

SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2010-0017 (Great Hills Country Club)

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as 5914 Lost Horizon Drive from to GR-CO, Community Commercial Services-Conditional Overlay District, zoning to GR-CO, Community Commercial Services-Conditional Overlay District, zoning.

The ordinance reflects the conditions imposed by the City Council on 1st reading.

PROPERTY OWNER: Great Hills Golf Club of Austin, Inc. (Larry Harper)

AGENT: Randall Jones & Associates Engineering, Inc. (R. Brent Jones)

ISSUES:

The applicant's engineer has provided the location of the right-of-way area as it applies to the subject tract along Lost Horizon Drive (ROW Area Sketch – Attachment D). The City Council requested this information in their discussion of the case at first reading on June 24, 2010.

The staff received a petition from adjacent property owners who are opposed to any changes to the existing 'GR-CO' zoning on the site (Attachment C). This petition is valid at 22.23% and therefore will require an affirmative vote of three-fourths of the members of Council to approve a proposed rezoning.

The excerpt below is from the City of Austin's Land Development Code and explains when the City Council is subject to the three-fourths vote.

Sec. 25-2-284 REQUIREMENT FOR APPROVAL BY THREE-FOURTHS OF COUNCIL.

- (A) *The affirmative vote of three-fourths of the members of Council is required to approve a proposed rezoning if:*
 - (1) *the Land Use Commission recommends denial of an application to rezone property to a planned unit development; or*
 - (2) *the proposed rezoning is protested in writing by the owners of not less than 20 percent of the area of land:*
 - (a) *included in the proposed change; or*
 - (b) *immediately adjoining the area included in the proposed rezoning and extending 200 feet from the area.*

DEPARTMENT COMMENTS:

The property in question is developed with a country club that includes a pool area, restaurant, retail shop, meeting rooms, and golf course. In this request, the applicant is asking to rezone the property from GR-CO to GR-CO to amend the conditional overlay to permit some uses that are required for the remodel and expansion of the site. Specifically, the applicant is requesting the Community Recreation (Private) use because they would like to add tennis courts in place of some to the existing parking lot on the property. In addition, the applicant plans to expand the

pool area and remodel the existing buildings to benefit current and future needs of the golf club. At the Zoning and Platting Commission meeting on April 20, 2010, the applicant amended his rezoning request to make the Community Recreation (Private), Indoor Entertainment, Outdoor Sports and Recreation, Restaurant (Limited), and Restaurant (General) conditional uses.

The staff is recommending GR-CO zoning with a conditional overlay that would limit uses on the site to Community Recreation (Private), Indoor Entertainment, Outdoor Sports and Recreation, Restaurant (Limited), and Restaurant (General) and all other permitted 'LO' district uses. Upon reading the case report and Commission hearing minutes for zoning case C14-00-2043, the staff believes that it was the intention of the Planning Commission and City Council to permit Restaurant (General and Limited) uses on the site in deference to the down zoning of the CS-1 areas. In addition, the staff finds the Community Recreation (Private), Indoor Entertainment and Outdoor Sports and Recreation uses to be consistent with the activities involved in the operations of a country club establishment.

The applicant agrees with the City Council's recommendation at 1st reading.

DATE OF FIRST READING/VOTE: June 24, 2010

ACTION: Approved the Zoning and Platting Commission recommendation of GR-CO zoning, with an additional condition for a 25-foot setback from the right-of-way line on the property for any additional improvements on the site (5-2, Riley & Morrison-No)

CITY COUNCIL DATE: August 19, 2010

CITY COUNCIL ACTION:

ASSIGNED STAFF: Sherri Sirwaitis

PHONE: 974-3057

sherri.sirwaitis@ci.austin.tx.us

ZONING CHANGE REVIEW SHEET

CASE: C14-2010-0017 (Great Hills Country Club)

Z.A.P. DATE: April 6, 2010
April 20, 2010
May 18, 2010

ADDRESS: 5914 Lost Horizon Drive

OWNER/APPLICANT: Great Hills Golf Club of Austin, Inc. (Larry Harper)

AGENT: Randall Jones & Associates Engineering, Inc. (R. Brent Jones)

ZONING FROM: GR-CO

TO: GR-CO*

AREA: 6.689 acres

* At the Zoning and Platting Commission meeting on April 20, 2010, the applicant offered to amend his request to make the Community Recreation (Private), Indoor Entertainment, Outdoor Sports and Recreation, Restaurant (Limited), and Restaurant (General) conditional uses.

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay District, zoning. The conditional overlay would limit uses on the site to Community Recreation (Private), Indoor Entertainment, Outdoor Sports and Recreation, Restaurant (Limited), and Restaurant (General) and all other permitted 'LO' district uses.

ZONING & PLATTING COMMISSION RECOMMENDATION:

4/06/10: Continued by the Zoning and Platting Commission to April 20, 2010 (7-0); G. Bourgeois-1st, T. Rabago-2nd.

4/20/10: Approved GR-CO zoning, with a conditional overlay that would allow the following uses as conditional uses: Community Recreation (Private), Indoor Entertainment, Outdoor Sports and Recreation, Restaurant (Limited), and Restaurant (General); permit all other 'LO' district uses (7-0); G. Bourgeois-1st, P. Seeger-2nd.

5/18/10: Case re-heard by the Zoning and Platting Commission because of notification issue. Re-approved previous motion of GR-CO zoning, with a conditional overlay that would allow the following uses as conditional uses: Community Recreation (Private), Indoor Entertainment, Outdoor Sports and Recreation, Restaurant (Limited), and Restaurant (General); permit all other 'LO' district uses (7-0); D. Tiemann-1st, B. Baker-2nd.

ISSUES:

The applicant's engineer has provided the location of the right-of-way area as it applies to the subject tract along Lost Horizon Drive (ROW Area Sketch – Attachment D). The City Council requested this information in their discussion of the case at first reading on June 24, 2010.

The staff received a petition from adjacent property owners who are opposed to any changes to the existing 'GR-CO' zoning on the site (Attachment C). This petition is valid at 22.23% and therefore will require an affirmative vote of three-fourths of the members of Council to approve a proposed rezoning.

The excerpt below is from the City of Austin's Land Development Code and explains when the City Council is subject to the three-fourths vote.

Sec. 25-2-284 REQUIREMENT FOR APPROVAL BY THREE-FOURTHS OF COUNCIL.

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 - (1) *the Land Use Commission recommends denial of an application to rezone property to a planned unit development; or*
 - (2) *the proposed rezoning is protested in writing by the owners of not less than 20 percent of the area of land:*
 - (a) *included in the proposed change; or*
 - (b) *immediately adjoining the area included in the proposed rezoning and extending 200 feet from the area.*

DEPARTMENT COMMENTS:

The property in question is developed with a country club that includes a pool area, restaurant, retail shop, meeting rooms, and golf course. A portion of the subject tract was rezoned in October of 1980 from SF-2 to LO and CS-1 (Zoning Case C14-80-0129 – See Case Map as Attachment A). The CS-1 building footprints were granted for the existing club building and the proposed expansion area. In February of 2000, the applicant requested GR zoning for this site. The applicant proposed to downzone the CS-1 footprint and to up zone the remaining SF-2 and LO zoned area (Zoning Case C14-00-2043 – See Case Map as Attachment B). The Planning Commission and City Council approved GR-CO zoning with conditions allowing LO uses and only GR district uses that are accessory to existing club use.

In this request, the applicant is asking to rezone the property from GR-CO to GR-CO to amend the conditional overlay to permit some uses that are required for the remodel and expansion of the site. Specifically, the applicant is requesting the Community Recreation (Private) use because they would like to add tennis courts in place of some to the existing parking lot on the property. In addition, the applicant plans to expand the pool area and remodel the existing buildings to benefit current and future needs of the golf club.

