

## ZONING CHANGE REVIEW SHEET

CASE: C14-2021-0130

DISTRICT: 8

ZONING FROM: RR-NP (Tract 1) and  
LO-NP (Tract 2)

TO: GO-MU-NP

ADDRESS: 7715 ½ and 7817 West State Highway 71

SITE AREA: 22.17 acres

PROPERTY OWNER:  
5606 South Rice LLC (Jason Hauck)

AGENT:  
Drenner Group, PC (Amanda Swor)

CASE MANAGER: Wendy Rhoades (512-974-7719, [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov))

### STAFF RECOMMENDATION:

**Staff recommends general office-mixed use-neighborhood plan (GO-MU-NP) combining district zoning.** *For a summary of the basis of staff's recommendation, see page 2.*

### PLANNING COMMISSION ACTION / RECOMMENDATION:

**April 26, 2022:** ***APPROVED GO-MU-NP DISTRICT ZONING AS STAFF  
RECOMMENDED, BY CONSENT***

***[J. THOMPSON; R. SCHNEIDER – 2<sup>ND</sup>] (11-0) T. SHAW, J. SHIEH  
– ABSENT***

**March 8, 2022:** ***APPROVED A POSTPONEMENT REQUEST BY STAFF TO APRIL 26,  
2022, BY CONSENT***

***[R. SCHNEIDER; A. AZHAR – 2<sup>ND</sup>] (10-0) J. MUSHTALER – OFF  
THE DAIS; J. SHIEH, J. THOMPSON – ABSENT***

### CITY COUNCIL ACTION:

**June 16, 2022:**

**June 9, 2022:** ***APPROVED A POSTPONEMENT REQUEST BY STAFF TO JUNE 16,  
2022. VOTE: 11-0.***

ORDINANCE NUMBER:

ISSUES:

On March 25, 2022, Staff received correspondence from an adjacent property owner removing his name from the zoning petition. The prospective buyer also entered into a private Restrictive Covenant regarding The Applicant has entered into a private restrictive covenant with the adjacent property owner to east regarding building height of townhome structures, boundary fencing, emergency access and an impervious cover limit among other items, as shown in ***Exhibit F: Private Restrictive Covenant and Removal of Petition Signature***. Previously, on November 11, 2021, Staff received a petition in opposition to this rezoning case. The percentage for this petition was 29.19% and made this a valid petition. The petition, a map and list of property owners within the petition area and signatures received to date are included in ***Exhibit E: Formal Petition***.

The Oak Hill Neighborhood Plan Contact Team and the Oak Hill Association of Neighborhoods (OHAN) is opposed to any rezoning. Staff has also received numerous comments in opposition of this rezoning request. For all written or emailed comments, please see ***Exhibit C: Correspondence Received***.

CASE MANAGER COMMENTS:

This property is currently undeveloped and approximately 22.17 acers in size. It is located on the south side of W. SH 71 and consists of RR-NP and LO-NP zonings. Adjacent zoning consists of LR-MU-CO-NP, LO-MU-CO-NP and RR-NP to the east; SF-6-NP to the south, and SF-6-NP and CS-NP to the west. To the north is W. SH 71 right-of-way and is not zoned. Please refer to ***Exhibit A: Zoning Map and Exhibit B: Aerial Map***.

Per the applicant's rezoning application, they are requesting GO-MU-NP to construct a multifamily development with up to 382 multifamily units and 21 townhomes (total of 403 total units), which amounts to approximately 18 units per acre. There is a 0.7 mile trail that loops around the property and a 9 acre public park on the property that has been coordinated with the Parks and Recreation Department (PARC) staff. The future land use map (FLUM) designates this property as both "mixed use/office" and "single family" and therefore requires a neighborhood plan amendment (NPA) to be considered with the rezoning request. Please refer to case no. NPA-2021-0025.02.

Due to the number of proposed residential units, staff sent AISD the Educational Impact Statement (EIS) forms provided in the application. Their response is included in ***Exhibit D: EIS from AISD***.

Currently the LO-NP portion of this property (Tract 2) is subject to a public restrictive covenant (RC). This RC was created prior to the creation of the SOS ordinance and allows for a higher impervious cover amount as well as compliance to water quality requirements from the Austin City Code of 1981. It also capped the maximum building square footage and required the owner to participate in the construction of a commercial loop with specific design standards. The

applicant has submitted a restrictive covenant amendment (RCA) application to amend the requirements of their RC, please refer to case no. C14-85-288.23(RCA).

Neighbors and interested parties have shared concerns about increased development in this area. They have asked if it was possible to transfer some of the impervious cover from Tract 2 to Tract 1 to allow development to be closer to SH 71. Staff from the Watershed Protection Department have confirmed that this is not possible. The Austin Land Development Code (LDC) 25-8-483 prohibits transfers of development intensity within the Barton Springs Zone.

#### BASIS OF RECOMMENDATION:

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

The general office (GO) district is intended for offices and selected commercial uses predominantly serving community or City-wide needs, such as medical or professional offices. A building in a GO district may contain more than one use. The mixed use (MU) district is intended to allow for office, retail, commercial and residential uses to be combined in a single development. The neighborhood plan (NP) district denotes a tract located within the boundaries of an adopted Neighborhood Plan.

*The property has access to West State Highway 71, an arterial and frontage on Little Deer Crossing, a local street which serves a condominium community.*

2. *Intensive multi-family zoning should be located on highways and major arterials.*
3. *Zoning changes should promote compatibility with adjacent and nearby uses.*

Staff recommends GO-MU-NP zoning for the property based on the following considerations:

1) office and multifamily residential development is appropriate on West State Highway 71, an arterial (Level 5) road, 2) it is suitable for residential development, 3) a multifamily development adds to the variety of housing choices available in the area and would assist towards accomplishing housing goals, and 4) the proposed development will be more compact due to a reduction in impervious cover and improvements to water quality controls to be codified through the corresponding Restrictive Covenant Amendment application.

#### EXISTING ZONING AND LAND USES:

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

|      | Zoning            | Land Uses                           |
|------|-------------------|-------------------------------------|
| West | SF-6-NP and CS-NP | Undeveloped and convenience storage |

NEIGHBORHOOD PLANNING AREA: Oak Hill Combined (West Oak Hill)

TIA: A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

WATERSHED: Williamson Creek Watershed – Barton Springs Zone (Contributing Zone)

SCHOOLS: An Educational Impact Statement is required.

Patton Elementary School

Small Middle School

Bowie High School

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District  
 Austin Lost and Found Pets  
 Avlara HOA  
 City of Rollingwood  
 Covered Bridge Property Owners  
 Association, Inc.  
 Friends of Austin Neighborhoods  
 Neighborhood Empowerment Foundation  
 Oak Hill Association of Neighborhoods  
 (OHAN)  
 Oak Hill Neighborhood Plan - COA Liaison

Oak Hill Neighborhood Plan Contact Team  
 Oak Hill Trails Association  
 Ridgeview  
 Save Our Springs Alliance  
 Scenic Brook Neighborhood Association  
 SELTexas  
 Sierra Club, Austin Regional Group  
 Thomas Springs / Circleville Alliance  
 TNR BCP - Travis County Natural  
 Resources

AREA CASE HISTORIES:

| Number                                             | Request                                       | Commission                                                               | City Council                                                        |
|----------------------------------------------------|-----------------------------------------------|--------------------------------------------------------------------------|---------------------------------------------------------------------|
| C14-2021-0088<br>7715 and 7809<br>Old Bee Caves Rd | RR-NP, SF-3-NP<br>and GR-NP to SF-<br>6-CO-NP | Approved SF-6-CO-NP;<br>CO was for a maximum<br>of 25 residential units. | Approved SF-6-CO-NP<br>as Commission<br>recommended<br>(8/26/2021). |
| C14-2016-0008<br>Old Bee Cave Rd<br>Subdivision    | RR-NP to SF-3-<br>NP                          | Approved SF-3-NP.                                                        | Approved SF-3-NP as<br>Commission<br>recommended<br>(4/14/2016).    |

| Number                                                     | Request                 | Commission                                                                                                                                                                                                                                                                                  | City Council                                                                                                                                         |
|------------------------------------------------------------|-------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------|
| C14-05-0200<br>ROCKIN Y<br>7629, 7715 and<br>7739 W. SH 71 | RR to LR-MU-CO          | Approved LR-MU-CO for Tract 1 and LO-MU-CO for Tract 2; CO includes limiting trips per day to 2,000, a 50-foot vegetative buffer along southeastern property (adjacent to SF-1 zoning) and limited building height to 1-story within 150 feet of SF-1 zoned property.                       | Approved LR-MU-CO for Tract 1 and LO-MU-CO for Tract 2 as Commission recommended with the addition of a set of prohibited uses on Tract 1 (4/27/06). |
| C14-85-288.22(RCA)<br>7919 W SH 71                         | To amend an existing RC | Approved amending the RC as follows:<br>1. Max. IC of 24%; 2. Max. 0.4:1 FAR; 3. Keep previous CWQZ provisions; 4. Allow development in the (WQTZ); 5. Allow access to State Highway 71; 6. One time use of the impervious cover, subsequent redevelopment will be subject to current code. | Approved RCA as Commission recommended (5/4/2017).                                                                                                   |
| C14-99-2123<br>Williamson Creek Plaza-Building I           | GR to CS-1-CO           | Approved CS-1-CO; CO included prohibition of onsite consumption.                                                                                                                                                                                                                            | Approved CS-1-CO as Commission recommended (3/2/2000).                                                                                               |

#### RELATED CASES:

NPA-2021-0025.02: This is the associated neighborhood plan amendment case from Single Family land use to Mixed Use / Office land use that is being considered for the existing LO-NP zoned area with this rezoning request.

C14-85-288.23(RCA): This is the associated public restrictive covenant amendment case that is being considered with this rezoning request.

EXISTING STREET CHARACTERISTICS:

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

OTHER STAFF COMMENTS:Environmental

This site is not located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 25% impervious cover in the Contributing Zone.

According to floodplain maps there is a floodplain within or adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Water Quality Transition Zone / Critical Water Quality Zone exist within the project location.

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

At this time, site specific information is unavailable regarding 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 requires water quality control with increased capture volume and control of the 2-year storm on site. Runoff from the site is required to comply with pollutant load restrictions as specified in Land Development Code.

PARD Review

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

The site is currently park deficient, defined as being outside walking distance to existing parks. The development as proposed will require parkland dedication for the new residential units that

will serve this neighborhood through the additional park investment. The Parks and Recreation Department (PARD) would consider a pocket park with connections into the surrounding neighborhood toward satisfying the requirement at time of permitting (whether subdivision or site plan). Such a park would improve neighborhood park access, and satisfy a park need for this new development.

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

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

### Site Plan

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

The site is subject to compatibility standards. Along the south 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.
- A landscape area at least 25 feet wide is required along 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.

### Transportation

#### *Transportation Assessment*

Assessment of required transportation mitigation, including the potential dedication of right of way and easements and participation in roadway and other multi-modal improvements, will occur at the time of site plan application. A traffic impact analysis shall be required at the time of site plan if triggered per LDC 25-6-113.

*ASMP Assessment*

The Austin Strategic Mobility Plan (ASMP) right-of-way needs are met for this segment of SH 71.

An Urban Trail is proposed along the SH 71 frontage, to be constructed as part of the Oak Hill Parkway project.

Austin Water Utility

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. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

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.

INDEX OF EXHIBITS TO FOLLOW:

Exhibit A: Zoning Map

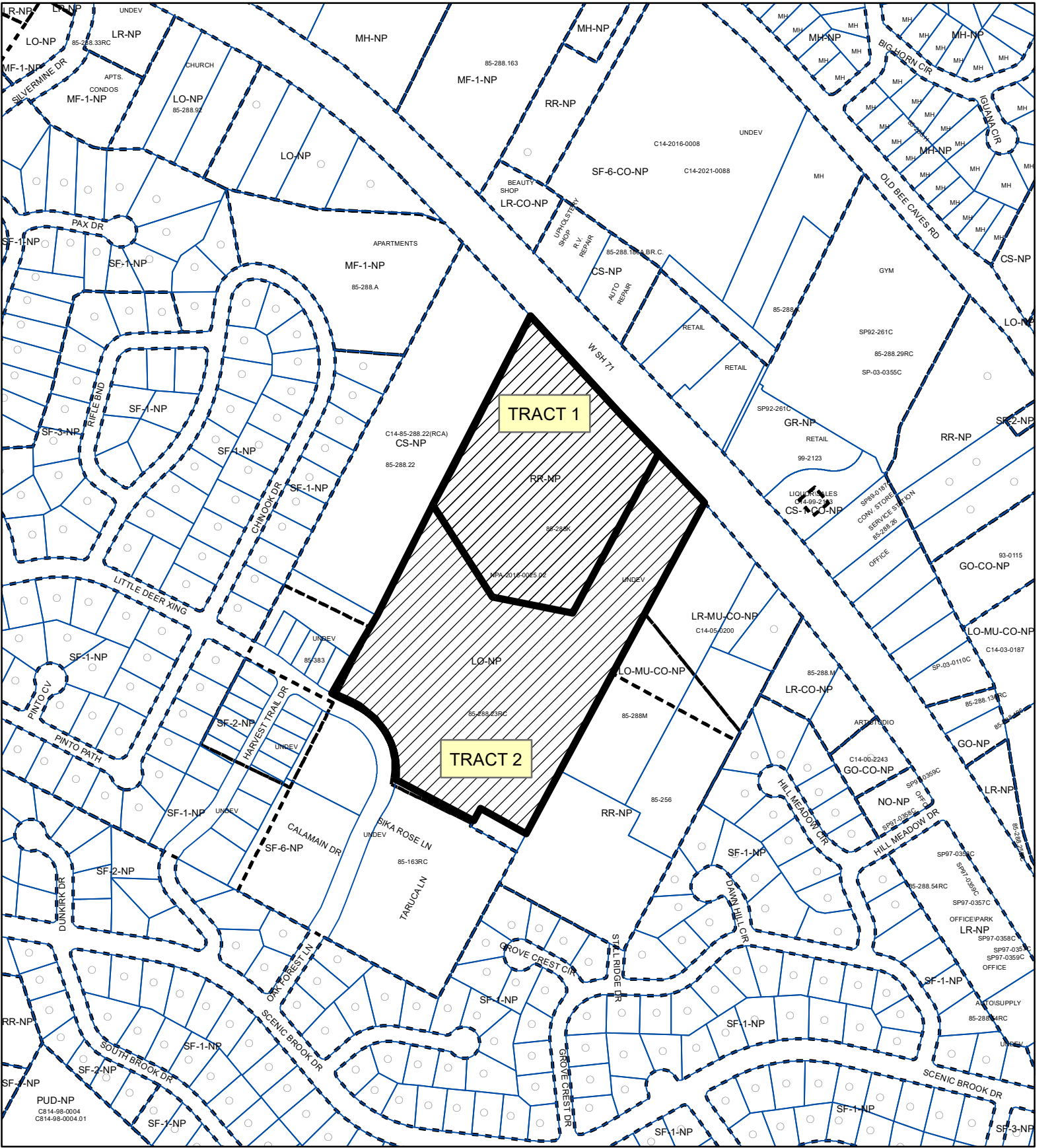
Exhibit B: Aerial Map

Exhibit C: Correspondence Received

Exhibit D: Educational Impact Statement from AISD

Exhibit E: Formal Petition

Exhibit F: Declaration of Covenants, Conditions and Restrictions and Removal of Petition Signature



