

September 12, 2006

To: Austin City Council  
Zoning and Platting Commission

C/O: Jorge Rousselin  
Case Manager

**RECEIVED**

SEP 12 2006

Re: Case Number C14-06-0174

From: Jeanna Inks Black  
1709 Channel Road  
Austin, TX 78746  
(512) 327-8980

Neighborhood Planning & Zoning

**Dear Council Members and Members of the Zoning and  
Platting Commission,**

**I OBJECT to the rezoning of 1719 Channel Road as referred to in Case C14-06-0174.**

The City of Austin originally zoned this property LA to preserve the environment and the beauty of the Lake Austin properties. Austin takes PRIDE in both, which is why we live here and enjoy the Austin life! I implore you to not look at a MAP to make this decision, but drive out to our neighborhood and see for yourself! We are NOT your standard neighborhood, and to make changes in the zoning based on a piece of paper, will not do justice for either you, the officials we trust to uphold our Austin values, or us!

I understand that many properties surround 1719 Channel Road are already zoned SF. These lots were zoned SF as a default, because when the City decided to help preserve our environment and lake beauty, these lots were already subdivided into smaller than one acre lots. The LA zoning was to PREVENT more postage-stamp sized lots being developed. To now turn around, and grant a rezoning, you are "undoing" what your forefathers of this City decided to prevent when they created the LA zone in the first place.

Besides the ethical and moral issues, this property has a serious drainage problem. It floods with each rain. Please closely examine the flood plane map. I was told that OVER ONE-HALF( up to 2/3rds) of the lot was located in the flood plane. For the owner to build ONE home, he will be required to bring in fill material. This requirement will be even more amplified with his intention of building several homes. Not only will this be an issue with the current property owner, it will also be an issue with his surrounding property owners and neighbors if zoned otherwise. By allowing more than one home to sit on this property, the drainage will then be forced either into the yards of the neighbors or into the already filled pond.

In addition to the existing drainage issue, there is the consideration of adding a required septic system. More than one system, as the current owners plans call for, will have a serious impact on the water quality of Lake Austin – the water source of not only those of us on Channel Road and Laguna Lane (we are not provided water, so must clarify and pump our own), but the water source of the entire City of Austin.

Traffic on our one-lane bridge and road will also increase significantly if more than one home site is allowed at this lot. We are NOT a city street. We are not curbed and guttered. The neighbors and property owners maintain this passageway at their own expense. Again, please DRIVE down here before you make a decision!

In conclusion, please uphold the decisions made when the LA Zoning was created by those before you in YOUR positions in the City. They had “just” reason, and there is NO reason to change their rules! If you are basing your decision on the existence of other SF’s in the area, I have the following for you to consider. As I mentioned above, the others were only zoned SF because they were pre-existing/subdivided into less than one acre lots at the time of the current zoning and could not be zoned LA.

The current owner purchased this property with full disclosure (as required by law) and knowledge as to the current zoning allowance permitting only one home. He also is aware that over ½ of this lot is located in the flood plane. Please do not let someone seeking monetary gains sway your predecessor’s decisions by changing the LA zoning that was created to preserve Austin’s environment, lakes and beauty! Please do not allow the desire for financial gain of one individual to affect the roots and heritage of some of our families that have the FIFTH generation (from MY great grandparents to my children) enjoying Channel Road, and they will hopefully pass it on to their children.

We would like to work personally with the owner to come to a mutually acceptable solution for this land. If possible, could we request a deferment of the hearing to Oct. 3, 2006.

Thank you for your considerations

Best Regards,

*Jeanna Inks Black*

Jeanna Inks Black  
512/327-8980

*(owner of 1707 and 1709 Channel Road.)*

Planning & Zoning Commission  
and Austin City Council

Re: George Rousselon

**RECEIVED**

SEP 12 2006

re: case # C 14-06-0174  
1719 Channel Rd.

Neighborhood Planning & Zoning

Dear Sirs:

I would like to object  
to rezoning of this piece of  
property.

Thank you,

Barbara and Jack  
Blankenship

1744 Channel Rd  
bblank0728@aol.com

**RECEIVED**

SEP 12 2006

TO: Austin City Council  
TO: Zoning and Platting Commission  
In care of: Jorge Rousselein, Case Manager, P.O. Box 1088, Austin, TX 78767, fax 974-6054

Neighborhood Planning &amp; Zoning

RE: Objection to Case #C14-06-0174

Date: September 12, 2006

From: Bruce Wasinger and Shari Gary, 1754 Channel Road, Austin, TX 78746, 512-327-3320,  
[bwasinger@bickerstaff.com](mailto:bwasinger@bickerstaff.com)

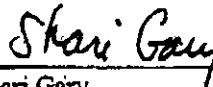
We object to the proposed zoning change of the property at 1719 Channel Road as described in case C14-06-0174. Our request is to maintain the existing LA zoning designation.

