

A P S T I N C I E Y C O U N C I L

AGENDA



Thursday, January 11, 2007

+ Back Print

Public Hearings and Possible Actions RECOMMENDATION FOR COUNCIL ACTION

ITEM No. 85

Subject: Conduct a public hearing and consider action on an appeal by Michelle Snider and Charlie Palmer of the Zoning and Platting Commission's decision to deny a Conditional Use Permit for Shady Oaks Dog Kennel located at 5604 Travis Cook Road (Site Plan Number: SPC-06-0027A).

Fiscal Note: There is no anticipated fiscal impact. A fiscal note is not required.

Additional Backup Material

(click to open)

Site Plan Appeal and
CUP Review Sheet

For More Information: Lynda Courtney, 974-2810; George Zapalac, 974-2725

Boards and Commission Action: Denied by Zoning and Platting Commission.

The applicant is proposing to operate a kennel in a Rural Residential (RR) zoning district. A kennel is a conditional use in a RR zoning district and requires site plan approval by the Zoning and Platting Commission. The lot is 1.01 acres in size and is located in the Barton Creek watershed. Overall existing impervious cover is 7,379 square feet, or 19.6% of the net site area. No change or addition to impervious cover is proposed. Existing parking will be utilized with new striping to meet the 2 required spaces. The surrounding properties are zoned and used as single family. The proposed kennel will be located inside the existing 1,575 square foot residential structure. There will be exterior dog play yards which will be utilized periodically for exercise. The 2 play yards, each measuring approximately 80 feet X 40 feet, are accessed only from the residence and the fences are proposed to be located no closer than 70 feet to the adjacent residential property lines. The property is naturally terraced, with the residence and fenced play yards in the central level of the property. The adjacent residential property to the southwest is beyond a rock retaining wall, and is about 10 feet higher in elevation. The residential property to the northeast is also beyond a rock retaining wall, and is about 15 feet lower in elevation than the subject property. This property varies from 200 to 215 feet in width. There is one driveway. It takes access to Travis Cook Road. There is a chainlink and wrought iron fence around the perimeter of the property.

Staff recommended the approval of conditional use permit. The Planning Commission heard the case and denied the request on October 17, 2006 (9-0). Michelle Snider, the property owner, is appealing the Commission's denial on the basis that some of the information presented by the neighborhood was incorrect or incomplete.



City of Austin Watershed Protection and Development Review Department
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

SITE PLAN APPEAL

If you are an applicant and/or property owner or interested party, and you wish to appeal a decision on a site plan application, the following form must be completed and filed with the Director of Watershed Protection and Development Review Department, City of Austin, at the address shown above. The deadline to file an appeal is 14 days after the decision of the Planning Commission, or 20 days after an administrative decision by the Director. If you need assistance, please contact the assigned City contact at (512) 974-2680.

CASE NO. SPC-06-0027A

DATE APPEAL FILED 10/31/2006

PROJECT NAME Shady Oaks Pk Eminent

YOUR NAME Michelle Sander, Christine Palmer

PROJECT ADDRESS 5601 Travis Cook Rd Austin, TX 78735

SIGNATURE Michelle Sander

APPLICANT'S NAME Christie Palmer

YOUR ADDRESS 5601 Travis Cook Rd Austin, TX 78735

CITY CONTACT Cynthia Courtney

YOUR PHONE NO. (512) 382-7547 WORK

(512) 751-8323 HOME

INTERESTED PARTY STATUS: Indicate how you qualify as an interested party who may file an appeal by the following criteria: (Check one)

- ☒ I am the record property owner of the subject property
- ☐ I am the applicant or agent representing the applicant
- ☐ I communicated my interest by speaking at the Planning Commission public hearing on (date) _____
- ☐ I communicated my interest in writing to the Director or Planning Commission prior to the decision (attach copy of dated correspondence)

In addition to the above criteria, I qualify as an interested party by one of the following criteria: (Check one)

- ☐ I occupy as my primary residence a dwelling located within 500 feet of the subject site.
- ☐ I am the record owner of property within 500 feet of the subject site
- ☐ I am an officer of a neighborhood or environmental organization whose declared boundaries are within 500 feet of the subject site.

DECISION TO BE APPEALED*: (Check one)

- ☐ Administrative Disapproval/Interpretation of a Site Plan
- ☐ Replacement site plan
- ☐ Planning Commission Approval/Disapproval of a Site Plan
- ☐ Waiver or Extension
- ☐ Planned Unit Development (PUD) Revision
- ☒ Other: Zoning & Planning Commission

Date of Decision: _____
 Date of Decision: _____
 Date of Decision: _____
 Date of Decision: _____
 Date of Decision: _____
 Date of Decision: 10/17/2006

*Administrative Approval/Disapproval of a Site Plan may only be appealed by the Applicant.

STATEMENT: Please provide a statement specifying the reason(s) you believe the decision under appeal does not comply with applicable requirements of the Land Development Code:

Information presented to the Zoning and Planning Commission by the neighbors was incorrect or incomplete.

(Attach additional page if necessary.)

Applicable Code Section. 25.5 C, D

October 31, 2006

City of Austin Watershed & Development Review Board
Lynda Courtney
Case Number SPC-06-0027A

Ms Courtney,

Please accept this letter as an appeal to the decision made on October 17, 2006, at the Zoning and Platting Commission hearing. The Commission voted against a conditional use permit for a land use only site plan for a pet care facility at 5604 Travis Cook Rd., Austin, TX 78735. I wish to appeal the decision.

Thank you,



Charlie Palmer

2006 OCT 31 PM12:52:25

**ZONING AND PLATTING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-06-0027A

ZAPC DATE: October 17, 2006

PROJECT NAME: Shady Oaks Dog Kennel

ADDRESS: 5604 Travis Cook Rd.

AREA: 44,022 sq. ft.

EXISTING ZONING: RR (Rural Residential)

PROPOSED USE: The proposed project includes a kennel in an existing 1575 S.F. residence. This use is conditional in RR zoning. This request is for a land use change only. No construction is proposed with this site plan.

APPLICANT: Charlie Palmer & Bryan Thaye
5604 Travis Cook Rd.
Austin, Texas 78746
(512) 382-7547

AGENT: Site Specifics (John Hussey)
700 N. Lamar Blvd, #2004
Austin, TX 78703
(512) 472-5252

NEIGHBORHOOD ORGANIZATIONS:

298 – Oak Hill Association of Neighborhood
384 – Save Barton Creek Association
385 – Barton Creek Coalition |
605 – City of Rollingwood |
705 – OHAN 78735
706 – OHAN 78736
707 – OHAN 78737
708 – OHAN 78738
709 – OHAN 78739
710 – OHAN 78749
742 – Austin Independent School District
943 – Save Our Springs Alliance

WATERSHED: Barton Creek (Barton Springs Zone)

APPLICABLE WATERSHED ORDINANCE: Comprehensive Watershed Ordinance and Save Our Springs Ordinance

CAPITOL VIEW: N/A

T.I.A.: Not Required (Less than 2,000 trips per day)

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the conditional use permit.

CASE MANAGER: Lynda Courtney Telephone: 974-2810
Lynda.Courtney@ci.austin.tx.us

PROJECT INFORMATION: 1,575 sq. ft. of single family residential.

ZONING: RR

PROPOSED USE: Kennel

MAX. BLDG. COVERAGE: 20%

MAX. IMPERV. CVRG.: 25%

ALLOWED F.A.R.: .19:1

MAX HEIGHT ALLOWED: 35'

REQUIRED PARKING: 2

PROPOSED BLDG. CVRG: 1,575.5 sf (4.9%)

PROPOSED IMP. CVRG: 7,379 sf (19.6%)

PROPOSED F.A.R.: .036:1

PROPOSED HEIGHT:

PROVIDED PARKING: 2

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting approval of a Conditional Use Permit for a kennel in a RR zoning district. This use is conditional in RR. This building is an existing 1,575 s.f. residence, and does not include any new development or additional impervious cover. The proposed kennel is on Travis Cook Rd. and Sunset Ridge Dr. Staff recommends approval of the conditional use permit.

Transportation: A traffic impact analysis was not required. There is adequate parking to accommodate the use change.

Environmental: The site is located in the Barton Creek watershed, within the Barton Springs Zone.