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

**ZONING**  
**ZONING CASE#: C14-2021-0130**

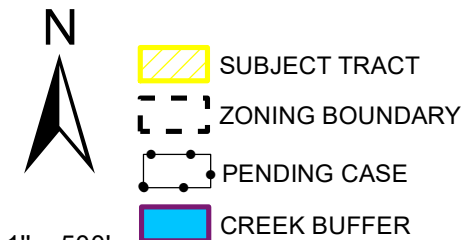
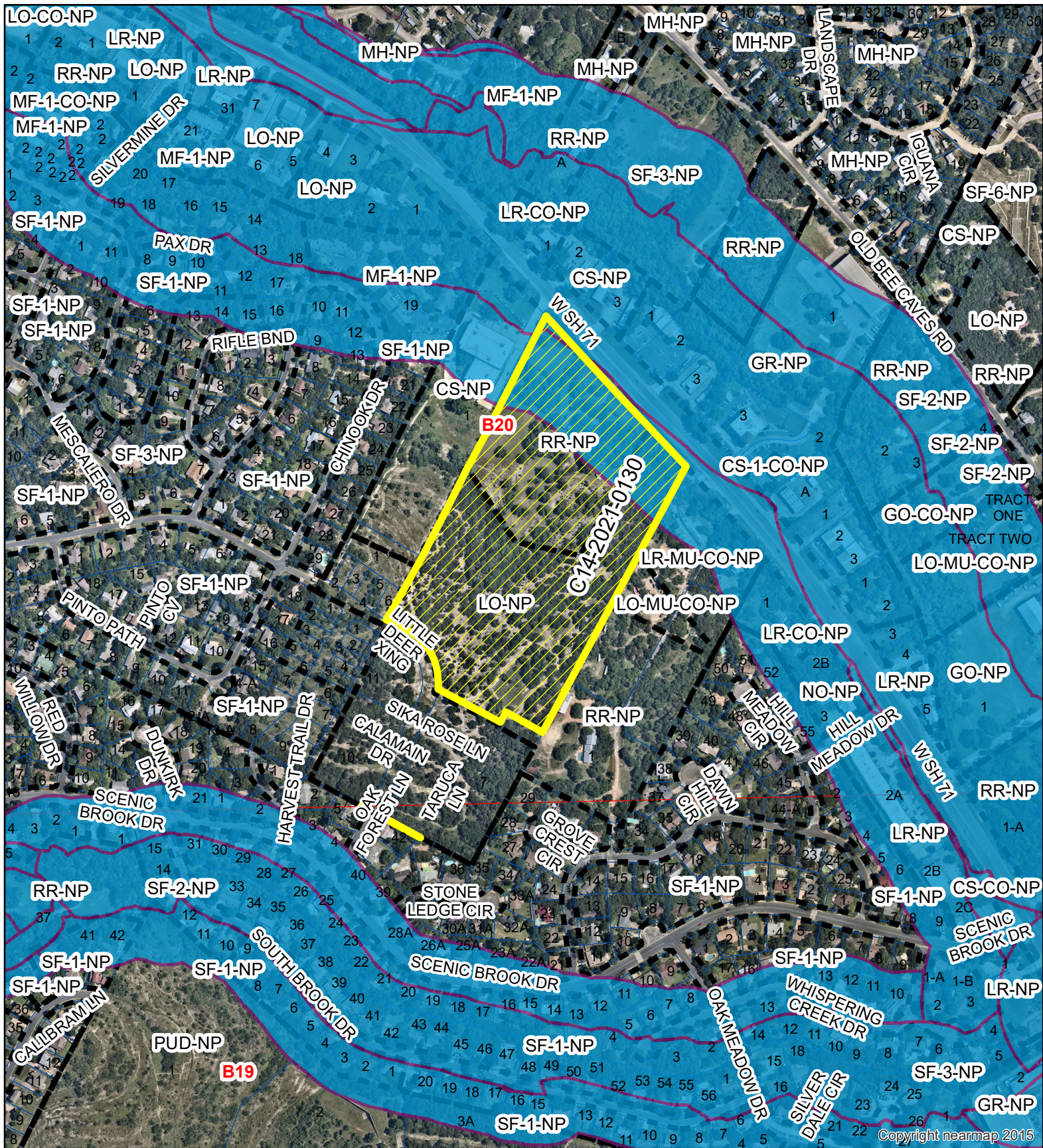


1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or

**Created: 4/25/2022**



## 7715 West State Highway 71

Exhibit B

ZONING CASE#: C14-2021-0130  
 LOCATION: 7715-7817 West State Highway 71  
 SUBJECT AREA: 21.80 Acres  
 GRID: B20  
 MANAGER: KATE CLARK



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

Attn: Kate Clark  
Sr. Planner, City of Austin

Re: C14-2021-0130 / NPA-2021-0025.02

Dear Kate:

I am writing to you to express my disapproval for the referenced Rezoning and Neighborhood Plan Amendment for the property located at 7715 W. SH 71. The following information is provided as justification for my protest of these applications.

I am the owner of twelve acres immediately adjacent to the tract attempting to be rezone and have a single family residence directly East of what is proposed to be nearly 400 apartment units of a proposed height of 5 stories. That is an unacceptably abrupt transition. In addition as a landowner in Oak Hill I consider this level of development to have the potential to detract from the area.

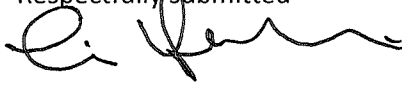
1. The proposed rezoning is contrary to the intent of the Oak Hill Combined Neighborhood Plan in number areas. Specifically:
  - a. The amount of impervious cover proposed is in conflict with Item 4.A.1(a), which states:  
“**4.A.1a**—Consider implementation of policies recommended in the Regional Water Quality Protection Plan for the Barton Springs Segment of the Edwards Aquifer and its Contributing Zone. Regional land development regulations designed to protect sensitive recharge and contributing zone areas of the Edwards Aquifer would help achieve regional and local water quality goals. Note: Some property owners represented on the Oak Hill Contact Team believe land use regulations should be applied on a regional level; if a certain land use is restricted in Oak Hill’s recharge zone, they feel that land use should be restricted in other recharge areas as well.”
  - b. The number of living units is in conflict with Item 4.A.1(b), which states:  
“**4.A.1b**—Where appropriate, maintain rural density in Oak Hill. To help achieve regional water quality goals, manage the urbanization of Oak Hill by minimizing dense development and guiding new development away from the recharge zone.”
  - c. The 5 story height of the proposed apartment buildings which aside from the ACC building would be the tallest structures in the area, is in conflict with Item 6.B.1, which states:  
“**6.B.1** Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.  
6.B.1a—Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.  
6.B.1b—Cluster higher density development in appropriate areas, striving to balance the interests of stakeholders while taking into consideration environmental concerns.”
  - d. The density proposed will present a dangerous and unworkable traffic situation, as all the vehicular traffic will exit onto Highway 71. Even after TxDOT finishes their project, the traffic will traveling at a faster rate of speed, and entering/exiting traffic has a higher potential to create a very dangerous situation.

The city should use the request to amend the restrictive covenant amendment as a tool to reduce the impervious cover. The restrictive covenant was entered into prior to the dangers to the Edwards Aquifer by impervious cover being fully understood. The landowners should not have it both ways by at once relying on an old and unreasonable impervious agreement, while at the same time increasing the square footage by nearly 250%. If they want to have the impervious cover to remain the same, then their zoning should remain. If they want to change the zoning, then they should have a more responsible impervious cover.

I feel this Rezoning and Neighborhood Plan Amendment is not in the best interest of the community, as the proposed multi-family project does not meet the intent of the Oak Hill Combined Neighborhood Plan and does not show favorable stewardship of the Edwards Aquifer.

Feel free to contact me with any questions or to discuss the above information. Thank you for your consideration.

Respectfully submitted

A handwritten signature in black ink, appearing to read 'E. Yerkovich', with a stylized, flowing script.

Eric Yerkovich

512 799 6240



**Clark, Kate**

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

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

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

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

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

Thank You,

Renee Vlahakis

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**Clark, Kate**

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

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

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

Thank You

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

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

Michael Vlahakis  
6947 CHINOOK DR

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**Clark, Kate**

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

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

Sent from my iPhone

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## Clark, Kate

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

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

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

Thank You

- Allie Brotherman

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## Clark, Kate

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

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

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

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

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

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

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**Clark, Kate**

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

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

To Whom It May Concern:

I am writing to oppose the following rezoning applications:

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

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

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

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

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

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

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

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

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

Thank you,

Nancy Lanier

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**Clark, Kate**

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

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

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

Thank You

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## Clark, Kate

---

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

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

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

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

Thank You

Terri Knox  
7001 Chinook Drive  
Austin, TX 78736

Sent from [Mail](#) for Windows

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## Clark, Kate

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

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

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

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

Terri Knox  
7001 Chinook Drive  
Austin, Texas 78736

Sent from my iPad

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## Clark, Kate

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

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

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

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

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

Thank you for representing my objections to the rezoning.

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## Clark, Kate

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

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

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

Thank You

Sent from my iPhone

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## Clark, Kate

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

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

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

Thank You

Gary Rizzato

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**Clark, Kate**

---

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

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

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

Thank You

*Wesley Hopkins*

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**Clark, Kate**

---

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

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

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

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

Thank You

Shannon Stavinoha

Sent from my iPhone

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**Clark, Kate**

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

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

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

Thank You

**Tim & Rhonda Hudson**

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## Clark, Kate

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

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

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

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

Thank You,

Joy Hernandez

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## Clark, Kate

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

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

Hi all,

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

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

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

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

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

Amy Jackson

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**Clark, Kate**

---

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

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

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

Thank You,  
Rita Berry

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## Clark, Kate

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

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

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

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

Thank You!

- Dorothy G Caldwell

Sent from my tiny handheld computer that also makes calls.

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**Clark, Kate**

---

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

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

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

Thank You ,  
Crystal Bomer

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## Clark, Kate

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

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

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

Thank You-

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

Connie Justice  
8301 Farmington Ct  
78836

Sent from my iPhone

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**Clark, Kate**

---

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

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

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

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

Thank You,  
M Collins

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## Clark, Kate

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

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

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

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

Cindy L. Miller

512.466.7721

Sent from my iPhone

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## Clark, Kate

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

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

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

Thank You

Sent from my iPhone

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## Clark, Kate

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

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

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

Thank You

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## Clark, Kate

---

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

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

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

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

Thank You,

Sean Johnson  
6929 Scenic Brook Dr.

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## Clark, Kate

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

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

Thank You, Desiree Coleman

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**Clark, Kate**

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

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## Clark, Kate

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

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

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

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

Thank You  
Tatiana Bobbitt

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[Texas Real Estate Commission Information About Brokerage Services](#)

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



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## Clark, Kate

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

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

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Sent from my iPhone

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## Clark, Kate

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

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

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

Thank You

Alex Verduzco | 512-913-7062

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## Clark, Kate

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

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

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Thank You

Susan Lindsay  
11012 Swelfling Ter.  
Austin 78737

Sent from my iPhone

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## Clark, Kate

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

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

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Thank You

Robbie Lueth  
5900 Blanco River Pass  
Austin 78749

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## Clark, Kate

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

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

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Thank You

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## Clark, Kate

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

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

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

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

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

GREETINGS,

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

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

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

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

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

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

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

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

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

TOO DENSE AND TOO HIGH.

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

Beth Bellanti  
Tito's Handmade Vodka  
@bebellanti

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**Clark, Kate**

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

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

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

Thank You,

Melissa Thornell Garner

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

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## Clark, Kate

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

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

Ms Clark,

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

Please maintain the integrity left to Oak Hill.

Julie Campbell

Sent from my iPad

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## Clark, Kate

---

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

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

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

Thanks,  
Patty Koeninger  
8101 current circle

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## Clark, Kate

---

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

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Thank You

Ross Tomlin

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## Clark, Kate

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

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## Clark, Kate

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

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## Clark, Kate

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

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Thank You

Penny Dedman

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## Clark, Kate

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

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

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

Sent from my iPhone

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## Clark, Kate

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

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**Clark, Kate**

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

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

Thank You

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**Clark, Kate**

---

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

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

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

Respectfully,  
John Paul Patterson

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**Clark, Kate**

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

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

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

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

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

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

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

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

Thank You

*Randol Bass*

6818 Kenosha Pass  
Austin, TX 78749

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## Clark, Kate

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

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

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

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

Thank You

Saad Altai

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**Clark, Kate**

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

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

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

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

Thank you,  
Mindi

Sent from my iPhone

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## Clark, Kate

---

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

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

Hello Team,

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

Thank you for your consideration,

Thaddeus Zaharas

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**Clark, Kate**

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

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

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

Thank You

Sent from my iPhone

Sue Wendelin

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## Clark, Kate

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

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

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

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

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

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

Respectfully,  
Gabrielle Chueh

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## Clark, Kate

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

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

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

Thank You

Sent from my iPhone

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**Clark, Kate**

---

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

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

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

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

**PLEASE KEEP it AS SINGLE FAMILY.**

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

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

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

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

Thank You,

The Long Family, S. Austin, 78749

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**Clark, Kate**

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

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

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

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

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

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

Respectfully,

Priscilla Rossi

Sent from my iPhone

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## Clark, Kate

---

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

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

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

Thank You

Denise Valliant  
512-923-4587

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## Clark, Kate

---

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

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

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

Thank You,  
Robin ZumBerge

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## Clark, Kate

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

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

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

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

Marsha Hughes - 8209 Pax Dr. - Austin - 78736

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**Clark, Kate**

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

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

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

Thank You

Eve Wieand

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## Clark, Kate

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

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

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

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

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

Sent from my iPhone

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## Clark, Kate

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

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

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

Thank You

Best regards  
John DiGaetano

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## Clark, Kate

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

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

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

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

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

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

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

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

Sonia Hunt  
7000 Whispering Creek Drive  
Austin, TX 78736

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**Clark, Kate**

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

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

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

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

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

Thank You,  
Gustavo Nieto

(512) 731 -3399

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**Clark, Kate**

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

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

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

Thank You ,  
Tejas Patwa

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## Clark, Kate

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

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

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

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

Thank You very much for your work on this!

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## Clark, Kate

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

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

Forwarding email

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

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

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

Thank you!

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

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Yvonne Massey Davis

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Yvonne Massey Davis

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**Clark, Kate**

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

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

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

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

Thank You,  
Katharine Reissman

6909 Grove Crest Dr  
Austin, TX 78736

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## Clark, Kate

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

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

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

Thank You

Sent from [Mail](#) for Windows

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## Clark, Kate

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

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

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

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

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

Thank You  
Vicki Garcia

From my iPhone Vicki Garcia

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**Clark, Kate**

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

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

Hi,

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

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

Regards

**VINOD SINGH**

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## Clark, Kate

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

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

Hi,

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

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

Maria Singh

8817 Moccasin Path, Austin, TX 78736

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## Clark, Kate

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

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

Hello Kate and Maureen,

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

Sincerely,

-Karen Galecki

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

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## Clark, Kate

---

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

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

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

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

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

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

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

Thank You ,

Olga Nieto

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

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

Hello,

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

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

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

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

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

Thank you,

Keri Cardenas

Chinook Dr, 78736

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**Clark, Kate**

---

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

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

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

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

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

Please do not allow this rezoning to be approved.

Thank you,

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

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

Thank You

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**Clark, Kate**

---

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

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

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

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

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

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

Please do not allow this rezoning to be approved.

Thank you,

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

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

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

Thank You

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**Clark, Kate**

---

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

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To Whom It May Concern,

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

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

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

Cheers,

Alix

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## Clark, Kate

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

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

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

Thank You

Margaret (Peggy) Cooper  
Resident on Sage Mountain Trail

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## Clark, Kate

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

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

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

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

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

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

Thank You,

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

Sent from my iPhone

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## Clark, Kate

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

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

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

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

I strongly oppose this rezoning of my neighborhood,

James Cain  
26 year homeowner, Chinook Dr.

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**Clark, Kate**

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

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

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

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

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

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

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

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

Thank You,

Susan Shipp Robison

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**Clark, Kate**

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

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

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

Thank You

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**Clark, Kate**

---

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

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

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

Thank You

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**Clark, Kate**

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

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

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

Thank You

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**Clark, Kate**

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

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

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

Thank You

Anne Hawken  
[REDACTED]

512-351-5008 (cellular-text only)

Sent from my iPad

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## Clark, Kate

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

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

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

Thank You

Sent from [Mail](#) for Windows

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## Clark, Kate

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

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

I am opposed to this development proposal on SH 71.

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

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**Clark, Kate**

---

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

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

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

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

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

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

Thank you for your support.

Ken & Fun

Sent from my iPad

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## Clark, Kate

---

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

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

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

Thank You

Sent from my iPhone

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## Clark, Kate

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

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

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

Thank You

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## Clark, Kate

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

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

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

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## Clark, Kate

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

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

To the attention of Ms Clark and Ms Meredith:

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

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

Many Thanks!  
-Amy SCHIPPERS  
5127867937

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## Clark, Kate

---

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

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

Hi Kate,

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

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

Emily Glennon

--

813-390-4589  


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**Clark, Kate**

---

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

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

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

--

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

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**Clark, Kate**

---

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

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

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

Thank You

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## Clark, Kate

---

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

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

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

Thank You

Katie Newell

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## Clark, Kate

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

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

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

Thank You  
Pat Lang

Sent from my iPad

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## Clark, Kate

---

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

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

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

Thank You

Melida mathews

Sent from my iPhone

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## Clark, Kate

---

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

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

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

Thank You,

Denise Tucker

Sent from my iPhone

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**Clark, Kate**

---

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

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

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

Thank You

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

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## Clark, Kate

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**From:** Michelle Gaines [REDACTED]  
**Sent:** Wednesday, January 26, 2022 9:03 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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

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

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

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

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

The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents.

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

Thank you,

Michelle Gaines

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## Clark, Kate

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**From:** Jonathan Walker [REDACTED]  
**Sent:** Wednesday, January 19, 2022 7:14 PM  
**To:** Clark, Kate  
**Subject:** Re: Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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

Dear Ms. Clark,

My husband and I have lived in Austin since 1972. We moved to the Scenic Brook area in question 16 years ago. We love it here!

We moved here to have more quiet, fewer people, and less traffic than in Austin proper. We just paid off our mortgage last year and plan to be here for the rest of our lives.

We greatly oppose the proposed rezoning of our area. I ask you to please do all you can to prevent this rezoning.

Thank you so much,  
Marsha Walker

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## Clark, Kate

---

**From:** Denise Tucker [REDACTED]  
**Sent:** Thursday, January 20, 2022 9:31 AM  
**To:** Clark, Kate; Meredith, Maureen; [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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

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

Thank You

Sent from my iPhone

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**Clark, Kate**

---

**From:** Meghann Pfeiffer [REDACTED]  
**Sent:** Thursday, January 27, 2022 10:24 AM  
**To:** Clark, Kate; Meredith, Maureen  
**Cc:** [REDACTED]  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone.