We have several concerns with the proposed zoning change, including:

- 1) More dense population allowed by rezoning would encourage multiple septic systems on the property that could have an adverse affect on the water quality of Lake Austin. Lake Austin is the City's main source of water for municipal use and maintaining its water quality should be high on the City's agenda. Increasing the number of septic tanks along Lake Austin is directly contrary to protecting the water quality of Lake Austin.
- 2) The LA zone was established to protect overcrowding along the lake. While some of the adjacent properties did receive a zoning change from LA to SF-2 in 1983, these lots had pre-existing homes and were already established legal lots that did not meet the LA zone requirements. The property at 1719 Channel Road does not have a pre-existing home, does meet the requirements of the LA zoning, and is large enough to facilitate development in accordance within the existing LA zoning requirements.
- 3) Additional development beyond the LA zoning will increase wear-and-tear on the current privately-maintained single-lane roads of Channel Road and Laguna Lane and on the deteriorating one-lane bridge on Channel Road. Currently these roads are not curbed and guttered, are not built to City of Austin specification, and are not maintained by the City. Development of this property beyond the LA zoning will further increase the traffic load and will adversely affect the road and bridge quality.
- 4) A substantial portion of the property at 1719 Channel Road may be in the 100-year floodplain. Allowing for an increase in the density on this tract could result in more houses in the 100-year floodplain.
- 5) Drainage in this neighborhood is already a problem. More dense development will also increase the already existing drainage problem.

We hereby request a continuance of the hearing in this case until at least October 3, 2006. This request for continuance is not for the purpose of delay but would afford my neighbors and us additional time to review the applications and/or possibly reach a settlement with Mr. Peterson.

  
Bruce Wasinger

  
Shari Gary

**RECEIVED**

SEP 12 2006

**TO: Austin City Council****TO: Zoning and Platting Commission**

Neighborhood Planning &amp; Zoning

**In Care of: Jorge Rousselin, Case Manager, PO Box 1088, Austin TX 78767, fax 974-6054****RE Case # C14-06-0174**

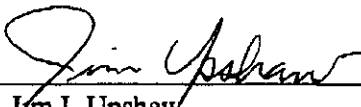
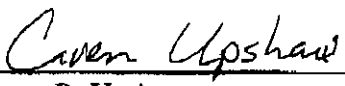
Date: Sept. 12, 2006

From: Caren & Jim Upshaw, 1715 Channel Rd. Austin TX 78746, 232-1613, 587-3550,  
[caren@carenupshaw.com](mailto:caren@carenupshaw.com), [j.upshaw@mail.utexas.edu](mailto:j.upshaw@mail.utexas.edu)

**WE OBJECT** to the proposed zoning change of the property at 1719 Channel Rd. as described in above case #. Our request is to maintain the existing LA zoning designation.

Our comments are as follows:

1. **We request a deferment until Oct. 3, 2006** to further gather information, and hopefully reach agreement with our neighbor. Prior to receiving our letters from the City in the mail, I saw signs put up by a Code Enforcement Officer, but they were removed by someone within a few hours, so many neighbors did not have much warning.
2. **The city's decision to zone it LA was the correct decision. The neighborhood needs a large tract of land to assist with water run off and to keep the density of development low.** Channel Rd. is a narrow single lane road created by easements to smaller homes built primarily in the 60's and 70's. The undeveloped property at 1719 Channel Road has served as the un-official greenbelt or parkland for the neighborhood from day one. The neighborhood and this property's elevations are only a few feet above Lake Austin. There are no street curbs, gutters or drains. There is no city sewer or water lines and all residents must use septic fields and private water systems. **Rezoning this property to allow multi-homes will probably result in causing water to run into the neighboring lots, or directly into the lake.** The Channel Road community is a peninsula, almost like an island in that it is only accessible by a single lane bridge, so to increase the density affects each neighbor personally on the street, not just those next door.
3. **It was sold to the current owner with full knowledge it was LA zoned, and Mr. Peterson indicated then that he only wanted to build one home.** That fits with the land because there are two permanent deeded easements running across it, so it will be extremely hard to subdivide to allow for those driveways, as well as stay above the flood plain AND put in a legal septic system.
4. **The flood plain is a very real situation.** A previous owner had the 100 year flood plain marked off, and a good portion of this property was below that elevation. We are not sure why this parcel would be considered for re-zoning other than to allow development at a higher density. If that is the only reason needed to change from LA zoning, the city would be setting a bad precedent that could result in degrading of the city's water quality.

X  9-12-06 X  9-12-06  
Jim L. Upshaw Caren R. Upshaw

**RECEIVED**

SEP 12 2006

**TO: Austin City Council****TO: Zoning and Platting Commission**

Neighborhood Planning &amp; Zoning

**In Care of: Jorge Rousselin, Case Manager, PO Box 1088, Austin TX 78767, fax 974-6054****RE Case # C14-06-0174****Date: Sept. 12, 2006**

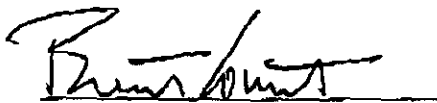
**From: Brent & Nicole Covert, 1719-A Channel Rd. Austin TX 78746, 512-347-8040,  
[brentcovert@gmail.com](mailto:brentcovert@gmail.com), [nicolecovert@gmail.com](mailto:nicolecovert@gmail.com)**

**WE OBJECT** to the proposed zoning change of the property at 1719 Channel Rd. as described in the above case #. Our request is to maintain the existing LA zoning designation.

Our comments are as follows:

1. Please defer the hearing in front of the Zoning and Platting Commission to October 3, 2006. As the posted signs were illegally removed shortly after being put up, many of the neighbors were not made aware of the hearing date. Due to the exceptional neighborhood interest in this matter, I ask you to consider the deferment.
2. The property in question is currently zoned LA. The City had good reasons for zoning this property in the first place and those reasons have not changed. In fact, they are more relevant today. Several properties in the neighborhood were given exemptions when they were built many years ago due to lack of controls by the City. This is not the case for the property in question.
3. The City of Austin can not ignore the environmental issues associated with re-zoning this property. The property can not and should not have multiple septic systems which drain directly into Lake Austin. In addition, the impervious cover restrictions are in place to protect everyone from this type of over development.
4. Many, if not all, families in the neighborhood receive their drinking water directly from Lake Austin. The LA zoning is in place to protect this drinking water. I can't imagine the City of Austin condoning development that will have an immediate and definite affect of people's drinking water.
5. I am one of several property owners in this neighborhood with land zoned LA. I would hate for the City of Austin to set such a devastating precedent. What is to prevent more petitions for re-zoning in the future based on your decision with regards to the property in question? Nothing. Do you want that horse out of the barn?