SURROUNDING CONDITIONS:

Zoning/ ~~Land use~~: RR, Residential

North: RR

East: RR & SF-3

South: RR

West: RR

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states:

A. "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

B. A conditional use site plan must:

- 1. Comply with the requirements of this title;** Staff response: This application complies with the requirements of this title.
- 2. Comply with the objectives and purposes of the zoning district,** Staff response: This application complies with the objectives and purposes of the zoning district.
- 3. Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;** Staff response: This application is compatible with the abutting sites in all of these cases.
- 4. Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided.
- 5. Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.
- 6. For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay or an adopted neighborhood plan

C. A Conditional Use Site Plan May Not:

- 1. More adversely affect an adjoining site than would a permitted use;** Staff response. The site plan will conform with all regulations and standards established by the Land Development Code. This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
- 2. Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Access is limited into the site, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment of safety or convenience.
- 3. Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response. No signage or lighting is proposed that would affect adjacent properties or traffic control

D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

The map illustrates the location of a site, which is a shaded, irregularly shaped area. The site is situated at the intersection of Travis Cook Road and Travis Hills Drive. A label 'SITE' with a pointer indicates the shaded area. Other roads shown include Bell Drive and Sunset Ridge Drive.

[illegible]

700 North Lamar Suite 2003
Austin, Texas 78703

Phone 512-472-5252
Fax 512-472-2224

S I T E S P E C

Net Site Calculations:				
0-15% Slope	= 37,413 s.f.	x 100%	=	37,413 s.f.
15-25% Slope	= 0 00 s.f.	x 40%	=	0 00 s.f.
25-35% Slope	= 1 571 s.f.	x 20%	=	314 2 s.f.
35% & Above Slope	= 5,038 s.f.	x 0%	=	0 00 s.f.
Total Site Area = 44,022 s.f. Net Site Area = 37,727 2 s.f.				

PARKING

- 1 Accessible parking spaces shall be a min 96" wide with a max slope of 2% (all directions)
- 2 Each accessible parking space shall have a vertically mounted (or suspended) sign showing the symbol of accessibility. At least one space must have an additional sign "VAN ACCESSIBLE" mounted below the symbol of accessibility. Signs shall be located at 60" above ground surface to bottom of text.
- 3 All access drives serving 11L parking spaces shall be 60" wide minimum and 96" wide minimum for van designated spaces. All sites shall conform to at least one van accessible space.

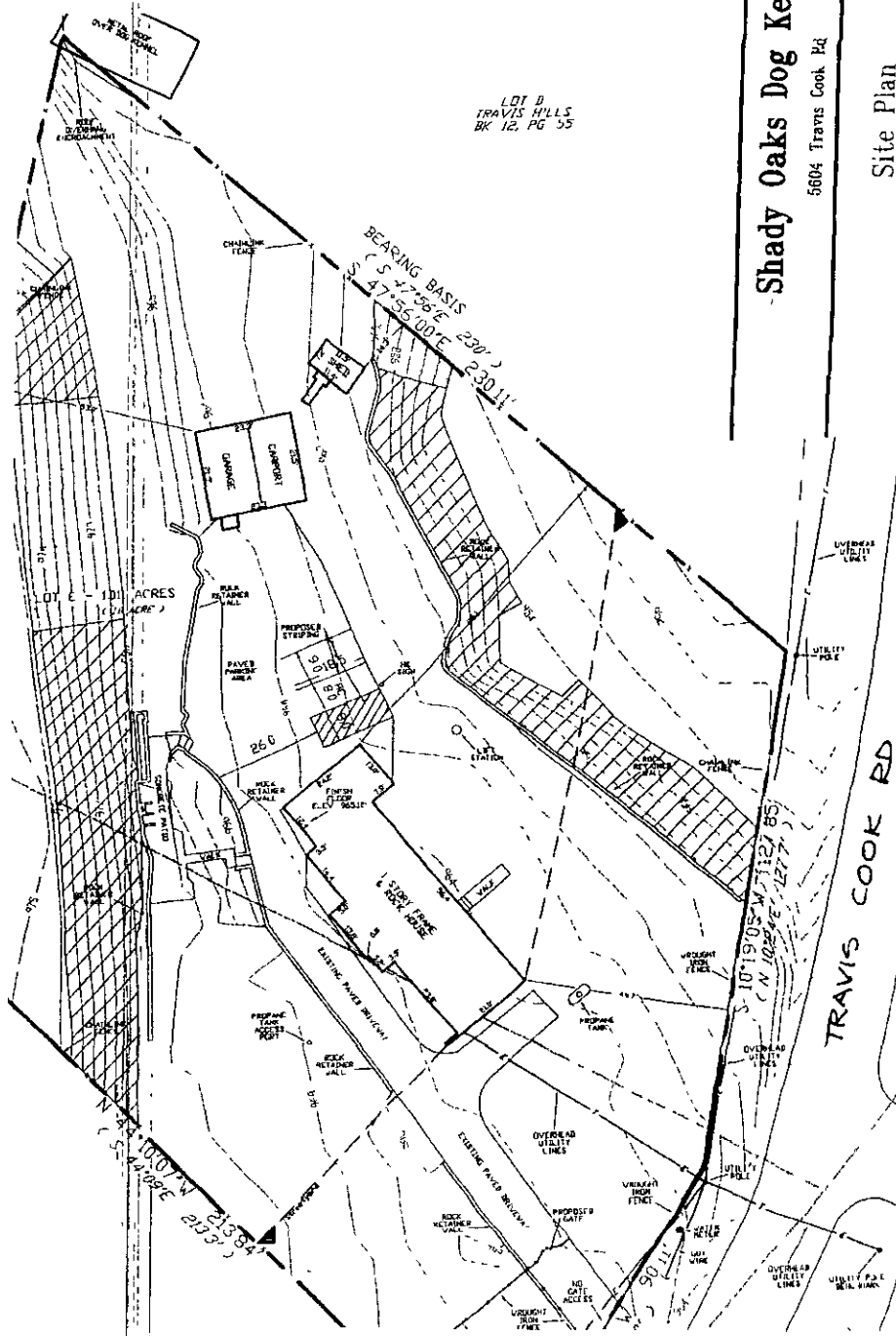
RAMPS

- 1 Ramps exceeding 6 ft. in run or 6 in. rise shall have handrails each side between 34" and 38" and extend 12" beyond top and bottom of ramp and shall not diminish the clear area required for top and bottom landings serving the ramps.
- 2 Ramps shall have a rough (broom finish) surface or abrasive tile. Ramps shall also contain either truncated domes or 1/8" deep grooves, 1/4 - 3/8" wide and 3/4 - 2 - 0" o.c., arranged so that water will not accumulate. Color of ramp finish material (including concrete) and light and reflective value must contrast significantly to distinguish it from adjacent surfaces (or paint stripe).
- 3 Bottom landings for ramps serving required exits shall be 6'-0" long in direction of travel minimum. All landings shall be at least as long as the width of the ramp they serve.
- 4 Curb ramps with 110 flare sides w/ max slope 1:12
- 5 Curb ramps with 112 flare sides w/ max slope 1:12
- 6 Curb ramps with 120 flare sides w/ max slope 1:12
- 7 Return curb ramp w/ max slope 1:12
- 8 New sidewalk (min 3') to public walk (max slope 1:20)
- 9 Cross slope shall not exceed 1:50 (2%).

BUILDING AND PARKING TABULATIONS

ZONED RR	= 44,022 s.f.
SITE AREA	= 44,022 s.f.
NET SITE AREA	= 37,727 2 s.f.
IMPROVED COVERAGE	
Maximum (last use)	= 1,545 44 s.f. (70%)
Proposed	= 2,370 00 s.f. (19.5%)
VEHICLE PARKING	
REQUIRED (at 1000 SF)	= 02 spaces
PROVIDED	
Accessible Spaces	= 01 space
Standard Spaces	= 01 space
Total spaces	= 02 spaces

BUILDING AREA	= 1,575 5 s.f.
FLOOR TO AREA RATIO	= 0.036
Proposed 1,575 5 s.f./44,022 s.f.	= 0.036
-- --	= 2.161 7 s.f. (4.9%)



in favor

I am a neighbor of Shady Oaks Pet Resort, L.L.C. and support the use of the facility at 5604 Travis Cook Rd., Austin, TX 78735. Shady Oaks Pet Resort, L.L.C. provides boarding and day care services for pets. I am in favor for the conditional use permit and site plan for Shady Oaks Pet Resort, L.L.C.