The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents.

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

Thank You.

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**From:** [Clark, Kate](#)  
**To:** [Rhoades, Wendy](#)  
**Subject:** FW: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)  
**Date:** Monday, January 31, 2022 12:21:13 PM

---

Hi Wendy,

Please see the comment below.

-Kate

---

**From:** Carli Rene  
**Sent:** Sunday, January 30, 2022 6:39 AM  
**To:** Clark2, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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

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

of any hearing, meetings and updates.  
Thank You

sending so much light,

carli rene

---

512.789.1206

[carli's calendar: book a shoot/meeting](#)

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**From:** [Champlin, Kaela](#)  
**To:**  
**Cc:** [Rhoades, Wendy](#)  
**Subject:** RE: (7715 1/2 West State Highway 71, C14-85-288.23(RCA))  
**Date:** Thursday, February 3, 2022 10:03:23 AM

---

Desiree,

I am forwarding your concerns to the case manager, Wendy Rhoades in the Housing and Planning Department. She is the best person to contact regarding this case and is copied on this email.

Thank you,

Kaela Champlin  
Environmental Program Coordinator  
Watershed Protection Department | City of Austin  
512.974.3443  
She | Her | Hers

-----Original Message-----

From: Desiree Coleman  
Sent: Thursday, February 3, 2022 9:58 AM  
To: Champlin, Kaela <[Kaela.Champlin@austintexas.gov](mailto:Kaela.Champlin@austintexas.gov)>  
Subject: (7715 1/2 West State Highway 71, C14-85-288.23(RCA))

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

Hello,

My name is Desiree Coleman and I have lived at 7121 Scenic Brook Dr. for 30 years. I am strongly opposed to the request, being made by the developer. In the 30 years I have lived in my home, I have seen drag racing, speeding cars and increased traffic, especially if Scenic Brook is used as a detour. I was a big proponent to have the speed humps added, due to the aforesaid. In addition, I have a video of a woman who was almost plowed down on her morning jog. The driver went up the curb at my house, mowed down the trash cans, my mail box and the next neighbor's mail box. It is a miracle this woman is alive as she had the incentive to jump out of the way. I believe this request will undoubtedly increase the traffic on our street. There are numerous families who have children that live on Scenic Brook, that like to play out front, and their safety is at risk, not to mention those who take their families and pets for a walk at any give time of the day. We have no side walks to protect these people. When vehicles are parked in the street, this limits the width of the road, making this narrow for walkers or joggers to safely go around the parked vehicle. I am pleading with all, to not allow such progress to be developed at 7715 1/2 W St Highway 71, as I believe Scenic Brook will be used as an alternative entrance. I thank you for your time, understanding, consideration, and your vote of NO, for the sake of a safe place to live for Oak Hill/Scenic Brook residents.

Sincerely,

Desiree Coleman  
512-750-8365

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**From:** [Clark, Kate](#)  
**To:** [Rhoades, Wendy](#)  
**Subject:** FW: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)  
**Date:** Wednesday, February 9, 2022 10:34:51 AM

---

Wendy,

Please see email below relating to this rezoning case.

**Kate Clark, AICP**

Project Manager, Redevelopment Division  
City of Austin | Economic Development Department  
[kate.clark@austintexas.gov](mailto:kate.clark@austintexas.gov)

---

**From:** Greg Richter  
**Sent:** Wednesday, February 9, 2022 10:33 AM  
**To:** Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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

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Thank You  
Greg Richter  
7004 Bright Star Lane  
Austin, TX 78736

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**From:** [Clark, Kate](#)  
**To:** [Rhoades, Wendy](#)  
**Subject:** FW: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)  
**Date:** Friday, February 18, 2022 12:10:50 PM

---

Afternoon Wendy,

Please see email below for comment. Hope you have a nice long weekend.

Kate Clark, AICP  
Project Manager, Redevelopment Division  
City of Austin | Economic Development Department  
[kate.clark@austintexas.gov](mailto:kate.clark@austintexas.gov)

-----Original Message-----

From: Laura Klopfenstein >  
Sent: Friday, February 18, 2022 11:02 AM  
To: Clark, Kate <[Kate.Clark@austintexas.gov](mailto:Kate.Clark@austintexas.gov)>; Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>;  
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Thank You,  
Laura Klopfenstein  
7122 S. Brook Drive

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**From:** [Clark, Kate](#)  
**To:** [Rhoades, Wendy](#)  
**Subject:** FW: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)  
**Date:** Wednesday, March 2, 2022 7:20:54 AM

---

Please see below for public comment.

Kate Clark, AICP  
Project Manager, Redevelopment Division  
City of Austin | Economic Development Department  
[kate.clark@austintexas.gov](mailto:kate.clark@austintexas.gov)

-----Original Message-----

From: Ted Tran  
Sent: Tuesday, March 1, 2022 10:16 PM  
To: Clark, Kate <[Kate.Clark@austintexas.gov](mailto:Kate.Clark@austintexas.gov)>; Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>;  
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Thank You

Ted

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<https://bit.ly/ATXZoningComment>.



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**Case Number: C14-2021-0130**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearing: March 8, 2022, Planning Commission**

Hortencia A. Villanueva

Your Name (please print)

☐ I am in favor  
☒ I object

6945 CHIHOOK

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

Hortencia A. Villanueva

Signature

MARCH 4, 2022

Date

Daytime Telephone (Optional): 512-828-2632

Comments: PLEASE DO NOT ALLOW THIS  
TO MOVE FORWARD. The recent approval  
of development behind our ADDRESS HAS  
ALREADY GREATLY impacted the quality of  
our lives. The noise, TRAFFIC, AND  
DUST IS Awful! 34 YRS at the  
SAME ADDRESS AND our lives are NOT  
the same. Please Stop.

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

City of Austin, Housing & Planning Department

**Wendy Rhoades**

P. O. Box 1088, Austin, TX 78767

Or email to:

[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

**City of Austin**

**FEB 07 2022**

**HPD / AHFC**

**From:**  
**To:** [Rhoades, Wendy](#)  
**Subject:** I object to C14-2021-0130 Tuesday,  
**Date:** March 8, 2022 5:32:34 PM

---

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

Hello Wendy,

I am writing to voice my opinion and concerns to the Case NPA-2021-0025.02.

My family leaves at 7007 Chinook Dr. We oppose this change for several reasons.

One the increase in traffic is not sustainable. The roads in this neighborhood are extremely narrow and we are already seeing a significant increase in traffic due to the recent construction in the area. This is an extreme hazard for the children who enjoy playing in this neighborhood.

Second, with the increase construction already taken place and taking into account the terrain of the area there are considerable concerns about potential structural issues and drainage problems.

Thank you for your consideration

Christel and Lars Gustafson

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**From:** [Clark, Kate](#)  
**To:** [Rhoades, Wendy](#)  
**Subject:** FW: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)  
**Date:** Tuesday, March 22, 2022 9:10:45 AM

---

Wendy,

Please see below for email.

**Kate Clark, AICP**

Project Manager, Redevelopment Division  
City of Austin | Economic Development Department  
[kate.clark@austintexas.gov](mailto:kate.clark@austintexas.gov)

---

**From:** Eve Wieand  
**Sent:** Tuesday, March 22, 2022 8:58 AM  
**To:** Clark, Kate <[Kate.Clark@austintexas.gov](mailto:Kate.Clark@austintexas.gov)>; Meredith, Maureen <[Maureen.Meredith@austintexas.gov](mailto:Maureen.Meredith@austintexas.gov)>  
**Subject:** We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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

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Thank You

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**From:** [Clark, Kate](#)  
**To:** [Rhoades, Wendy](#)  
**Subject:** FW: Oak Hill Neighborhood Plan  
**Date:** Wednesday, March 23, 2022 10:32:11 AM

---

Wendy,

Please see email below about comment for zoning case. They do not mention which one, but I would guess it is for the SH71 cases.

**Kate Clark, AICP**  
Project Manager, Redevelopment Division  
City of Austin | Economic Development Department  
[kate.clark@austintexas.gov](mailto:kate.clark@austintexas.gov)

---

**From:** Lindsay Ellis  
**Sent:** Wednesday, March 23, 2022 9:43 AM  
**Subject:** Oak Hill Neighborhood Plan

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

# WE DO NOT SUPPORT THIS IN OUR NEIGHBORHOOD!

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

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

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

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

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

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

## 4. TOO DENSE AND TOO HIGH.

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

--

**Lindsay Ellis**  
Onboarding Advisor  
Direct: (972) 472-2656

Company: (800) 214-4426



Watch our [overview video](#)

Respondent



31

Anonymous



20:33

Time to complete



### 1. What is the Zoning/Rezoning Case Number? \*

Only Zoning/Rezoning Cases open for public comment at this time are available in this list. Not all cases may be scheduled on the PC/ZAP agendas at this time, but here are helpful links to those agendas.

You can find Zoning and Platting Commission Agendas here:

[http://austintexas.gov/cityclerk/boards\\_commissions/meetings/54\\_1.htm](http://austintexas.gov/cityclerk/boards_commissions/meetings/54_1.htm)

([http://austintexas.gov/cityclerk/boards\\_commissions/meetings/54\\_1.htm](http://austintexas.gov/cityclerk/boards_commissions/meetings/54_1.htm))

You can find Planning Commission Agendas here:

[http://austintexas.gov/cityclerk/boards\\_commissions/meetings/40\\_1.htm](http://austintexas.gov/cityclerk/boards_commissions/meetings/40_1.htm)

([http://austintexas.gov/cityclerk/boards\\_commissions/meetings/40\\_1.htm](http://austintexas.gov/cityclerk/boards_commissions/meetings/40_1.htm))

C14-2021-0130 – 7715 ½ West State Highway ...



### 2. Your name (providing this information will be part of the public record and will be available online)

Neil burkinshaw

### 3. Your address (providing this information will be part of the public record and will be available online)

7114 Scenic Brook Dr.

### 4. Your zip code (providing this information will be part of the public record and will be available online)

78736

5. Position on Zoning/Rezoning \*

I object



6. Daytime telephone number (providing this information will be part of the public record and will be available online)

5128144133

7. Comments

As an austin area native, The disruption to oak hill over the last few years has taken a toll on this community. Between the highway project, which was understandably needed, and the ample apartments that have sprouted up all over the area, it has reached its tipping point. This area already has had more apartment development than any other part of Austin and only serves to further erode the native wildlife, single family home communities and ecosystem, of which, includes the nearby aquifer.



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**Case Number: C14-2021-0130**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearing: June 9, 2022, City Council**

EMILY MACKINNON

Your Name (please print)

☐ I am in favor  
☒ I object

6931 CHINOOK DR., AUSTIN, TX 78736

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

Emily Mackinnon

Signature

5/24/22

Date

Daytime Telephone (Optional):

Comments:

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

City of Austin, Housing & Planning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

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**Case Number: C14-2021-0130**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearing: June 9, 2022, City Council**

EMILY MACKINNON  
Your Name (please print)

|                                              |
|----------------------------------------------|
| <input type="checkbox"/> I am in favor       |
| <input checked="" type="checkbox"/> I object |

6913 CHINDOK DR. AUSTIN, TX 78736  
Your address(es) affected by this application (optional)

*Emily Mackinnon*  
Signature

5/24/22  
Date

Daytime Telephone (Optional):

Comments:

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

City of Austin, Housing & Planning Department

Wendy Rhoades

P. O. Box 1088, Austin, TX 78767

Or email to:

[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

**From:**  
**To:** [Rhoades, Wendy](#); [Mereditth, Maureen](#)  
**Subject:** C14-2021-0130 & C14-85-288.23(RCA), NPA-2021-0025.02  
**Date:** Monday, January 31, 2022 9:24:15 AM  
**Attachments:** [Save Scenic Brook Petition \(Responses\) - Form Responses 1.pdf](#)

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

MS. Rhoades and Meridith, Please find a petition attached signed by 267 neighbors who live in close proximity of the above referenced cases. There is not one person in the neighborhood who is in favor of allowing this zoning change. The height and density is not compatible with the single family neighborhood on all three sides. The Flum and neighborhood plan both prohibit this rezoning and must be followed. There is no point in getting community input on the future vision of our neighborhoods only to disregard those wishes. What are the next steps of the rezoning process and the approximate dates? Additionally the developer has stated that putting the development down by the highway by trading impervious cover entitlements is impossible due in part of the existence of legacy trees. Would it be possible to get a map of the tree inventory for the subject tracts. Putting the development by the highway would be the best accommodation to the neighborhood and still provide the developer with a viable project. I appreciate your help on this matter.

Regards  
Eric Yerkovich  
512 799 6240

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).

Responses cannot be edited

# SAVE SCENIC BROOK PETITION

The purpose of this petition is to oppose the rezoning of one of the last open tracts of land in the Scenic Brook, Valley View, Covered Bridge, and Windmill Run area of Oak Hill.

The 23 acre tract located at 7715 ½ W. SH 71t is currently being considered for rezoning from Single Family to Mixed Use.

Rezoning case No. C14-2021-0130: [https://abc.austintexas.gov/public-search-other?t\\_detail=1&t\\_selected\\_folderrsn=12749162&t\\_selected\\_propertyrsn=912686](https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12749162&t_selected_propertyrsn=912686)

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

RCA case No. C14-85-288.23(RCA): [https://abc.austintexas.gov/public-search-other?t\\_detail=1&t\\_selected\\_folderrsn=12749289&t\\_selected\\_propertyrsn=912686](https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12749289&t_selected_propertyrsn=912686)

This is in an area which currently allows only 25% impervious coverage as it is in the critical Edwards Aquifer contributing zone and should not allow such dense development.

The entire development scheme is in direct contradiction to the Oak Hill Combined Neighborhood Plan [https://www.austintexas.gov/sites/default/files/files/Housing\\_%26\\_Planning/Adopted%20Neighborhood%20Planning%20Areas/23\\_OakHillCombined/oakhill-np.pdf](https://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/Adopted%20Neighborhood%20Planning%20Areas/23_OakHillCombined/oakhill-np.pdf)

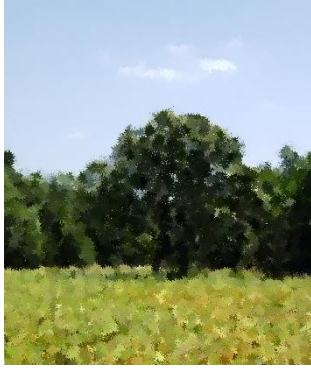
Please sign this petition to voice your opposition to this rezoning plan:

| Timestamp          | Email Address                      | Full Name                 | Address                                          | Would you like to receive updates from Save Scenic Brook? |
|--------------------|------------------------------------|---------------------------|--------------------------------------------------|-----------------------------------------------------------|
| 1/9/2022 13:15:03  | renmeier@gmail.com                 | Renee Vlahakis            | 6947 Chinook Dr., Austin, TX 78736               | Yes                                                       |
| 1/9/2022 13:15:32  | flymikefly@gmail.com               | Michael Vlahakis          | 6947 Chinook Dr., Austin, TX 78736               |                                                           |
| 1/9/2022 15:41:19  | tknox@gmail.com                    | Mark Allen Knox           | 7001 Chinook Drive Austin, Texas 78736           | Yes                                                       |
| 1/9/2022 17:49:46  | nuzoff@galletti.us                 | Natalie Galletti          | 7004 Chinook Drive, Austin, TX 78736             | Yes                                                       |
| 1/9/2022 19:35:02  | krisdonley71@gmail.com             | Kris Donley               | 6906 Chinook Dr                                  | Yes                                                       |
| 1/9/2022 20:13:28  | kpakola@gmail.com                  | Kathryn Ford              | 6934 Chinook Dr, Austin, TX 78736                |                                                           |
| 1/9/2022 21:16:27  | diannehhs@gmail.com                | Dianne Hruska-Suggs       | 6939 Thomas Springs Road<br>Austin, Texas 78736  | Yes                                                       |
| 1/9/2022 22:14:09  | allie.broman@gmail.com             | Allie Brotherman          | 8100 Pinto Path                                  |                                                           |
| 1/9/2022 23:22:01  | debrotex@gmail.com                 | Debbie Dieterich          | 8105 Pinto Path                                  | Yes                                                       |
| 1/9/2022 23:29:33  | sabrinajameenlotfi@gmail.com       | Sabrina J. Lotfi          | 8317 Roan LN, Austin, TX 78736                   | Yes                                                       |
| 1/9/2022 23:30:47  | karol.a.goodwin@gmail.com          | Karol goodwin             | 6904 chinook dr austin tx 78736                  | Yes                                                       |
| 1/9/2022 23:37:21  | nlanier@sbcglobal.net              | Nancy Lanier              | 8317 Roan LN, Austin, TX 78736                   | Yes                                                       |
| 1/10/2022 6:41:19  | vitalemazo@gmail.com               | Vitale mazo               | 8729 fenton drive                                | Yes                                                       |
| 1/10/2022 7:36:09  | kcaviness@austin.rr.com            | Kay Caviness              | 8917 A Mountain Shadows cove                     | Yes                                                       |
| 1/10/2022 7:58:43  | mystichealer2@sbcglobal.net        | Diana McManus             | 8003 Williamson Creek Drive. Austin, TX 78736    |                                                           |
| 1/10/2022 8:06:06  | scunningham202@gmail.com           | Stephen Cunningham        | 8314 Hanbridge Lane                              | Yes                                                       |
| 1/10/2022 9:01:57  | hpaigerussell@gmail.com            | Heather Russell           | 8519 Selway Dr, 78736                            | Yes                                                       |
| 1/10/2022 9:17:40  | inezcavallaro@gmail.com            | Inez Cavallaro            | 8504 C Red Willow Drive                          | Yes                                                       |
| 1/10/2022 9:35:00  | sabduza@yahoo.com                  | Sayed Badrudduza          | 7606 Crackling Creek dr, Austin, Tx, 78736       | Yes                                                       |
| 1/10/2022 10:36:22 | mikemcghee63@gmail.com             | Michael F. McGhee         | 8307 Hanbridge Ln. Austin Tx. 78736              | Yes                                                       |
| 1/10/2022 10:49:46 | jonibee2003@yahoo.com              | Joni Bumgarner            | 7012 Grove Crest Dr                              | Yes                                                       |
| 1/10/2022 10:56:13 | terriknox52@gmail.com              | Terri Knox                | 7001 Chinook Drive, Austin, TX 78736             | Yes                                                       |
| 1/10/2022 11:57:40 | ecommerce@daveread.com             | David M. Read             | 8925 Towana Trl, Austin TX 78736                 | Yes                                                       |
| 1/10/2022 12:14:42 | the1ramv@hotmail.com               | Ramiro Villanueva         | 6945 Chinook Drive                               | Yes                                                       |
| 1/10/2022 13:00:29 | hstamatis@icloud.com               | Harry Stamatis            | 7704 Covered Bridge Drive                        | Yes                                                       |
| 1/10/2022 13:41:38 | krizzato@icloud.com                | Keely Rizzato             | 8202 Little Deer Xing                            | Yes                                                       |
| 1/10/2022 15:11:17 | metonsager@gmail.com               | Mary Tonsager             | 9519 Anchusa Trl, Austin, TX. 78736              | Yes                                                       |
| 1/10/2022 15:12:45 | mmart32@gmail.com                  | Matt Martina              | 8308 Hanbridge lane                              | Yes                                                       |
| 1/10/2022 15:15:20 | barbaradaughteroflucille@gmail.com | Barbara A Peters          | 7127 Scenic Brook Drive Austin Texas 78736       | Yes                                                       |
| 1/10/2022 15:24:13 | amypjackson@gmail.com              | Amy Jackson               | 7506 Dawn Hill Circle Austin, TX 78736           |                                                           |
| 1/10/2022 15:42:15 | sfairchild2606@gmail.com           | Siobhan Fairchild         | 7213 oak meadow drivr                            | Yes                                                       |
| 1/10/2022 16:48:20 | garyrizzato@icloud.com             | Gary Rizzato              | 8202 Little Deer Xing, Austin, TX 78736          | Yes                                                       |
| 1/10/2022 17:24:42 | annehawken@austin.rr.com           | Anne Hawken               | 6700 Midwood Parkway, Austin, Texas 78736        | Yes                                                       |
| 1/10/2022 17:30:39 | langpatrica@yahoo.com              | Pat Lang                  | 8204 Mescalero Drive                             | Yes                                                       |
| 1/10/2022 18:11:30 | pandaa2007@yahoo.com               | amanda solis              | 6916 Chinook Dr 78736                            | Yes                                                       |
| 1/10/2022 18:11:45 | msolis@intertechflooring.com       | Mark J Solis              | 6916 Chinook dr                                  |                                                           |
| 1/10/2022 18:15:56 | utzman5@gmail.com                  | Jimmy                     | 7109 harvest trail 78736                         | Yes                                                       |
| 1/10/2022 19:16:56 | keyesme@msn.com                    | Marian Keyes              | 10200 Thomaswood Lane Austin 78736               | Yes                                                       |
| 1/10/2022 19:21:07 | karengalecki@yahoo.com             | Karen Galecki             | 7106 Stone Ledge Circle                          | Yes                                                       |
| 1/10/2022 20:03:38 | bhightower1127@gmail.com           | Brandon Hightower         | 6000 Oaklaire dr, Austin, TX, 78735              | Yes                                                       |
| 1/10/2022 20:32:55 | audra.shugart@yahoo.com            | Audra Shugart             | 7002 Smokey Hill Rd                              |                                                           |
| 1/10/2022 20:35:41 | lar465.2000@gmail.com              | Laura Rodriguez           | 6718 Silvermine Drive #1703 Austin, TX 78736     | Yes                                                       |
| 1/10/2022 20:43:37 | igleharth@yahoo.com                | Haley Iglehart            | 6718 Silvermine Drive                            | Yes                                                       |
| 1/10/2022 20:47:44 | ryankrszjanek@yahoo.com            | Ryan Krszjanek            | 8917 Dorella Lane, Austin, TX 78736              | Yes                                                       |
| 1/10/2022 21:03:40 | msbrack08@gmail.com                | Amanda Brack              | 6107 Oaklaire Dr, Austin, TX 78735               | Yes                                                       |
| 1/10/2022 21:12:30 | mhughes8209@yahoo.com              | Marsha Hughes             | 8209 Pax Dr.                                     | Yes                                                       |
| 1/10/2022 21:17:57 | hopkins.wesley@gmail.com           | Wesley Hopkins            | 8404 Bargamin Drive, Austin, Texas 78736         | Yes                                                       |
| 1/10/2022 21:20:01 | byrmd@gmail.com                    | Mark Byrn                 | 8404 Bargamin Dr                                 |                                                           |
| 1/10/2022 21:24:06 | sls3284@gmail.com                  | Shannon Stavinoha         | 7000 Grove Crest Dr, Austin, Tx 78736            |                                                           |
| 1/10/2022 21:27:31 | lilliehodges@austin.rr.com         | Lillie Hodges             | 7127 Southbrook Drive, Austin, Texas 78736       |                                                           |
| 1/10/2022 21:32:01 | accounts@alexiles.cvom             | Alexander Iles            | 6912 Chinook Drive                               | Yes                                                       |
| 1/10/2022 23:22:33 | pratik.patel@ittechsystem.com      | Pratik Patel              | 7625 crackling creek dr                          | Yes                                                       |
| 1/11/2022 6:15:53  | joe.rodela@yahoo.com               | Joe Rodela                | 8200 Southwest Pkwy #403, Austin 78735           |                                                           |
| 1/11/2022 6:44:37  | hudsonn@mac.com                    | rhonda hudson             | 6718 silvermine dr                               | Yes                                                       |
| 1/11/2022 7:43:17  | shawnpatterson@gmail.com           | Shawn Patterson           | 8403 sage mountain trail                         | Yes                                                       |
| 1/11/2022 7:59:05  | KZeakes@gmail.com                  | Katrin Zeakes             | 5812 Medicine Creek Dr., Austin 78735            |                                                           |
| 1/11/2022 7:59:54  | Jason.Zeakes@gmail.com             | Jason Zeakes              | 5812 Medicine Creek Dr., Austin 78735            |                                                           |
| 1/11/2022 8:19:17  | skwroeh@gmail.com                  | Joy Hernandez             | 8109 Pinto Path 78736                            | Yes                                                       |
| 1/11/2022 9:08:37  | ddw5280@gmail.com                  | Denise Wilkinson          | 6718 silvermine drive #1004, austin tx 78736     | Yes                                                       |
| 1/11/2022 10:48:38 | ruthie.howard@gmail.com            | Ruth M Howard             | 4900 Interlachen Ln                              | Yes                                                       |
| 1/11/2022 11:02:43 | albert.valdes@hotmail.com          | Alberto A Valdes          | 7106 Stone Ledge Cir., Austin, TX 78736          | Yes                                                       |
| 1/11/2022 11:39:03 | vivian@caputoimages.com            | Vivian Caputo             | 9930 Ledgestone Terrace Austin TX 78737          | Yes                                                       |
| 1/11/2022 11:49:33 | bearsam1234@gmail.com              | Steven Amsbury            | 8731 Thunderbird RdAustin, TX 78736              | Yes                                                       |
| 1/11/2022 13:00:30 | dalomala@me.com                    | Daloma Armentrout         | 6700 Midwood Pkwy Austin TX 78736                | Yes                                                       |
| 1/11/2022 13:07:05 | jacque15@sbcglobal.net             | Jacque Faulkner           | 6718 Silvermine Drive, Unit 902, Austin,Tx 78736 |                                                           |
| 1/11/2022 13:28:22 | trepweed@gmail.com                 | Shelley J. Weedon Trepard | 6902 Hill Meadow Drive Austin 78736              | Yes                                                       |
| 1/11/2022 13:50:20 | michael_ikeya@hotmail.com          | Michael Ikeya             | 6802 Raccoon Run, Austin, TX 78736               | Yes                                                       |
| 1/11/2022 13:53:17 | rabberry21775@gmail.com            | Rita Berry                | 5414 Wolf Run, Austin, Texas 78749               | Yes                                                       |
| 1/11/2022 13:56:49 | jsherman1548@gmail.com             | Jim Sherman               | 8500 Red Willow Dr.                              |                                                           |

| Timestamp          | Email Address            | Full Name              | Address                                           | Would you like to receive updates from Save Scenic Brook? |
|--------------------|--------------------------|------------------------|---------------------------------------------------|-----------------------------------------------------------|
| 1/11/2022 13:57:17 | bhaktahp@gmail.com       | Hina P Bhakta          | ****Anchusa Trail                                 |                                                           |
| 1/11/2022 13:57:33 | ngjacks48@gmail.com      | Gail Sherman           | 8500 Red Willow Dr. C                             |                                                           |
| 1/11/2022 14:08:56 | sally.finan@gmail.com    | Sally H. Finan         | 8112 Landsman Dr. Austin Texas 78836              | Yes                                                       |
| 1/11/2022 14:23:45 | ohmstudioaustin@gmail.c  | Aimee Johnson          | 7002 Pinto Cove 78736                             | Yes                                                       |
| 1/11/2022 14:42:29 | tifferann@icloud.com     | Tiffany Stone          | 7613 Orrick Drive<br>Austin, Tx 78749             |                                                           |
| 1/11/2022 14:46:43 | cambria.r.carson@gmail.c | Cambria Carson         | 8633 Thunderbird Road Austin TX 78736             | Yes                                                       |
| 1/11/2022 15:06:38 | alvarezjune@att.net      | June Alvarez-Fetzer    | 8516 Lookout Cliff Pass, Austin, TX 78737         | Yes                                                       |
| 1/11/2022 15:10:04 | jajordan11616@gmail.cor  | Julie Jordan           | 7500 Callbram Lane                                |                                                           |
| 1/11/2022 16:16:36 | ingrid.yaple@gmail.com   | Ingrid Yaple           | 7105 Oak Meadow drive                             |                                                           |
| 1/11/2022 16:46:54 | nedb321@gmail.com        | Crystal Bomer          | 7629 Hwy 71W                                      | Yes                                                       |
| 1/11/2022 16:47:57 | mwboomer@gmail.com       | Mike Bomer             | 7629 Hwy 71W                                      |                                                           |
| 1/11/2022 17:27:01 | Mtroiano@sbcglobal.net   | Michael Troiano        | 7002 Grove Crest Drive                            | Yes                                                       |
| 1/11/2022 17:32:01 | suzyd2522@yahoo.com      | Susie Hanks            | 8305 Farmington Ct Austin, TX 78736               | Yes                                                       |
| 1/11/2022 17:43:34 | taylor.dana@gmail.com    | Dana Taylor            | 7011 whispering creek dr, Austin tx 78736         | Yes                                                       |
| 1/11/2022 17:59:52 | mcrabbit5@gmail.com      | Melissa McDaniel       | 6143 Oliver Loving Trail                          |                                                           |
| 1/11/2022 18:00:45 | syl4v@sbcglobal.net      | Sylvia Villejo         | 8312 Roan In.                                     | Yes                                                       |
| 1/11/2022 18:05:24 | bobream@me.com           | Bob Ream               | 7001 Silvermine Dr                                | Yes                                                       |
| 1/11/2022 18:34:20 | rmart924@yahoo.com       | Roseann Martinez       | 6939 Chinook Dr Austin Tx 78736                   | Yes                                                       |
| 1/11/2022 18:34:51 | cainjames@sbcglobal.net  | James Cain             | 6939 Chinook Dr Austin Tx 78736                   | Yes                                                       |
| 1/11/2022 18:57:42 | dkroliekiewicz@yahoo.com | Deborah kroliekiewicz  | 4701 Staggerbrush rd                              |                                                           |
| 1/11/2022 20:42:40 | vzqalex@gmail.com        | Alexandy Vazquez       | 8500 copano dr                                    |                                                           |
| 1/11/2022 20:58:33 | brigates@gmail.com       | Brianne Gates          | 7904 Clydesdale drive Austin TX 78745             |                                                           |
| 1/11/2022 21:46:44 | ananuila2@gmail.com      | Ana Nuila              | 8600 Barasinga Trail Austin tx 78749              | Yes                                                       |
| 1/11/2022 21:56:13 | leal1955@gmail.com       | Marie Leal             | 7201 Old Bee Caves Rd                             | Yes                                                       |
| 1/12/2022 6:37:44  | conkat13@gmail.com       | Connie Justice         | 8301 Farmington Ct, 78736                         | Yes                                                       |
| 1/12/2022 7:27:43  | Annabraham003@gmail.c    | Ann Abraham            | 6930 Chinook Drive                                | Yes                                                       |
| 1/12/2022 8:19:01  | melcoly@hotmail.com      | Melanie Collins        | 8801 la cresada austin, tx                        | Yes                                                       |
| 1/12/2022 8:32:41  | jestep@gmail.com         | Jamie Estep            | 9905 Murmuring Creek Dr., Austin, TX 78736        | Yes                                                       |
| 1/12/2022 8:50:57  | matthewdjulian@gmail.co  | Matthew Julian         | 6708 Bright Star Lane, Austin, TX 78736           | Yes                                                       |
| 1/12/2022 10:43:16 | cynlyn512@icloud.com     | Cynthia L. Miller      | 7606 Chelmsford Drive                             | Yes                                                       |
| 1/12/2022 12:37:21 | loraineleatherman26@yal  | Loraine Leatherman     | 7208 silvermine dr                                | Yes                                                       |
| 1/12/2022 14:41:07 | macaco04@gmail.com       | Rodrigo Solis          | 7302 Whispering creek circle                      |                                                           |
| 1/12/2022 15:24:19 | seanjohntx@gmail.com     | Sean Johnson           | 6929 Scenic Brook Dr., Austin, TX 78736           | Yes                                                       |
| 1/12/2022 15:24:45 | annemarr2002@yahoo.co    | Anne Johnson           | 6929 Scenic Brook Dr., Austin, TX 78736           | Yes                                                       |
| 1/12/2022 16:11:33 | mmparkhill@att.net       | Mary Oarkhill          | 5640 Wagon Train Road, Austin Tx                  | Yes                                                       |
| 1/12/2022 16:32:10 | aphena89@gmail.com       | Jennifer Teis          | 9436 El Rey Blvd Austin TX 78738                  |                                                           |
| 1/12/2022 16:44:36 | shirinh@sbcglobal.net    | Shirin Helmi           | 7013 Via Dono Drive                               | Yes                                                       |
| 1/12/2022 17:52:39 | julia@austinwomensboxir  | Julia Gschwind         | 7722 Croftwood Drive, Austin, TX 78749            |                                                           |
| 1/12/2022 18:07:56 | des.coleman61@gmail.cc   | Desiree Coleman        | 7121 Scenic Brook Dr. Austin Tx 78736             | Yes                                                       |
| 1/12/2022 18:19:52 | heidijuliar@gmail.com    | Heidi Juliar           | 6515 Davis Lane, Townhome #2                      | Yes                                                       |
| 1/12/2022 18:26:35 | lizpedascott@gmail.cor   | Liz ZepedaScott        | 2511 Monarch, ATX 78746                           | Yes                                                       |
| 1/12/2022 18:30:14 | daniestanley@hotmail.co  | Danielle Stanley       | 6400 Salcon Cliff Drive, Austin, TX 78749         | Yes                                                       |
| 1/12/2022 18:42:59 | tatiana.vik94@gmail.com  | Tatiana Bobbitt        | 6905 Chinook Dr                                   | Yes                                                       |
| 1/12/2022 19:25:39 | emilyjmackinnon@gmail.c  | Emily MacKinnon        | 6931 Chinook Dr. Austin, TX 78736                 | Yes                                                       |
| 1/12/2022 21:57:14 | garyg61@yahoo.com        | Gary Garza             | 7512 Black Mtn Dr.                                | Yes                                                       |
| 1/12/2022 22:05:14 | whitebuffalo1212@hotmail | Janet Lee              | 8504 Bargamin Dr Austin Texas 78736               | Yes                                                       |
| 1/12/2022 22:38:41 | mcwalzel@gmail.com       | Mary Claire Davies     | 7202 s brook drive                                |                                                           |
| 1/12/2022 22:47:41 | vvvsmoky@gmail.com       | DWIGHT E. HOLLAND      | 6718 Silvermine Drive # 1202, Austin, Texas 78736 | Yes                                                       |
| 1/13/2022 0:03:31  | donfawn@gmail.com        | Don Fawn               | 8110 Little Deer Crossing, Austin, TX 78736       |                                                           |
| 1/13/2022 6:32:03  | carricars@gmail.com      | Carri Leal             | 7201 Old Bee Caves rd, Austin, TX 78735           | Yes                                                       |
| 1/13/2022 7:50:50  | camille85@gmail.com      | Camille Giffin         | 7503 Hill Meadow Cir                              |                                                           |
| 1/13/2022 8:24:13  | joemathews1207@gmail.c   | Joseph Mathews         | 6908 Chinook Dr Austin Tx 78736                   | Yes                                                       |
| 1/13/2022 8:29:12  | smpolo85@gmail.com       | Sylvia Polozcek        | Hill meadow circle                                | Yes                                                       |
| 1/13/2022 9:02:38  | toomanydogs5@yahoo.co    | Sharon Norman          | 7130 Scenic Brook Dr., Austin, TX 78736           | Yes                                                       |
| 1/13/2022 9:04:21  | sndogs@gmail.com         | Patsy Daugherty        | 7130 Scenic Brook Dr., Austin, TX 78736           |                                                           |
| 1/13/2022 9:23:26  | gauriyyengar@gmail.com   | Gauri Iyengar          | 8408 Red Willow Dr. Austin TX 78736               | Yes                                                       |
| 1/13/2022 10:49:15 | patrickbillings@gmail.co | Patrick billings       | 8304 roan Ln.                                     | Yes                                                       |
| 1/13/2022 11:03:24 | larisavons@gmail.com     | Larisa Von Schimmelman | 8309 Farmington Court                             | Yes                                                       |
| 1/13/2022 12:53:59 | libby.murphey92@gmail.c  | Elizabeth Murphey      | 8715 Highway 71, Apt 7306, Austin, TX 78735       |                                                           |
| 1/13/2022 13:22:51 | melindakilian@yahoo.con  | Melinda L Kilian       | 8208 Espanola Trail                               | Yes                                                       |
| 1/13/2022 13:58:51 | reedc@austin.rr.com      | Connie J Reed          | 8502 Selway Dr<br>Austin Tx 78736                 |                                                           |
| 1/13/2022 14:34:36 | raeh926@gmail.com        | Angela Hunter          | 5701 Oakclaire Dr Austin, TX 78735                |                                                           |
| 1/13/2022 15:46:09 | melida82@yahoo.com       | Melida Mathews         | 6908 Chinook Dr Austin Tx                         | Yes                                                       |
| 1/13/2022 16:00:11 | susanshipp@sbcglobal.n   | Susan Shipp Robison    | 10801 Superview Dr Austin 78736                   | Yes                                                       |
| 1/13/2022 18:48:38 | jmoltz0@gmail.com        | John Moltz             | 7207 S Brook Dr., Austin TX, 78736                | Yes                                                       |
| 1/13/2022 20:31:03 | vggretail@gmail.com      | Vickie Leady           | 5112 Jacobs Creek Court, Austin, TX 78749         | Yes                                                       |
| 1/13/2022 22:10:44 | spiach@yahoo.com         | Steve Piacentino       | 119 autumn wood ln, Austin                        | Yes                                                       |
| 1/14/2022 5:42:11  | averduzco87@gmail.com    | Alejandro Verduzco     | 7218 s Brook dr                                   | Yes                                                       |
| 1/14/2022 8:16:11  | rlueth@ymail.com         | Robbie Lueth           | 5900 Blanco River Pass                            | Yes                                                       |