Thank you for your consideration.

  
Brent Covert

## PUBLIC HEARING INFORMATION

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

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

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

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

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

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

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

Case Number: C14-06-0174

**Contact: Jorge Rousselin, (512) 974-2975**

**Public Hearing:**

**Neighborhood Planning & Zoning**

September 19, 2006 Zoning and Platting

# Commission

☐ I am in favor of \_\_\_\_\_

☒ I object \_\_\_\_\_

**Your Name (please print)**

1711 CHANNEL RD Austin 787246

**Your address(es) affected by this application**

9-12-06

| Signature | Date |
|-----------|------|
|-----------|------|

Comments: LA zoning is superior to the  
neighborhood because of serious drainage problems. There is  
no storm sewer system, water from many residential basins to  
this low lying lot would overflow to the ground. Channels to  
this property will assist in this. Another problem facing  
much of the property is in the flood plain. 3 private RD access is  
less than 15' wide in areas and therefore safety of  
cars is children is a serious problem with increased  
traffic. 4) no economic hardship to current owner and  
live on the street and purchased property with the  
current LA zoning and full information  
If you use this form to comment, it may be returned to:

City of Austin

**Neighborhood Planning and Zoning Department**

**Jorge Rousselin**

P. O. Box 1088

0106 29EOL XL 0000

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Case Number: C14-06-0174 SEP 13 2006

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing: Neighborhood Planning & Zoning

September 19, 2006 Zoning and Platting

Commission

Mark Matthews

Your Name (please print)

4108 SANDY ACRE LANE

Your address(es) affected by this application

Mark Matthews

Signature

9-12-06

Date

Comments

SF-3 zoning is not appropriate for the neighborhood. It would allow much greater density than would be suitable and would change the neighborhood feel. With proximity to the lake, the low lot levels, and the lack of city water and wastewater, there are traffic, flooding and especially runoff concerns with Lake Austin. Neighboring properties with SF-2 were not appropriate to be zoned originally as LA because they were less than one acre. The subject property is more than an acre. The owner bought it knowing it was zoned LA and it would be more in keeping with the neighborhood to keep it LA and allow for variances as it is being developed.

Due to the short notice on the deadline for comments and the relative quickness of the hearing, I would request a postponement of the September 19<sup>th</sup> hearing to allow for neighborhood negotiations with the owner.

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

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-9810



## PUBLIC HEARING INFORMATION

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Case Number: C14-06-0174 SEP 13 2006

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing: Neighborhood Planning & Zoning

September 19, 2006 Zoning and Platting

Commission

☐ I am in favor  
☒ I object

Frances Hamm  
Your Name (please print)

4801 Laguna Lane, Austin, TX 78746-1230  
Your address(es) affected by this application

Frances Hamm 9/14/06  
Signature Date

Comments:

I oppose the application for SF3 zoning because of environmental concerns related to drainage from the land in question a large part of which is close to the level of Lake Austin. Originally this property was zoned LA to protect it from high density development and drainage directly into Lake Austin. Although parcels around it were zoned with higher density due to their not having enough acreage for LA zoning next to none of these have high density housing.

I, for one, would be most pleased to work with the applicant to achieve his stated objective of building two houses on the property by using variances from the current LA zoning. P.S. I respectfully request a postponement to Nov. 19, 2006. I believe the neighbors can be there. If you use this form to comment, it may be returned to

City of Austin  
Neighborhood Planning and Zoning Department  
Jorge Rousselin  
P. O. Box 1088

Austin, TX 78767-8810

## PUBLIC HEARING INFORMATION

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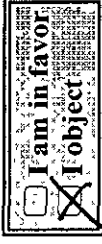
Case Number: C14-06-0174 SEP 15 2006

Contact: Jorge Rousselin, (512) 974-2975

Public Hearing:

September 19, 2006 Zoning and Platting Commission

Neighborhood Planning & Zoning



**LEE GROS**

Your Name (please print)

**4106 SANDY ACRE LN.**

Your address(es) affected by this application

*[Signature]*

Signature

**9-11-06**

Date

Comments:

**SF-2 SEEMS TO BE THE  
MORE APPROPRIATE ZONING FOR  
OUR NEIGHBORHOOD NOT SF-3.  
WITHOUT WATER & WASTEWATER  
SERVICES FROM THE CITY, IT IS  
DIFFICULT TO IMAGINE HOW SF-3  
WOULD BE AN ENVIRONMENTALLY  
RESPONSIBLE ZONING.**

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

City of Austin

Neighborhood Planning and Zoning Department

Jorge Rousselin

P. O. Box 1088

Austin, TX 78767-8810

JAY FRANK POWELL  
1810 ROCKCLIFF ROAD  
AUSTIN, TEXAS 78746

**RECEIVED**

SEP 18 2006

Neighborhood Planning & Zoning

RE; Case # C14 - 06 - 0174  
1719 Channel Road - Unit B ?