Name	Address	Signature
Ed Padgett	5570 Sunset Ridge Rd	Ed Padgett
Elizabeth Wheatley	5701 TRAVIS COOK RD	Elizabeth Wheatley
DAVID BECKMAN	5504 TRAVIS COOK	David Beckman
MARK CLEMENS	5701 TRAVIS COOK RD	Mark Clemens
*CONSENT AS LONG AS OWNERS LIVING AT ADDRESS		
Mary Lee	5500 Sunset Ridge Rd B	Mary Lee
Wanda + J. J. Walker	5702 Travis Cook Rd	Wanda + J. J. Walker
Mary Beth Gaitner	5415 Travis Cook Rd	Mary Beth Gaitner
John Wengert	8648 Old Bee Lane Rd 78735	John Wengert
Michael Muller	5801 Travis Cook Rd 78735	Michael Muller
RON. B. Townsend	8724 Travis Hills Rd. 78735	RON. B. Townsend

PUBLIC HEARING INFORMATION

Although applications and/or their agents 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 a public hearing, the board or commission may postpone or consider the applicant's meeting in a later date, or recommend approval or denial of the application. It is board or commission announces a specific date and time for a postponement or consideration that is not later than 60 days from the notice issued. No further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified by a person who can apply the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern to that party involved in the current process based on a notice of appeal, or
- appealing and speaking for the record at the public hearing and
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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

For additional information on the City of Austin's land development process visit our web site www.austintexas.gov/development

Written comment must be submitted to the board or commission for the subject 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 subject person listed on the notice.

Case Number: **SPC-06-0027A**

Contact: **Lynnda Courtney, (512) 974-2811**

Public Hearing:

October 17, 2006 Zoning and Planning Commission

Amy Cifuentes

(not a staff or board member)

805 Coolestone

1000 10th Street, Austin, TX 78701

[Signature]

Signature

10-17-06

Date

Comments

Noise at night

☒ **In favor**

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

City of Austin
Watershed Protection and Development Review Department
Lynda Courtney
P.O. Box 1088
Austin, TX 78767-8810

10-17-06

Brenda Loudermilk

10-2

From: [REDACTED]
Sent: Monday, October 16, 2006 7:49 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Dog Kennel

Please,

do not approve a dog kennel near Travis Country West subdivision. We were at the dog pound a month ago to adopt a homeless dog and the noise was loud. I am a physician and love the peace and quiet of my home.

THANK YOU FOR YOUR TIME IN THIS MATTER AS IT IS IMPORTANT TO OUR FAMILIES

Roy Mullins

10/16/2006

Brenda Loudermilk

10-3

From: Patrick R [REDACTED]
Sent: Monday, October 16, 2006 8:42 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: I oppose Dog Kennel

Dear Brenda,

Please pass along my opposition to the proposed zoning change that would allow a dog kennel at 5604 Travis Cook Road. I just found out about the zoning meeting tomorrow evening and will try to attend.

To City of Austin
Zoning & Planning Commission

Re Case Number SPC-06-0027A
Shady Oaks Dog Kennel
5604 Travis Cook Rd
Austin, TX 78735

I am writing to voice my opposition to the conditional use permit change request for the property at 5604 Travis Cook Rd., Austin, Texas 78735 which would allow the property to be used for a dog kennel.

I am opposed to this change for several reasons:

-The property is located in the middle of a residential neighborhood -The property is too small absorb the sound of barking dogs which will carry over to neighbors -The increased noise from barking dogs will detract from property values in the newly developed neighborhood of Travis Country West -The property is located on very narrow residential roads -Because roads are narrow and traffic is already congested, the additional commercial traffic would increase the already high cut through traffic into Travis Country West neighborhood -Animal waste from the property would drain into the aquifer in this environmentally sensitive area

I urge you to please deny this proposed change

Sincerely,
Patrick Russell
Homeowner
8521 Cobblestone
Austin, TX 78735

Brenda Loudermilk

10-4

From: Julie Yarbrough [REDACTED]
Sent: Monday, October 16, 2006 9:19 PM
To: lynda.courtney@ci.austin.tx.us
Cc: [REDACTED]
Subject: ref case#SPC-06-0027A, dog kennel

Dear Lynda,

I reside at 5809 Medicine Creek, in Travis County West. I understand that a nearby property owner is seeking a dog kennel approval from P & Z for their property at 5604 Travis Cook Road. I want to make it clear that I am **very** opposed to this, due to the large number of residents who would be negatively impacted by noises and disturbances during evening and daytime hours, not to mention the potential for unsanitary conditions in the Barton Creek Aquifer zone. It is too close to our neighborhood, and I personally find this request to be totally out of line. I know there is another dog kennel located off Old Bee Caves at Hwy 71, which has acreage surrounding it no residential development nearby. By the way, I can hear his dogs barking at night from 2 miles away, and this proposed kennel would be right next to our homes, a total violation of any "normal" zoning considerations.

Ours is a different scenario altogether- being so close to a recently built large neighborhood of over 200 homes. Dog kennels should be located away from potentially offensive areas, where they are protected by ample space and peaceful surroundings that would be of benefit to the dogs safety and health. Our neighborhood is transitioning more residential and not a suitable place for such a "country type" business.

Let me know if there is anything else I may do to object to this proposal. Reference case # SPC-06-0027A.

Best Regards,
Julie Yarbrough,
[REDACTED]

10/16/2006

Brenda Loudermilk

10-5

From: John Campbell [REDACTED]
Sent: Monday, October 16, 2006 9:36 PM
To: [REDACTED]
Subject: Case # SPC-06-0027A - 5604 Travis Cook Road

To: Zoning Commission

I oppose the application for the zoning change for the property located at 5604 Travis Cook Road. I further oppose any change that would permit the operation of a dog kennel at 5604 Travis Cook Road.

I live and own the property at 5224 Fort Benton Drive in Travis Country West.

Thank you for your consideration.

Best regards,
John Campbell

10/16/2006

Brenda Loudermilk

10-6

From: [REDACTED]
Sent: Monday, October 16, 2006 9:39 PM
To: [REDACTED]
Subject: Proposed Dog Kennel - # SPC-06-0027A

Ms Loudermilk

It is my understanding that the property owner at 5604 Travis Cook Road is petitioning the Zoning Commission for a change that will allow this person to operate a kennel. I live/own property in Travis Country West, 5725 Medicine Creek Drive to be specific.

I ask that you provide the city commission with a copy of this e-mail stating my opposition to this change in use. Barking dogs (not to mention the smell) and additional traffic will certainly be detrimental to our residential neighborhood and I oppose this matter in the strongest way. It is my opinion that this will materially affect the value of my property.

I can hear the donkeys and chickens that reside at the Natural Gardner from time to time. To hear a bunch of barking, howling dogs would be too much.

Thank you for forwarding this to the city planning and zoning commission.

Mark Ritter

10/16/2006

Brenda Loudermilk

10-7

From: Kendra Gottlieb [REDACTED]
Sent: Monday, October 16, 2006 10:00 PM
To: [REDACTED]
Subject: proposed dog kennel, ref # SPC-06-0027A

Kendra Gottlieb
8513 Cobblestone Dr
Austin, TX 78735

October 16, 2006

To Whom It May Concern:

This letter is in response to case reference # SPC-06-0027A, proposed dog kennel. As a new home owner in TCW, I strongly oppose a dog kennel going literally in my back yard! Isn't it enough that the city has and is approving multifamily dwellings and commercial buildings in our back yard to bring down the value of our homes and the quality of our lives?

Property taxes in Travis Country West are outrageous, and considering how much we are paying we should have some say as to what is going in around us. A dog kennel will increase the noise level not to mention pollution of the air if the kennel isn't maintained properly.

Travis Country West is a family centered neighborhood and it's imperative that such things like commercial buildings, apartments, and dog kennels stay out of our vicinity so that we are able to maintain a good, peaceful and QUIET quality of life to raise our families in.

Regards,

Kendra Gottlieb

10/17/2006

Brenda Loudermilk

10-8

From: Arati Singh [REDACTED]
Sent: Monday, October 16, 2006 10 12 PM
To: [REDACTED]
Subject: # SPC-06-0027A

Could you please pass this e-mail along to the zoning board:

Dear Zoning Board,

I am very much against the operation of a dog kennel at 5604 Travis Cook Rd. I am a homeowner in Travis Country West, and I am against the prospect of having my property value decrease due to nearby barking dogs, increased traffic through our neighborhood, the commercial development so near to our residential neighborhood. As a small community, we expect and appreciate the zoning board's considering the concerns of nearby residents.

Thank you,

Ranjeev and Arati Singh
8101 Cobblestone
Austin, TX 78735

Brenda Loudermilk

10-9

From: [REDACTED]
Sent: Monday, October 16, 2006 10:25 PM
To: [REDACTED]
Subject: note from resident on the Proposed Dog Kennel

Neighbor,

My name is Jason Jordan. My wife, Carolyn, and I live at 8617 Cobblestone, overlooking the greenbelt and Travis Cook. We are obviously VERY concerned about this issue, as the noise will be just past our back yard. We paid a significant premium for a house backing up to a quiet greenbelt and would oppose anything that would destroy the quiet we have paid for. There is already a significant amount of dog noise from a neighbor on Travis Cook that wakes us up most nights, and an increase in that noise would be unbearable.