| Timestamp          | Email Address             | Full Name               | Address                                         | Would you like to receive updates from Save Scenic Brook? |
|--------------------|---------------------------|-------------------------|-------------------------------------------------|-----------------------------------------------------------|
| 1/14/2022 8:34:01  | parkercheryl22@gmail.co   | Cheryl Parker           | 7115 Scenic Brook Dr                            |                                                           |
| 1/14/2022 10:12:25 | me@aimon.net              | Aimon Bustardo          | 14 Long Creek Rd, Austin, TX, 78737             | Yes                                                       |
| 1/14/2022 10:15:05 | cdpenny@gmail.com         | Creacy Penny            | 7105 Dunkirk Dr Austin 78736                    |                                                           |
| 1/14/2022 11:17:46 | coryknopes@gmail.com      | Cory Knopes             | 6942 Chinook Dr                                 | Yes                                                       |
| 1/14/2022 12:12:04 | colleen_davenport@sbcg    | Colleen Davenport       | 8001 Acton Drive                                | Yes                                                       |
| 1/14/2022 15:25:20 | brian.c.donovan@irs.gov   | Brian C Donovan         | 7109 Stone Ledge Circle Austin, TX 78736        | Yes                                                       |
| 1/14/2022 15:26:08 | brdgt_donovan@yahoo.co    | Elaine B Donovan        | 7109 Stone Ledge Circle Austin, TX 78736        | Yes                                                       |
| 1/14/2022 15:39:00 | jeaniemartin1374@gmail.   | Jeanie Meurer-Martin    | 7102 Thomas Springs Rd                          | Yes                                                       |
| 1/14/2022 17:12:03 | brianspillers84@yahoo.cc  | Brian spillers          | 7101 stone ledge cir.                           | Yes                                                       |
| 1/14/2022 21:38:53 | valerian8@gmail.com       | Valerian Vosburgh       | 201 heritage dr.                                |                                                           |
| 1/15/2022 7:24:35  | mgunn101@gmail.com        | Mary Gunn               | 6718 Silvermine Dr, Unit 402, Austin, TX 78736  | Yes                                                       |
| 1/15/2022 9:07:58  | koitzsch@gmail.com        | Thomas Koitzsch         | 14215 Nutty Brown rd                            | Yes                                                       |
| 1/15/2022 9:27:43  | jillgraham512@gmail.corr  | Jill graham             | 13665 Nutty Brown Road                          |                                                           |
| 1/15/2022 9:54:01  | tractorgirl7@gmail.com    | Debbie k hyde           | 12 Sentinel Hill                                |                                                           |
| 1/15/2022 9:54:32  | yasminebb1998@yahoo.c     | Yasmine Ben-Brahim      | 7206 Scenic Brook Dr.                           | Yes                                                       |
| 1/15/2022 9:56:06  | anchondo_alicia@yahoo.    | Alicia anchondo         | 8409 Selway Dr                                  |                                                           |
| 1/15/2022 10:06:47 | jijnoomccain15@gmail.co   | Jin-Joo McCain          | 7100 Grove Crest Dr                             | Yes                                                       |
| 1/15/2022 10:14:55 | Mikibcook@gmail.com       | Miki Cook               | 8000 Niles Cove, Austin, Texas 78737            |                                                           |
| 1/15/2022 10:18:53 | emilyannenorman@gmail     | Emily norman            | 3623 w Alabama st 125                           |                                                           |
| 1/15/2022 11:33:11 | Texashistoryrocks@gmail   | Dawnita Nix             | 2526 Star Grass Circle, Austin, Texas 78845     |                                                           |
| 1/15/2022 11:36:59 | tnk003j@gmail.com         | Miriam Hamblett         | 8105 Red Willow Dr Austin TX 78736              | Yes                                                       |
| 1/15/2022 12:09:41 | schoolethanb@gmail.corr   | Ethan Brown             | 9001 Sam Carter Dr                              |                                                           |
| 1/15/2022 13:00:26 | seyi.odufuye@gmail.com    | Oluwaseyi Odufuye       | 2304 Turtle Mountain Bend Austin, Texas 78748   |                                                           |
| 1/15/2022 13:36:52 | missannikamaynard@gm      | Annika Maynard          | 2500 South Millbend Drive                       |                                                           |
| 1/15/2022 13:41:25 | igleharth@yahoo.com       | Haley Iglehart          | 6718 Silvermine Drive                           |                                                           |
| 1/15/2022 13:46:10 | marjbueno3@gmail.com      | Marjorie Buencamino     | 168 belterra village way Austin Tx 78737        | Yes                                                       |
| 1/15/2022 14:00:30 | carissadavis10@gmail.co   | Carissa Davis           | 7631 HWY 290 W                                  | Yes                                                       |
| 1/15/2022 14:35:04 | grambo19992004@yahoc      | Melissa Thornell Garner | 7121 Silvermine Drive, Austin, Texas 78736-1758 | Yes                                                       |
| 1/15/2022 15:06:02 | lmjavan@gmail.com         | Linda Javan             | 8512 Ganttcrest Drive, Austin, TX 78749         |                                                           |
| 1/15/2022 15:07:54 | kgottlieb@gmail.com       | Kendra Gottlieb         | 6608 Alberta Cv                                 |                                                           |
| 1/15/2022 15:17:56 | karina.cerdag@gmail.com   | Karina Hanyzewski       | 1406 Casa Dr                                    | Yes                                                       |
| 1/15/2022 15:52:17 | linvietti@yahoo.com       | Lin Vietti              | 7216 Scenic Brook Dr 78736                      | Yes                                                       |
| 1/15/2022 16:09:35 | sahicurn@gmail.com        | Charles Swenson         | 6908 Rifle Bend, Austin, Texas 78736            | Yes                                                       |
| 1/15/2022 17:18:07 | alisonbukhari@yahoo.cor   | Alison Bukhari          | 11509 Georgian Oaks Dr., Austin, TX 78739       |                                                           |
| 1/15/2022 17:24:45 | udaugh@gmail.com          | Nancy Kameya            | 6708 Maelin Cv                                  | Yes                                                       |
| 1/15/2022 17:33:16 | sschlosser@austin.rr.com  | Sharon Schlosser        | 5404 badger bend. Austin tx 78749               |                                                           |
| 1/15/2022 17:55:20 | llmw2930@gmail.com        | Lee Williams            | 11606 Landseer Dr., Austin, TX 78748            |                                                           |
| 1/15/2022 18:02:42 | doods25@gmail.com         | Sonia Segura            | 2908 Acopio Bend 78745                          |                                                           |
| 1/15/2022 18:04:20 | mommabearcates@att.ne     | Nina Gayheart           | 8205 spring Valley Drive Austin Tx 78736        | Yes                                                       |
| 1/15/2022 18:43:11 | james.d.gilligan@gmail.c  | James Gilligan          | 8211 Spring Valley Austin, TX 78736             | Yes                                                       |
| 1/15/2022 19:25:42 | hrtomlin@gmail.com        | Ross Tomlin             | 7209 Whispering Winds Dr.                       |                                                           |
| 1/15/2022 19:48:23 | imtarabbia@gmail.com      | Marc Tarabbia           | 147 Rock cliff ct, Austin Tx 78737              |                                                           |
| 1/15/2022 19:51:40 | twmills@gmail.com         | Theodore Mills          | 9000 Deer Haven Rd, 78737                       | Yes                                                       |
| 1/15/2022 20:09:20 | reeves.jennifer@gmail.co  | Jen Reeves              | 10615 Galsworthy Ln                             |                                                           |
| 1/15/2022 20:44:58 | lcmorgan40@gmail.com      | Leslie Morgan           | 7003 oak meadow circle                          | Yes                                                       |
| 1/15/2022 21:39:24 | sarah@waltersweddings     | Sarah Walters           | 11961 Overlook Pass                             |                                                           |
| 1/15/2022 21:58:26 | f5cougar1@gmail.com       | Alexandra Beaujean      | 3501 Mills Avenue                               |                                                           |
| 1/16/2022 0:16:07  | jgor457@yahoo.com         | Jane Gordon             | 7808 Copano Dr                                  |                                                           |
| 1/16/2022 0:38:19  | rhoadmelissam@gmail.cc    | Melissa Rhoad           | 7223 South Brook Dr.                            | Yes                                                       |
| 1/16/2022 5:31:12  | hmcleave@austin.utexas.   | Harry Cleaver           | 8004 Pitter Pat Ln                              | Yes                                                       |
| 1/16/2022 5:33:48  | gtreed2000@yahoo.com      | Gina                    | 9201 Brodie Ln Austin TX                        |                                                           |
| 1/16/2022 6:40:18  | noladavis939@hotmail.cc   | Nola Jane Davis         | 7904 Wykeham Drive, Austin, Texas 78749-3249    | Yes                                                       |
| 1/16/2022 6:46:07  | artoflivingwell@sbcglobal | Denise Tucker           | 6104 Flatrock Ln.                               | Yes                                                       |
| 1/16/2022 6:47:38  | gkupec@austin.rr.com      | Gregg Alan Kupec        | 9902 Michael Dale                               |                                                           |
| 1/16/2022 7:12:26  | bratyg11@aol.com          | Joanna Sollinger        | 9101 La Cresada                                 |                                                           |
| 1/16/2022 7:31:09  | martidelnegro1@gmail.co   | Martha Del negro        | 10613 Tollesboro Cove Austin tx 78739           |                                                           |
| 1/16/2022 7:35:43  | doketx@aol.com            | David Dolcater          | 7109 Oak Meadow Dr. Austin, Texas               |                                                           |
| 1/16/2022 7:49:12  | bflerning222@outlook.cor  | Barbara Fleming         | 7717 Journeyville Dr Austin, TX 78735           |                                                           |
| 1/16/2022 8:02:57  | susieqmachen@gmail.co     | Marilyn Machen          | 150 Atwater Cove Austin TX 78737                |                                                           |
| 1/16/2022 8:15:13  | sunnyhunt@gmail.com       | sunny hunt              | 7000 whispering creek drive, Austin, Rx 78736   | Yes                                                       |
| 1/16/2022 8:16:30  | stacisnell@outlook.com    | Staci L Snell           | 7306 Whispering Winds Dr                        |                                                           |
| 1/16/2022 8:34:53  | aworthy@twc.com           | Anna Worrhy             | 9201 Zyle Rd. 78737                             | Yes                                                       |
| 1/16/2022 8:59:38  | brandirockwell@yahoo.cc   | Brandi Rockwell         | 9015 San Diego Road Austin TX 78737             | Yes                                                       |
| 1/16/2022 9:11:35  | robseem@msn.com           | Roni Seemann            | 9713 Fallow Run Austin TX 78736                 |                                                           |
| 1/16/2022 9:14:51  | bfreeby61@yahoo.com       | Arloa Freeby            | 10233 Clemente Cir                              | Yes                                                       |
| 1/16/2022 9:19:41  | cdiebel@austin.rr.com     | Candance H Diebel       | 6938 Chinook Dr Austin TX 78736                 | Yes                                                       |
| 1/16/2022 9:25:27  | apierce@utexas.edu        | Amy E. Pierce           | 9436 Lightwood Loop                             |                                                           |
| 1/16/2022 9:27:31  | betharkey@icloud.com      | Elizabeth Harkey        | 8844 Colberg Drive                              |                                                           |
| 1/16/2022 9:32:25  | Juliebrown910@gmail.co    | Julie Divine            | 6302-Ames-Ct Austin                             |                                                           |
| 1/16/2022 10:21:58 | mikentx@hotmail.com       | Mike Nolen              | 7825 Beauregard Circle 24B                      | Yes                                                       |