City of Austin Neighborhood Planning and Zoning  
Attention: Jorge Rousselin  
P. O. Box 1088  
Austin, Texas 78767-8810

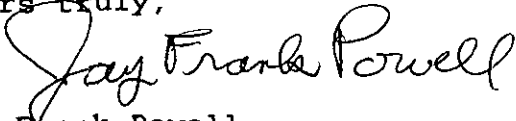
Dear Mr. Rousselin:

The proposed zoning change for this property is very objectionable due to the elevation of the lot, the very limited access to the lake and neighborhood compatibility.

In my years on the Austin Planning Commission, we realized that one acre minimum lot size was necessary to protect water quality in Lake Austin. Earlier smaller lot sizes have proven to have too much impervious cover and have degraded the water quality of our drinking water from the water intakes on Lake Austin. With most of this property below the 100 year flood plain it would be even worse to approve SF-3 zoning. In the 1981 flood on Lake Austin, this property was under water.

A minimum lot size of 5,750 square feet would be a definite mistake on this property.

Yours truly,



Jay Frank Powell  
President, Windy Cove Neighborhood Association  
President, Lake Austin Hill Country Neighborhood Association  
Former Planning Commission Member

**RECEIVED**

SEP 25 2006

**PETITION**

Neighborhood Planning & Zoning

Date: September 12, 2006

File Number: C14-06-0174

Address of Rezoning Request. 1719 Channel Road Unit B

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 LA (Lake Austin) Zone.

Our reasons for protest include the following concerns:

- 1) Existing property in the vicinity is zoned for LA and the owners are abiding by this standard which should be equally applied for the property at 1719 Channel Road
- 2) The LA designation limits impervious cover and this designation is critical to maintaining the current neighborhood ecosystem. Currently much of the area's rain water runoff travels across this property as it makes its way to Lake Austin/Colorado River. If a rezoning is allowed, the incremental development will block rainwater flow and has the potential to create excessive pooling of water in the community
- 3) More dense population allowed by rezoning would encourage multiple septic systems on the property that could have an adverse affect on the water quality of Lake Austin. Due to the elevation of the land and run-off areas mentioned in item #2 above, the LA zoning is most appropriate for this land parcel. By maintaining the LA zone, the City of Austin creates the best opportunity for water quality
- 4) The LA zone was established to protect overcrowding along the lake. While some of the adjacent properties did receive a zoning change from LA to SF-2 in 1983, these lots had pre-existing homes and were already established legal lots that did not meet the LA zone requirements. The property at 1719 Channel road does not have a pre-existing home, does meet the requirements of the LA zoning, and is large enough to facilitate development in accordance within the existing guidelines
- 5) Additional development beyond the LA zoning will increase wear-and-tear on the current privately maintained single lane roads of Channel Rd and Laguna Lane and on the deteriorating one-lane bridge on Channel Road. Currently these roads are not curbed and guttered, are not built to City of Austin specification, and are not maintained by the City. Development of this property beyond the LA zoning will further increase the traffic load and will adversely affect the road and bridge quality.
- 6) Additional development beyond the LA zoning has the potential to create a road safety issue along Laguna Lane, Channel Rd, and Sandy Acre Lane. These are all one-lane roads with no sidewalks or shoulders. Families with small children live on these roads and a zoning change would potentially allow up to 12 additional residences to be constructed. The increased car trips generated by this many homes will create a more hazardous environment for joggers, bicyclists, children, animals, and current residents

Date. September 12, 2006 Contact Tommy Toles Phone 512-327-5389

# RECEIVED

SEP 25 2006

Notes:

- PLEASE USE BLACK INK WHEN SIGNING PETITION
- If you own multiple properties listed, please provide your signature **Neighborhood Planning & Zoning**

| <u>Prop ID</u> | <u>Ref ID 2</u> | <u>Owner Name</u>                 | <u>Address</u>  | <u>Signature</u>                     |
|----------------|-----------------|-----------------------------------|-----------------|--------------------------------------|
| <u>128941</u>  | 01331101140000  | CAHILL WEEKS<br>BEVERLY DAWN      | 1702 CHANNEL RD | New Owner                            |
| <u>128942</u>  | 01331101140001  | CAHILL WEEKS<br>BEVERLY DAWN      | 1702 CHANNEL RD |                                      |
| <u>128943</u>  | 01331101150000  | INKS MICKEY JEAN<br>RILEY         | 1704 CHANNEL RD | F.B. Inks<br>Mickey Inks             |
| <u>128944</u>  | 01331101160000  | INKS ROBERT M                     | 1706 CHANNEL RD | Robert Inks                          |
| <u>128945</u>  | 01331101180000  | WILLIAMS IVAN R JR                | 1742 CHANNEL RD | Ivan Williams                        |
| <u>128946</u>  | 01331101190000  | BLANKENSHIP JACK<br>E & BARBARA E | 1744 CHANNEL RD |                                      |
| <u>128949</u>  | 01331101230000  | DAVIS TOM M JR                    | 1750 CHANNEL RD |                                      |
| <u>128950</u>  | 01331101240000  | DAVIS JANICE<br>WASHINGTON & Tom  | 1752 CHANNEL RD |                                      |
| <u>128952</u>  | 01331101260000  | WASINGER BRUCE                    | 1754 CHANNEL RD | Bruce Wasinger                       |
| <u>128953</u>  | 01331101270000  | WILDER ELIZABETH<br>JARMON        | 1756 CHANNEL RD | Elizabeth Wilder                     |
| <u>128955</u>  | 01331101300000  | DAVIS JANICE<br>WASHINGTON ET AL  | 1752 CHANNEL RD |                                      |
| <u>128957</u>  | 01331101320000  | LUPUL DEAN &<br>JENNIFER          | 1711 CHANNEL RD | Dean Lupul                           |
| <u>128958</u>  | 01331101330000  | INKS JEANNA SUE                   | 1709 CHANNEL RD | Jeanna S. Inks                       |
| <u>128959</u>  | 01331101340000  | INKS JEANNA SUE                   | 1707 CHANNEL RD | Jeanna S. Inks                       |
| <u>128961</u>  | 01331101350000  | OGLE CLAUDIA<br>WENDY             | 1705 CHANNEL RD |                                      |
| <u>128977</u>  | 01331101480000  | UPSHAW JIM &<br>CAREN             | 1715 CHANNEL RD | Jim Upshaw                           |
| <u>128979</u>  | 01331101500000  | COVERT BRENT &<br>NICOLE NUGENT   | 1719 CHANNEL RD | Brent Covert<br>Nicole Nugent Covert |
| <u>128995</u>  | 01331101720000  | WYATT OLLIE<br>BULLOCK            | 1758 CHANNEL RD | Ollie Wyatt                          |
| <u>128997</u>  | 01331101750000  | WENDLANDT HENRY<br>JR             | 1716 CHANNEL RD |                                      |