Thanks so much for your attention to this issue, and know that we support your efforts fully. If you need anything from us, please do not hesitate to call.

Sincerely,

Jason Jordan
Home 512-215-9356

10/17/2006

Brenda Loudermilk

10-10

From: [REDACTED]
Sent: Monday, October 16, 2006 11:19 PM
To: [REDACTED]
Subject: Proposed Dog Kennel - reference case # SPC-06-0027A

Dear Brenda,

My name is Alexander Masri and I am the owner of property on 5717 Fort Benton Dr 78735, please pass my opposition to the the zoning commission for the below dog kennel project proposition, thank you in advance

Alexander

----- Forwarded Message -----

From: Gail Ow [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Sent: Monday, October 16, 2006 10:41:16 PM
Subject: [traviscountrywest] Proposed Dog Kennel - Vote via email

Thanks Patrick!

I sent my email "NO" vote to Brenda

Gail Ow
5829 Medicine Creek Drive

On 10/16/06, [REDACTED] wrote
Hey neighbors, just found out this evening from another neighbor that the property owner at 5604 Travis Cook Road (very near to TCW) is seeking approval from the zoning and planning commission to run a dog kennel on the property.
The property is at the intersection of Sunset Ridge and Travis Cook Road right behind our neighborhood (for reference it is near the Natural Gardener). While I love dogs, I personally would be against the kennel right in our backyard due to noise from barking dogs, increased traffic in our neighborhood, the commercial development so near to our residential neighborhood, and a potential decrease in property values.

Unfortunately, the zoning & planning meeting is tomorrow night, 10/17/06 at Austin City Hall starting at 6:00PM. However, there is still time to act and voice your opposition. If the commission hears from enough residents opposing this application, it can be denied. You can either attend the meeting OR write an e-mail voicing your opposition. Please take a few moments to get involved.
Please send e-mails along with your address, and whether you own the property where you live to the below e-mail address and this lady

10/17/2006

RECENT ACTIVITY

New Members 1
[Visit Your Group](#)

SPONSORED LINKS

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[Share Photos](#)
Put your favorite photos and more online

[Yahoo! Mail](#)
Drag & drop
With the all-new
[Yahoo! Mail Beta](#)

[Y! GeoCities](#)

Brenda Loudermilk

10-11

From: Bryan Cope [REDACTED]
Sent: Monday, October 16, 2006 11:24 PM
To: [REDACTED]
Subject: Proposed Dog Kennel

Hello Brenda,

I understand that you are collecting 'votes' for the proposed dog kennel behind TCW on Travis Cook Rd. Please submit my NO vote for this. I was told to reference case # SPC-06-0027A.

My address is 5724 Fort Benton, and my name is Bryan Cope. I am the owner of this property.

Thanx
Bryan

Brenda Loudermilk

10-12

From: [REDACTED]
Sent: Tuesday, October 17, 2006 5 42 AM
To: [REDACTED]
Subject: want to vote

We want to vote no on the proposed dog kennel

Thanks,
The Haleys
Travis Country West Residents

10/17/2006

Brenda Loudermilk

10-13

From: [REDACTED]
Sent: Tuesday, October 17, 2006 12:05 AM
To: [REDACTED]
Subject: Fw: [traviscountrywest] Proposed Dog Kennel

Brenda,

I live in Travis Country West and would NOT want to have a dog kennel behind us do to the noise and potential traffic cutting through our kid filled neighborhood I vote NO

reference case # SPC-06-0027A

Kirk Drummond

----- Forwarded Message -----

From: [REDACTED]
To: [REDACTED]
Sent: Monday, October 16, 2006 8 16 06 PM
Subject: [traviscountrywest] Proposed Dog Kennel

Hey neighbors, just found out this evening from another neighbor that the property owner at 5604 Travis Cook Road (very near to TCW) is seeking approval from the zoning and planning commission to run a dog kennel on the property

The property is at the intersection of Sunset Ridge and Travis Cook Road right behind our neighborhood (for reference it is near the Natural Gardener) While I love dogs, I personally would be against the kennel right in our backyard due to noise from barking dogs, increased traffic in our neighborhood, the commercial development so near to our residential neighborhood, and a potential decrease in property values.

Unfortunately, the zoning & planning meeting is tomorrow night, 10/17/06 at Austin City Hall starting at 6 00PM However, there is still time to act and voice your opposition If the commission hears from enough residents opposing this application, it can be denied You can either attend the meeting OR write an e-mail voicing your opposition Please take a few moments to get involved Please send e-mails along with your address, and whether you own the property where you live to the below e-mail address and this lady will kindly pass it along to the zoning commission Please also reference case # SPC-06-0027A.

Brenda Loudermilk, resident and property owner
5507 Travis Cook Road
[REDACTED]

If you want to find more information on this case you can visit the following website

10/17/2006

RECENT ACTIVITY

New Members 1
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icom

Brenda Loudermilk

10-14

From: Michelle Herring [REDACTED]
Sent: Tuesday, October 17, 2006 8:38 AM
To: [REDACTED]
Subject: dog kennel

Brenda,
Would you please pass along my "No" vote to the zoning commission regarding the proposed dog kennel reference case # SPC-06-0027A
As a property owner I am most certainly opposed to a dog kennel operating right next to our neighborhood

Sincerely,
Michelle Herring
7921 Cobblestone Drive
Austin, TX 78735

All-new Yahoo! Mail - Fire up a more powerful email and get things done faster.

10/17/2006

Brenda Loudermilk

10-15

Subject: RE: Kennel

From: Gail Ow [REDACTED]
Sent: Tuesday, October 17, 2006 9:40 AM
To: Brenda Loudermilk
Subject: Re: Kennel

Hi Branda,

Thanks! I lost my copy of it too

Let it be known that I am opposed to the zoning change proposal that would allow any form of animal shelter/rescue/kennel to be located on
5604 Travis Cook Road

or anywhere in the vicinity of my home in Travis Country West

I am the homeowner at

Marjone Ow
5829 Medicine Creek Drive

Thanks!

10/17/2006

Diana and Carlos Mayo
5524 Ft. Benton Dr
Austin Texas 78735

10-16

We are writing to express our opposition to the permit change request for the property at 5604 Trav Cook Rd

When we purchased our home we looked into the surrounding area and came to the conclusion that we saw was a solid investment in property. With this proposed **Dog Kennel** we feel that our property would no longer be the Prime Property we thought it would be.

Please note that we are opposed to the permit change request.

Sincerely,
Carlos and Diana Mayo

10/17/2006

Brenda Loudermilk

10-17

From: Diana Mayo [REDACTED]
Sent: Tuesday, October 17, 2006 1:17 PM
To: [REDACTED]
Subject: Dog Kennel

Carlos and Diana Mayo
5524 Ft Benton Dr
Austin, Texas 78735

When we were looking for a home 2 years ago we looked in the surrounding area and felt that Travis Country West was a good solid property investment. Now with this Dog Kennel on the table for 5604 Travis Cook Rd we feel that our property would not be the Prime Property we thought it could be.

Please note that we are opposed to the permit change request for the property.

Carlos and Diana Mayo

10/17/2006



City of Austin Watershed Protection and Development Review Department
505 Barton Springs Road / P.O. Box 1088 / Austin, Texas 78767-8835

SITE PLAN APPEAL

If you are an applicant and/or property owner or interested party, and you wish to appeal a decision on a site plan application, the following form must be completed and filed with the Director of Watershed Protection and Development Review Department, City of Austin, at the address shown above. The deadline to file an appeal is 14 days after the decision of the Planning Commission, or 20 days after an administrative decision by the Director. If you need assistance, please contact the assigned City contact at (512) 974-2680.

CASE NO. SPC-06-00271A

DATE APPEAL FILED 10/31/2006

PROJECT NAME Shady Oaks Pet Center

YOUR NAME Michelle Sinder, Charlette Palmer

PROJECT ADDRESS 5601 Travis Creek Rd Austin, TX 78735

SIGNATURE Michelle Sinder

APPLICANT'S NAME Charlette Palmer

YOUR ADDRESS 5601 Travis Creek Rd Austin, TX 78735

CITY CONTACT Cynthia Courtney

YOUR PHONE NO. (512) 382-7547 WORK

(512) 751-8323 HOME

INTERESTED PARTY STATUS: Indicate how you qualify as an interested party who may file an appeal by the following criteria: (Check one)

- ☒ I am the record property owner of the subject property
- ☐ I am the applicant or agent representing the applicant
- ☐ I communicated my interest by speaking at the Planning Commission public hearing on (date) _____
- ☐ I communicated my interest in writing to the Director or Planning Commission prior to the decision (attach copy of dated correspondence).

