@austin.rr.com'; 'jay@jaygohilrealty.com';  
'chammond1@austin.rr.com'; 'pinnelli@flash.net'; 'apsinc@bga.com'; 'bbaker@austintexas.org';  
'kbjackson@pbsj.com'  
**Subject:** Zoning Case #C14-03-0157 (Harris Ranch Development)

As a very concerned homeowner of the Tanglewood Oaks subdivision, I protest the current zoning application currently proposed for the Harris Ranch Development. I reside on Cohoba which is the street adjoining the proposed development, and there are a couple of issues that I consider important for your consideration:

1. When Tanglewood Oaks was first built by Milburn Homes (now D.R. Horton), the community fence along Westgate Boulevard was of little concern because the area was considered a "pocket" neighborhood in that Westgate Boulevard was not a thru street. The current zoning of the Harris Ranch development, along with the extension of Westgate Blvd., will surely cause increased traffic, noise and danger to the quiet neighborhood that we have the privilege of enjoying now. With that said, it seems only fair to say that Tanglewood Oaks should be able to have an **upgraded community fence** along Westgate Boulevard constructed of the same or similar type material that is currently used in the Sendera subdivision at Slaughter Lane/Mopac (which was also built by Milburn Homes).
2. For those residents on Cohoba there is the issue of the 40 ft. water easement behind our homes and the threat and worry of **flooding** which may occur due to the eventual building and development behind our property. Currently, some of the Cohoba residents have already witnessed 3 to 4 ft. high water levels in the easement during heavy rains.

Your consideration of these issues would be very much appreciated.

**Ms. Phyllis Puryear**  
**Heritage Title Company of Austin, Inc.**  
**401 Congress Avenue, Suite 1500**  
**Austin, Texas 78701**  
**Phone: 512-505-5000**  
**Fax: 512-380-8840**

5/4/2004

**Walsh, Wendy**

---

**From:** trumprop@juno.com  
**Sent:** Thursday, May 06, 2004 8:27 AM  
**To:** jklarkin@austin.rr.com  
**Cc:** bbaker@austintexas.org; Wendy.Walsh@ci.austin.tx.us; josephmartinez@yahoo.com; jay@jaygohilrealty.com; jdonisi@austin.rr.com; chammond1@austin.rr.com; Pinnelli@flash.net; apsinc@bga.com; kbjackson@pbsj.com; pgbrown@mac.com; bjudis2000@yahoo.com; bjudi@allstate.com  
**Subject:** Re: C14-03-0157

Hi John,  
FYI, we are Tanglewood Oaks Owners Association (TOOA). I checked the letter and it has our correct name.

Thanks,  
GaryT

On Tue, 4 May 2004 12:23:19 -0500 "John Larkin" <jklarkin@austin.rr.com> writes:

Greetings Chairman Baker, Honorable Commissioners, and Ms. Walsh,

I would like to inform you that I have been designated as the primary speaker for the Valid Petitioners and the Cherry Creek on Brodie Neighborhood Association and, as such, respectfully request five minutes to present our perspective before the Zoning and Platting Commission.

I would also like to take this opportunity to present an electronic copy of a letter prepared and jointly signed by the Presidents of Cherry Creek on Brodie Lane and Tanglewood Oaks Neighborhood Associations. They will be presenting the signed copy to Ms. Wendy Walsh at the hearing this evening for placement within the case file.

Sincerely,  
John K. Larkin  
Vice President Cherry Creek on Brodie Lane NA (CCOBNA)  
CCOBNA Development Committee Chair  
Liaison for Case C14-03-0157 Valid Petitioners

9508 Tea Rose Trail  
Austin, Texas  
Cell 970-8157  
Home 280-2066

5/6/2004

Greetings Honorable Chairman Baker and fellow Zoning and Platting Commissioners,

We are writing on behalf of the Cherry Creek on Brodie Neighborhood and Tanglewood Oaks Owners' Associations in the following case on your agenda for May 4, 2004:

**4. C14-03-0157 - HARRIS RANCH, By: John Weldon Harris, Darrow Dean Harris and Robert Brent Harris; Weynand Builders, Ltd. (Mike Weynand), South side of Davis Lane between Brodie Lane and Westgate Boulevard. (Slaughter Creek - Barton Springs Zone). FROM DR; RR TO GR; MF-2; SF-6; SF-2, AS AMENDED. ALTERNATE RECOMMENDATION: GR-CO, MF-2, SF-6, SF-2; WITH CONDITIONS. City Staff: Wendy Walsh, 974-7719. POSTPONED FROM 3-16 (STAFF), 4-6 (NEIGHBORHOOD).**

Since receiving the postponement of this case on April 6, we have set up three meetings with the applicants to attempt to reach an agreement prior to going before ZAPCO again. We offered three separate scenarios for their consideration. One scenario was what we are seeking in our valid petition, which the city has certified: that the property be zoned for rural residential for development of large-lot homes. Two scenarios we offered moved significantly off of that petition in an effort to give the developers something to work with and something we could take to our petitioners and other property owners for consideration.

The applicants initially told us that they thought our positions were "obviously well-thought-out and something they could work with." We set up a meeting for a few days later to get their specific response. However, at that meeting, they did not give us any specific plans as promised; in fact, they had changed their position and said our proposals were unreasonable. Thus, with the May 4 hearing drawing close, we have been left empty-handed despite our efforts to work with the applicants for a mutually agreed-upon proposal. We have not heard from them since that last meeting on April 22 and are very disappointed that our requested postponement of this case has not yielded the hoped-for results.