The staff is recommending GR-CO zoning with a conditional overlay that would limit uses on the site to Community Recreation (Private), Indoor Entertainment, Outdoor Sports and Recreation, Restaurant (Limited), and Restaurant (General) and all other permitted 'LO' district uses. Upon reading the case report and Commission hearing minutes for zoning case C14-00-2043, the staff believes that it was the intention of the Planning Commission and City Council to permit Restaurant (General and Limited) uses on the site in deference to the down zoning of the CS-1 areas. In addition, the staff finds the Community Recreation (Private), Indoor Entertainment and Outdoor Sports and Recreation uses to be consistent with the activities involved in the operations of a country club establishment.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-CO	Golf Club (includes pool area, restaurant, retail shop, and meeting rooms), Golf Course
<i>North</i>	County, PUD	Golf Course
<i>South</i>	SF-2, SF-6	Single-Family Residences
<i>East</i>	SF-2	Golf Course
<i>West</i>	SF-1, SF-2	Single-Family Residences

AREA STUDY: N/A**TIA:** Not required**WATERSHED:** Bull Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

Austin Independent School District
 Austin Great Hills Homeowners Association, Inc.
 Austin Monorail Project
 Austin Parks Foundation
 Bull Creek Foundation
 Great Hills Sections IX & X Homeowners Association
 Homebuilders Association of Greater Austin
 Homeless Neighborhood Association
 League of Bicycling Voters
 Long Canyon Homeowners Association
 North Oaks Neighborhood Association
 Sierra Club, Austin Regional Group
 Super Duper Neighborhood Objectors and Appealers Organization
 The Real Estate Council of Austin, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-00-2043	CS-1, LO, SF-2 to GR	9/26/00: Approved GR-CO w/conditions allowing LO uses and only GR district uses that are accessory to existing club use (8-0, SA-absent); BB-1 st , JM-2 nd .	Approved GR-CO with following conditions: prohibit Automotive Rentals, Automotive Sales, Automotive Repair Services, Automotive Washing, Business or Trade School, Commercial Off-Street Parking, Consumer Repair Services, Consumer Convenience Services, Drop-off Recycling Collection Facility, Exterminating Services, Financial Services, Funeral Services, General Retail Sales (General), General Retail Sales (Convenience), Indoor Sports

			and Recreation, Indoor Entertainment, Off-site Accessory Parking, Outdoor Entertainment, Pawn Shop Services, Personal Improvement Services, Personal Services, Pet Services, Plant Nursery, Research Services, Restaurant (Drive-in, Fast food), Restaurant (Limited), Restaurant (General), Service Station, Theater, Custom Manufacturing, College and University Facilities, Community Recreation (Public), Community Recreation (Private), Congregate Living, Guidance Services, Hospital Services (General), Hospital Services (Limited), Private Secondary Education Facilities, Residential Treatment, Outdoor Sports and Recreation, and Food Sales; (Vote:7-0); all 3 readings
C14-93-0113	I-RR to SF-2	12/14/93: Approved SF-2 (7-0)	1/20/94: Approved SF-2 (5-0); all 3 readings
C14-92-0122	PUD to SF-2	12/15/92: Granted SF-2	12/17/92: Approved SF-2 on all 3 readings
C14-80-129	SF-2 to CS-1	Granted CS-1 and LO zoning	Granted PC rec. for CS-1 and LO zoning on all 3 readings

RELATED CASES: C14-00-2043 (Previous Zoning Cases)
C14-80-129
SP-04-0638CS (Site Plan Case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Lost Horizon Dr	70'	40'	Collector	Yes	Yes	No

CITY COUNCIL DATE: May 13, 2010

ACTION: Pulled off the agenda and re-noticed for the May 18, 2010 ZAP Commission and May 27, 2010 City Council agenda due to notification concerns from surrounding neighbors (7-0); Morrison-1st, Spelman-2nd.

May 27, 2010

ACTION: Postponed to June 10, 2010 at the applicant's request (7-0)

June 10, 2010

ACTION: Postponed to June 24, 2010 at the applicant's request (7-0)

June 24, 2010

ACTION: Approved the Zoning and Platting Commission recommendation of GR-CO zoning, with an additional condition for a 25-foot setback from the right-of-way line on the property for any additional improvements on the site (5-2, Riley & Morrison-No)

August 5, 2010

ACTION: Postponed to August 19, 2010 at the City Council's request (7-0); Morrison-1st, Spelman-2nd.

August 19, 2010

ACTION:

ORDINANCE READINGS: 1st 6/24/10

2nd

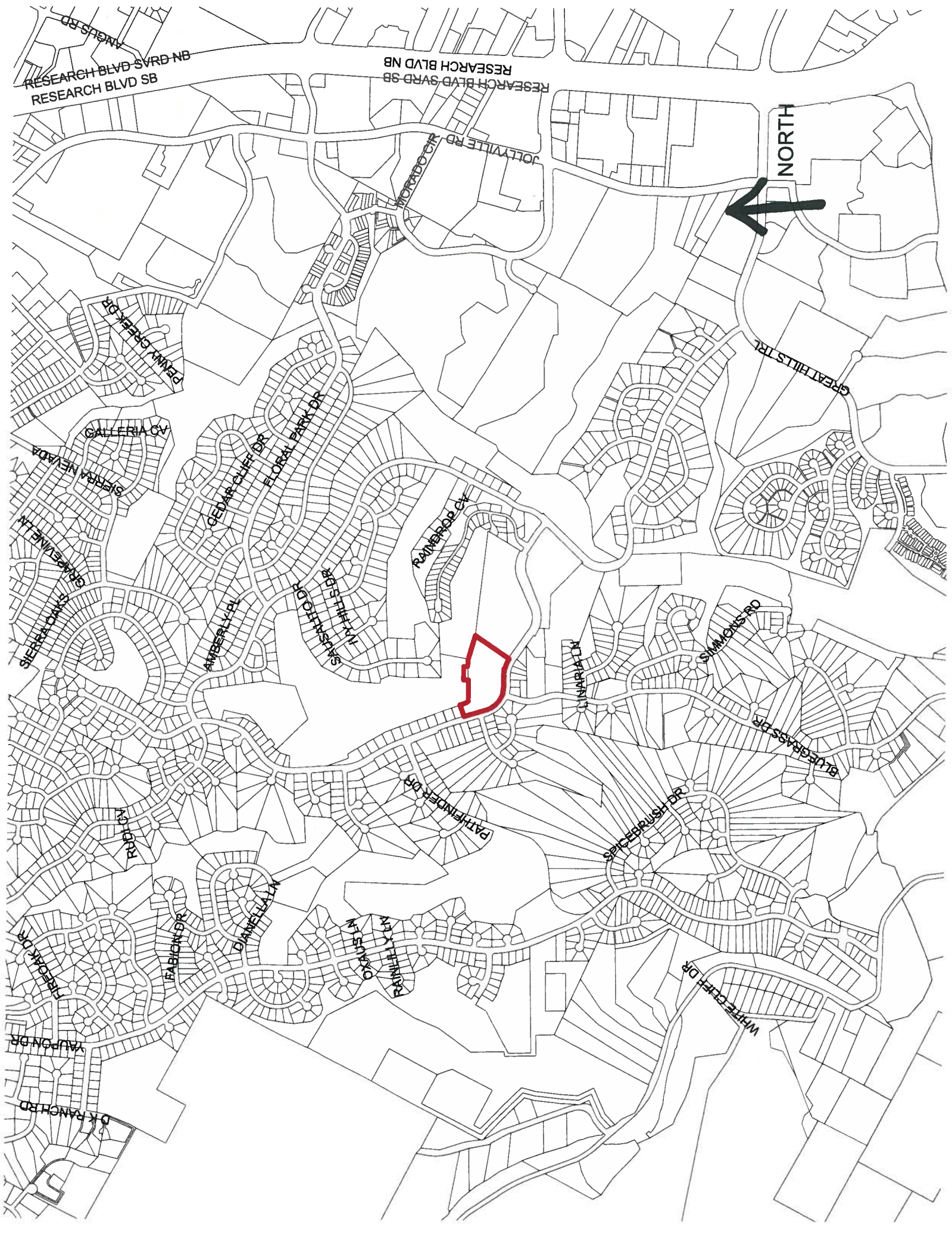
3rd

ORDINANCE NUMBER:

ZONING CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057

E-mail: sherri.sirwaitis@ci.austin.tx.us



RESEARCH BLVD SVRD NB
RESEARCH BLVD SB

RESEARCH BLVD SVRD SB

JOLLYVILLE RD

NORTH

GREAT HILLS TRL

GALLERIA CV

SIERRA NEVADA

CEDEAR CUEV DR

FLORAL PARK DR

SIERRA OAKS
GRASSMERE LN

AMBERLY LN

SASACITO DR

RAMERO CV

UNARIATA LN

SIMMONS RD

BLUEGRASS DR

SUCCESS DR

PARKVIEW DR

FRIDLEY

FAIRVIEW DR

DANIELLA LN

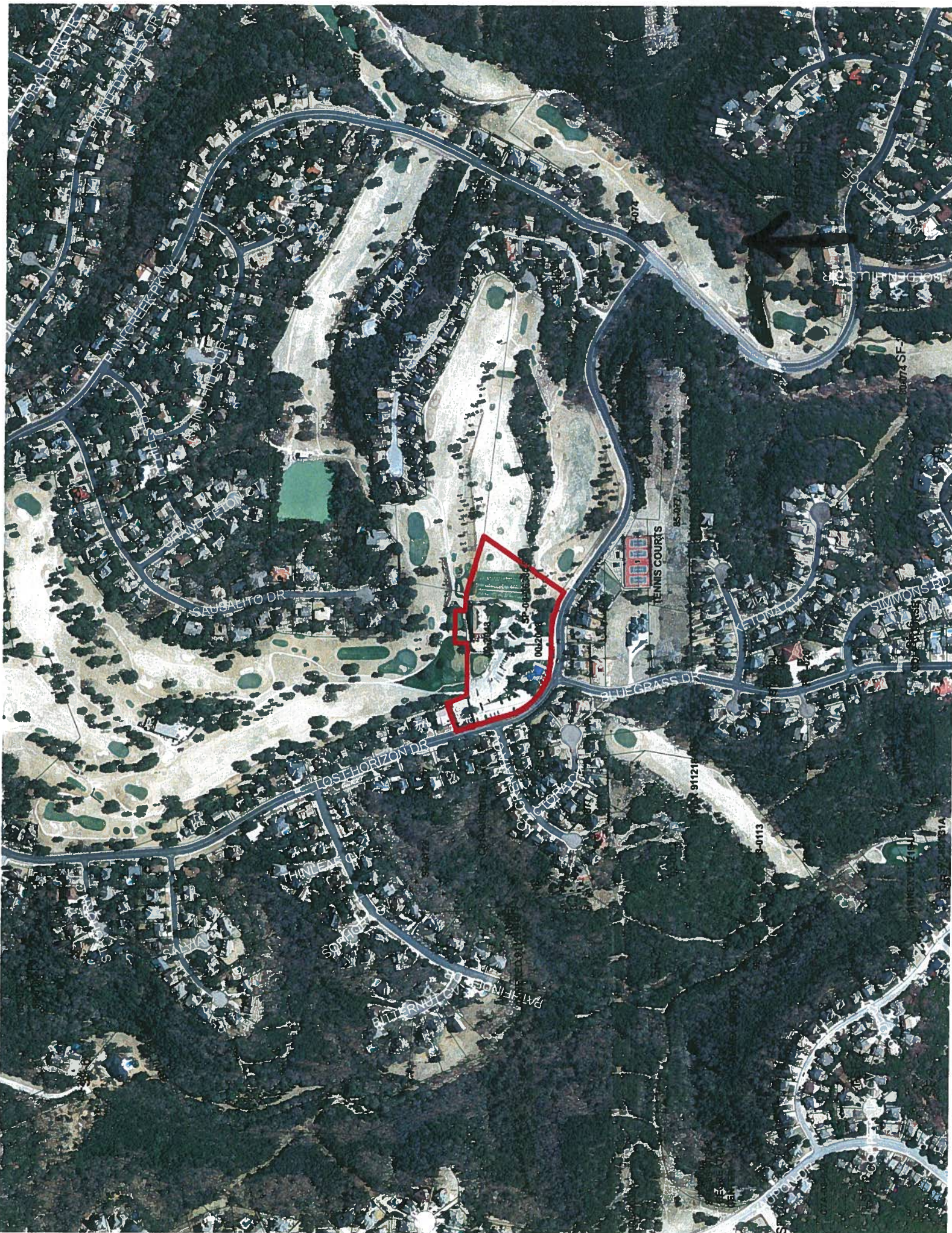
OSWEN

RAINBOW LN

WHITEHILL DR

YALPOND DR

OAK RANCH RD



STAFF RECOMMENDATION

The staff's recommendation is to grant GR-CO, Community Commercial-Conditional Overlay District, zoning. The conditional overlay would limit uses on the site to Community Recreation (Private), Indoor Entertainment, Outdoor Sports and Recreation, Restaurant (Limited), and Restaurant (General) and all other permitted 'LO' district uses.

BASIS FOR RECOMMENDATION (ZONING PRINCIPLES):

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

The Community commercial (GR) district is the designation for an office or other commercial use that serves neighborhood and community needs and that generally is accessible from major traffic ways.

2. *Zoning should allow for reasonable use of the property.*

The proposed rezoning of the property will allow additional permitted uses that will make it possible for the applicant to improve the country club by adding tennis courts, expanding the pool area, and remodel the existing buildings on the site.

EXISTING CONDITIONS

Site Characteristics

The site is developed with a country club that includes a pool area, restaurant, retail shop, meeting rooms, and golf course.

Environmental

The site is located over the north Edward's Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

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

The site is located within the endangered species survey area and must comply with the requirements of Chapter 25-8 Endangered Species in conjunction with subdivision and/or site plan process.

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

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment on this site will be subject to providing structural sedimentation and filtration basins with increased capture volume and 2 year detention.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code requirements.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Net Site Area</i>	<i>% NSA with Transfers</i>
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

Site Plan/Compatibility Standards

The site is subject to compatibility standards (although there appears to be a BOA variance in process for this setback file under C15-2010-0004).

- Along the north property line, the following standards apply:
 - No structure may be built within 25 feet of the property line.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - No parking or driveways are allowed within 25 feet of the property line.
 - In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

§ 25-2-1067 (F) An intensive recreational use, *including a swimming pool, tennis court*, ball court, or playground, may not be constructed 50 feet or less from adjoining property: (1) in an SF-5 or more restrictive zoning district; or (2) on which a use permitted in an SF-5 or more restrictive zoning district is located.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