In addition to the above criteria, I qualify as an interested party by one of the following criteria: (Check one)

- ☐ I occupy as my primary residence a dwelling located within 500 feet of the subject site.
- ☐ I am the record owner of property within 500 feet of the subject site.
- ☐ I am an officer of a neighborhood or environmental organization whose declared boundaries are within 500 feet of the subject site.

DECISION TO BE APPEALED*: (Check one)

- ☐ Administrative Disapproval/Interpretation of a Site Plan
- ☐ Replacement site plan
- ☐ Planning Commission Approval/Disapproval of a Site Plan
- ☐ Waiver or Extension
- ☐ Planned Unit Development (PUD) Revision
- ☒ Other: Zoning & Platting Commission

Date of Decision: _____
 Date of Decision: _____
 Date of Decision: _____
 Date of Decision: _____
 Date of Decision: _____
 Date of Decision: 10/17/2006

*Administrative Approval/Disapproval of a Site Plan may only be appealed by the Applicant.

STATEMENT: Please provide a statement specifying the reason(s) you believe the decision under appeal does not comply with applicable requirements of the Land Development Code

Information presented to the Zoning and Platting Commission by the neighbors was incorrect or incomplete.

(Attach additional page if necessary.)

Applicable Code Section: 25.5 C, D

October 31, 2006

City of Austin Watershed & Development Review Board
Lynda Courtney
Case Number SPC-06-0027A

Ms Courtney,

Please accept this letter as an appeal to the decision made on October 17, 2006, at the Zoning and Platting Commission hearing. The Commission voted against a conditional use permit for a land use only site plan for a pet care facility at 5604 Travis Cook Rd., Austin, TX 78735. I wish to appeal the decision.

Thank you,



Charlie Palmer

2006 OCT 31 PM 12:52:25

**ZONING AND PLATTING COMMISSION SITE PLAN
CONDITIONAL USE PERMIT REVIEW SHEET**

CASE NUMBER: SPC-06-0027A

ZAPC DATE: October 17, 2006

PROJECT NAME: Shady Oaks Dog Kennel

ADDRESS: 5604 Travis Cook Rd.

AREA: 44,022 sq. ft.

EXISTING ZONING: RR (Rural Residential)

PROPOSED USE: The proposed project includes a kennel in an existing 1575 S.F. residence. This use is conditional in RR zoning. This request is for a land use change only. No construction is proposed with this site plan.

APPLICANT: Charlie Palmer & Bryan Thaye
5604 Travis Cook Rd.
Austin, Texas 78746
(512) 382-7547

AGENT: Site Specifics (John Hussey)
700 N Lamar Blvd, #2004
Austin, TX 78703
(512) 472-5252

NEIGHBORHOOD ORGANIZATIONS

298 – Oak Hill Association of Neighborhood
384 – Save Barton Creek Association
385 – Barton Creek Coalition |
605 – City of Rollingwood |
705 – OHAN 78735
706 – OHAN 78736
707 – OHAN 78737
708 – OHAN 78738
709 – OHAN 78739
710 – OHAN 78749
742 – Austin Independent School District
943 – Save Our Springs Alliance

WATERSHED: Barton Creek (Barton Springs Zone)

APPLICABLE WATERSHED ORDINANCE: Comprehensive Watershed Ordinance and Save Our Springs Ordinance

CAPITOL VIEW: N/A

T.I.A.: Not Required (Less than 2,000 trips per day)

SUMMARY STAFF RECOMMENDATION: Staff recommends approval of the conditional use permit.

CASE MANAGER: Lynda Courtney Telephone: 974-2810
Lynda.Courtney@ci.austin.tx.us

PROJECT INFORMATION: 1,575.5 sq. ft. of single family residential.

ZONING: RR

PROPOSED USE: Kennel

MAX. BLDG. COVERAGE 20%

MAX. IMPERV. CVRG : 25%

ALLOWED F.A.R.: .19 1

MAX HEIGHT ALLOWED: 35'

REQUIRED PARKING: 2

PROPOSED BLDG. CVRG: 1,575.5 sf (4.9%)

PROPOSED IMP. CVRG: 7,379 sf (19.6%)

PROPOSED F.A.R.: .036:1

PROPOSED HEIGHT:

PROVIDED PARKING: 2

SUMMARY COMMENTS ON SITE PLAN:

Land Use: The applicant is requesting approval of a Conditional Use Permit for a kennel in a RR zoning district. This use is conditional in RR. This building is an existing 1,575 s.f. residence, and does not include any new development or additional impervious cover. The proposed kennel is on Travis Cook Rd. and Sunset Ridge Dr. Staff recommends approval of the conditional use permit.

Transportation: A traffic impact analysis was not required. There is adequate parking to accommodate the use change.

Environmental: The site is located in the Barton Creek watershed, within the Barton Springs Zone.

SURROUNDING CONDITIONS:

Zoning/ ~~Land use~~: RR, Residential

North: RR

East: RR & SF-3

South: RR

West: RR

CONDITIONAL USE PERMIT REVIEW AND EVALUATION CRITERIA

The following evaluation is included to provide staff position on each point of the conditional use permit criteria. Section 25-5-145 of the Land Development Code states:

A. "The Commission shall determine whether the proposed development or use of a conditional use site plan complies with the requirements of this section.

B. A conditional use site plan must:

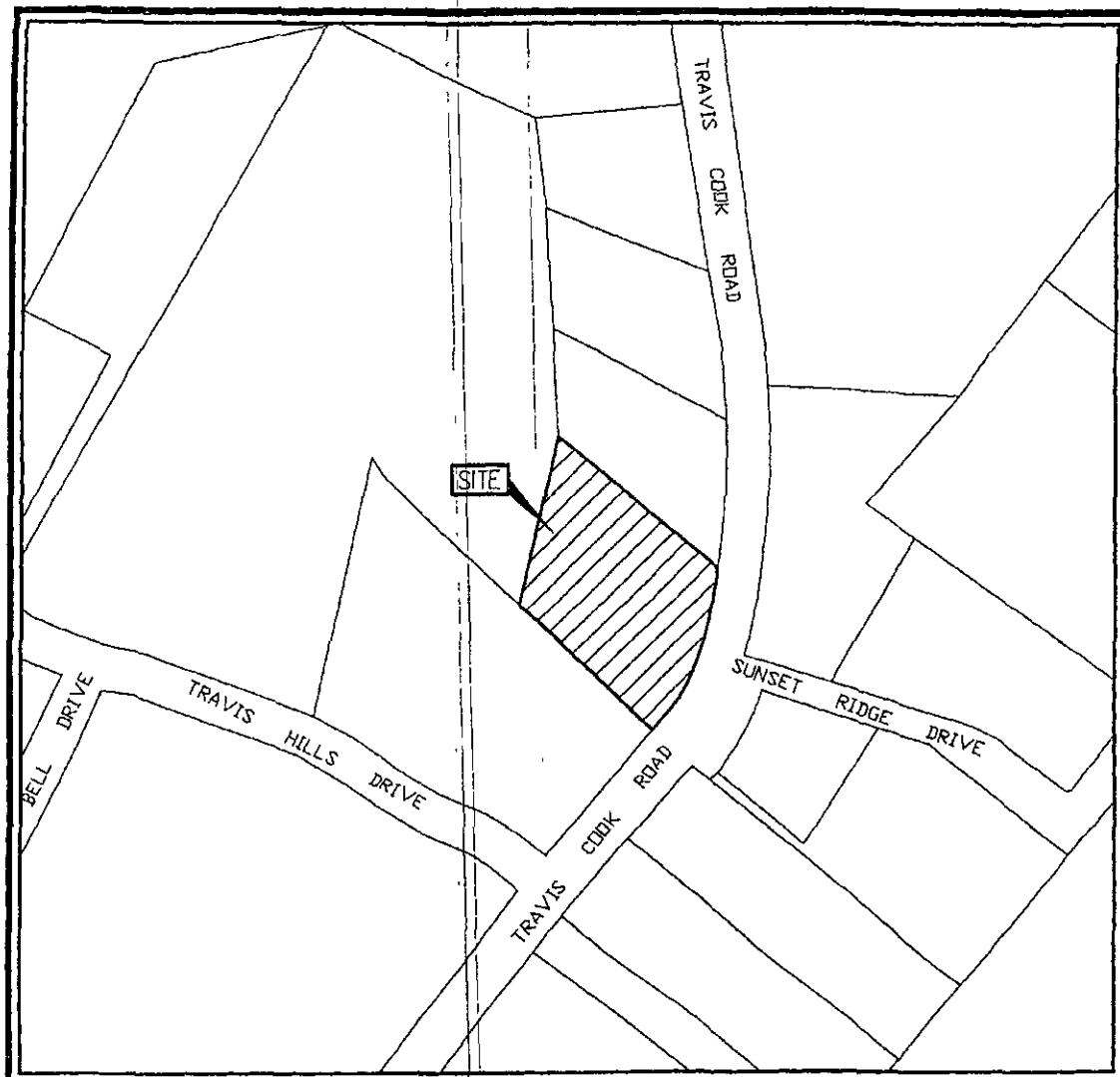
1. **Comply with the requirements of this title;** Staff response. This application complies with the requirements of this title.
2. **Comply with the objectives and purposes of the zoning district;** Staff response This application complies with the objectives and purposes of the zoning district.
3. **Have building height, bulk, scale, setback, open space, landscaping, drainage, access, traffic circulation, and use that is compatible with the use of an abutting site;** Staff response. This application is compatible with the abutting sites in all of these cases.
4. **Provide adequate and convenient off-street parking and loading facilities;** Staff response: Adequate parking and loading facilities have been provided.
5. **Reasonably protect persons and property from erosion, flood, fire, noises, glare, and similar adverse effects;** Staff response: The proposed project does not contribute to any of these adverse effects.
6. **For conditional use located within the East Austin Overlay district, comply with the goals and objectives of a neighborhood plan adopted by the City Council for the area in which the use is proposed.** Staff response: The proposed project is not in the East Austin Overlay or an adopted neighborhood plan