We held a meeting of local community stakeholders today, May 2, and agreed to inform ZAPCO prior to the hearing that we oppose any rezoning of the subject tract and we wholeheartedly endorse the valid petition submitted by overwhelming margins of our affected property owners. We specifically, in addition to and apart from all other considerations, oppose any MF zoning at all. We will have representatives speak at the hearing, but wanted to give you a heads-up as to where we stand.

Sincerely yours,

Phil Brown, President, Cherry Creek on Brodie Neighborhood Association  
Gary Trumbo, President, Tanglewood Oaks Owners Association

**Walsh, Wendy**

---

**From:** J R Tamsitt [jtam121419@austin.rr.com]  
**Sent:** Tuesday, May 04, 2004 9:23 PM  
**To:** wendy.walsh@ci.austin.tx.us; jdonisi@austin.rr.com; jay@jaygohilrealty.com;  
chammond1@austin.rr.com; pinnelli@flash.net; apsinc@bga.com; bbaker@austintexas.org;  
kbjackson@pbsj.com  
**Subject:** Harris Branch & Westgate Blvd. extension

TO:

Wendy Walsh, City of Austin Case Manager, [wendy.walsh@ci.austin.tx.us](mailto:wendy.walsh@ci.austin.tx.us) or (974-7719)

John Philip Donisi, Zoning & Platting Commissioner, [jdonisi@austin.rr.com](mailto:jdonisi@austin.rr.com) or (472-8021)

Jay A. Gohil, Zoning & Platting Commissioner, [jay@jaygohilrealty.com](mailto:jay@jaygohilrealty.com) or (258-4248)

Clarke Hammond, Zoning & Platting Commissioner, [chammond1@austin.rr.com](mailto:chammond1@austin.rr.com)

Janis Pinnelli, Zoning & Platting Commissioner, [pinnelli@flash.net](mailto:pinnelli@flash.net) or 478-7816

Melissa Whaley, Zoning & Platting Commissioner, [apsinc@bga.com](mailto:apsinc@bga.com)

Betty Baker, Zoning & Platting Commissioner, [bbaker@austintexas.org](mailto:bbaker@austintexas.org) or 442-5371 - Chairperson of ZAPCO

Keith Jackson, Zoning & Platting Commissioner, [kbjackson@pbsj.com](mailto:kbjackson@pbsj.com) or 327-6840

**TANGLEWOOD OAKS' HOMEOWNER *RE*  
ZONING HEARING "HARRIS RANCH" DEVELOPMENT**

Our TOOA President, Gary Trumbo, has listed the following negotiating points regarding the "Harris Ranch" development, for which I am in favor:

- 1) We prefer that Westgate not go through, but if it must then we like the two lane idea (a la Deer Lane), want 4-way stop signs at Cohoba, Nesbit, and Kentish, stoplights at Davis/Westgate and Slaughter/Westgate, and traffic speed control devices on Westgate.
- 2) We want a pedestrian under/overpass on Westgate that is well lit.
- 3) We want Milburn to fund and actually do the work of improving our trail and bridge to Cowan Elementary to a commercial level.
- 4) Residents of Tanglewood Oaks get full access (at no charge or the same

5/5/2004

charge as Harris Ranch residents) to all Harris Ranch amenities (pool, trails, lakes, parks, tennis, etc.).

5) Sales of their SF/MF residential living units are limited to 1 per individual or entity to prevent investor/rental activity.

6) While Harris Ranch is under construction (preferably at the onset) Milburn is to replace our community fence along Westgate with a masonry wall of the same/similar type as they have used in Sendera along Slaughter Lane, and elsewhere. (Of course the reason we need them to do this is for safety reasons, sound abatement, and to try and maintain the quality of life we now have that will be greatly diminished with the increased traffic, noise, pollution, danger, etc. that will come with the opening up Westgate.) In lieu of this they could cut us a check for \$150,000.00, and we could have Fencecrete do it for us. For their doing this we could agree to take title to the retention ponds that they are now stuck with as well as the lot on Lagerway Cove and the monument lot.

7) Written assurances that the residents on Cohoba will not be subject to flooding when it rains.

8) A streetlight on Sanford south of Crownspoint roughly equidistant from the ones to the north and the south.

Your attention is appreciated.

*J R Tamsitt  
9313 Bradner Dr.  
Austin Tx 78748  
Tel 512 280-9858  
[jtam121419@austin.rr.com](mailto:jtam121419@austin.rr.com)*

**Walsh, Wendy**

---

**From:** GREG SMITH [smithg12@texas.net]  
**Sent:** Wednesday, May 05, 2004 2:30 PM  
**To:** wendy.walsh@ci.austin.tx.us  
**Subject:** C14-03-0157

Wendy,

I do not support the new zoning request as stated. Any changes should bless all involved.

Thanks,  
Liz Smith  
9204 Linkmeadow Dr.  
Austin, TX 78748  
291-1893

5/5/2004

## Walsh, Wendy

---

**From:** Henry Cowen [HCowen@rosco.com]  
**Sent:** Tuesday, May 11, 2004 9:15 AM  
**To:** wendy.walsh@ci.austin.tx.us; jdonisi@austin.rr.com; jay@jaygohilrealty.com; chammond1@austin.rr.com; pinnelli@flash.net; apsinc@bga.com; bbaker@austintexas.org; kbjackson@pbsj.com  
**Subject:** Opposed to zoning case number C14-03-0157 -May18th 2004-

To Whom it May Concern,

I am writing you all personally to log my opposition to zoning case number C14-03-0157 as it is presently requested by the developer. I live on the southern border of the proposed tract and am part of a coalition of neighbors that has been attempting to work out a reasonable solution with the developer. As of 4/27/04 the developer has no longer been willing to meet with our group, and has now amended this previous zoning application to be mostly sf6 condos and mf2 apartments, with small 200ft strip of sf2 homes along southern boundary, intentionally leaving NO buffer between the development and our homes. Previously the developer had more homes planned but at least the proposal included a buffer along the border with our neighborhood (Cherry Creek on Brodie Lane).