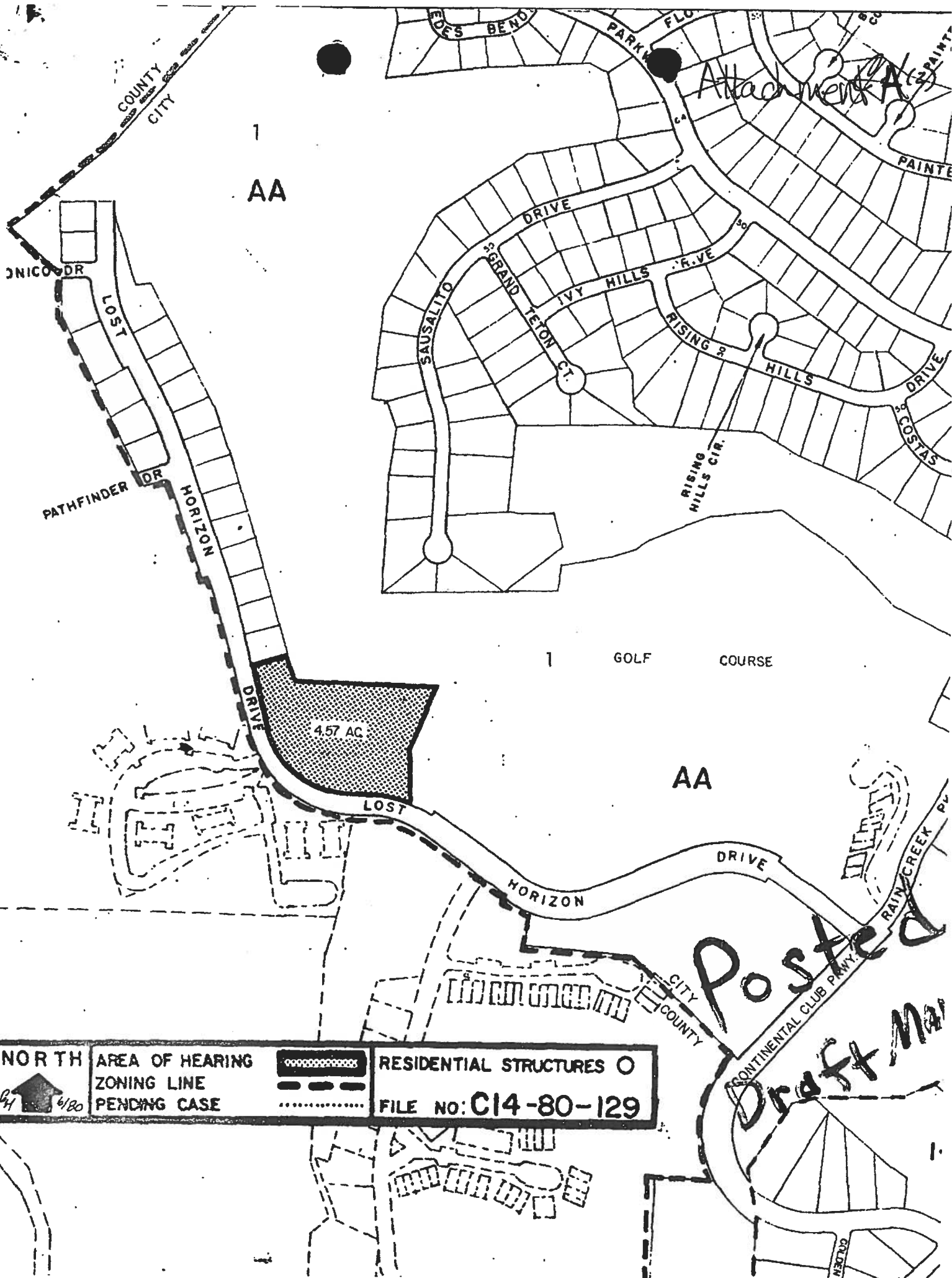
Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Lost Horizon Dr	70'	40'	Collector	Yes	Yes	No

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Attachment A (2)

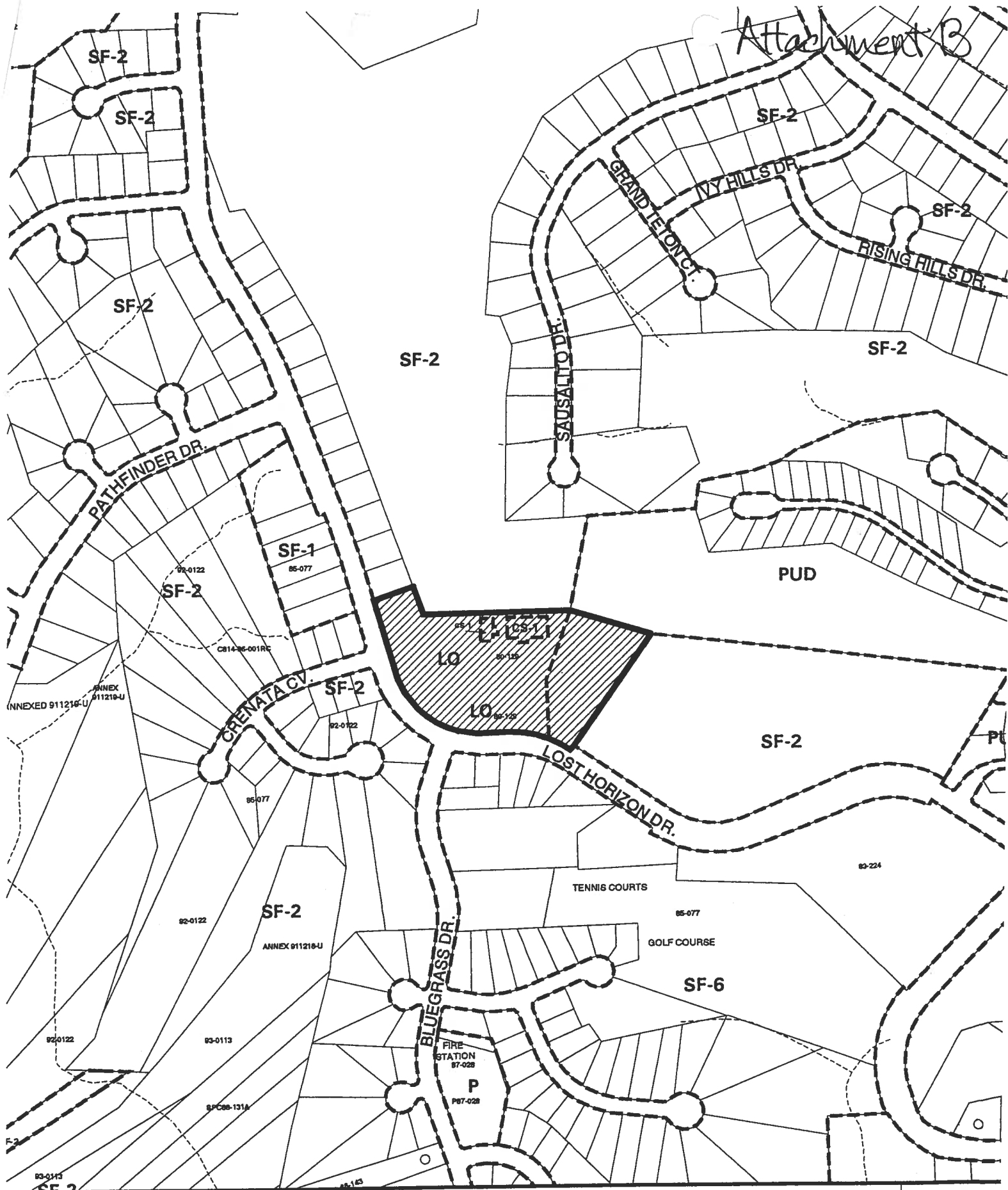


AREA OF HEARING
ZONING LINE
PENDING CASE



RESIDENTIAL STRUCTURES ○
FILE NO: C14-80-129

Attachment B



SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CASE MGR: K.LARSEN

ZONING
CASE #: C14-00-2043
ADDRESS: 5914 LOST HORIZON DR.
SUBJECT AREA (acres): 6.689

**CITY GRID
REFERENCE
NUMBER**
H34

DATE: 00-10
INTLS: TRC

PETITION

Case Number:

C14-2010-0017

Date:

June 7, 2010

5914 LOST HORIZON DR

Total Area Within 200' of Subject Tract

596,400.13

1	01560501300000	FARRETT PETER W & HUNGSHIM S	14019.20	2.35%
2	01560501320000	LIU JEN-SONG & SZU JUNG WU	92.19	0.02%
3	01560501380000	JANSEN JASON & KRISTINA	15174.08	2.54%
4	01560502290000	GARCIA DANIEL & MARIA DEL ROCIO	3283.77	0.55%
5	01560502330000	BOYNTON JAMES LESTER & CORRIE ANN	10971.70	1.84%
6	01560502350000	MERCADO FREDDY G & MARIA E	17999.69	3.02%
7	01560503030000	HAMILTON WILLIAM D &	15,766.72	2.64%
8	01560503040000	PAUL LOULIE S	581.68	0.10%
9	01560508040000	JANKOWSKY CRAIG S & SHARI S	3995.86	0.67%
10	01560508050000	BOATRIGHT STEVEN L & JANIS R	10635.64	1.78%
11	01560508060000	DENNIS-SMALL & JORDAN FAMILY TRUST	13768.295	2.31%
12	01560508070000	BOSKING WILLIAM H III & DARLENE M	17687.29	2.97%
13	01560508080000	LUEDTKE JOANNE JAMISON	8,618.30	1.45%
15				0.00%
16				0.00%
17				0.00%
18				0.00%
19				0.00%
20				0.00%
21				0.00%
22				0.00%
23				0.00%
24				0.00%
25				0.00%