C. A Conditional Use Site Plan May Not:

1. **More adversely affect an adjoining site than would a permitted use;** Staff response. The site plan will conform with all regulations and standards established by the Land Development Code This proposed site plan does not more adversely affect an adjoining site than would a permitted use.
2. **Adversely affect the safety or convenience of vehicular or pedestrian circulation, including reasonably anticipated traffic and uses in the area;** Staff response: Access is limited into the site, and surrounding vehicular circulation in the area of the project is not anticipated to have any detriment of safety or convenience.
3. **Adversely affects an adjacent property or traffic control through the location, lighting, or type of signs;** Staff response. No signage or lighting is proposed that would affect adjacent properties or traffic control

D. A site plan may not adversely affect the public health, safety, or welfare, or materially injure property. If the Land Use Commission determines that a site plan has an adverse effect or causes a material injury under this subsection, the Land Use Commission shall identify the adverse effect or material injury.

LOCATION MAP



Net Site Calculations:				
0-15% Slope	= 37,413 sf	x 100%	=	37,413 sf
15-25% Slope	= 0 00 sf	x 40%	=	0 00 sf
25-35% Slope	= 1 571 sf	x 20%	=	314 2 sf
35% & Above Slope	= 5,038 sf	x 0%	=	0 00 sf
Total Site Area = 44,022 s.f. Net Site Area = 37,727 2 s.f				

PARKING

- 1 Accessible parking spaces shall be a min 96" wide with a max slope of 2% (all directions)
- 2 Each accessible parking space shall have a vertically mounted (or suspended) sign showing the symbol of accessibility. At least one space must have an additional sign "VAN ACCESSIBLE" mounted below the symbol of accessibility. Signs shall be located at 60" above ground surface to bottom of sign.
- 3 All access lanes serving H.L. parking spaces shall be 60' wide minimum and 96" wide minimum for van designated spaces. All sites shall conform to at least one van accessible space.

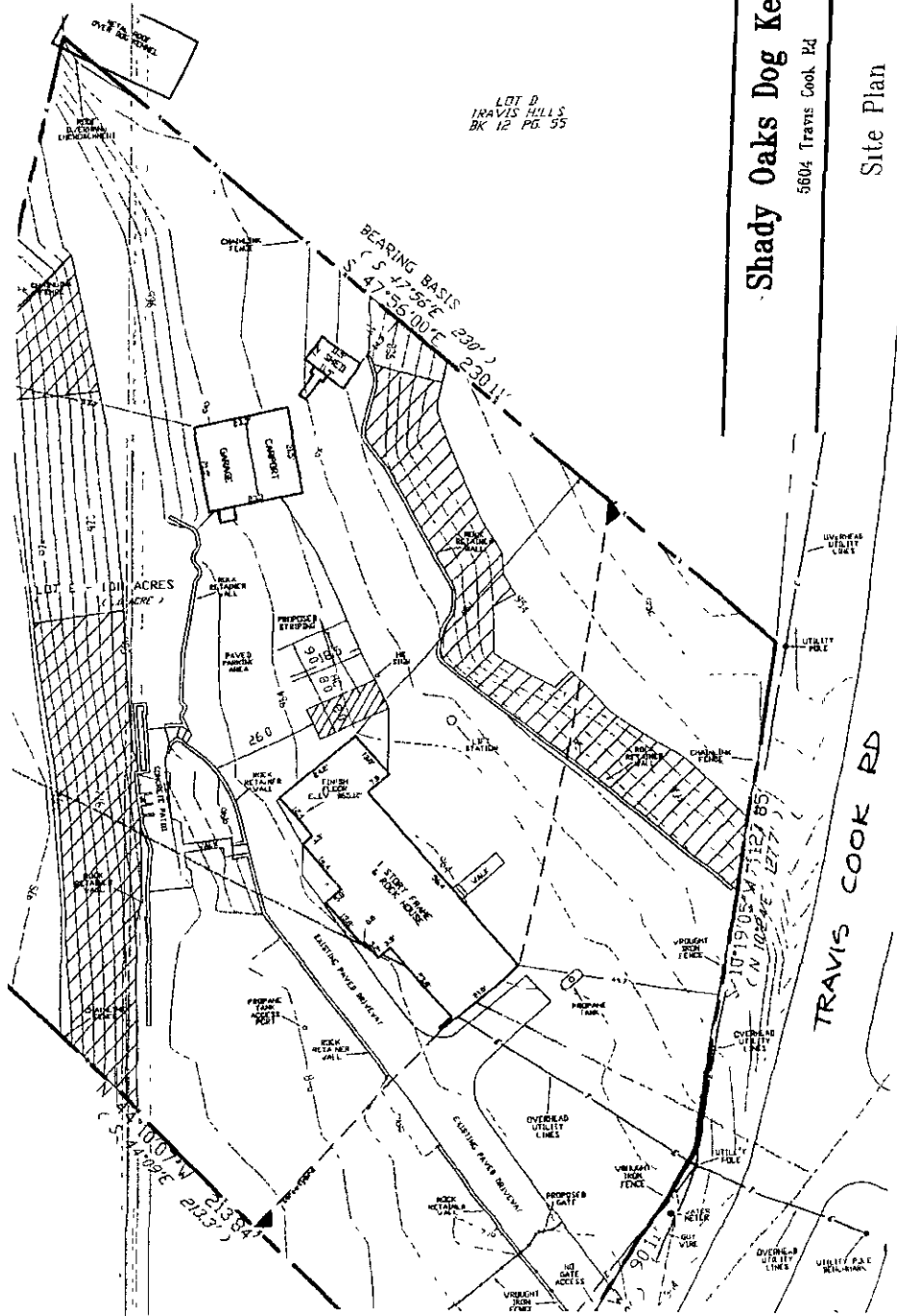
RAMPS

- 1 Ramps exceeding 6 ft in run or 6 in rise shall have handrails each side between 34" and 38" and extend 12" beyond top and bottom of ramp and shall not diminish the clear area required for top and bottom landings serving the ramps.
- 2 Ramps shall have a rough (broom finish) surface or abrasive tile. Ramps shall also contain either truncated domes or 1/8" deep grooves, 1/4 - 3/4" wide and 3/4 - 2-0" o.c., arranged so that water will not accumulate. Color of ramp finish material (including concrete) and light and reflective value must contrast significantly to distinguish it from adjacent surfaces (or paint stripe).
- 3 Bottom landings for ramps serving required exits shall be 6'-0" long in direction of travel minimum. All landings shall be at least as long as the width of the ramp they serve.
- 4 Curb ramps with 110 flare sides w/ max slope 1:12
- 5 Curb ramps with 112 flare sides w/ max slope 1:12
- 6 Curb ramps with 120 flare sides w/ max slope 1:12
- 7 Return curb ramp w/ max slope 1:12
- 8 New sidewalk (min 3') to public walk (max slope 1:20)
- 9 Cross slope shall not exceed 1.50 (2%)

BUILDING AND PARKING TABULATIONS

ZONED RR	= 44,022 sf
SITE AREA	= 44,022 sf
NET SITE AREA	= 37,727 2 sf
IMPERVIOUS COVERAGE	
Maximum (net site)	= 7,545 44 sf (20%)
Proposed	= 7,379 00 sf (19.5%)
VEHICLE PARKING	
REQUIRED (01 1000 SF)	= 02 spaces
PROVIDED	
Accessible spaces	= 01 space
Standard spaces	= 01 spaces
Total spaces	= 02 spaces

BUILDING AREA	= 15,755 sf
FLOOR TO AREA RATIO	= 0.0361
Proposed 15,755 sf/44,022 sf	= 0.358
-- --	= 2.161 7 sf (4.9%)



Shady Oaks Dog Kennel

5604 Travis Cook Rd

Site Plan

700 North Lamar Suite 200A
Austin, Texas 78703

Phone 512-472-5252
Fax 512-472-2224

SITE SPEC

in favor

I am a neighbor of Shady Oaks Pet Resort, L.L.C. and support the use of the facility at 5604 Travis Cook Rd., Austin, TX 78735. Shady Oaks Pet Resort, L.L.C provides boarding and day care services for pets. I am in favor for the conditional use permit and site plan for Shady Oaks Pet Resort, L.L.C.