I see this as most who live on the border of this land would... spiteful, unfriendly strong arm tactics to scare the neighborhood into giving in to the developers original plans. We as a group are NOT opposed to developing the land, we just want smart measured growth in our area, and want to be a part of the solution, not the ones left to live with the problems created by it. Given the tremendous amount of activity in the area we feel careful consideration is required to maintain the quality of life in our community.

This hearing has been rescheduled for May 18th and I will be there in person but wanted to send you a note in advance to file my opposition, and ask you to please deny the zoning application for zoning case number C14-03-0157 as it is presently submitted.

Thank you for you time.  
Best Wishes,  
Henry

Henry Cowen  
9334 Lightwood Loop  
Austin, TX 78748  
512-292-9739 (h)

**RECEIVED**

**MAR 29 2004**

Neighborhood Planning & Zoning

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

Date: March 29, 2004

File Number: C14-03-0157

Address of

Rezoning Request: Davis Lane between  
Westgate Blvd. & Brodie Lane (see attached  
Notice of Filing of Application for Rezoning)

**BRIAN JUDIS - 241-3005  
619-9721**

To: Austin City Council

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

We are against the current proposed requested zoning change because it is incompatible with the existing surrounding zoning classifications, including but not limited to the neighborhoods and development. The proposed zoning change, if granted, will also overburden the already congested roads and infrastructure, thereby creating safety concerns. Finally, we are against the proposed zoning change because of the substantial negative environmental impact it will have upon the surrounding neighborhoods, and the water quality of the Edwards Aquifer.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

<u>Carla Trautwein</u>	Carla Trautwein	9424 Lightwood Loop
<u>Ken Trautwein</u>	Ken Trautwein	9424 Lightwood Loop
<u>Colten Smith</u>	Colten Smith	9412 Lightwood Loop.
<u>Cari Peabody</u>	Cari Peabody	9405 Lightwood Loop
<u>Tammy Stickle</u>	Tammy Stickle	9401 Lightwood Loop
<u>Brent Brown</u>	Brent Brown	9401 Lightwood Loop
<u>Henry Cowen</u>	Henry Cowen	9334 Lightwood Loop
<u>Lozetta Cowen</u>	Lozetta Cowen	9334 Lightwood Loop
<u>Kellye Johnson</u>	Kellye Johnson	9332 Lightwood Loop

PETITION

File Number: C14-03-0157

Paul Velez	PAUL Velez	9308 SILK OAK COVE
Sally Velez	Sally Velez	9308 SILK OAK COVE
Cyril M. Statum	Cyril M. Statum	9300 SILK OAK COVE
Barbara Haus Statum	Barbara Haus Statum	9300 SILK OAK COVE
Guadalupe Moody	Guadalupe Moody	9320 SILK OAK COVE
James Gesesteck	JAMES Gesesteck	9320 SILK OAK CV
Daniel E. Busch	DANIEL E. BUSCH	9307 SILK OAK CV -
Alex Morales	Alex Morales	9309 SILK OAK CV.
Sherill Morales	Sherill Morales	9309 SILK OAK CV.
Rajesh Patel	RAJESH PATEL	9313 SILK OAK COVE
Nipa Patel	NIPA PATEL	9313 SILK OAK COVE
Nina Marburger	Nina Marburger	9317 SILK OAK COVE
David Johnson	David Johnson	9310 TEA ROSE TR.
Felipe Vega	FELIPE VEGA	9308 TEA ROSE TR.
Les McRay	LES McRAY	9301 TEA ROSE
Maurice Hamel	Maurice Hamel	9305 TEA ROSE
Liz Hamel	Liz Hamel	same
Billie Davis	Billie Davis	9307 TEA ROSE
Richard Davis	RICHARD DAVIS	9307 TEA ROSE TR.
Belinda Smith	Belinda Smith	9309 TEA ROSE TR.

P E T I T I O N

File Number: C14-03-0157

<del>Christine H. Riojas</del>	Christine H. Riojas	9325 Lightwood Loop
<del>Gerardo Riojas</del>	Gerardo Riojas	9325 Lightwood Loop
<del>Valerie L Smith</del>	Valerie L Smith	9404 Lightwood Loop
<del>Michael Najera</del>	Michael Najera	9408 Lightwood Loop
<del>Mountaka Salem</del>	<sup>(Melissa)</sup> Mountaka Salem	9425 Lightwood Loop
<del>Mike Kelley</del>	Mike Kelley	9429 Lightwood Loop
<del>Lynn Kelley</del>	Lynn Kelley	9429 Lightwood Loop
<del>Fritz Parker</del>	Fritz Parker	9440 Lightwood Loop
<del>Tamara Parker</del>	Tamara Parker	9440 Lightwood Loop
<del>Melissa Padilla</del>	Melissa Padilla	9428 Lightwood Loop
<del>Kabalan Salem</del>	Kabalan Salem	9425 Lightwood Loop
<del>Jeff Peabody</del>	Jeff Peabody	9405 Lightwood Loop
<del>Lamar Smith</del>	Lamar Smith	9404 Lightwood Loop
<del>Anthony M. Johnson</del>	Anthony M. Johnson	9332 Lightwood Loop
<del>David Russom</del>	David Russom	9317 Lightwood Loop
<del>Melissa Russom</del>	Melissa Russom	9317 Lightwood Loop
<del>Cynthia Nyland</del>	Cynthia Nyland	9433 Lightwood Loop
<del>Donald E Nyland</del>	Donald E Nyland	9433 Lightwood Loop
<del>Joseph Vick</del>	Joseph Vick	9432 Lightwood Loop
<del>Lynda Williams</del>	Lynda Williams	9316 Lightwood Loop
<del>Ana Velasquez</del>	Ana Velasquez	9308 Lightwood Loop
<del>Terri Blaine</del>	Terri Blaine	9302 Lightwood Loop