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Neighborhood Planning & Zoning

|        |                |                                   |                       |
|--------|----------------|-----------------------------------|-----------------------|
|        | 0133110170000  | ERBRING FELIX                     | 1714 CHANNEL RD       |
| 128999 | 01331101770000 | HOGAN GINA WYATT<br>& R L WYATT I | CHANNEL RD            |
| 474498 | 01331101350002 | OGLE CLAUDIA<br>WENDY             | 1705 CHANNEL RD       |
| 495774 | 01331101240001 | DAVIS JANICE<br>WASHINGTON & TOM  | 1752 CHANNEL RD       |
| 128980 | 01331101510000 | TALBOT BOB &<br>DONNA J           | 4825 LAGUNA LN        |
| 128983 | 01331101540000 | DUNBAR ROBERT                     | 4813 LAGUNA LN        |
| 128984 | 01331101550000 | MCALISTER ALFRED<br>L & MARJATT A | 4807 LAGUNA LN        |
| 128985 | 01331101560000 | HAMM JOHN E &<br>FRANCES B        | 4801 LAGUNA LN        |
| 128986 | 01331101570000 | YATES RANDAL W                    | LAGUNA LN             |
| 128987 | 01331101580000 | HECHT NATHAN L                    | LAGUNA LN             |
| 128988 | 01331101590000 | HECHT NATHAN L                    | 4703 LAGUNA LN        |
| 128989 | 01331101600000 | TOLES THOMAS D &<br>KANDY B TOLES | 4701 LAGUNA LN        |
| 128939 | 01331101130000 | SKAGGS MAURICE L<br>& MYRTLE I    | 4000 SANDY ACRE<br>LN |
| 128963 | 01331101360000 | RODGERS WILLIAM<br>C IV & TERRI   | 4004 SANDY ACRE<br>LN |
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| 128965 | 01331101380000 | GROS LEE & MARY<br>ANN            | 4106 SANDY ACRE<br>LN |
| 128966 | 01331101390000 | GAROFALO PETER<br>M & JANNA L     | 4104 SANDY ACRE<br>LN |
| 128968 | 01331101400000 | MATHIAS MARK &<br>KATHY           | 4108 SANDY ACRE<br>LN |
| 128969 | 01331101400002 | MATHIAS MARK &<br>KATHY           | 4200 SANDY ACRE<br>LN |
| 128970 | 01331101410000 | MCKAY GREGORY D                   | 4202 SANDY ACRE<br>LN |

*John A. ...*  
*R. L. & Gina Wyatt (Hogan)*

*Dr. J. ...*  
*Donna J. Talbot*

*John ...*  
*Frances Hamm*

*Nathan C. Hecht*

*Nathan C. Hecht*  
*Thomas D. Toles*

*William C. Rodgers*

*William G. Gossett*

*Mary Ann Gros Lee*

*Mark Mathias*  
*Kathy Mathias*

*Gregory D. McKay*

These neighbors on Rockcliff Road are on the approach to Channel Road and have all expressed an interest in keeping the development limited to current Zoning. A few are out of town, but have asked us to sign their proxy until they can get back, or sign a copy of the petition to mail

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Neighborhood Planning & Zoning

| 1                                     | PID            | Address                 | City   | Use | Owner                             |
|---------------------------------------|----------------|-------------------------|--------|-----|-----------------------------------|
| <input checked="" type="checkbox"/> 1 | 01331101420000 | 1800<br>ROCKCLIFF<br>RD |        | C1  | MCKAY GREGORY D                   |
| <input type="checkbox"/> 2            | 01331101430000 | 4605<br>ROCKCLIFF<br>RD | AUSTIN | A1  | VASQUEZ ZACHARY                   |
| <input type="checkbox"/> 3            | 01331101440000 | 1804<br>ROCKCLIFF<br>RD | AUSTIN | A1  | GALLE SEAN M                      |
| <input checked="" type="checkbox"/> 4 | 01331101450000 | 1806<br>ROCKCLIFF<br>RD | AUSTIN | A2  | WILBURN GLORIA C<br>REVOCABLE LIV |
| <input checked="" type="checkbox"/> 5 | 01331101470000 | 1810<br>ROCKCLIFF<br>RD | AUSTIN | A1  | POWELL JAY FRANK<br>Eleanor       |
| <input type="checkbox"/> 6            | 01331101610000 | 4625<br>ROCKCLIFF<br>RD | AUSTIN | A1  | RICHARD DAVID R                   |
| <input type="checkbox"/> 7            | 01331101780000 | 1610<br>ROCKCLIFF<br>RD | AUSTIN | A1  | KIVLIN BRUCE NOEL                 |