Name	Address	Signature
Ed Padgett	5570 Sunset Ridge Rd	Ed Padgett
Elizabeth Wheatley	5601 TRAVIS COOK RD	Elizabeth Wheatley
DAVID BECKMAN	5501 TRAVIS COOK	David Beckman
MARK CLEMENS	5701 TRAVIS COOK RD	Mark Clemens
I CONSENT AS LONG AS OWNERS LIVING AT ADDRESS		
Max Leal	5500 Sunset Ridge Rd B	Max Leal
Wanda + J. J. Walker	5702 Travis Cook Rd	Wanda + J. J. Walker
Mary Beth Gartner	5415 Travis Cook Rd	Mary Beth Gartner
Jim Rembold	5648 Old Bee Cove Rd 78735	Jim Rembold
Michael Muller	5801 Travis Cook Rd 78735	Michael Muller
RON. B. Townsend	8724 Travis Hills Rd. 78735	RON. B. Townsend

PUBLIC HEARING INFORMATION

Although applicants and/or their agents 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 governmental organization that has expressed an interest in an application affecting your neighborhood.

During a public hearing, the board or commission may postpone or continue an applicant's hearing to a later date, or recommend approval or denial of the application. If the board or commission announces a specific date and time for a postponement or continuation, there is not later than 60 days from the announcement, no further notice is required.

A board or commission's decision may be appealed by a person with standing to appeal as an interested party that is identified as a person who can apply the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern to that individual or that person based on a motion, or
- appearing and speaking for the record at the public hearing.
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

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

For additional information on the City of Austin's land development process, visit our web site www.austintx.us/development

Written comment must be submitted to the board or commission for the public hearing 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: SPC-06-0027A

Contact: Lynda Courtney, (512) 974-2810

Public Hearing:

October 17, 2006 Planning and Planning Commission

Amy Cifuentes
(for Amy Cifuentes)

805 Cobblestone

10-17-06

Signature

Date

Noise at night

17 Austin favor
in object

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

City of Austin
Watershed Protection and Development Review Department
Lynda Courtney
P.O. Box 1088
Austin, TX 78767-8810

10-17-06

Brenda Loudermilk

10-2

From: [REDACTED]
Sent: Monday, October 16, 2006 7:49 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: Dog Kennel

Please,

do not approve a dog kennel near Travis Country West subdivision . We were at the dog pound a month ago to adopt a homeless dog and the noise was loud I am a physican and love the peace and quiet of my home

THANK YOU FOR YOUR TIME IN THIS MATTER AS IT IS IMPORTANT TO OUR FAMILIES .

Roy Mullins

10/16/2006

Brenda Loudermilk

10-3

From: Patrick R [REDACTED]
Sent: Monday, October 16, 2006 8:42 PM
To: [REDACTED]
Cc: [REDACTED]
Subject: I oppose Dog Kennel

Dear Brenda,

Please pass along my opposition to the proposed zoning change that would allow a dog kennel at 5604 Travis Cook Road. I just found out about the zoning meeting tomorrow evening and will try to attend.

To City of Austin
Zoning & Planning Commission

Re: Case Number SPC-06-0027A
Shady Oaks Dog Kennel
5604 Travis Cook Rd
Austin, TX 78735

I am writing to voice my opposition to the conditional use permit change request for the property at 5604 Travis Cook Rd., Austin, Texas 78735 which would allow the property to be used for a dog kennel.

I am opposed to this change for several reasons:

-The property is located in the middle of a residential neighborhood -The property is too small absorb the sound of barking dogs which will carry over to neighbors -The increased noise from barking dogs will detract from property values in the newly developed neighborhood of Travis Country West -The property is located on very narrow residential roads -Because roads are narrow and traffic is already congested, the additional commercial traffic would increase the already high cut through traffic into Travis Country West neighborhood -Animal waste from the property would drain into the aquifer in this environmentally sensitive area

I urge you to please deny this proposed change

Sincerely,
Patrick Russell
Homeowner
8521 Cobblestone
Austin, TX 78735

Brenda Loudermilk

10-4

From: Julie Yarbrough [REDACTED]
Sent: Monday, October 16, 2006 9:19 PM
To: lynda.courtney@ci.austin.tx.us
Cc: [REDACTED]
Subject: ref case#SPC-06-0027A, dog kennel

Dear Lynda,

I reside at 5609 Medicine Creek, in Travis County West. I understand that a nearby property owner is seeking a dog kennel approval from P & Z for their property at 5604 Travis Cook Road. I want to make it clear that I am **very** opposed to this, due to the large number of residents who would be negatively impacted by noises and disturbances during evening and daytime hours, not to mention the potential for unsanitary conditions in the Barton Creek Aquifer zone. It is too close to our neighborhood, and I personally find this request to be totally out of line. I know there is another dog kennel located off Old Bee Caves at Hwy 71 which has acreage surrounding it no residential development nearby. By the way, I can hear his dogs barking at night from 2 miles away, and this proposed kennel would be right next to our homes, a total violation of any "normal" zoning considerations.

Ours is a different scenario altogether- being so close to a recently built large neighborhood of over 200 homes. Dog kennels should be located away from potentially offensive areas, where they are protected by ample space and peaceful surroundings that would be of benefit to the dogs safety and health. Our neighborhood is transitioning more residential and not a suitable place for such a "country type" business.

Let me know if there is anything else I may do to object to this proposal. Reference case # SPC-06-0027A.

Best Regards,
Julie Yarbrough,
[REDACTED]

10/16/2006

Brenda Loudermilk

10-5

From: John Campbell [REDACTED]
Sent: Monday, October 16, 2006 9:36 PM
To: [REDACTED]
Subject: Case # SPC-06-0027A - 5604 Travis Cook Road

To: Zoning Commission

I oppose the application for the zoning change for the property located at 5604 Travis Cook Road. I further oppose any change that would permit the operation of a dog kennel at 5604 Travis Cook Road.

I live and own the property at 5224 Fort Benton Drive in Travis Country West.

Thank you for your consideration.

Best regards,
John Campbell

10/16/2006

Brenda Loudermilk

10-6

From: [REDACTED]
Sent: Monday, October 16, 2006 9:39 PM
To: [REDACTED]
Subject: Proposed Dog Kennel - # SPC-06-0027A

Ms Loudermilk

It is my understanding that the property owner at 5604 Travis Cook Road is petitioning the Zoning Commission for a change that will allow this person to operate a kennel. I live/own property in Travis Country West, 5725 Medicine Creek Drive to be specific

I ask that you provide the city commission with a copy of this e-mail stating my opposition to this change in use. Barking dogs (not to mention the smell) and additional traffic will certainly be detrimental to our residential neighborhood and I oppose this matter in the strongest way. It is my opinion that this will materially affect the value of my property.

I can hear the donkeys and chickens that reside at the Natural Gardner from time to time. To hear a bunch of barking, howling dogs would be too much.

Thank you for forwarding this to the city planning and zoning commission.

Mark Ritter

10/16/2006

Brenda Loudermilk

10-7

From: Kendra Gottlieb [REDACTED]
Sent: Monday, October 16, 2006 10 00 PM
To: [REDACTED]
Subject: proposed dog kennel, ref # SPC-06-0027A

Kendra Gottlieb
8513 Cobblestone Dr
Austin, TX 78735

October 16, 2006

To Whom It May Concern

This letter is in response to case reference # SPC-06-0027A, proposed dog kennel. As a new home owner in TCW, I strongly oppose a dog kennel going literally in my back yard! Isn't it enough that the city has and is approving multifamily dwellings and commercial buildings in our back yard to bring down the value of our homes and the quality of our lives?