P E T I T I O N

File Number: C14-03-0157

Ann V Denton	Ann V. Denton	9300 Lightwood Loop
<del>John Anguiano</del>	John Anguiano	9305 Lightwood Loop
Keith Rech	Keith Rech	9303 Lightwood Loop
Cindy Rech	Cindy Rech	9303 Lightwood Loop
Cindy Brown	Cindy Brown	9306 Lightwood Loop
Sarah Weier	Sarah Weier	9307 Lightwood Loop
William Weier	William Weier	9307 Lightwood Loop
<del>Philip Naughton</del>	PHILIP NAUGHTON	9312 LIGHTWOOD LOOP
Jan Naughton	Jan Naughton	9312 Lightwood Loop
Nada Bracewell	Nada Bracewell	9322 Lightwood Loop
Cary Bracewell	Cary <del>Bracewell</del>	9322 Lightwood Loop
Terry Moreno	Terry Moreno	3107 Silkgrass Bend
Joe Moreno	Joe A. MORENO	3107 Silkgrass Bend
<del>Jennifer Hopkins Grant</del>	JENNIFER HOPKINS GRANT	3108 SILKGRASS BEND
Charles Hempel	CHARLES HEMPEL	3106 SILKGRASS BEND
<del>Michael J. Jackson</del>	MICHAEL J. JACKSON	3132 SILKGRASS BEND
Karen L. Jackson	Karen L. Jackson	3132 Silkgrass Bend
Isabel Lee	Isabel Lee	3123 Silkgrass Bend
W R Peck Young	W R Peck Young	3119 Silkgrass Bend
Marcy Brooks	Marcy Brooks	3115 Silkgrass Bend
<del>Russell Gray</del>	RUSSELL GRAY	9414 Lightwood C.V.
G.H. Dhinakarra	Dhinakarra Gantala	9412 Lightwood Cove

P E T I T I O N

File Number: C14-03-0157

Lawrence Gyselick	9412 Lightwood Cove
Floyd Quinn	9404 Lightwood Cove
LINDA HARTAR	9402 LIGHTWOOD COVE
VICTOR MARROQUIN	9400 Lightwood Cove
Nova E. Marroquin	9400 Lightwood Cove
Laurie Ronk	9403 Lightwood Cove
Vicki Eggmann	9407 Lightwood Cove
Ron Eggmann	" " "
Patricia Ellis	9410 Lightwood Cv.
JOHN WALDNER	3131 Silkgrass Bend
RENAE WALDNER	" "
Chrystel Hovestol	3128 Silkgrass Bend
Stephen Hovestol	3128 Silkgrass Bend.
David Villasana Jr.	9308 Lightwood Loop DR.
Josh Rea	3104 Silkgrass
RANDY MALLORY	9309 LIGHTWOOD L.
Clifford Park	9322 Lightwood Lr.
FRANCES PUGA	9436 Lightwood Loop
GILBERT PUGA	9436 Lightwood Loop
Richard S Jones Jr	9437 Lightwood Loop
Elizabeth Smith	9412 Lightwood Loop.
PATSY FREEMAN	9326 LIGHTWOOD LOOP

P E T I T I O N

File Number: C14-03-0157

Christine Laflamme	<del>Christine Laflamme</del>	9331 Lightwood Loop
R. Petersen	Robert Petersen	9329 Lightwood Loop
<del>Char. Petersen</del>	Charlotte L. Petersen	9329 Lightwood Loop
<del>Bryan Collier</del>	Bryan Collier	9330 Lightwood Loop
<del>La Donna Collier</del>	La Donna Collier	9330 Lightwood Loop
<del>John Eades</del>	John Eades	9328 Lightwood Loop
<del>Kelly Standley</del>	Kelly Standley	9327 Lightwood Loop
<del>Ty Standley</del>	Ty Standley	9327 Lightwood Loop
<del>Jo Anne Wheelless</del>	Jo Anne Wheelless	9324 Lightwood Loop
<del>C E Wheelless</del>	C E. Wheelless	9324 Lightwood Loop
<del>Sherry Eades</del>	Sherry Eades	9328 LIGHTWOOD Loop
<del>Abel Rodriguez</del>	Abel Rodriguez	9321 Lightwood Loop
<del>Edna Rodriguez</del>	EDNA RODRIGUEZ	9321 LIGHTWOOD Loop
<del>Polly Robinette</del>	Polly Robinette	9320 Lightwood Loop
<del>Patrick Robinette</del>	Patrick Robinette	9320 Lightwood Loop
<del>Don Laird</del>	DON LAIRD	9318 Lightwood Loop
<del>Pat Laird</del>	Pat Laird	9318 Lightwood Loop
<del>David Williams</del>	DAVID Williams	9316 Lightwood Loop
<del>Alfonso J. Delgado</del>	S. Delgado ALFONSO	9314 Lightwood Lp.
<del>Leticia B Delgado</del>	Leticia B Delgado	" " "
<del>Gilmar Savany Hernandez</del>	Gilmar Savany Hernandez	9420 Lightwood Loop
<del>Claudia Hernandez</del>		9420 Lightwood Loop