Validated By:

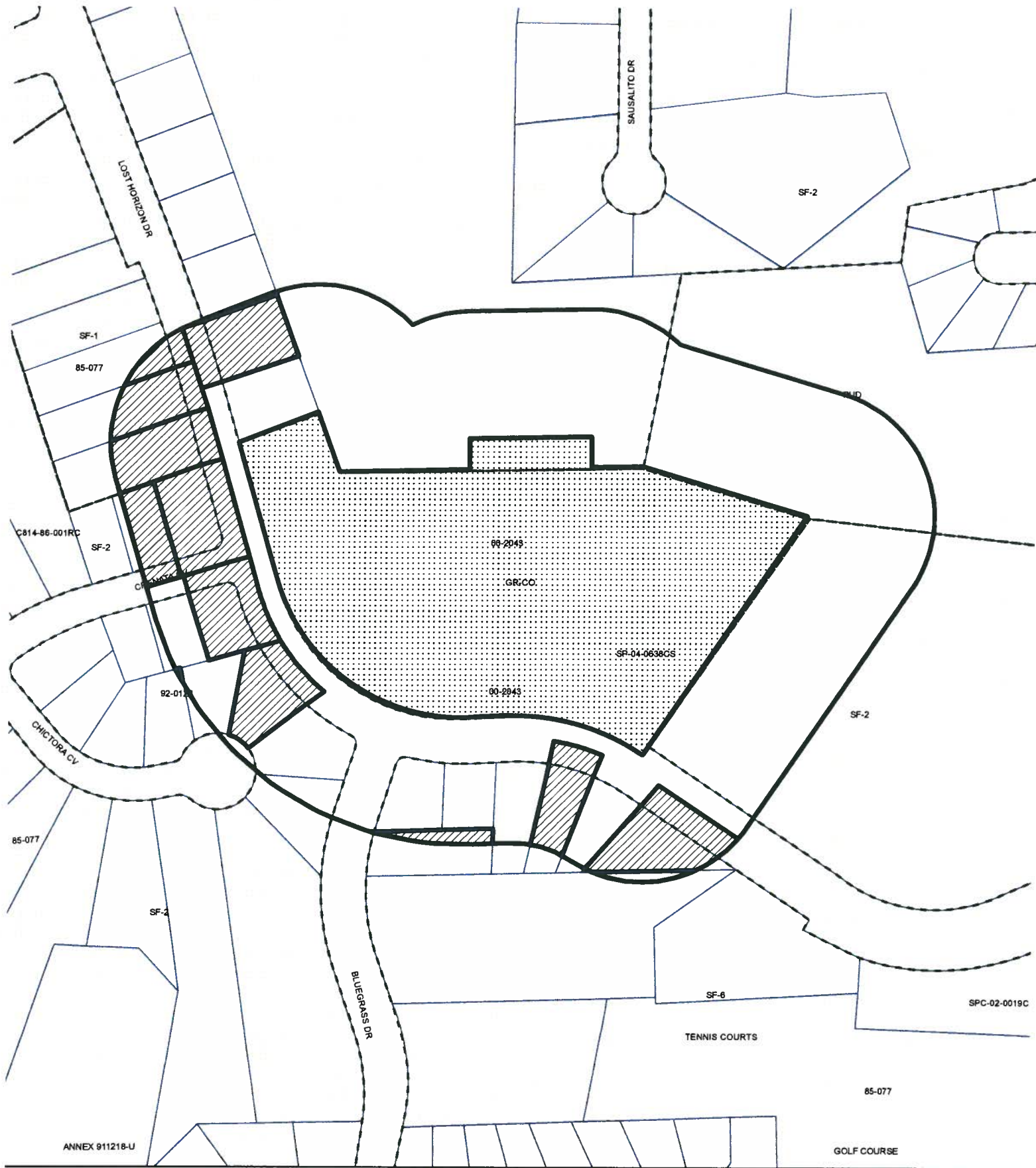
Total Area of Petitioner:

Total %

Stacy Meeks

132,594.42

22.23%



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

OPERATOR: S. MEEKS

PETITION

CASE#: C14-2010-0017

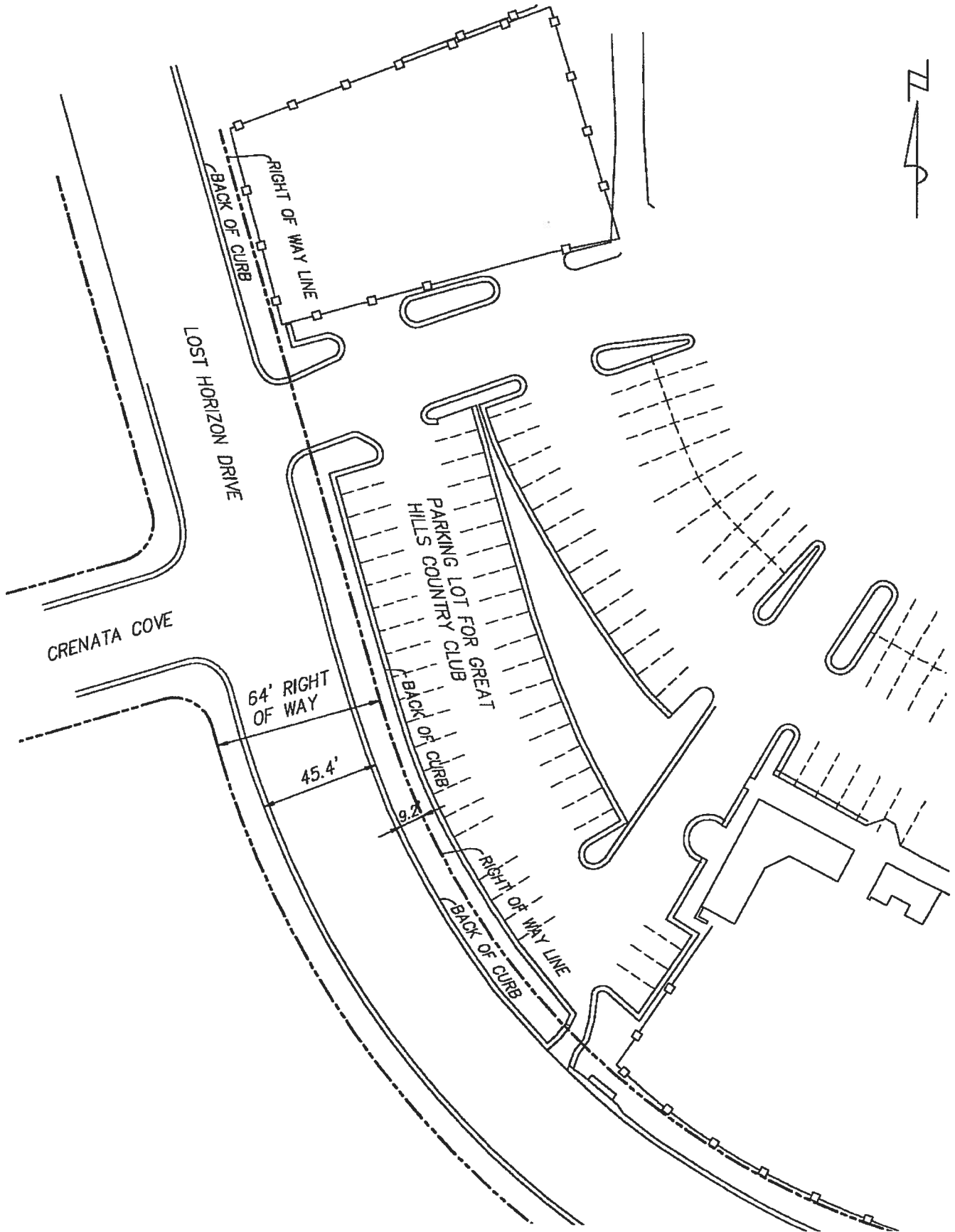
ADDRESS: 5914 LOST HORIZON DR

GRID: H33-34

CASE MANAGER: SHERRI SIRWAITIS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.