| Timestamp          | Email Address             | Full Name               | Address                                       | Would you like to receive updates from Save Scenic Brook? |
|--------------------|---------------------------|-------------------------|-----------------------------------------------|-----------------------------------------------------------|
| 1/16/2022 10:32:59 | shulai07@gmail.com        | Claudia Saft            | 157 Tabago Ct, Austin, TX78737                | Yes                                                       |
| 1/16/2022 10:48:20 | acday7@gmail.com          | Anna Stafford           | 7723 Kiva Drive                               |                                                           |
| 1/16/2022 10:48:52 | randolbassmusic@gmail.com | Randol Bass             | 6818 Kenosha Pass, Austin, TX 78749           |                                                           |
| 1/16/2022 11:02:08 | aprilawnegarza@gmail.com  | April Garza             | 7118 Silvermine Dr Austin, TX 78736           | Yes                                                       |
| 1/16/2022 11:05:00 | holdenkells@gmail.com     | Carolyn Holden          | 8508 Fenton Drive                             |                                                           |
| 1/16/2022 11:07:17 | dianenelson709@gmail.com  | Diane Nelson            | 6810 B Raccoon Run Austin TX 78736            | Yes                                                       |
| 1/16/2022 11:57:31 | annieclary77@gmail.com    | Annie Frierson          | 7101 Dunkirk Drive                            | Yes                                                       |
| 1/16/2022 12:18:22 | xsaad@hotmail.com         | Saad Altai              | 7404 Espina Drive Austin TX 78739             |                                                           |
| 1/16/2022 12:54:33 | d.kloc@sbcglobal.net      | Diane Kloc              | 5956 Salcon Cliff Dr, Austin, TX 78749        | Yes                                                       |
| 1/16/2022 13:21:09 | mindt.d.payne@gmail.com   | Mindi Orth              | 161 Denise Cove, Austin, TX 78737             | Yes                                                       |
| 1/16/2022 13:23:13 | lorikruczek@gmail.com     | Loraine Kruczek         | 8802 La Fauna Path                            | Yes                                                       |
| 1/16/2022 14:25:18 | shawnpatterson@gmail.com  | Shawn M Patterson       | 8403 sage mountain trail                      | Yes                                                       |
| 1/16/2022 14:25:57 | beaswasey@gmail.com       | Bea Swasey              | 8403 sage mountain trail                      |                                                           |
| 1/16/2022 15:14:31 | khkathall@gmail.com       | Saffron K Hall          | 4420 Jester Drive Austin TX 78745             | Yes                                                       |
| 1/16/2022 15:27:53 | tzaharas@yahoo.com        | Thaddeus Zaharas        | Whispering Trail                              | Yes                                                       |
| 1/16/2022 15:53:48 | rachfowler@gmail.com      | Rachel Fowler           | 8507 Spring Valley Dr                         |                                                           |
| 1/16/2022 17:07:52 | gmchueh@gmail.com         | Gabrielle Chueh         | 7113 Scenic Brook Drive                       | Yes                                                       |
| 1/16/2022 20:16:11 | mmart32@gmail.com         | Matt M                  | 8308 Hanbridge lane                           | Yes                                                       |
| 1/16/2022 22:00:51 | wlong.grps@gmail.com      | Wayne Long              | Legend Oaks 2, Austin, Texas                  | Yes                                                       |
| 1/16/2022 22:51:16 | hollykasin@yahoo.com      | Holly Medina            | 9201 Brodie Lane Unit 4102                    | Yes                                                       |
| 1/17/2022 7:48:18  | julrkgoo@gmail.com        | Julie Rene Kimmel       | 7200 Silvermine Dr. Austin Tx 78736           |                                                           |
| 1/17/2022 7:55:56  | ahmeelya@outlook.com      | Amelia Stuerzenberger   | 7909 Flintstone Cove                          |                                                           |
| 1/17/2022 9:01:22  | whitneykint@gmail.com     | Whitney Altafi          | 8301 Twilight Terrace                         | Yes                                                       |
| 1/17/2022 9:14:12  | bbellanti@hotmail.com     | Beth bellanti           | 8304 spring valley drive austin tx 78736      | Yes                                                       |
| 1/17/2022 9:41:09  | joeyhugdins@gmail.com     | Joseph Hudgins          | 7810 Mowinkle Drive Austin, TX 78736          |                                                           |
| 1/17/2022 9:42:47  | mrschenoweth@gmail.com    | Mindy Chenoweth         | 8107 Red Willow Drive                         |                                                           |
| 1/17/2022 9:58:06  | nhunguyenn27@gmail.com    | Nhu Nguyet Nguyen       | 7625 roaring springs dr                       | Yes                                                       |
| 1/17/2022 10:35:53 | sym.hicks@gmail.com       | Symantha Hicks          | 8104 Red Willow Drive                         | Yes                                                       |
| 1/17/2022 15:23:16 | jtanous@swbell.net        | Jeanne Tanous           | 8905 mission creek cove austin 78735          |                                                           |
| 1/17/2022 17:06:29 | evewieand@gmail.com       | Eve wieand              | 7124 S Brook Drive                            | Yes                                                       |
| 1/17/2022 17:35:06 | miadancedesign@gmail.com  | Mia Dance               | 7209 Silvermine Drive Austin Texas 78736      | Yes                                                       |
| 1/17/2022 22:10:57 | tejas1806@gmail.com       | Tejas Patwa             | 2920 Zeke Bend, Austin 78745                  |                                                           |
| 1/18/2022 7:22:10  | mshcp3@yahoo.com          | Maria Hendricks         | 9446 EL Rey Blvd                              |                                                           |
| 1/18/2022 9:18:58  | leisamitch@aol.com        | Leisa Mitchell          | 7320 Morning Sunrise Cove Austin, Texas 78635 |                                                           |
| 1/18/2022 11:05:17 | reissmank@gmail.com       | Katharine Reissman      | 6909 Grove Crest Dr., Austin, TX 78736        | Yes                                                       |
| 1/18/2022 11:36:43 | jay@jlms.com              | Jay (John) McArdle III  | 6909 Grove Crest Dr Austin Tx 78736           | Yes                                                       |
| 1/18/2022 13:08:37 | ldemgen@yahoo.com         | Lori Lawley             | 5513 Esquel Cove, Austin, TX 78739            | Yes                                                       |
| 1/18/2022 14:20:06 | beltran.yesenia@att.net   | Yesenia                 | 11809 Easy Street Austin Tx 78748             |                                                           |
| 1/18/2022 16:47:31 | dladd396@gmail.com        | Daniel B Ladd           | 7909 Siringo Pass Austin, Tx 78749            | Yes                                                       |
| 1/18/2022 20:48:20 | jmn32austin@gmail.com     | John McElhenney         | 8304 Mescalero Cv, Austin, Texas 78736        | Yes                                                       |
| 1/18/2022 23:50:31 | jessguimar@gmail.com      | Jessica Rocha           | 4301 W William Cannon Dr Austin TX 78749      |                                                           |
| 1/19/2022 8:11:16  | suzannefwhatley@yahoo.com | Suzanne Whatley         | 5348 Magdalena Dr                             | Yes                                                       |
| 1/19/2022 8:37:22  | jsessionsbdf@aol.com      | Jordan Sessions         | 7208 S. Brook Drive                           | Yes                                                       |
| 1/19/2022 10:43:02 | annehawken@austin.rr.com  | Anne Hawken             | 6700 Midwood Parkway                          | Yes                                                       |
| 1/19/2022 18:11:26 | Steve.B.Reyes@outlook.com | Steve Reyes             | 7302 Callbram Ln Austin Tx 78736              | Yes                                                       |
| 1/20/2022 8:05:09  | abrandt7@sbcglobal.net    | Jo Ann Brandt           | 7012 Scenic Brook Drive, Austin, TX 78736     | Yes                                                       |
| 1/20/2022 8:06:28  | tbrandt75@yahoo.com       | Terry Jo Brandt         | 7012 Scenic Brook Drive, Austin, TX 78736     | Yes                                                       |
| 1/20/2022 16:30:47 | mtaylorhome@att.net       | Mary Taylor             | 7123 Silvermine Dr. Austin, TX 78736          | Yes                                                       |
| 1/21/2022 7:42:29  | kerilcardenas@gmail.com   | Keri Cardenas           | 6929 Chinook Dr                               | Yes                                                       |
| 1/21/2022 11:53:38 | adpeterson2000@gmail.com  | Alexis Peterson         | 7631 hwy 290 w                                |                                                           |
| 1/21/2022 11:54:01 | mr.gignac@gmail.com       | David Gignac            | 7005 Scenic Brook                             | Yes                                                       |
| 1/21/2022 17:05:06 | karlanoboa@gmail.com      | Karla noboa             | Oppose                                        |                                                           |
| 1/21/2022 19:12:03 | ajharrington@gmail.com    | Andrew James Harrington | 6806 Silvermine Dr, Austin TX 78736           | Yes                                                       |
| 1/22/2022 8:09:07  | naji.saba@gmail.com       | Naji Saba               | 8205 Mescalero Dr, Austin, TX 78736           |                                                           |
| 1/22/2022 8:11:17  | Madelyn.Miser@gmail.com   | Madelyn Miser           | 8205 Mescalero Dr, Austin, TX 78736           |                                                           |
| 1/22/2022 14:50:50 | J.weathers36@Yahoo.com    | John b weathers         | 8409 Selway dr Austin, tx 78736               | Yes                                                       |
| 1/23/2022 20:32:35 | seventshade@gmail.com     | Paul Merryman           | 7119 Scenic Brook Dr                          | Yes                                                       |
| 1/24/2022 10:22:16 | kmdavies@gmail.com        | Katie Newell            | 8201 Little Deer Xing, Austin, TX 78736       | Yes                                                       |
| 1/24/2022 14:20:33 | jilltaylor1120@gmail.com  | Jill Taylor             | 7001 Grove Crest Drive, Austin, TX 78736      | Yes                                                       |



# O.H.N.P.C.T

Oak Hill Neighborhood Planning Contact Team  
Oak Hill Combined Neighborhood Plan

**DATE:** January 26, 2022  
**TO:** Planning Commission, City of Austin  
**FROM:** OHNPCT Board  
**RE:** Vote “NO” on NPA-2021-0025.02 / 7715 ½ W. SH 71  
C14-2021-0130 / Restrictive Covenant C14-85-288.23 (RCA)

Dear Chair Shaw, Vice-Chair Hempel, and Commissioners Mushtaler, Llanes Pulido, Thompson, Schneider, Cohen, Praxis, Connolly, Howard, Shieh, Azhar, Cox, Flores, and Singh,

The Oak Hill Neighborhood Planning Contact Team Board voted unanimously to recommend leaving the current zoning and land use in place on both subject tracts, and requests that commissioners vote “no” on these cases.

Members of the Oak Hill Community, affected stakeholders, and the petitioner (who has submitted a valid petition) have clearly communicated support for maintaining the current zoning and land use (LO-NP and RR-NP).

Thank you in advance for supporting the will of the community stakeholders.

Sincerely,

OHNPCT’s Board of Directors

President, Cynthia Wilcox; Vice-President, Tom Thayer; Secretary Leigh Ziegler

**From:**  
**To:** [Rivera, Andrew](#); [Mushtaler, Jennifer - BC](#); [Llanes, Carmen - BC](#); [Thompson, Jeffrey - BC](#); [Schneider, Robert - BC](#); [Shaw, Todd - BC](#); [Cohen, Jessica - BC](#); [Praxis, Solveij - BC](#); [Hempel, Claire - BC](#); [Connolly, Joao - BC](#); [Howard, Patrick - BC](#); [Shieh, James - BC](#); [Azhar, Awais - BC](#); [Cox, Grayson - BC](#); [Flores, Yvette - BC](#); [Singh, Arati - BC](#)  
**Cc:** [Meredith, Maureen](#); [Rhoades, Wendy](#); [Scruggs, Ed](#)  
**Subject:** OHAN Statement re: NPA-2021-0025.02  
**Date:** Monday, January 31, 2022 1:01:05 PM  
**Attachments:** [OHAN-Header-600dpi Letterhead Logo.png](#)

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



**OHAN**  
OAK HILL ASSOCIATION OF NEIGHBORHOODS

**DATE:** January 31, 2022  
**TO:** Whom It May Concern  
**FROM:** Oak Hill Association of Neighborhoods (OHAN)  
**RE:** 7715 ½ W. SH 71 (NPA-2021-0025.02, C14-2021-0130, C14-85-288.23 (RCA))

At the Oak Hill Association of Neighborhoods Membership Meeting on January 19, 2022, a motion was unanimously approved by a vote of the membership to oppose the proposed rezoning and land use changes for the property located at 7715 ½ West US Highway 71 (NPA-2021-0025.02).

Please include this statement in the official backup material.

Sincerely,

Board of Directors, Oak Hill Association of Neighborhoods (OHAN)

**CAUTION:** This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to [cybersecurity@austintexas.gov](mailto:cybersecurity@austintexas.gov).

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



**PROJECT NAME:** 7715 West State Highway 71

**ADDRESS/LOCATION:** 7715-7817 West State Highway 71

**CASE #:** C14-2021-0130

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

# SF UNITS: \_\_\_\_\_ STUDENTS PER UNIT ASSUMPTION  
Elementary School: \_\_\_\_\_ Middle School: \_\_\_\_\_ High School: \_\_\_\_\_

# MF UNITS: 350 STUDENTS PER UNIT ASSUMPTION  
Elementary School: 0.157 Middle School: 0.085 High School: 0.114

## IMPACT ON SCHOOLS

The student yield factor of 0.356 (across all grade levels) for apartment homes was used to determine the number of projected students. This was determined by the district's demographer by looking at similar projects in the area.

The proposed 350-unit multifamily development is projected to add approximately 125 students across all grade levels to the projected student population. It is estimated that of the 125 students, 55 will be assigned to Patton Elementary School, 30 to Small Middle School, and 40 to Bowie High School.

The percent of permanent capacity by enrollment for School Year 2025-26, including the additional students projected with this development, would be within the optimal utilization target range of 85-110% at Patton ES (96%), Small MS (90%), and Bowie HS (110%). Please note, additional capacity at Bowie HS will be provided by the new fine arts and athletics modernization project.

## TRANSPORTATION IMPACT

Students attending Patton ES, Small MS and Bowie HS will all qualify for transportation. One additional bus trip will need to be created for all three schools.

## SAFETY IMPACT

There are not any identified safety impacts at this time.

**Date Prepared:** 08/27/2021

**Executive Director:**

DocuSigned by:  
Beth Wilson  
38E0989C305B4F8...

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



## DATA ANALYSIS WORKSHEET

### ELEMENTARY SCHOOL: Patton

ADDRESS: 6001 Westcreek Drive

PERMANENT CAPACITY: 940

MOBILITY RATE: -1.1%

#### POPULATION (without mobility rate)

| ELEMENTARY SCHOOL STUDENTS | 2020-21 Population | 5- Year Projected Population (without proposed development) | 5-Year Projected Population (with proposed development) |
|----------------------------|--------------------|-------------------------------------------------------------|---------------------------------------------------------|
| Number                     | 828                | 863                                                         | 918                                                     |
| % of Permanent Capacity    | 88%                | 92%                                                         | 98%                                                     |

#### ENROLLMENT (with mobility rate)

| ELEMENTARY SCHOOL STUDENTS | 2020-21 Enrollment | 5- Year Projected Enrollment (without proposed development) | 5-Year Projected Enrollment (with proposed development) |
|----------------------------|--------------------|-------------------------------------------------------------|---------------------------------------------------------|
| Number                     | 819                | 849                                                         | 904                                                     |
| % of Permanent Capacity    | 87%                | 90%                                                         | 96%                                                     |

### MIDDLE SCHOOL: Small

ADDRESS: 4801 Monterey Oaks Blvd.

PERMANENT CAPACITY: 1,239

MOBILITY RATE: +25.6%

#### POPULATION (without mobility rate)

| MIDDLE SCHOOL STUDENTS  | 2020-21 Population | 5- Year Projected Population (without proposed development) | 5-Year Projected Population (with proposed development) |
|-------------------------|--------------------|-------------------------------------------------------------|---------------------------------------------------------|
| Number                  | 941                | 855                                                         | 885                                                     |
| % of Permanent Capacity | 76%                | 69%                                                         | 71%                                                     |

#### ENROLLMENT (with mobility rate)

| MIDDLE SCHOOL STUDENTS  | 2020-21 Enrollment | 5- Year Projected Enrollment (without proposed development) | 5-Year Projected Enrollment (with proposed development) |
|-------------------------|--------------------|-------------------------------------------------------------|---------------------------------------------------------|
| Number                  | 1,182              | 1,089                                                       | 1,119                                                   |
| % of Permanent Capacity | 95%                | 88%                                                         | 90%                                                     |

# EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin  
Independent  
School District



## HIGH SCHOOL: Bowie

ADDRESS: 4103 W. Slaughter Lane

PERMANENT CAPACITY: 2,463

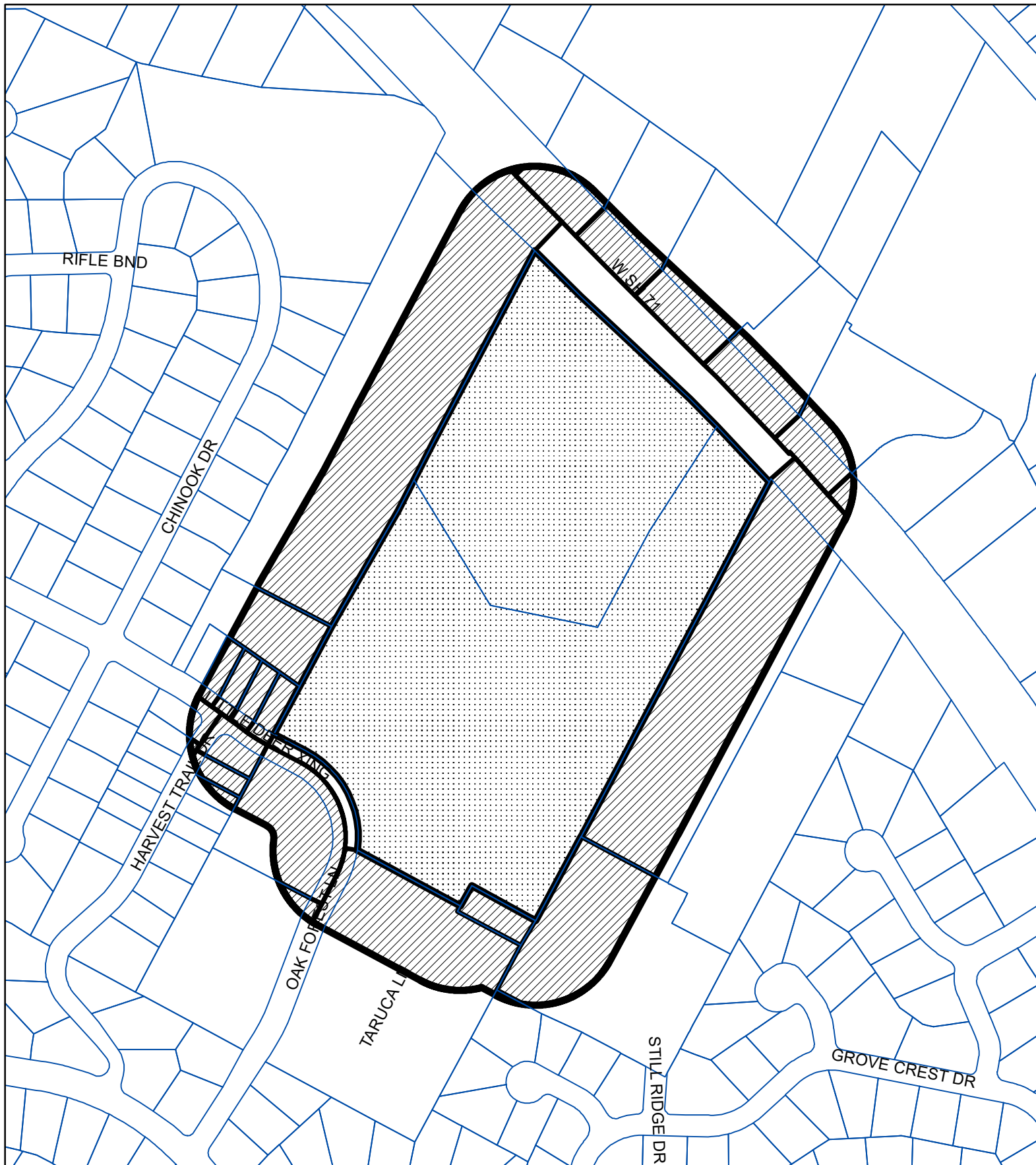
MOBILITY RATE: -13.4%

### POPULATION (without mobility rate)

| HIGH SCHOOL STUDENTS    | 2020-21 Population | 5- Year Projected Population (without proposed development) | 5-Year Projected Population (with proposed development) |
|-------------------------|--------------------|-------------------------------------------------------------|---------------------------------------------------------|
| Number                  | 3,335              | 3,136                                                       | 3,176                                                   |
| % of Permanent Capacity | 135%               | 127%                                                        | 129%                                                    |

### ENROLLMENT (with mobility rate)

| HIGH SCHOOL STUDENTS    | 2020-21 Enrollment | 5- Year Projected Enrollment (without proposed development) | 5-Year Projected Enrollment (with proposed development) |
|-------------------------|--------------------|-------------------------------------------------------------|---------------------------------------------------------|
| Number                  | 2,887              | 2,677                                                       | 2,717                                                   |
| % of Permanent Capacity | 117%               | 109%                                                        | 110%                                                    |



N



BUFFER

PROPERTY\_OWNER

SUBJECT\_TRACT

## PETITION

Case#: C14-2021-0130

Exhibit E



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

1" = 300'

Case Number:  
**C14-2021-0130**

## PETITION

Date: 11/18/2021

Total Square Footage of Buffer: 946360.2481

Percentage of Square Footage Owned by Petitioners Within Buffer: 29.19%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

| TCAD ID      | Address                     | Owner                        | Signature | Petition Area    | Percent       |
|--------------|-----------------------------|------------------------------|-----------|------------------|---------------|
| 0406400135   | 7817 W STATE HY 71 78735    | BERRYMAN CEMETERY            | no        | 11783.93         | 0.00%         |
| 0404400603   | 7800 W STATE HY 71 78735    | BODHI CREEK LLC              | no        | 17724.05         | 0.00%         |
| 0406400304   | 7606 GROVE CREST CIR 78736  | BOYT ELIZABETH & PATRICK E & | no        | 626.35           | 0.00%         |
| 0404400602   | 7740 W STATE HY 71 78735    | CHAMNESS PROPERTIES LLC      | no        | 21472.53         | 0.00%         |
| 0406401008   | 8002 LITTLE DEER XING 78736 | KB HOME LONE STAR INC        | no        | 6845.71          | 0.00%         |
| 0406400334   | 7006 OAK FOREST LN 78736    | KB HOME LONE STAR INC        | no        | 86058.62         | 0.00%         |
| 0406400710   | 7005 HARVEST TRAIL DR 78736 | KB HOME LONE STAR INC        | no        | 2078.22          | 0.00%         |
| 0406400712   | 7001 HARVEST TRAIL DR 78736 | KB HOME LONE STAR INC        | no        | 13309.94         | 0.00%         |
| 0406400713   | OAK FOREST LN 78736         | KB HOME LONE STAR INC        | no        | 56326.23         | 0.00%         |
| 0406400711   | 7003 HARVEST TRAIL DR 78736 | KB HOME LONE STAR INC        | no        | 6624.68          | 0.00%         |
| 0406401006   | 7918 LITTLE DEER XING 78736 | KB HOME LONE STAR INC        | no        | 8062.51          | 0.00%         |
| 0406401007   | 8000 LITTLE DEER XING 78736 | KB HOME LONE STAR INC        | no        | 8001.89          | 0.00%         |
| 0406401010   | LITTLE DEER XING 78736      | KB HOME LONE STAR INC        | no        | 29558.12         | 0.00%         |
| 0406401005   | 7916 LITTLE DEER XING 78736 | KB HOME LONE STAR INC        | no        | 9126.06          | 0.00%         |
| 0406401302   | 7002 HARVEST TRAIL DR 78736 | KB HOME LONE STAR INC        | no        | 555.04           | 0.00%         |
| 0406401301   | 7000 HARVEST TRAIL DR 78736 | KB HOME LONE STAR INC        | no        | 4821.16          | 0.00%         |
| 0406400714   | 7011 OAK FOREST LN 78736    | KB HOME LONE STAR INC        | no        | 3548.60          | 0.00%         |
| 0404400619   | 7720 W STATE HY 71 78735    | MCKW EQUITIES L P            | no        | 26547.83         | 0.00%         |
| 0404400622   | 7626 W STATE HY 71 78735    | MCKW EQUITIES L P            | no        | 3173.20          | 0.00%         |
| 0404400720   | 7919 W STATE HY 71 78744    | OAK HILL STORAGE LTD         | no        | 226525.53        | 0.00%         |
| 0404400618   | 7714 W STATE HY 71 78735    | SONIC DEVELOPMENT OF TEXAS   | no        | 28846.88         | 0.00%         |
| 0404400623   | 7700 W STATE HY 71 78735    | Y AT 71                      | no        | 20721.67         | 0.00%         |
| 0406400131   | 7701 W STATE HY 71          | YERKOVICH ERIC H             | yes       | 199506.09        | 21.08%        |
| 0406400130   | 7639 W STATE HY 71 78669    | YERKOVICH ERIC HENDEN        | yes       | 76761.28         | 8.11%         |
| <b>Total</b> |                             |                              |           | <b>868606.11</b> | <b>29.19%</b> |

Date: November 12, 2021

Case File Number: C14-2021-0130 / NPA-2021-0025.02

Address of

Rezoning Request: 7715 West Highway 71

To: Austin City Council

I, the undersigned owner of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than currently zoned use.

I am the owner of twelve acres immediately adjacent to the tract attempting to be rezoned and have a single family residence directly East of what is proposed to be nearly 400 apartment units of a proposed height of 5 stories. That is an unacceptably abrupt transition. In addition as a landowner in Oak Hill I consider this level of development to have the potential to detract from the area.

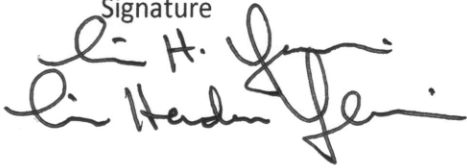
1. The proposed rezoning is contrary to the intent of the Oak Hill Combined Neighborhood Plan in number areas. Specifically:
  - a. The amount of impervious cover proposed is in conflict with Item 4.A.1(a), which states:  
"4.A.1a—Consider implementation of policies recommended in the Regional Water Quality Protection Plan for the Barton Springs Segment of the Edwards Aquifer and its Contributing Zone. Regional land development regulations designed to protect sensitive recharge and contributing zone areas of the Edwards Aquifer would help achieve regional and local water quality goals. Note: Some property owners represented on the Oak Hill Contact Team believe land use regulations should be applied on a regional level; if a certain land use is restricted in Oak Hill's recharge zone, they feel that land use should be restricted in other recharge areas as well."
  - b. The number of living units is in conflict with Item 4.A.1(b), which states:  
"4.A.1b—Where appropriate, maintain rural density in Oak Hill. To help achieve regional water quality goals, manage the urbanization of Oak Hill by minimizing dense development and guiding new development away from the recharge zone."
  - c. The 5 story height of the proposed apartment buildings which aside from the ACC building would be the tallest structures in the area, is in conflict with Item 6.B.1, which states:  
"6.B.1 Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.  
6.B.1a—Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.  
6.B.1b—Cluster higher density development in appropriate areas, striving to balance the interests of stakeholders while taking into consideration environmental concerns."
  - d. The density proposed will present a dangerous and unworkable traffic situation, as all the vehicular traffic will exit onto Highway 71. Even after TxDOT finishes their project, the traffic will be traveling at a faster rate of speed, and entering/exiting traffic has a higher potential to create a very dangerous situation.

The city should use the request to amend the restrictive covenant amendment as a tool to reduce the impervious cover. The restrictive covenant was entered into prior to the dangers to the Edwards Aquifer by impervious cover being fully understood. The landowners should not have it both ways by at once relying on an old and unreasonable impervious agreement, while at the same time increasing the square footage by nearly 250%. If they want to have the impervious cover to remain the same, then their zoning should remain. If they want to change the zoning, then they should have a more responsible impervious cover.

I feel this Rezoning and Neighborhood Plan Amendment is not in the best interest of the community, as the proposed multi-family project does not meet the intent of the Oak Hill Combined Neighborhood Plan and does not show favorable stewardship of the Edwards Aquifer.

Feel free to contact me with any questions or to discuss the above information. Thank you for your consideration.

Signature

Handwritten signature of Eric H. Yerkovich in black ink.

Printed Name

Eric H. Yerkovich

Eric Henden Yerkovich

Address

7701 W State Hw 71

7639 W State Hw 71



SCALE: 1" = 200'



YERKOVICH TRACT  
LSI PROJECT NUMBER 1818

## DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This Declaration of Covenants, Conditions and Restrictions (this "Declaration") is entered into by and between 5606 SOUTH RICE LLC, a Texas limited liability company ("Owner"), and Eric Yerkovich, an individual ("Neighbor"), as of the 24 day of March 2022.

### RECITALS

**WHEREAS**, Owner owns the property generally located to the south of State Highway 71 and to the west of Stillridge Dr., Austin, Texas 78735, more particularly described in Exhibit A, attached hereto (the "Property");

**WHEREAS**, Neighbor owns three neighboring tracts of land generally located to the east of the Property, which are more particularly described in Exhibit B, attached hereto (the "Neighboring Property").

**WHEREAS**, Owner intends to redevelop the Property (the "Project") and has made related applications with the City of Austin (the "City") in Zoning Case No. C14-2021-0130, Neighborhood Plan Amendment Case No. NPA-2021-0025.02, and Restrictive Covenant Amendment Case No. C14-85-288.23(RCA) (collectively, the "Entitlement Applications");

**WHEREAS**, Owner has agreed that upon the final unappealable approval of the Entitlement Applications by the City (the "Entitlement Approvals"), the Property shall be restricted by these covenants, and that these conditions shall be filed of record with the Official Public Records of Travis County, Texas, and shall henceforth bind the Owner and its successors and assigns, and restrict the use of the Property as described herein, and such restrictions shall be made enforceable by Neighbor through this Declaration for the fixed Term described herein, except where specifically stated otherwise;

**WHEREAS**, upon the effective date of the Entitlement Approvals, and subject to all of the terms and conditions of this Declaration, Owner has voluntarily agreed to henceforth restrict the Property with certain restrictive covenants for the Term hereof, which are described herein.

**NOW, THEREFORE**, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and subject to all of the terms and conditions of this Declaration, the undersigned Owner shall hold, sell and convey the Property subject to the following covenants, conditions and restrictions, which are impressed upon the Property for the Term described herein by this Declaration.

## **I. DECLARATIONS AND AGREEMENTS**

- 1.1 Utilization of Zoning Entitlements. Owner may only utilize the entitlements made applicable to the Property by the Entitlement Applications if the Project contains the conditions expressed in this covenant.
- 1.2 Covenants, Conditions and Restrictions upon Property. Owner declares that the Property is subject to the following covenants, conditions and restrictions, which shall run with the Property and bind all parties having right, title, or interest in or to the Property or any part, their respective heirs, successors, and assigns for the Term as set forth herein. Each deed or conveyance of any kind conveying all or a portion of the Property will conclusively be held to have been executed, delivered, and accepted subject to these covenants, conditions and restrictions, regardless of whether or not they are set out in full or by reference in the deed or conveyance.
  - 1.2.1 Garbage Collection and Storage. The Project shall not locate trash collection facilities within 200 feet of its eastern boundary.
  - 1.2.2 Development Standards. All Town Home structures shall be limited to 2 stories and 35 feet in height, as calculated pursuant to the City of Austin Land Development Code in effect on the Effective Date.
  - 1.2.3 Project Layout. The final approved Project layout shall comply with the height limitations outlined in the hatched areas shown on the rough bubble plan concept, attached hereto as Exhibit C, calculated pursuant to the City of Austin Land Development Code in effect on the Effective Date. Additionally, no multifamily structures shall be constructed in areas shown as planned parkland in Exhibit C. For the avoidance of doubt, no structures exceeding the height limitations called out generally in the hatched areas of Exhibit C shall be permitted. The exact building locations will be determined by Developer in its sole and absolute discretion so long as the foregoing provisions in this paragraph are met.
  - 1.2.4 Boundary Fence. Developer will construct an 8-foot tall wrought-iron fence along the entire eastern boundary of the Property, as well as an 8-foot-tall solid masonry fence in the area generally as shown on Exhibit C. The boundary fence shall include 3 lockable gates, each 4-feet in width, with digital locks, at locations reasonably determined by Neighbor.
  - 1.2.5 Emergency Access. Access to and from the Property to the Neighboring Property shall be for emergency purposes and vehicles only. Ingress and Egress by residents is prohibited.
  - 1.2.6 Photometric Plan. As the Project is developed, Developer will share with

Neighbor a copy of its photometric plan showing no light crossing over the Property boundary lines and will meet relevant dark sky standards, both as required by City Code.

1.2.7 Impervious Cover. The maximum impervious cover of the Property shall be 50 percent, as calculated pursuant to the City of Austin Land Development Code in effect on the Effective Date.

1.2.8 Cooperation. Owner shall support a rezoning or variance request with respect to the three tracts owned by Neighbor in the form of a letter to City staff or through testimony at a public hearing before the Land Use Commission or City Council, unless a redevelopment of such tracts by Neighbor involves Adult-Oriented Businesses or uses permitted under Major Industry or Industrial Park zoning districts, each as described in the City of Austin Land Development Code in effect on the Effective Date.

1.2.9 Attorney Review. Owner shall pay for Neighbor's reasonable attorney's fees up to ten thousand dollars (\$10,000.00) for the review and negotiation of this Declaration.

1.3 Terms of Support. Notwithstanding any other provision of this Declaration, the items listed in Section 1.2 above are enforceable by Neighbor only under the condition that the Neighbor withdraws its protests of the Entitlement Applications and positively supports the Entitlement Applications during the Austin City Council, Land Use Commission and Environmental Commission meetings in which votes for the Entitlement Applications take place. This support may be in the form of a letter to the Land Use Commission, the Mayor of Austin and the Austin City Council Members, or by a public statement during such Land Use Commission and City Council meetings. To the extent that any action is taken or statement is made contrary to this paragraph by Neighbor or an authorized representative of Neighbor prior to the City granting the Entitlement Approvals, this Declaration shall be deemed null and void.

## **I. DEFAULT AND REMEDIES**

2.1 Remedies. Following the occurrence of a breach of (i) Owner's obligations under Section 1.2 of this Declaration or (ii) Neighbor's obligations under Section 1.3 of this Declaration, only Owner, including its successors and assigns, and Neighbor shall be entitled to institute proceedings for full and adequate relief from the consequences of said breach or threatened breach, including the right to enforce the provisions by pursuing any and all remedies available at law or in equity, including without limitation by specific

performance and injunctive relief. If Owner or Neighbor shall fail to comply with any term, provision or covenant of this Declaration (a "Defaulting Party") and shall not cure such failure within thirty (30) days after receipt of written notice (or if the default is of such character as to require more than thirty (30) days to cure and the Defaulting Party shall fail to commence to cure the same within such period or shall fail to use reasonable diligence in curing such default thereafter) from a person or entity with the right hereunder to seek relief for such breach (a "Non-Defaulting Party") to the Defaulting Party of such failure, the Non-Defaulting Party shall have the option of pursuing any remedy it may have at law or in equity, including, without limitation, specific performance or injunctive relief from a court of competent jurisdiction. For the avoidance of doubt Neighbor shall not be liable for damages in the event that the Entitlement Applications are not approved notwithstanding Neighbor's compliance with Section 1.3 of this Declaration.