P E T I T I O N

File Number: C14-03-0157

Laura Poliakoff	Laura Poliakoff	3008 Cohoba Dr.
Michael Poliakoff	Michael Poliakoff	3008 Cohoba Dr.
Chris McFarland	Chris McFarland	3012 Cohoba Dr.
Rebecca McFarland	Rebecca McFarland	3012 Cohoba Dr.
Joseph D. Perez	JOSEPH D. PEREZ	3104 Cohoba DR
Tracy E. Perez	TRACY E. PEREZ	3104 Cohoba DR.
Gregory S Sawin	Gregory S Sawin	3112 Cohoba Dr
Edyta B. Sawin	Edyta B Sawin	3112 Cohoba Dr
Olga R. Puryear	OLGA R. PURYEAR	312 Cohoba DR.
Phyllis Puryear	Phyllis Puryear	3124 Cohoba Dr.
Rex Wood	Rex Wood	3116 Cohoba Dr.
Joe Walton	Joe Walton	9204 Bradner
Terise Walton	Terise Walton	9204 Bradner
GARY RAYBOR	GARY RAYBOR	9201 Bradner
TARA RAYBOR	TARA RAYBOR	"
Laura Cardusa	Laura Cardusa	3000 Cohoba Drive
Chad Cardusa	Chad Cardusa	3000 Cohoba Drive
Karen Lewis	Karen Lewis	3116 Cohoba Drive
Joel Hernandez	Joel Hernandez	3123 Cohoba DR.
Stephanie Parker	Stephanie Parker	9201 Linkmeadow Dr
Bryan Parker	Bryan Parker	9201 Linkmeadow Dr

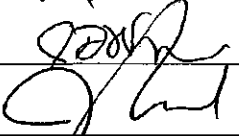
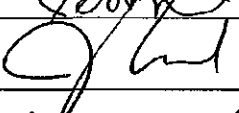
P E T I T I O N

File Number: C14-03-0157

Ruben J. Velasquez RUBEN J. VELASQUEZ 8819 Dandelion Trl  
Jenia P Velasquez, Thon P. Velasquez 8819 Dandelion Tr.  
Tanny De La Roca Tanny De La Roca 8807 Dandelion Tr.  
Tammy DelaRoca ~~DIR~~ 8807 Dandelion Tr.  
Peter Menke Peter Menke 8806 Piney Ck Bend  
Christ Menke CHRISTI MENKE 8806 PINEY CK BEND  
Lindsay Menke Lindsay Menke 8805 Piney Ck Bend  
Linda Lopez - Linda Lopez - 8812 Dandelion  
Jesse Lopez -  
C.W. Downey C.W. Downey 8801 Peppengrass  
Veronica Downey Veronica Downey 8801 Peppengrass  
Richard Olsen RICHARD OLSEN 3306 DAVIS LANE  
Camille Olsen Camille Olsen 3306 Davis Lane  
Erik D. Foster Erik D Foster 2959 Cohoba Dr.  
Virginia Foster " "  
John Lang John Lang 8806 Dandelion Tr  
Michele Lang " "  
Rosalinda Paez Rosalinda Paez 8809 Peppergrass Cove  
Rick Paez " "  
David Patten DAVID PATTEN 8810 PEPPERGRASS CV.  
Rebekah Patten Rebekah Patten 8810 Peppergrass CV  
Beth Bernhart Beth Bernhart 8805 Peppergrass CV

PETITION

File Number: C14-03-0157

Art Keenings	Art Keenings	9312 Tea Rose Trl
Lenzy Keenings	Lenzy Keenings	9312 Tea Rose Trl
RICHARD HAMERSLEY	Richard Hamersley	9306 Tea Rose Trail
DIANE BARNEY	Wlane Barney	3309 SILKGRASS BLVD
Joan Wagner		9605 Kangaroo Ln
Jerr Rahn		9403 Lightwood CV AIS, TX
Allison Quinn	Allison Quinn	9404 Lightwood Ct Austin, TX 78748
Joe A. Moreno, Jr	Joe A. Moreno Jr	3107 SILKGRASS BLVD Austin, TX 78748
Julie Jenkins	Julie Jenkins	3112 Silkgrass Bend 78748
HIDAKO ISHIDA	H. Ishida	9432 Lightwood Loop
Jenny Park	Jenny Park	9322 Lightwood Loop
William Weier	William R Weier	9367 Lightwood Loop
Sarah Weier	Sarah Weier	9307 Lightwood Loop
ARON P. DAVIS	Aaron P. Davis	9304 Lightwood Loop
Linda Davis	Linda Davis	9304 Lightwood Loop
PAUL <del>SHARON</del> BARNEY	PAUL <del>SHARON</del> BARNEY	9302 Tea Rose Trl.
SHARON BARNEY	Sharon Barry	9302 Tea Rose Trl.
Linda James	Linda James	9300 Tea Rose Tr.
ILIANA C. RUIZ	Iliana Ruiz	9303 TEA ROSE TRAIL
JOHN SCHATTE	John Schatte	9304 TEA ROSE TRAIL
Marlene Schatte	Marlene Schatte	9304 Tea Rose Trail
Nancy Miller	Nancy Miller	3004 Cohoba Drive

