

David M. Davis (ddavis@dwlaw.com) sent a message using the contact form at <https://codenext.civiccomment.org/contact>.

To the Zoning and Platting and Planning Commissions:

I am President of the Zilker Skyline Homeowners Association and am writing this letter in that capacity as well as in the capacity of one of the homeowners. We are located at Lot 1, Zilker Hilltop Addition, A Subdivision of Record in Plat Book 81, Page 377. Travis County Texas Plat Records. Our homes are detached single family residences on a private street with 13 individual "lots" of approximately 1/4 to 1/3 acre that have a single entrance at 2100 Melridge Place. Each home was individually built and does not have a common appearance. They range in size from approximately 2200 to 4000 square feet with enclosed garages and are all 2 to 3 stories in height. Besides our common drive, we are gated and share a common sidewalk and public easement along Melridge Place. Our Austin City Services, Texas Gas and cable / phone services are all separately served and billed to each home.

We would like to provide input on the zoning reclassification for our neighborhood as part of CODENEXT. Our current zoning is SF-6, a designation that has no clear replacement in CODENEXT as is evident by a review of the choices in comparison to our Plat, Condominium Regime documents and a visit to our street. The proposed designation and underlying "standards" raise concerns regarding its impact on our home values and our future ability to utilize our property as we expected when we purchased it. Although we are not zoning or land use experts, after extensive review of the proposed changes, including attending CODENEXT community meetings, we believe the category T4NC-Open Sub-Zone (T4NC-O) is the most appropriate for our 13 home community and would cause the least detrimental impact of re-zoning.

I am available, as are several of our owners, to discuss this with you as it is a major concern to all of us. We at Zilker Skyline are very engaged and are taking an active approach regarding this issue in hopes of facilitating your decision. I look forward to hearing back from you and working together for the best decision for all concerned.

Respectfully, David M Davis