S:\LAND\1751-1800\1780\dwg\1780-LOTS.dwg 7/12/2010 10:24:54 AM CDT

DATE: JULY 8, 2010

SCALE: 1" = 50'

RJ SURVEYING & ASSOCIATES, INC.
1212 E. BRAKER LANE, AUSTIN, TEXAS 78753
(512) 836-4793 FAX: (512) 836-4817

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

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: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Planning Commission
May 13, 2010, City Council

PATRICIA CHAPMAN
Your Name (please print)

☐ I am in favor
☐ I object

6204 Lost Horizon Dr
Your address(es) affected by this application

Austin Tx 78759
Patricia A. Chapman 03-29-10
Signature Date

Daytime Telephone: 512 422 5589

Comments:

TO much traffic on
Lost Horizon
Risk to children and elderly
Trash in the area from people going
in and out of the shopping area
Numerous deer across Lost Horizon, Risk
to wild life, also property
prices damaged

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Planning Commission

May 13, 2010, City Council

DON WATSON

Your Name (please print)

9624 CRENSHAW COVE

Your address(es) affected by this application

Don Watson

Signature

Date

Daytime Telephone: **512 750 7924**

4-1-2010



Comments: **IT IS MY UNDERSTANDING THAT GHCC PLANS TO BUILD TENNIS COURTS ON THE PROPERTY IMMEDIATELY ADJACENT TO CRENSHAW COVE + LOAT HORIZON DRIVE. GHCC HAS NOT PROBABLY CONSIDERED, OR DISCUSSED WITH NEIGHBORS, THE NEGATIVE IMPACT TO THE QUALITY OF LIFE TO THE NEIGHBORHOOD. TENNIS COURTS AT THAT LOCATION WILL DESTROY CURRENT VIEWS, ADD NOISE + LIGHTS, AND INCREASE TRAFFIC CONGESTION AS CARS WILL BE FORCED TO PARK IN NEIGHBORHOOD STREETS. ~~INTERFERE~~ INSTEAD OF GHCC PARKING LOT.**

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Planning Commission

May 13, 2010, City Council

Janet Watson

Your Name (please print)

9024 Crenata Cove

Your address(es) affected by this application

Quint Wilson

Signature

4-2-10

Date

Daytime Telephone: 512-745-8752

Comments: Great Hills Country Club is planning to convert existing parking, adjacent to our street, to tennis courts. This will seriously affect our property value unless planned correctly. There is currently no plan. Our street is already used for overflow parking during swim meets & special events, this will only worsen. We object to this request.

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

fax

512-974-6054

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Case Number: C14-2010-0017
 Contact: Sherri Sirwaitis, 512-974-3857
 Public Hearing: Apr. 6, 2010, Zoning & Planning Commission
 May 13, 2010, City Council

John Bavnach

Your Name (please print)

9620 Crenata Cove

Your address(es) affected by this application

[Signature]

Signature

4/5/10

Date

Daytime Telephone: 512-736-1990

Comments: It will add to a lot off "in-street" parking at their driveway/parking lot; Crenata Cove intersection. There are not a lot of "extra" parking spaces available on a good golf day now, then remove many spaces; add a lot of extra tennis demand and there will be to much street parking leading to people darting across lost horizon.

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City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

fax
 512-974-
 6054

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Platting Commission
May 13, 2010, City Council

RAYMOND GARCIA

Your Name (please print)

9601 Bluegrass Drive

Your address(es) affected by this application

[Signature]

Signature

Date

Daytime Telephone: 512-372-9942

3-30-10

☐ I am in favor
☒ I object

Comments: Issued negatively impact my enjoyment and the value of my home.

This same case was attempted on 3-3-10, I object to the repeated attempt.

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Platting Commission
May 13, 2010, City Council

WILLIAM H. BOSKING

Your Name (please print)

9716 CAENATA CV AUSTIN TX 78739

Your address(es) affected by this application

William H. Bosking 4/4/2010

Signature

Date

Daytime Telephone: 713-882-7681

Comments:

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

April 5, 2010

Ms. Sherri Sirwaitis
City of Austin
Planning & Development Review Department
PO Box 1088
Austin, TX 78767-8810

RE: Case # C14-2010-0017

Dear Ms. Sirwaitis:

This letter is made in response to zoning request case # C14-2010-0017. In this request, Randall Jones and Associates Engineering Inc. have asked for approval for a zoning change or clarification for the property owned by Great Hills Golf Club of Austin Inc. located at 5914 Lost Horizon Drive. In particular, they seek to gain approval for addition of new tennis courts in an area that is currently used as a parking lot, and they seek to expand the pool area that is located adjacent to this same parking lot. As homeowners who live directly across the street of the Great Hill Country Club, and the parking lot in question, we would ask the Land Use Commission, and the City Council, to deny this request, at least as it has currently been presented. Our reasons for asking for denial of this zoning request are listed below.

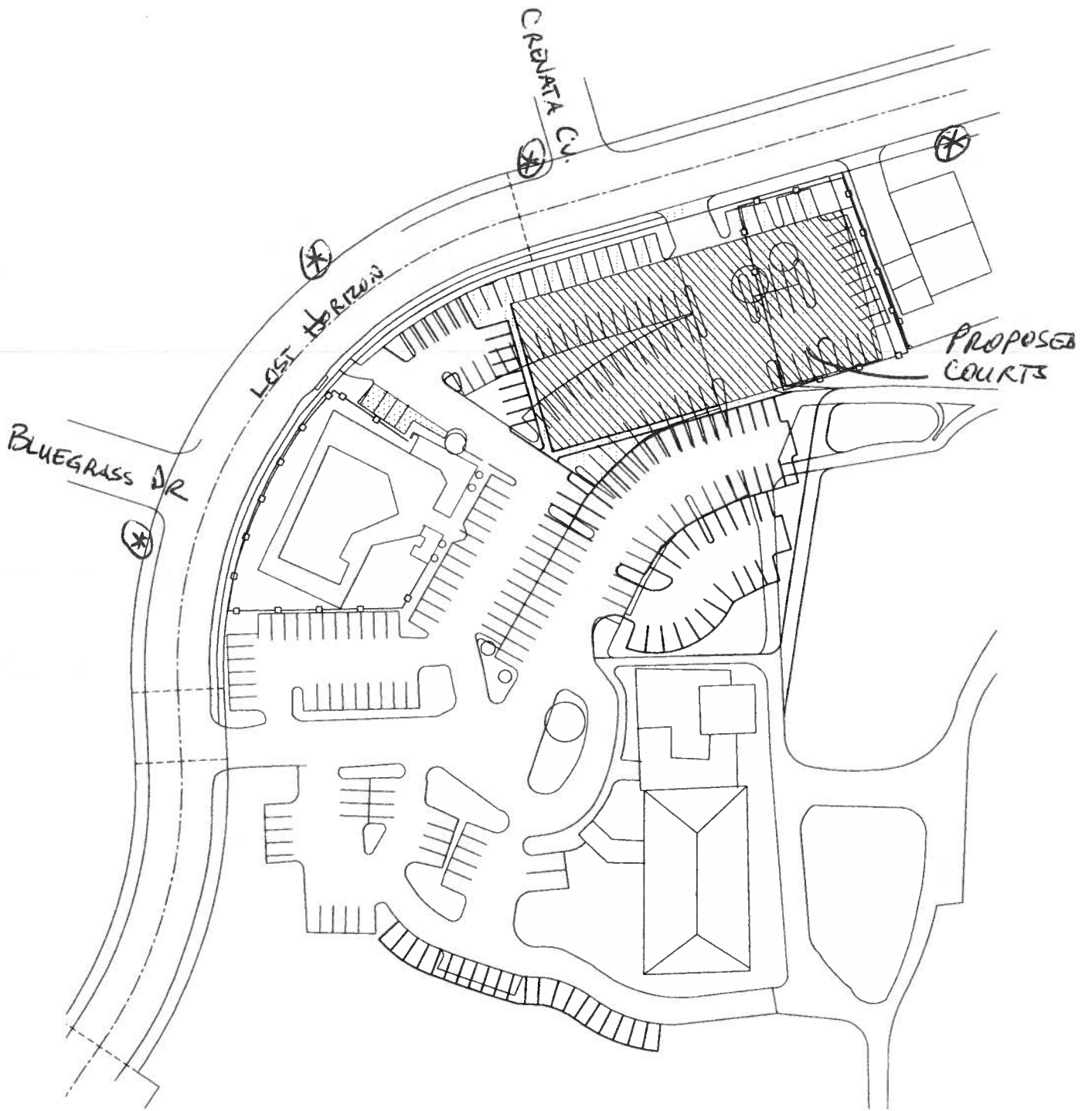
- 1) **First, we point out that the notification that we received in the mail did not reveal the full nature of the changes being proposed.** The letter that was sent out showed that the zoning status was being changed from "GR-CO" to "GR-CO". This was confusing, and it is only by using the case number and downloading the more complete case report online were we able to learn what the developer and land owners intend for the future development of the property.
- 2) **Second, even when the full zoning request is examined online, we find no drawings or more detailed descriptions of the changes being proposed.** In fact, this appears to be something of a request for blanket approval for the developer and landowner to do what they want in this part of their property in the upcoming years.
- 3) **Third, no plan is given for how increased traffic or parking requirements would be handled.** This seems like a rather serious omission. If the request is granted, some of the current parking areas available for the country club and pool will be gone, and yet greater traffic and parking requirements should be expected with expansion of the pool and addition of new tennis courts in this area. How do the developer and the landowner plan to handle this additional traffic and parking? More than likely, overflow traffic will end up seeking to park on the street where we live (Crenata Cv), as already happens during large swimming meets at the existing pool.
- 4) **We would suggest that the landowner should have considered the zoning restrictions during purchase and original development of this land.** Part of the reason we purchased our property was because this was an established, mature, neighborhood.