P E T I T I O N

File Number: C14-03-0157

<del>Elizabeth Sterling</del>	ELIZABETH STERLING	2960 COHOBIA AUSTIN, TX
<del>Natasha DeLaTorre</del>	Natasha DeLaTorre	3108 Cohoba Dr.
<del>Richard Littall</del>	Richard Littall	3132 Cohoba Austin, TX 78748
<del>Richard Woehl</del>	Richard Woehl	3100 Cohoba Dr. Austin, TX 78748
<del>Francis N. Wolsky</del>	Francis N. Wolsky	9200 Linkmeadow Dr Austin, TX 78748
<del>Aurora Flores-Wolsky</del>	AURORA Flores-Wolsky	9200 Linkmeadow Dr Austin, TX 78748
<del>Tamara Gates</del>	Tamara Gates	9200 Bradner Austin 78748
<del>Jennifer Gates</del>	Jennifer Gates	9200 Bradner Austin 78748
<del>Chris &amp; Daniella Bono</del>	Chris & Daniella Bono	3128 Cohoba Dr Austin, TX 78748

P E T I T I O N

File Number: C14-03-0157

Rasheeda Hosei Rasheeda Hosein 9416 Lightwood Loop

~~SHERRIFF ALI~~ SHERIFF ALI 9416 Lightwood Loop

~~Claudia Hernandez~~ Claudia Hernandez 9420 Lightwood Loop

~~Robert J. R 012~~ Robert J. R 012 9307 TEA ROSETTE

~~Brian J. Judis~~ BRIAN J. JUDIS 9310 Lightwood Loop

~~Rebecca E. Judis~~ Rebecca E. Judis 9310 Lightwood Loop

# PETITION

Case Number:

**C14-03-0157**

Date:

April 13, 2004

Total Area within 200' of subject tract: (sq. ft.)





1,950,078.75

1	04-2223-0209	DELAROSA JAMES & TAMMY	2,676.65	0.14%
2	04-2225-0112	PATTEN DAVID & REBEKAH	12,487.72	0.64%
3	04-2225-0114	PAEZ RICHARD JR & ROSALINDA	10,531.84	0.54%
4	04-2225-0116	BERNHARD BETH A	2,936.11	0.15%
5	04-2225-0118	SANCHEZ VERONICA & C W DOWNEY	227.76	0.01%
6	04-2225-0120	MENKE PETER A & CHRISTI L	13,626.87	0.70%
7	04-2225-0201	VELASQUEZ RUBEN ISMAEL	13,609.63	0.70%
8	04-2225-0506	OLSEN RICHARD C & CAMILLE L	20,924.76	1.07%
9	04-2425-1101	MALLORY RANDALL RAY & NANCY KA	7,657.23	0.39%
10	04-2425-1102	RUSSOM MELISSA CHENEY	3,818.82	0.20%
11	04-2425-1106	RIOJAS GERARDO B & CHRISTINE H	3,356.65	0.17%
12	04-2425-1146	STANDLEY TY & KELLY J	4,105.05	0.21%
13	04-2425-1147	PETERSEN ROBERT J & CHARLOTTE	4,248.04	0.22%
14	04-2425-1148	LAFLAMME CHRISTINEB	5,248.75	0.27%
15	04-2425-1201	CARDOSA CHAD & LAURA Y	21,641.19	1.11%
16	04-2425-1203	POLIAKOFF MICHAEL C & LAURA E	9,139.42	0.47%
17	04-2425-1204	BICKFORD REBECCA & CHRISTOPER	9,357.05	0.48%
18	04-2425-1205	WOEHL RICHARD A	9,105.85	0.47%
19	04-2425-1206	PEREZ JOSEPH D & TRACY E	9,519.79	0.49%
20	04-2425-1207	DE LA TORRE FRANK A & NATASHA	9,331.40	0.48%
21	04-2425-1208	SAWIN GREGORY S	9,412.29	0.48%
22	04-2425-1209	LEWIS KAREN S	9,273.17	0.48%
23	04-2425-1210	PURYEAR OLGA RUTH	9,260.22	0.47%
24	04-2425-1211	PURYEAR PHYLLIS F	12,547.36	0.64%
25	04-2425-1212	BONO CHRISTOPHER	21,944.54	1.13%

26	04-2425-1213	LITTRELL RICHARD G	11,174.09	0.57%
27	04-2425-1235	BROWN BRENT A & TAMMY STICKLEY	5,298.24	0.27%
28	04-2425-1236	PEABODY JEFFREY & CARI	2,921.08	0.15%
29	04-2425-1237	SALEM KABLAN & MOUNTAHA	6,108.87	0.31%
30	04-2425-1245	TRAUTWEIN KENNETH J & CARLA	4,311.13	0.22%
31	04-2425-1246	HERNANDEZ GILMER J	21,265.32	1.09%
32	04-2425-1247	ALI SHERIFF & RASHEEDA HOSEIN	15,481.66	0.79%
33	04-2425-1248	SMITH COLTEN W & ELIZABETH C S	12,020.75	0.62%
34	04-2425-1249	NAJERA MICHAEL	10,394.58	0.53%
35	04-2425-1250	SMITH CURTIS L & VALERIE L	10,024.27	0.51%
36	04-2425-1252	COWEN HENRY A & LORETTA A	8,601.26	0.44%
37	04-2425-1253	JOHNSON ANTHONY MICHAEL	8,511.25	0.44%
38	04-2425-1254	COLLIER BRYAN L & LADONNA K	8,381.03	0.43%
39	04-2425-1255	EADES JOHN W JR & SHERRY L	8,485.28	0.44%
40	04-2425-1256	FREEMAN ROBERT P & PATSY R FRE	8,676.22	0.44%
41	04-2425-1257	WHEELESS CARROLL E & JO ANNE W	8,588.93	0.44%
42	04-2425-1258	BRACEWELL CAREY H & NADA K	8,578.21	0.44%
43	04-2425-1259	ROBINETTE PATRICK G & PAULINE	8,396.12	0.43%
44	04-2425-1261	WILLIAMS DAVID ROSS & LYNDA DI	8,537.50	0.44%
45	04-2425-1262	DELGADO ALFONSO S & LETICIA B	9,103.78	0.47%
46	04-2425-1263	NAUGHTON PHILIP & JAN	10,191.82	0.52%
47	04-2425-1264	JUDIS BRIAN & REBECCA	10,973.22	0.56%
48	04-2425-1265	VILLASANA DAVID JR & ANNA	8,569.54	0.44%
49	04-2425-1273	DAVIS RICHARD L & BILLIE	1,172.88	0.06%
50	04-2425-1274	HAMEL ELIZABETH D & MAURICE F	8,531.78	0.44%
51	04-2425-1275	RUIZ ROBERT JOE & ILIANA C	8,988.01	0.46%
52	04-2425-1276	MCKAY LESLY S	11,145.06	0.57%