XZACHTRIM @ CS.COM

*for SK*

Gloria C. Wilburn 9/14/06

*Eleanor Powell*

4  
☒ 01331101460000 1809  
ROCKCLIFF RD AUSTIN A1 MILLAN,  
RICHARD

Richard Millan 9/14/06

## Notes:

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- If you own multiple properties listed, please provide your signature for each property

| <u>Prop ID</u> | <u>Ref ID 2</u> | <u>Owner Name</u>                 | <u>Address</u>  | <u>Signature</u> |
|----------------|-----------------|-----------------------------------|-----------------|------------------|
| <u>128941</u>  | 01331101140000  | CAHILL-WEEKS<br>BEVERLY DAWN      | 1702 CHANNEL RD |                  |
| <u>128942</u>  | 01331101140001  | CAHILL-WEEKS<br>BEVERLY DAWN      | 1702 CHANNEL RD |                  |
| <u>128943</u>  | 01331101150000  | INKS MICKEY JEAN<br>RILEY         | 1704 CHANNEL RD |                  |
| <u>128944</u>  | 01331101160000  | INKS ROBERT M                     | 1706 CHANNEL RD |                  |
| <u>128945</u>  | 01331101180000  | WILLIAMS IVAN R JR                | 1742 CHANNEL RD |                  |
| <u>128946</u>  | 01331101190000  | BLANKENSHIP JACK<br>E & BARBARA E | 1744 CHANNEL RD |                  |
| <u>128949</u>  | 01331101230000  | DAVIS TOM M JR                    | 1750 CHANNEL RD |                  |
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Neighborhood Planning &amp; Zoning

*Jim M. Davis*  
*Janice W. Davis*  
*Janice Davis Wells*  
*Jim M. Davis*  
  
*Janice W. Davis*  
*Janice Davis Wells*  
*Jim M. Davis*



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| <u>128988</u> | 01331101590000 | HECHT NATHAN L                    | 4703 LAGUNA LN        |
| <u>128989</u> | 01331101600000 | TOLES THOMAS D &<br>KANDY B TOLES | 4701 LAGUNA LN        |
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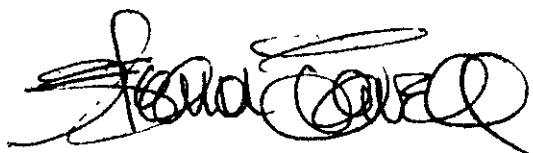
*John M. Davis*  
*Janice W. Davis*  
*Janice Davis Wells*  
*John M. Davis*

~~SEP~~ 14th, 2006

~~Tommy~~  
Tommy. FYI & File  
/ Chuck

Dear Mickey & Chuck -

As we discussed on the phone yesterday -  
Jay and I give our written permission  
for you to sign our names on the  
neighborhood petition for case #  
C14-06-0174 1719 Channel Road



ELEANOR POWELL

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Neighborhood Planning & Zoning

Jay Frank Powell  
JAY FRANK POWELL

P.S. I've enclosed a copy of Jay's  
letter to JORGE.

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OCT 30 2006

Neighborhood Planning & Zoning

To: Jorge Rousselin  
RE: Additional signatures  
as highlighted

To: Austin City Council

## PETITION

Date: September 12, 2006

File Number: C14-06-0174

Address of Rezoning Request: 1719 Channel Road Unit B

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 LA (Lake Austin) Zone.

Our reasons for protest include the following concerns:

- 1) Existing property in the vicinity is zoned for LA and the owners are abiding by this standard which should be equally applied for the property at 1719 Channel Road.
- 2) The LA designation limits impervious cover and this designation is critical to maintaining the current neighborhood ecosystem. Currently much of the area's rain water runoff travels across this property as it makes its way to Lake Austin/Colorado River. If a rezoning is allowed, the incremental development will block rainwater flow and has the potential to create excessive pooling of water in the community.
- 3) More dense population allowed by rezoning would encourage multiple septic systems on the property that could have an adverse affect on the water quality of Lake Austin. Due to the elevation of the land and run-off areas mentioned in item #2 above, the LA zoning is most appropriate for this land parcel. By maintaining the LA zone, the City of Austin creates the best opportunity for water quality.
- 4) The LA zone was established to protect overcrowding along the lake. While some of the adjacent properties did receive a zoning change from LA to SF-2 in 1983, these lots had pre-existing homes and were already established legal lots that did not meet the LA zone requirements. The property at 1719 Channel road does not have a pre-existing home, does meet the requirements of the LA zoning, and is large enough to facilitate development in accordance within the existing guidelines.
- 5) Additional development beyond the LA zoning will increase wear-and-tear on the current privately maintained single lane roads of Channel Rd and Laguna Lane and on the deteriorating one-lane bridge on Channel Road. Currently these roads are not curbed and guttered, are not built to City of Austin specification, and are not maintained by the City. Development of this property beyond the LA zoning will further increase the traffic load and will adversely affect the road and bridge quality.
- 6) Additional development beyond the LA zoning has the potential to create a road safety issue along Laguna Lane, Channel Rd, and Sandy Acre Lane. These are all one-lane roads with no sidewalks or shoulders. Families with small children live on these roads and a zoning change would potentially allow up to 12 additional residences to be constructed. The increased car trips generated by this many homes will create a more hazardous environment for joggers, bicyclists, children, animals, and current residents.