In summary, although the applicant has not clearly described the changes that will be made to the property, the proposed zoning change is likely to result in greatly increased noise, traffic and parking problems in our neighborhood. This would of course lead to a decrease in our property value. We would ask that you deny this request unless the applicant can produce a plan that ensures that parking and traffic requirements have been considered. In addition, we believe the developer and landowner should come up with a plan that minimizes impact to our neighborhood, preferably by building such new facilities in a location well within the bounds of their property, and not on the perimeter of the property directly opposite our cul-de-sac.

Thank you for listening to our concerns,

William H. Bosking
Darlene M. Bosking
9716 Crenata Cv
Austin, TX 78759

⊗ STREET LIGHTS



FEATURES

Pole and Fixture Placement

Installing the fixtures courtside removes the light source from the player's normal line of vision. This placement provides excellent illumination both on the court and on the tennis ball.

Fixture

The Courtsider XL's Forward Throw Reflector and concealed light source provide a sharp cutoff which successfully prevents unwanted glare. Its 1000 watt Metal Halide lamp source promotes efficiency and longer life. This successful combination eliminates costly maintenance work and keeps the court in a playable night-time condition. Energy saving 875 watt and 750 watt pulse-start metal halide versions are also available.

Fixture Mounting Height

A fixture mounting height of 22' (20' pole) provides the optimum balance of uniform court illumination and spill light containment. For increased uniformity of lighting on the court and improved lob shot illumination, fixture mounting heights of up to 30' are available. Higher mounting heights will result in a slightly increased amount of spill light.

Quantity of Light

The proper amount of light is important in the design of tennis court lighting and is typically dependent of what level of play is being performed. LSI Courtsider Sports Lighting has identified various levels of play and accordingly, appropriate light levels. Each system uses

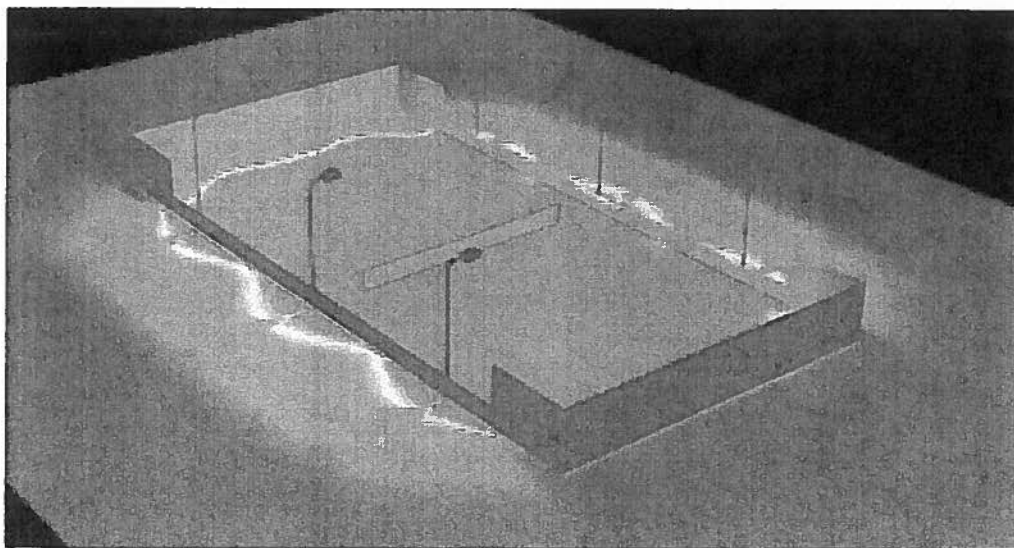
the proper number of fixtures and pole locations to reach these levels.

Uniformity of Light

Uniform light distribution is crucial when addressing the ratio of the maximum level on the court to the minimum level. LSI Courtsider Sports Lighting recommends that this maximum to minimum comparison be under a 2:1 ratio. By conforming to this criteria, a comfortable lighting system is insured.

Customized Footcandle Chart

A computerized footcandle chart, illustrating the Courtsider XL at work in your specific project, is available for the asking. Contact LSI Courtsider Sports Lighting for more details.



Radiosity analysis showing lighting intensity on and off the court

February 16, 2010

City of Austin
Austin, TX

Gentlemen:

The purpose of this letter is to express my support for the variance request proposal presented to the City of Austin by the Great Hills Country Club.

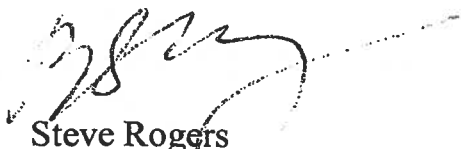
Great Hills Country Club has recently met with me to review their plans to build additional Tennis Courts in the storage area and parking lots next to my house. I support the request that Tennis Courts will be placed beginning ten feet away from my property.

If the request is not granted, the Courts will be placed fifty feet away from my property, but the resultant 50 foot area will be used as a parking area, which I consider less desirable.

Please note that an existing eight foot fence now separates my property from the Great Hills property area in question.

In summary, I support the Great Hills request.

Thank you.

A handwritten signature in black ink, appearing to read 'Steve Rogers', with a long, sweeping horizontal line extending to the right.

Steve Rogers
6106 Lost Horizon
Austin, TX 78759

CC: Larry Harper, General Manager
Great Hills Country Club

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Platting Commission
May 13, 2010, City Council

DARLENE BOSKING

Your Name (please print)

9716 CRENSHAW CV AUSTIN, TX 78759

Your address(es) affected by this application

Darlene M. Bosking

Signature

Daytime Telephone: 713 882 7619

Comments:

☐ I am in favor
☒ I object

4/4/200
Date

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

April 5, 2010

Ms. Sherri Sirwaitis
City of Austin
Planning & Development Review Department
PO Box 1088
Austin, TX 78767-8810

RE: Case # C14-2010-0017

Dear Ms. Sirwaitis:

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In summary, although the applicant has not clearly described the changes that will be made to the property, the proposed zoning change is likely to result in greatly increased noise, traffic and parking problems in our neighborhood. This would of course lead to a decrease in our property value. We would ask that you deny this request unless the applicant can produce a plan that ensures that parking and traffic requirements have been considered. In addition, we believe the developer and landowner should come up with a plan that minimizes impact to our neighborhood, preferably by building such new facilities in a location well within the bounds of their property, and not on the perimeter of the property directly opposite our cul-de-sac.