53	04-2425-1277	JAMES LINDA KAY	10,521.26	0.54%
54	04-2425-1278	BARNEY PAUL & SHARON	8,518.93	0.44%
55	04-2425-1279	SCHATTE JOHN B & MARLENE J	8,366.24	0.43%
56	04-2425-1280	HAMERSLEY RICHARD A & CHERYL C	1,223.69	0.06%
57	04-2425-1302	STERLING ELIZABETH MAE	13,752.46	0.71%
58	04-2428-0106	MORALES SHERRILL L & ALEX G	5,218.87	0.27%
59	04-2428-0108	BUSCH DANIEL EMIL	12,282.88	0.63%
60	04-2428-0109	STATUM CYRIL MANSELL JR & BARB	10,300.71	0.53%
61	04-2428-0111	VELEZ PAUL & SALLY	9,054.94	0.46%
			<b>Total Area of Petitioner:</b>	<b>Total %</b>
<u>Stacy Meeks</u>			<u>255,381.56</u>	<u>28.70%</u>



 1" = 600'	SUBJECT TRACT		PETITIONS		CITY GRID REFERENCE NUMBER D15-18
	PENDING CASE				
	ZONING BOUNDARY		CASE #: C14-03-0157	DATE: 04-04	
	CASE MGR: W. WALSH	ADDRESS: DAVIS LN BETWEEN WEST GATE BLVD & BRODIE LN SUBJECT AREA (acres): 103.400	INTLS: SM		

# PETITION

Case Number: **C14-03-0157** Date: May 12, 2004

Total Area within 200' of subject tract: (sq. ft.) 1,868,656.06

1	<u>04-2225-0112</u>	<u>PATTEN DAVID &amp; REBEKAH</u>	<u>12,487.72</u>	<u>0.67%</u>
2	<u>04-2225-0114</u>	<u>PAEZ RICHARD JR &amp; ROSALINDA</u>	<u>10,531.84</u>	<u>0.56%</u>
3	<u>04-2225-0116</u>	<u>BERNHARD BETH A SANCHEZ VERONICA</u>	<u>2,936.11</u>	<u>0.16%</u>
4	<u>04-2225-0118</u>	<u>&amp; C W DOWNEY MENKE PETER A &amp;</u>	<u>227.76</u>	<u>0.01%</u>
5	<u>04-2225-0120</u>	<u>CHRISTI L VELASQUEZ RUBEN</u>	<u>13,626.87</u>	<u>0.73%</u>
6	<u>04-2225-0201</u>	<u>ISMAEL OLSEN RICHARD C &amp;</u>	<u>13,609.63</u>	<u>0.73%</u>
7	<u>04-2225-0506</u>	<u>CAMILLE L</u>	<u>20,924.76</u>	<u>1.12%</u>
8	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
9	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
10	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
11	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
12	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
13	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
14	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
15	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
16	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
17	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
18	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
19	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
20	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
21	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
22	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
23	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
24	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
25	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
26	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
27	<u></u>	<u></u>	<u></u>	<u>0.00%</u>
28	<u></u>	<u></u>	<u></u>	<u>0.00%</u>