## **II. GENERAL PROVISIONS**

- 3.1 No Third-Party Beneficiary. The provisions of this Declaration are for the exclusive benefit of the parties hereto, and their successors and assigns as owners of the Property and Neighboring Property, and not for the benefit of any third person, including without limitation, the City of Austin, nor shall this Declaration be deemed to have conferred any rights, express or implied, upon any third person or the public.
- 3.2 No Dedication. No provision of this Declaration shall ever be construed to grant or create any rights whatsoever in or to any portion of the Property other than the covenants, conditions and restrictions specifically set forth herein. Nothing in this Declaration shall ever constitute or be construed as a dedication of any interest herein described to the public or give any member of the public any right whatsoever.
- 3.3 Notice. All notices required or permitted to be given hereunder, or given in regard to this Declaration, shall be in writing and the same shall be given and be deemed to have been served, given and received (a) one (1) business day after being placed in a prepaid package with a national, reputable overnight courier addressed to the other party at the address hereinafter specified; or (b) if mailed, three (3) business days following the date placed in the United States mail, postage prepaid, by certified mail, return receipt requested, addressed to the party at the address hereinafter specified. Owner may change their respective addresses for notices by giving five (5) business days' advance written notice to the other in the manner provided for herein. Until changed in the manner provided herein, Owner and Neighbor's addresses for notice is as follows:

Owner:

C/o Jason Hauck – Morgan Group  
3815 S. Capital of Texas Highway, Suite 300  
Austin, TX 78704

With a copy to:

Drenner Group, P.C.  
200 Lee Barton Drive, Suite 100  
Austin, Texas 78704  
Attn.: Amanda Swor

Neighbor:

Eric Yerkovich  
P.O. Box 90174  
Austin, Tx  
78709

- 3.4 Attorneys' Fees. The unsuccessful party in any non-appealable and final action brought to enforce this Declaration shall pay to the prevailing party a reasonable sum for costs actually incurred by the prevailing party in enforcing this Declaration, including reasonable attorneys' fees and court costs.
- 3.5 Entire Declaration. This Declaration constitutes the entire agreement between the parties hereto regarding the matters set forth herein. The parties do not rely upon any statement, promise or representation with respect to the matters set forth herein that is not herein expressed, and, except in accordance with Section 3.11 below, this Declaration once executed and delivered shall not be modified or altered in any respect except by a writing executed and delivered in the same manner as required by this document.
- 3.6 Severability. If any provision of this Declaration shall be declared invalid, illegal or unenforceable in any respect under any applicable law by a court of competent jurisdiction, the validity, legality and enforceability of the remaining provisions shall not be affected or impaired thereby. It is the further intention of the parties that in lieu of each covenant, provision or agreement of this Declaration that is held invalid, illegal or unenforceable, that be added as a part hereof a clause or provision as similar in terms to such illegal, invalid or unenforceable clause or provision as may possible and be legal, valid and enforceable.
- 3.7 Rights of Successors; Interpretation of Terms. The restrictions, benefits and obligations hereunder shall create benefits and servitudes running with the land. Subject to the other provisions hereto, this Declaration shall bind and inure to the benefit and burden of the

parties and their respective successors and assigns. Reference to "Owner" includes the future owners of their respective portions of the Property, including any portions of the Property that may in the future be created as separate tracts pursuant to a resubdivision of any portion of the Property. Reference to "Neighbor" includes the future owners of all or any portion of the Neighboring Property. The singular number includes the plural and the masculine gender includes the feminine and neuter.

- 3.8 Estoppel Certificates. Owner (or any mortgagee holding a first lien security interest in any portion of the Property) may, at any time and from time to time, in connection with the leasing, sale or transfer of its tract, or in connection with the financing or refinancing of its tract by any bona fide mortgage, deed of trust or sale-leaseback made in good faith and for value, deliver a written notice to the other party requesting that such party execute a certificate, in a form reasonably acceptable to such party, certifying that, to such party's then current actual (not constructive) knowledge, (a) the other party is not in default in the performance of its obligations to or affecting such party under this Declaration, or, if in default, describing the nature and amount or degree of such default, and (b) such other information regarding the status of the obligations under this Declaration as may be reasonably requested. A party shall execute and return such certificate within twenty (20) days following its receipt of a request therefor.
- 3.9 Counterparts; Multiple Originals. This Declaration may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.
- 3.10 Conflict with Ordinance. To the extent that any of the covenants, conditions and restrictions contained within this Declaration conflict with terms or conditions addressed in the zoning ordinance issued by the City of Austin in connection with the Entitlement Applications, or any supporting materials, for purposes of this Declaration the terms and conditions of this Declaration shall control.
- 3.11 Approval of the City Applications. Notwithstanding any other provision of this Declaration to the contrary, the agreements of Owner reflected herein are conditioned upon final approval (i.e., third reading) of the Entitlement Applications by the City of Austin City Council, with no subsequent appeal, and in a form and on terms and conditions acceptable to Owner in its sole discretion. If the Entitlement Approvals are not granted in a form acceptable to Owner, the covenants, conditions and restrictions contained within this Declaration shall not be applicable and shall be terminated. To the extent that (i) this Declaration is not deemed applicable and terminated pursuant to the immediately preceding sentence, (ii) Neighbor violates Section 1.3 hereof, (iii) the Declaration expires pursuant to Section 3.11; or (iv) Owner and Neighbor, or the then owners of the Property and Neighboring Property, agree to terminate the Declaration, this

Declaration shall be deemed of no further force and effect and shall terminate and an affidavit executed by Owner and recorded in the Official Public Records of Travis County, Texas, certifying the facts supporting and evidencing the termination of this Declaration (a "Termination Affidavit") shall be deemed sufficient to release this Declaration from the Official Public Records of Travis County, Texas, such that this Declaration shall no longer encumber the Property. Third parties shall have the right to rely on such Termination Affidavit, provided, however, at Owner's request and expense, Neighbor shall execute and acknowledge a counterpart to such Termination Affidavit.

- 3.12 Term. This Declaration shall expire automatically and according to its own terms on the tenth (10<sup>th</sup>) anniversary of the Effective Date.
- 3.13 Effective Date. This Declaration shall become effective upon the final effective date of the Entitlement Approvals by the City of Austin in a form acceptable to Owner. If the Entitlement Applications are not approved in a form acceptable to Owner, then, consistent with Section 3.11 above, this Declaration shall be void and of no effect.

***[The Remainder of This Page Is Intentionally Left Blank. Signature Pages Follow.]***

EXECUTED, effective as of the Effective Date as provided herein above.

**OWNER:**

5606 SOUTH RICE LLC,  
a Texas limited liability company

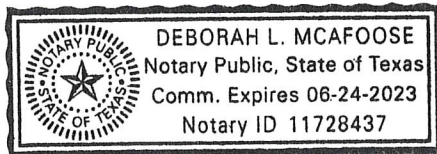
By: Tim Medrano

Name: Tim Medrano  
Title: Vice President

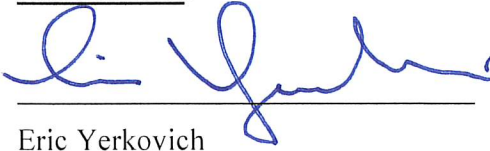
STATE OF Texas §  
§  
COUNTY OF Harris §

This instrument was acknowledged before me on this 24<sup>th</sup> day of March 2022, by Tim Medrano, Vice President of 5606 SOUTH RICE LLC, a Texas limited liability company, and is known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.

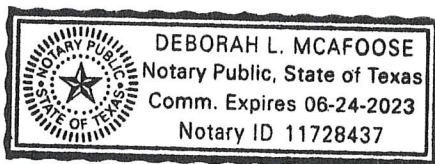
Deborah L. McAfoose  
Notary Public, State of Texas



NEIGHBOR:

  
Eric Yerkovich

This instrument was acknowledged before me on this 24<sup>th</sup> day of March 2022, by Eric Yerkovich, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.



  
Notary Public, State of Texas

## Exhibit A

### Owner Property Legal Description

METES & BOUNDS DESCRIPTION OF:  
TRACT 2 - 13.367 ACRES

BEING A 13.367 ACRES (682,251 SQUARE FEET) TRACT OF LAND, CALLED TRACT 2, SITUATED IN THE A. J. BOND SURVEY, ABSTRACT 91, IN TRAVIS COUNTY, TEXAS; BEING A PORTION OF A 23.56 ACRE TRACT OF LAND DESCRIBED TO STEPHEN SIMON, ET AL., AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 5677, PAGE 2276, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTHEAST BOUNDARY LINE OF LOT 1, BLOCK A OF THE OAK HILL SUBDIVISION, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201800105 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AT THE WEST CORNER OF AN 8.803 ACRE TRACT OF LAND, CALLED TRACT 1, JUST SURVEYED, FOR THE WESTERLY NORTH CORNER OF THIS TRACT; WHENCE A CONCRETE TXDOT MONUMENT WITH AN ALUMINUM DISC FOUND FOR REFERENCE AT THE NORTH CORNER OF SAID TRACT 1 BEARS NORTH 28°18'15" EAST, A DISTANCE OF 615.87 FEET;

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID TRACT 1 AND TRACT 2, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 30°34'50" EAST, A DISTANCE OF 380.17 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 1, FOR AN INTERIOR CORNER OF THIS TRACT;
2. SOUTH 78°58'52" EAST, A DISTANCE OF 287.06 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRACT 1, FOR AN INTERIOR CORNER OF THIS TRACT;
3. NORTH 28°12'21" EAST, AT 675.73 FEET PASSING A BRASS DISC TXDOT MONUMENT FOUND FOR REFERENCE IN THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 71 (VARIABLE RIGHT-OF-WAY WIDTH), AT THE EAST CORNER OF SAID TRACT 1, IN ALL A DISTANCE OF 583.62 FEET TO A POINT FOR THE EASTERLY NORTH CORNER OF THIS TRACT;

THENCE, SOUTH 43°31'04" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 71, AT 106.64 FEET PASSING A BRASS DISC TXDOT MONUMENT FOUND FOR REFERENCE, IN ALL A DISTANCE OF 180.15 FEET TO A POINT FOR THE EAST CORNER OF THIS TRACT;

THENCE, SOUTH 28°15'19" WEST, AT 8.86 FEET PASSING A BRASS DISC TXDOT MONUMENT FOUND FOR REFERENCE AT THE OSTENSIBLE NORTH CORNER OF A CALLED 5.00 ACRE TRACT OF LAND DESCRIBED TO ERIC YERKOVICH AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2002137702 AND FURTHER DESCRIBED IN VOLUME 12560, PAGE 2053 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; THEN CONTINUING ALONG THE NORTHWEST BOUNDARY LINE OF SAID 5.00 ACRE TRACT, IN ALL A DISTANCE OF 1192.26 FEET TO A PK NAIL FOUND IN THE NORTHWEST BOUNDARY LINE OF LOT 1 OF THE ROCKING "Y" SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME 91, PAGE 268 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AT THE EAST CORNER OF A CALLED 0.25 ACRE CEMETERY TRACT OF LAND AS REFERENCED ON THE SIMON-CASKEY SUBDIVISION, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 202000222 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; FOR THE EASTERLY SOUTH CORNER OF THIS TRACT;

THENCE, NORTH 61°43'25" WEST, ALONG THE NORTHEAST BOUNDARY LINE OF SAID 0.25 ACRE CEMETERY TRACT, A DISTANCE OF 170.19 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID 0.25 ACRE CEMETERY TRACT, FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, SOUTH 28°18'35" WEST, ALONG THE NORTHWEST BOUNDARY LINE OF SAID 0.25 ACRE CEMETERY TRACT, A DISTANCE OF 49.08 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT AN EXTERIOR CORNER OF THE SIMON-CASKEY SUBDIVISION, FOR THE WESTERLY SOUTH CORNER OF THIS TRACT; WHENCE A 1/2 INCH IRON ROD FOUND FOR REFERENCE AT THE WEST CORNER OF SAID 0.25 ACRE CEMETERY TRACT BEARS SOUTH 28°16'25" WEST, A DISTANCE OF 15.00 FEET;

THENCE, ALONG A NORTHEAST BOUNDARY LINE OF SAID SIMON-CASKEY SUBDIVISION, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 61°43'25" WEST, A DISTANCE OF 277.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF LITTLE DEER CROSSING (CALLED 60' RIGHT-OF-WAY WIDTH) AS SHOWN ON AND DEDICATED BY SAID SIMON-CASKEY SUBDIVISION, AT A POINT OF CURVATURE, FOR AN EXTERIOR CORNER OF THIS TRACT;
2. IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LITTLE DEER CROSSING AND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 70°08'27" A RADIUS OF 230.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 27°05'48" WEST, 264.20 FEET, AND A TOTAL ARC LENGTH OF 281.43 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
3. NORTH 62°21'25" WEST, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LITTLE DEER CROSSING, A DISTANCE OF 87.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT THE SOUTH CORNER OF LOT 6, BLOCK A OF SAID SIMON-CASKEY SUBDIVISION, FOR THE WEST CORNER OF THIS TRACT; WHENCE A 1/2 INCH IRON ROD FOUND AT THE WEST CORNER OF SAID SIMON-CASKEY SUBDIVISION BEARS SOUTH 28°18'15" WEST, A DISTANCE OF 693.60 FEET;

THENCE, NORTH 28°18'15" EAST, ALONG THE SOUTHEAST BOUNDARY LINE OF LOT 6 AND LOT 1 OF BLOCK A OF SAID SIMON-CASKEY SUBDIVISION, A DISTANCE OF 802.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.367 ACRES OF LAND, MORE OR LESS, IN TRAVIS COUNTY, TEXAS. THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES IN AUSTIN, TEXAS.

**Exhibit B**

**Neighboring Property Description**

**Tract 1:**

3 acres out of the A.J. Bond Survey No. 91, as described in instrument no. 2005067084 of the deed records of Travis County, Texas.

**Tract 2:**

5 acres out of the A.J. Bond Survey 91, as described in Volume 12560, Page 2053 of the deed records of Travis County, Texas.

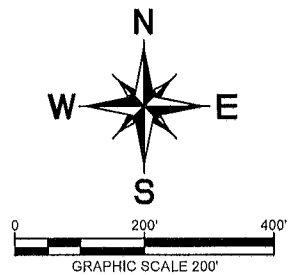
**Tract 3:**

3.863 Acres of A.J Bond Survey No. 91, as described in Volume 11115, Page 1290 of the deed records of Travis County, Texas

**Exhibit C**

**Bubble Plan Concept**

**[To be attached.]**



RAMSEY, ERICK 3/18/2022 3:23 PM  
K:\AUS\_CIVIL\067786605-MORGAN GROUP OAK HILL MULTI-FAMILY\CAD\EXHIBITS\BUILDING\_HEIGHT\_EXHIBIT.DWG  
3/18/2022 3:23 PM

# OAK HILL MULTI FAMILY

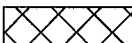
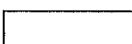
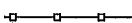
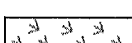
Austin, Texas  
February 2022

## PARKLAND & BUILDING HEIGHT EXHIBIT

W. SH-71  
(VARIABLE R.O.W. WIDTH)

APPROXIMATE LOCATION  
OF SOLID FENCING MATERIAL

### LEGEND

-  3-STORY W/BASEMENT BUILD ZONE AND MAXIMUM BUILDING HEIGHT OF 48'
-  2-STORY BUILD ZONE AND A MAXIMUM BUILDING HEIGHT OF 35'
-  MAXIMUM BUILDING HEIGHT OF 60'
-  PROPERTY LINES
-  ADJOINER LINES
-  RIGHT-OF-WAY LINE
-  SOLID FENCING MATERIAL
-  PLANNED PARKLAND

**Kimley»Horn**

10814 Jollyville Road  
Campus IV, Suite 200  
Austin, TX 78769  
512-418-1771  
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.

PLOTTED BY  
DWG NAME  
LAST SAVED

05/25, 2022

City of Austin Development Services

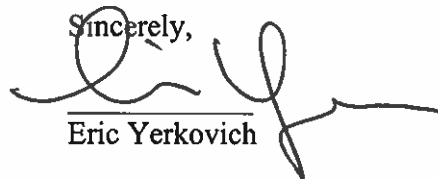
Attn: Wendy Rhoades – by email (wrhoades@austintexas.gov)

**Re:** Withdrawal of Protest of Zoning Case No. C14-2021-0130,  
Neighborhood Plan Amendment Case No. NPA-2021-0025.02,  
and Restrictive Covenant Amendment Case No. C14-85-288.23  
regarding the property generally located at 7715 ½ West State  
Highway 71, Austin, Texas 78735 (the “Property”)

Dear Ms. Rhoades,

My name is Eric Yerkovich. As the owner of three tracts of land located generally to the east of the Property, I previously sent in a protest of the above applications pursuant to Chapter 211.006 of the Texas Local Government Code. After meeting with the applicant, I withdraw my prior protest in full and give my full support to the applications. Please feel free to reach out if you have any questions.

Sincerely,



Eric Yerkovich