Property taxes in Travis Country West are outrageous, and considering how much we are paying we should have some say as to what is going in around us. A dog kennel will increase the noise level not to mention pollution of the air if the kennel isn't maintained properly.

Travis Country West is a family centered neighborhood and it's imperative that such things like commercial buildings, apartments, and dog kennels stay out of our vicinity so that we are able to maintain a good, peaceful and QUIET quality of life to raise our families in.

Regards,

Kendra Gottlieb

10/17/2006

Brenda Loudermilk

10-8

From: Arati Singh [REDACTED]
Sent: Monday, October 16, 2006 10 12 PM
To: [REDACTED]
Subject: # SPC-06-0027A

Could you please pass this e-mail along to the zoning board

Dear Zoning Board,

I am very much against the operation of a dog kennel at 5604 Travis Cook Rd. I am a homeowner in Travis Country West, and I am against the prospect of having my property value decrease due to nearby barking dogs, increased traffic through our neighborhood, the commercial development so near to our residential neighborhood. As a small community, we expect and appreciate the zoning board's considering the concerns of nearby residents.

Thank you,

Ranjeev and Arati Singh
8101 Cobblestone
Austin, TX 78735

Brenda Loudermilk

10-9

From: [REDACTED]
Sent: Monday, October 16, 2006 10:25 PM
To: [REDACTED]
Subject: note from resident on the Proposed Dog Kennel

Neighbor,

My name is Jason Jordan. My wife, Carolyn, and I live at 8617 Cobblestone, overlooking the greenbelt and Travis Cook. We are obviously VERY concerned about this issue, as the noise will be just past our back yard. We paid a significant premium for a house backing up to a quiet greenbelt and would oppose anything that would destroy the quiet we have paid for. There is already a significant amount of dog noise from a neighbor on Travis Cook that wakes us up most nights, and an increase in that noise would be unbearable.

Thanks so much for your attention to this issue, and know that we support your efforts fully. If you need anything from us, please do not hesitate to call.

Sincerely,

Jason Jordan
Home 512-215-9356

10/17/2006

Brenda Loudermilk

10-10

From: [REDACTED]
Sent: Monday, October 16, 2006 11:19 PM
To: [REDACTED]
Subject: Proposed Dog Kennel - reference case # SPC-06-0027A

Dear Brenda,

My name is Alexander Masri and I am the owner of property on 5717 Fort Benton Dr 78735, please pass my opposition to the the zoning commission for the below dog kennel project proposition, thank you in advance

Alexander

----- Forwarded Message -----

From: Gail Ow [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Sent: Monday, October 16, 2006 10:41:16 PM
Subject: [traviscountrywest] Proposed Dog Kennel - Vote via email

Thanks Patrick!

I sent my email "NO" vote to Brenda.

Gail Ow
5829 Medicine Creek Drive

On 10/16/06, [REDACTED] wrote:
Hey neighbors, just found out this evening from another neighbor that the property owner at 5604 Travis Cook Road (very near to TCW) is seeking approval from the zoning and planning commission to run a dog kennel on the property.
The property is at the intersection of Sunset Ridge and Travis Cook Road right behind our neighborhood (for reference it is near the Natural Gardener). While I love dogs I personally would be against the kennel right in our backyard due to noise from barking dogs, increased traffic in our neighborhood, the commercial development so near to our residential neighborhood, and a potential decrease in property values.

Unfortunately, the zoning & planning meeting is tomorrow night, 10/17/06 at Austin City Hall starting at 6:00PM. However, there is still time to act and voice your opposition. If the commission hears from enough residents opposing this application, it can be denied. You can either attend the meeting OR write an e-mail voicing your opposition. Please take a few moments to get involved. Please send e-mails along with your address, and whether you own the property where you live to the below e-mail address and this lady

RECENT ACTIVITY

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10/17/2006

Brenda Loudermilk

10-11

From: Bryan Cope [REDACTED]
Sent: Monday, October 16, 2006 11:24 PM
To: [REDACTED]
Subject: Proposed Dog Kennel

Hello Brenda,

I understand that you are collecting 'votes' for the proposed dog kennel behind TCW on Travis Cook Rd. Please submit my NO vote for this. I was told to reference case # SPC-06-0027A.

My address is 5724 Fort Benton, and my name is Bryan Cope. I am the owner of this property.

Thanx
Bryan

Brenda Loudermilk

10-12

From: [REDACTED]
Sent: Tuesday, October 17, 2006 5:42 AM
To: [REDACTED]
Subject: want to vote

We want to vote no on the proposed dog kennel

Thanks,
The Haleys
Travis Country West Residents

10/17/2006

Brenda Loudermilk

10-13

From: [REDACTED]
Sent: Tuesday, October 17, 2006 12:05 AM
To: [REDACTED]
Subject: Fw: [traviscountrywest] Proposed Dog Kennel

Brenda,

I live in Travis Country West and would NOT want to have a dog kennel behind us do to the noise and potential traffic cutting through our kid filled neighborhood I vote NO

reference case # SPC-06-0027A

Kirk Drummond

----- Forwarded Message -----

From: [REDACTED]
To: [REDACTED]
Sent: Monday, October 16, 2006 8:16 06 PM
Subject: [traviscountrywest] Proposed Dog Kennel

Hey neighbors, just found out this evening from another neighbor that the property owner at 5604 Travis Cook Road (very near to TCW) is seeking approval from the zoning and planning commission to run a dog kennel on the property.

The property is at the intersection of Sunset Ridge and Travis Cook Road right behind our neighborhood (for reference it is near the Natural Gardener). While I love dogs, I personally would be against the kennel right in our backyard due to noise from barking dogs, increased traffic in our neighborhood, the commercial development so near to our residential neighborhood, and a potential decrease in property values

Unfortunately, the zoning & planning meeting is tomorrow night, 10/17/06 at Austin City Hall starting at 6:00PM. However, there is still time to act and voice your opposition. If the commission hears from enough residents opposing this application, it can be denied. You can either attend the meeting OR write an e-mail voicing your opposition. Please take a few moments to get involved. Please send e-mails along with your address, and whether you own the property where you live to the below e-mail address and this lady will kindly pass it along to the zoning commission. Please also reference case # SPC-06-0027A.

Brenda Loudermilk, resident and property owner
5507 Travis Cook Road
[REDACTED]

If you want to find more information on this case you can visit the following website

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10/17/2006

copy

Brenda Loudermilk

10-14

From: Michelle Herring [REDACTED]
Sent: Tuesday, October 17, 2006 8:38 AM
To: [REDACTED]
Subject: dog kennel

Brenda,
Would you please pass along my "No" vote to the zoning commission regarding the proposed dog kennel reference case # SPC-06-0027A
As a property owner I am most certainly opposed to a dog kennel operating right next to our neighborhood

Sincerely,
Michelle Herring
7921 Cobblestone Drive
Austin, TX 78735

All-new Yahoo! Mail - Fire up a more powerful email and get things done faster.

10/17/2006

Brenda Loudermilk

10-15

Subject: RE Kennel

From: Gail Ow [REDACTED]
Sent: Tuesday, October 17, 2006 9:40 AM
To: Brenda Loudermilk
Subject: Re: Kennel

Hi Branda,

Thanks! I lost my copy of it too

Let it be known that I am opposed to the zoning change proposal that would allow any form of animal shelter/rescue/kennel to be located on
5604 Travis Cook Road

or anywhere in the vicinity of my home in Travis Country West

I am the homeowner at

Marjone Ow
5829 Medicine Creek Drive

Thanks!

10/17/2006

Diana and Carlos Mayo
5524 Ft. Benton Dr
Austin Texas 78735

10-16

We are writing to express our opposition to the permit change request for the property at 5604 Travis Cook Rd

When we purchased our home we looked into the surrounding area and came to the conclusion that we saw was a solid investment in property. With this proposed **Dog Kennel** we feel that our property would no longer be the Prime Property we thought it would be.

Please note that we are opposed to the permit change request

Sincerely
Carlos and Diana Mayo

10/17/2006

Brenda Loudermilk

10-17

From: Diana Mayo [REDACTED]
Sent: Tuesday, October 17, 2006 1:17 PM
To: [REDACTED]
Subject: Dog Kennel

Carlos and Diana Mayo
5524 Ft Benton Dr
Austin, Texas 78735

When we were looking for a home 2 years ago we looked in the surrounding area and felt that Travis Country West was a good solid property investment. Now with this Dog Kennel on the table for 5604 Travis Cook Rd we feel that our property would not be the Prime Property we thought it could be.

Please note that we are opposed to the permit change request for the property.

Carlos and Diana Mayo

10/17/2006