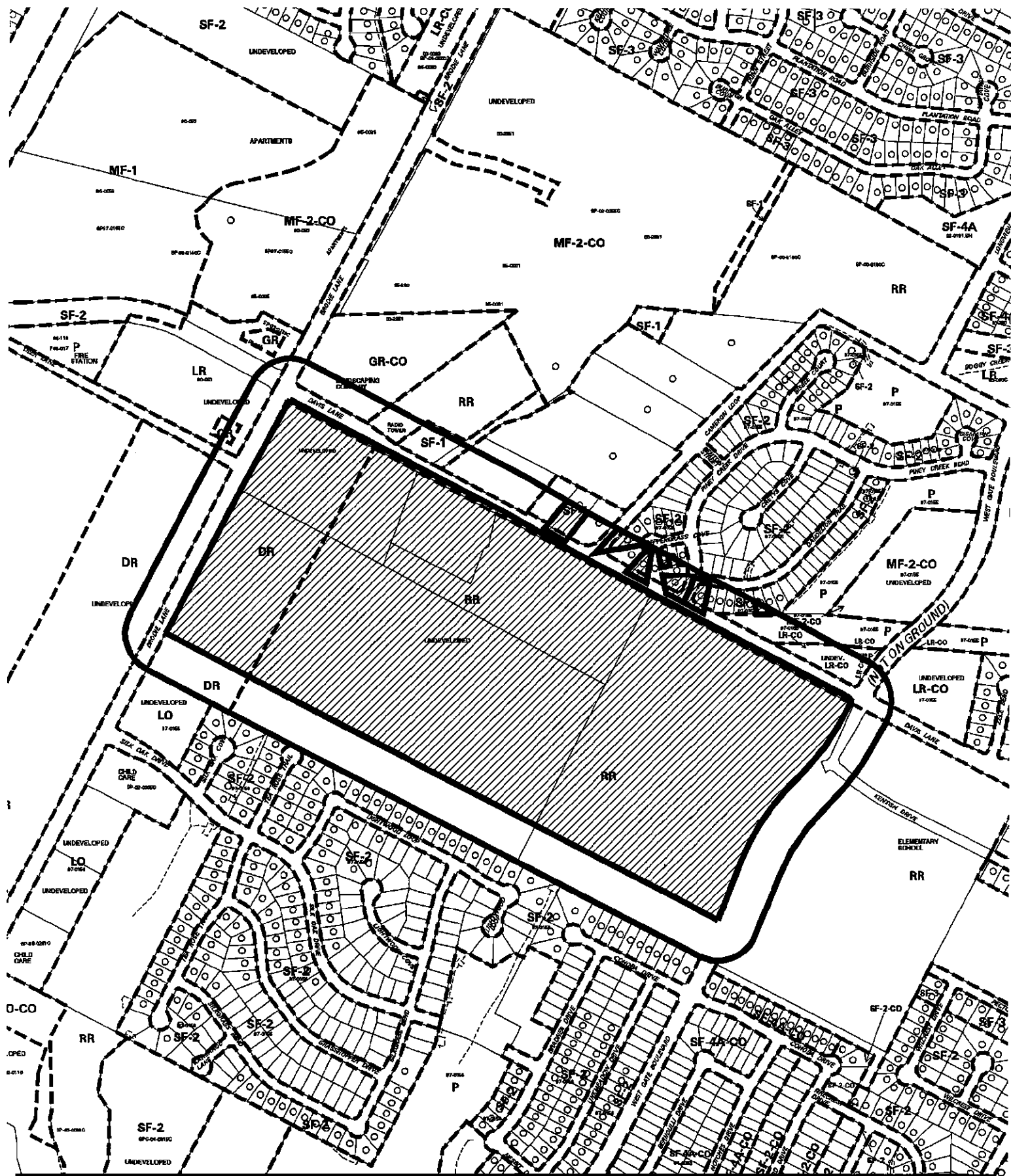
**Total Area of Petitioner:**





**Total %**

Stacy Meeks

74,344.69

3.98%



 1" = 600'	SUBJECT TRACT		<b>PETITIONS</b>  <b>CASE #: C14-03-0157</b> <b>ADDRESS: DAVIS LN BETWEEN WEST GATE BLVD &amp; BRODIE LN</b> <b>SUBJECT AREA (acres): 103.400</b>	<b>DATE: 04-05</b>  <b>INTLS: SM</b>	<b>CITY GRID REFERENCE NUMBER</b>  <b>D15-16</b>
	PENDING CASE				
	ZONING BOUNDARY				
	CASE MGR: W. WALSH				

Ms. Betty Baker  
Chair Zoning and Platting Commission  
c/o Wendy Walsh, Planning Department  
April 1, 2004

Honorable Chairman Baker, Case Manager Wendy Walsh,

I am writing on behalf of *Cherry Creek on Brodie Lane Neighborhood Association* in opposition to the applicant's request for rezoning as described within the *Notice of Filing of Application for Rezoning* (File Number: C14-03-0157).

The development plan, as currently proposed, is incompatible with existing, previously approved, and planned development in the contexts of traffic, safety, quality of life, zoning classifications, and adherence to the City of Austin's environmental standards relating to impervious cover in Critical Water Quality and Contributing zones of the Barton Springs Edward's Aquifer.

We have met several times with Mr. Weynand and his associates to discuss the development proposal and our concerns, and we have suggested discussing the project in terms of the hydro-geological data and *BSEACD Recommended Recharge Map* guiding staff's recommendation, which effectively reduces the realistic scope of the project.

Even though we are opposed to the current proposal and have a valid petition pending confirmation, we would like to request a four week postponement of the ZAPCO hearing in an effort to meet with the applicant and revisit the rezoning request in light of current development guidelines and input from the various departments contributing to the Zoning staff's recommendation.

We thank you in advance for your consideration. If you have any questions or comments, please do not hesitate to call or email me using the information provided below.

Sincerely,



John K. Larkin  
Vice President CCOBNA  
Development Committee Chair

9508 Tea Rose Trail  
Austin, TX 78748  
512-280-2066 home  
512-970-8157 cell

MAY 4, 2004

**Walsh, Wendy**

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**From:** John Larkin [jklarkin@austin.rr.com]  
**Sent:** Tuesday, May 18, 2004 4:14 PM  
**To:** jklarkin@austin.rr.com; bbaker@austintexas.org; Wendy.Walsh@ci.austin.tx.us  
**Cc:** josephmartinez@yahoo.com; jay@jaygohilrealty.com; jdonisi@austin.rr.com; chammond1@austin.rr.com; Pinnelli@flash.net; apsinc@bga.com; kbjackson@pbsj.com; Phil Brown; trumpop@juno.com; Brian Judis; 'Judis, Brian'  
**Subject:** C14-03-0157

Greetings Chairman Baker, Honorable Commissioners, and Ms. Walsh,

I would like to inform you that I have been designated as the primary speaker for the Valid Petitioners and the Cherry Creek on Brodie Neighborhood Association and, as such, respectfully request five minutes to present our perspective before the Zoning and Platting Commission.

Sincerely,  
John K. Larkin  
Vice President Cherry Creek on Brodie Lane NA (CCOBNA)  
CCOBNA Development Committee Chair  
Liaison for Case C14-03-0157 Valid Petitioners

9508 Tea Rose Trail  
Austin, Texas  
Cell 970-8157  
Home 280-2066

5/18/2004