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William H. Bosking
Darlene M. Bosking
9716 Crenata Cv
Austin, TX 78759

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Case Number: C14-2010-0017
 Contact: Sherri Sirvaitis, 512-974-3057
 Public Hearing: Apr. 6, 2010, Zoning & Platting Commission
 May 13, 2010, City Council

JASON DANSEN
 Your Name (please print)

9715 CHENATA CV
 Your address(es) affected by this application

Jason M. Dansen
 Signature

4/5/10
 Date

Daytime Telephone: (832) 798-9345

Comments:

Zoning creates a separation of conflicting land uses and protects the public health, safety and the general welfare of the community. Several residences live across the street from the parking lot and pool area. An expansion would lead to safety issues for young children at play with increased traffic congestion and parking on the streets in front of our homes. Lighting of tennis courts would shine into our master bedrooms and the noise could prevent both children and adults from sleeping. These changes do not serve the neighborhood and community needs since it is a private for profit business and is not accessible from major traffic ways. The owners knew the zoning conditions of this property when they purchased it. We as homeowner's have rules that we need to abide by as well. They are simply asking us to be more lenient on the zoning so they can make additional money in the most convenient way for them - on an existing parking lot that is adjacent to tax paying homeowners

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

City of Austin
 Planning & Development Review Department
 Sherri Sirvaitis
 P. O. Box 1088
 Austin, TX 78767-8810

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Platting Commission
May 13, 2010, City Council

Muriel Wootton

Your Name (please print)

6206 Lost Horizon

Your address(es) affected by this application

Muriel E. Wootton 3/31/10

Signature

Date

Daytime Telephone: 342-8865

Comments:

I would like to see the
area stay as it is with
no mixed use development
with possible MU - NO
retail, commercial district,
which would change
character of area! MSA

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City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Planning Commission
May 13, 2010, City Council

RUBEN KRUMHOLTZ

Your Name (please print)

6016 CHICTRA COTE, AUSTIN, TX 78759

Your address(es) affected by this application

[Signature]

Signature

Date

APR 3, 2010

Daytime Telephone: 512-286-7073

Comments: I NEED TO BETTER UNDERSTAND THE IMPLICATIONS

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Platting Commission
 May 13, 2010, City Council

Dr. Peter & Sunny Farrett

Your Name (please print)

6004 Chictora Cove

Your address(es) affected by this application

Austin TX 78759

[Signature]

Signature

4/12/10

Date

Daytime Telephone: cell - 512-638-7743

Comments:

Please note that we do NOT want you to have forward on this project/proposal until we know what impact this will have concerning our neighborhood. After our review and with our neighbors we will determine if this is something we can agree with. He also plans to attend the Great Hills meeting regarding this matter on April 14, 2010 at 6:30 PM at the Great Hills Country Club (Clubhouse).

If you use this form to comment, it may be returned to:
 City of Austin
 Planning & Development Review Department
 Sherri Sirwaitis
 P. O. Box 1088
 Austin, TX 78767-8810

FAX - 512-974-6054

PUBLIC HEARING INFORMATION

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Planning Commission
May 13, 2010, City Council

David Edwards

Your Name (please print)

6005 Chictara Ave Austin 78755

Your address(es) affected by this application

David Edwards

Signature

4/11/10

Date

Daytime Telephone: 512-345-9425

Comments:

This proposed move of the Great Hills Tennis courts would create a greater traffic and parking hazard in a more congested area of this neighborhood. Leave the tennis courts where they are.

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Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

ATTN: Ms. SHERRI DIRWATIS.
PAGES: 2

REZONING

GREAT HILLS COUNTRY CLUB

LEARN MORE

When: Wednesday, April 14th @ 6:30 pm
Where: Great Hills Country Club
Dining Room
Agenda: Presentation by GHCC
Q & A Session
(~ 1 hr meeting)

Upcoming City Approval Meetings:

Zoning & Platting Commission, April 20, 2010 @ 6:00 pm

City Council, May 13, 2010 @ 2:00 pm

*Both meetings held at Austin City Hall, City Hall Chambers, 301 W 2nd Street

INTERESTED IN BEING ON THE EMAIL LIST FOR RECENT INFORMATION?

Email Darlene Bosking @ dbosking@yahoo.com (9716 Crenata Cv)

713 882 7619

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Contact: Sherri Sirwanis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Planning Commission
May 13, 2010, City Council

ROBI BAKER

Your Name (please print)

9700 CENATA

COB

AUSTIN

TX 7859

Your address(es) affected by this application

Signature

Date

Daytime Telephone: (512) 345-1677

Comments: AS A RESIDENT BEING AFFECTED BY THIS ZONING CHANGE, I HAVE
VERY SERIOUS CONCERNS:

- ① LIGHT POLLUTION FROM TENNIS COURTS
- ② INCREASED TRAFFIC & NOISE DUE TO
- ③ A 8-9 FOOT FENCE BLOCKING
- ④ SERIOUS IMPLICATIONS OF FUTURE DEVELOPMENT WITHOUT ANY COMMUNITY CONSIDERATIONS.

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Planning & Development Review Department

Sherri Sirwanis

P. O. Box 1088

Austin, TX 78767-8810

FROM:

Robi Baker

PUBLIC HEARING INFORMATION

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 18, 2010, Zoning & Planning Commission
May 27, 2010, City Council

Sofia Emmer
Your Name (please print)

☐ I am in favor
☒ I object

6001 Chickadee Lane Austin TX 78759

Your address(es) affected by this application

Sofia Emmer 5/10/10
Signature Date

Daytime Telephone: 512-913-7147

Comments:

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Planning & Development Review Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 18, 2010, Zoning & Platting Commission
May 27, 2010, City Council

Patricia Chapman

Your Name (please print)

6204 Lost Horizon Dr Austin TX

Your address(es) affected by this application

Patricia Chapman 78759
5-13-10

Signature Date

Daytime Telephone: 512 422 5589

Comments:

Added traffic

Not safe for children

Not safe for elderly

Major deer crossing on Lost Horizon Dr

Effect on property value

Any personal loss of eyesight will make

it more hazardous for me

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City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la *Internet*: www.ci.austin.tx.us/development

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Numero de caso : C14-2010-0017

Persona designada : Sherri Sirwaitis, 974-3057

Audiencia Publica : May 18, 2010, Zoning & Platting Commission
May 27, 2010, City Council

Raymond Garcia
Su nombre (en letra de molde)

☐ I am in favor
☒ I object

9601 Blues Cross Dr. Austin, TX 78759
Su domicilio(s) afectado(s) por esta solicitud

[Signature]
Firma

Fecha

Daytime Telephone: *512-372-9942*

Comments:

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin
Planning & Development Review Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Audiencia Publica : May 18, 2010, Zoning & Platting Commission
May 27, 2010, City Council

☐ I am in favor
☒ I object

Alma Garcia
Su nombre (en letra de molde)

6601 Bluegrass Dr. Austin, TX 78759
Su domicilio(s) afectado(s) por esta solicitud

Firma

Fecha

Daytime Telephone: _____

Comments: _____

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Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Planning Commission
May 13, 2010, City Council

Your Name (please print)
Joan Vand

6205 LOST Horizon Austin 78759

Your address(es) affected by this application

QVnd

Signature

Date

Daytime Telephone: 512 426 4811

Comments:

There is

already crime associated with
activity at the club going
in and out. Don't want
or need any more traffic
in the area

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Apr. 6, 2010, Zoning & Platting Commission
May 13, 2010, City Council

Abraham Vand

Your Name (please print)

6205 Last Horizon

Your address(es) affected by this application

Abraham Vand

Signature

Daytime Telephone:

Date

Comments: *There is too much*

traffic from outside the

neighborhood. We do not

want this business to

expand

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City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

78259

5-11-10