Date September 12, 2006 Contact Tommy Toles Phone 512-327-5389

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Neighborhood Planning & Zoning

| <u>Prop ID</u>      | <u>Ref ID 2</u> | <u>Owner Name</u>                 | <u>Address</u>  | <u>Signature</u>                     |
|---------------------|-----------------|-----------------------------------|-----------------|--------------------------------------|
| <u>128941</u>       | 01331101140000  | CAHILL WEEKS<br>BEVERLY DAWN      | 1702 CHANNEL RD | New Owner                            |
| <u>128942</u>       | 01331101140001  | CAHILL WEEKS<br>BEVERLY DAWN      | 1702 CHANNEL RD |                                      |
| <u>128943</u>       | 01331101150000  | INKS MICKEY JEAN<br>RILEY         | 1704 CHANNEL RD | F.B. Inks<br>Mickey Inks             |
| <u>128944</u>       | 01331101160000  | INKS ROBERT M                     | 1706 CHANNEL RD | Robert Inks                          |
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| (New) <u>128997</u> | 01331101750000  | WENDLANDT HENRY<br>JR             | 1716 CHANNEL RD | Henry Wendlandt                      |

Petition to object to rezoning in case # C14-06-0174

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Neighborhood Planning & Zoning

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*[Signature]*

*R L & Gina Wyatt (Hogan)*

*Be Tall  
Donna J Talbot*

*Alfred & Marjatta McAlister*  
*John & Frances Hamm*

*Nathan C. Hecht*  
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Neighborhood Planning & Zoning

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Janice W. Davis  
Janice Davis Wells*

(NEW)

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|       | <u>128944</u>  | 01331101160000  | INKS ROBERT M                     | 1706 CHANNEL RD |   |
|       | <u>128945</u>  | 01331101180000  | WILLIAMS IVAN R JR                | 1742 CHANNEL RD |   |
|       | <u>128946</u>  | 01331101190000  | BLANKENSHIP JACK<br>E & BARBARA E | 1744 CHANNEL RD |   |
| (NEW) | <u>128949</u>  | 01331101230000  | DAVIS TOM M JR                    | 1750 CHANNEL RD | <i>Tom M. Davis Jr</i>                        |
| (NEW) | <u>128950</u>  | 01331101240000  | DAVIS JANICE<br>WASHINGTON &      | 1752 CHANNEL RD | <i>Janice W. Davis<br/>Janice Davis Wells</i> |
|       | <u>128952</u>  | 01331101260000  | WASINGER BRUCE                    | 1754 CHANNEL RD |   |
|       | <u>128953</u>  | 01331101270000  | WILDER ELIZABETH<br>JARMON        | 1756 CHANNEL RD |   |
| (NEW) | <u>128955</u>  | 01331101300000  | DAVIS JANICE<br>WASHINGTON ET AL  | 1752 CHANNEL RD | <i>Janice W. Davis<br/>Janice Davis Wells</i> |
|       | <u>128957</u>  | 01331101320000  | LUPUL DEAN &<br>JENNIFER          | 1711 CHANNEL RD |   |
|       | <u>128958</u>  | 01331101330000  | INKS JEANNA SUE                   | 1709 CHANNEL RD |   |
|       | <u>128959</u>  | 01331101340000  | INKS JEANNA SUE                   | 1707 CHANNEL RD |   |
|       | <u>128961</u>  | 01331101350000  | OGLE CLAUDIA<br>WENDY             | 1705 CHANNEL RD |   |
|       | <u>128977</u>  | 01331101480000  | UPSHAW JIM &<br>CAREN             | 1715 CHANNEL RD |   |
|       | <u>128979</u>  | 01331101500000  | COVERT BRENT &<br>NICOLE NUGENT   | 1719 CHANNEL RD |   |
|       | <u>128995</u>  | 01331101720000  | WYATT OLLIE<br>BULLOCK            | 1758 CHANNEL RD |   |
|       | <u>128997</u>  | 01331101750000  | WENDLANDT HENRY<br>JR             | 1716 CHANNEL RD |   |

(This portion provided for additional community signatures not in the above list)

Owner Name

Address

Signature

(NEW) Janice W. Davis  
Janice Davis Wells  
Tom M. Davis  
1751 Channel Road - Janice Davis Wells  
01-3311-0130-0000 Janice W. Davis  
Tom M. Davis

RECEIVED

OCT 30 2006

Neighborhood Planning & Zoning



RECEIVED

OCT 3 0 2006

Neighborhood Planning & Zoning

|                     |                |                                   |                                       |
|---------------------|----------------|-----------------------------------|---------------------------------------|
| <u>128998</u>       | 01331101760000 | ERBRING, FELIX                    | 1714 CHANNEL RD                       |
| <u>128999</u>       | 01331101770000 | HOGAN GINA WYATT<br>& R L WYATT I | CHANNEL RD                            |
| <u>474498</u>       | 01331101350002 | OGLE CLAUDIA<br>WENDY             | 1705 CHANNEL RD                       |
| <u>495774</u>       | 01331101240001 | DAVIS JANICE<br>WASHINGTON & TOM  | 1752 CHANNEL RD                       |
| <u>128980</u>       | 01331101510000 | TALBOT BOB &<br>DONNA J           | 4825 LAGUNA LN                        |
| <u>128983</u>       | 01331101540000 | DUNBAR ROBERT                     | 4813 LAGUNA LN                        |
| <u>128984</u>       | 01331101550000 | MCALISTER ALFRED<br>L & MARJATTA  | 4807 LAGUNA LN                        |
| <u>128985</u>       | 01331101560000 | HAMM JOHN E &<br>FRANCES B        | 4801 LAGUNA LN                        |
| <u>128986</u>       | 01331101570000 | YATES RANDAL W                    | LAGUNA LN                             |
| <u>128987</u>       | 01331101580000 | HECHT NATHAN L                    | LAGUNA LN                             |
| <u>128988</u>       | 01331101590000 | HECHT NATHAN L                    | 4703 LAGUNA LN                        |
| <u>128989</u>       | 01331101600000 | TOLES THOMAS D &<br>KANDY B TOLES | 4701 LAGUNA LN                        |
| <u>128939</u>       | 01331101130000 | SKAGGS MAURICE L<br>& MYRTLE I    | 4000 SANDY ACRE<br>LN                 |
| <u>128963</u>       | 01331101360000 | RODGERS WILLIAM<br>C IV & TERRI   | 4004 SANDY ACRE<br>LN                 |
| <u>128964</u>       | 01331101370000 | GOSSETT WILLIAM G<br>& L MCGINTY  | 4100 SANDY ACRE<br>LN                 |
| <u>128965</u>       | 01331101380000 | GROS LEE & MARY<br>ANN            | 4106 SANDY ACRE<br>LN                 |
| (NEW) <u>128966</u> | 01331101390000 | GAROFALO PETER<br>M & JANNA L     | 4104 SANDY ACRE<br>LN                 |
| <u>128968</u>       | 01331101400000 | MATHIAS MARK &<br>KATHY           | 4108 SANDY ACRE<br>LN                 |
| <u>128969</u>       | 01331101400002 | MATHIAS MARK &<br>KATHY           | <del>4108</del> 4200 SANDY ACRE<br>LN |
| <u>128970</u>       | 01331101410000 | MCKAY GREGORY D                   | 4202 SANDY ACRE<br>LN                 |

*[Signature]*  
R.L. & Gina Wyatt (Hogan)

*[Signature]*  
Donna J. Talbot

*[Signature]*  
Frances Hamm

*[Signature]*  
Nathan L. Hecht  
*[Signature]*  
Nathan L. Hecht  
*[Signature]*  
Thomas D. Toles

*[Signature]*  
William C. Rodgers  
*[Signature]*  
William G. Gossett  
*[Signature]*  
Lee & Mary Ann Gros

*[Signature]*  
Peter M. Garofalo  
*[Signature]*  
Mark Mathias  
*[Signature]*  
Kathy Mathias  
*[Signature]*  
Gregory D. McKay

# PETITION

Case Number:

**C14-06-0174**

Date

Oct. 31, 2006

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

364,726.54

|    |              |                    |           |        |
|----|--------------|--------------------|-----------|--------|
| 1  | 01-3311-0115 | INKS MICKEY JEAN   | 216.28    | 0.06%  |
| 2  | 01-3311-0116 | INKS ROBERT M      | 5,499.17  | 1.51%  |
| 3  | 01-3311-0118 | WILLIAMS IVAN R JR | 7,814.81  | 2.14%  |
|    |              | TOM MARTIN DAVIS   |           |        |
| 4  | 01-3311-0124 | III                | 9,200.60  | 2.52%  |
| 5  | 01-3311-0126 | WASINGER BRUCE     | 11,557.44 | 3.17%  |
|    |              | TOM MARTIN DAVIS   |           |        |
| 6  | 01-3311-0130 | III                | 11,133.42 | 3.05%  |
|    |              | LUPUL DEAN &       |           |        |
| 7  | 01-3311-0132 | JENNIFER           | 22,119.44 | 6.06%  |
| 8  | 01-3311-0133 | INKS JEANNA SUE    | 19,479.19 | 5.34%  |
| 9  | 01-3311-0134 | INKS JEANNA SUE    | 17,937.40 | 4.92%  |
|    |              | GROS LEE & MARY    |           |        |
| 10 | 01-3311-0138 | ANN                | 100.07    | 0.03%  |
|    |              | UPSHAW JIM &       |           |        |
| 11 | 01-3311-0148 | CAREN              | 19,675.03 | 5.39%  |
|    |              | COVERT BRENT &     |           |        |
| 12 | 01-3311-0150 | NICOLE NUGENT      | 42,798.04 | 11.73% |
|    |              | TALBOT BOB &       |           |        |
| 13 | 01-3311-0151 | DONNA J            | 35,005.92 | 9.60%  |
|    |              | HAMM JOHN E &      |           |        |
| 14 | 01-3311-0156 | FRANCES B          | 8,912.55  | 2.44%  |
| 15 | 01-3311-0158 | HECHT NATHAN L     | 2,844.07  | 0.78%  |
| 16 | 01-3311-0123 | DAVIS TOM M JR     | 7,620.97  | 2.09%  |
|    |              | MCALISTER ALFRED   |           |        |
| 17 | 01-3311-0155 | L & MARJATTA       | 8,507.28  | 2.33%  |
|    |              | WENDLANDT HENRY    |           |        |
| 18 | 01-3311-0175 | JR                 | 15,986.02 | 4.38%  |
| 19 |              |                    |           | 0.00%  |
| 20 |              |                    |           | 0.00%  |
| 21 |              |                    |           | 0.00%  |
| 22 |              |                    |           | 0.00%  |
| 23 |              |                    |           | 0.00%  |
| 24 |              |                    |           | 0.00%  |
| 25 |              |                    |           | 0.00%  |

Validated By:

Stacy Meeks

Total Area of Petitioner:

246,407.70

Total %

67.56%

