

C3  
1

**ZONING CHANGE REVIEW SHEET**

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

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

**ADDRESS:** 5914 Lost Horizon Drive

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

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

**ZONING FROM:** GR-CO

**TO:** GR-CO\*

**AREA:** 6.689 acres

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

**SUMMARY STAFF RECOMMENDATION:**

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

**ZONING & PLATTING COMMISSION RECOMMENDATION:**

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

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

5/18/10: Case to be re-heard by the Zoning and Platting Commission because of notification issue.

**DEPARTMENT COMMENTS:**

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

C3/2

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

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

The applicant agrees with the staff's recommendation.

**EXISTING ZONING AND LAND USES:**

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

**AREA STUDY:** N/A

**TIA:** Not required

**WATERSHED:** Bull Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** N/A

**HILL COUNTRY ROADWAY:** N/A

**NEIGHBORHOOD ORGANIZATIONS:**

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

**CASE HISTORIES:**

C3/3

| NUMBER      | REQUEST              | COMMISSION                                                                                                                                                                          | CITY COUNCIL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-------------|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| C14-00-2043 | CS-1, LO, SF-2 to GR | 9/26/00: Approved GR-CO w/conditions allowing LO uses and only GR district uses that are accessory to existing club use (8-0, SA-absent); BB-1 <sup>st</sup> , JM-2 <sup>nd</sup> . | Approved GR-CO with following conditions: prohibit Automotive Rentals, Automotive Sales, Automotive Repair Services, Automotive Washing, Business or Trade School, Commercial Off-Street Parking, Consumer Repair Services, Consumer Convenience Services, Drop-off Recycling Collection Facility, Exterminating Services, Financial Services, Funeral Services, General Retail Sales (General), General Retail Sales (Convenience), Indoor Sports and Recreation, Indoor Entertainment, Off-site Accessory Parking, Outdoor Entertainment, Pawn Shop Services, Personal Improvement Services, Personal Services, Pet Services, Plant Nursery, Research Services, Restaurant (Drive-in, Fast food), Restaurant (Limited), Restaurant (General), Service Station, Theater, Custom Manufacturing, College and University Facilities, Community Recreation (Public), Community Recreation (Private), Congregate Living, Guidance Services, Hospital Services (General), Hospital Services (Limited), Private Secondary Education Facilities, Residential Treatment, Outdoor Sports and Recreation, and Food Sales; (Vote:7-0); all 3 readings |
| C14-93-0113 | I-RR to SF-2         | 12/14/93: Approved SF-2 (7-0)                                                                                                                                                       | 1/20/94: Approved SF-2 (5-0); all 3 readings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| C14-92-0122 | PUD to SF-2          | 12/15/92: Granted SF-2                                                                                                                                                              | 12/17/92: Approved SF-2 on al 3 readings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| C14-80-129  | SF-2 to CS-1         | Granted CS-1 and LO zoning                                                                                                                                                          | Granted PC rec. for CS-1 and LO zoning on all 3 readings                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |

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

C3/4

**ABUTTING STREETS:**

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

**CITY COUNCIL DATE:** May 13, 2010

**ACTION:** Pulled off the agenda and re-noticed for the May 18, 2010 ZAP Commission and May 27, 2010 City Council agenda due to notification concerns from surrounding neighbors.

May 18, 2010

**ACTION:**

**ORDINANCE READINGS:** 1st

2<sup>nd</sup>

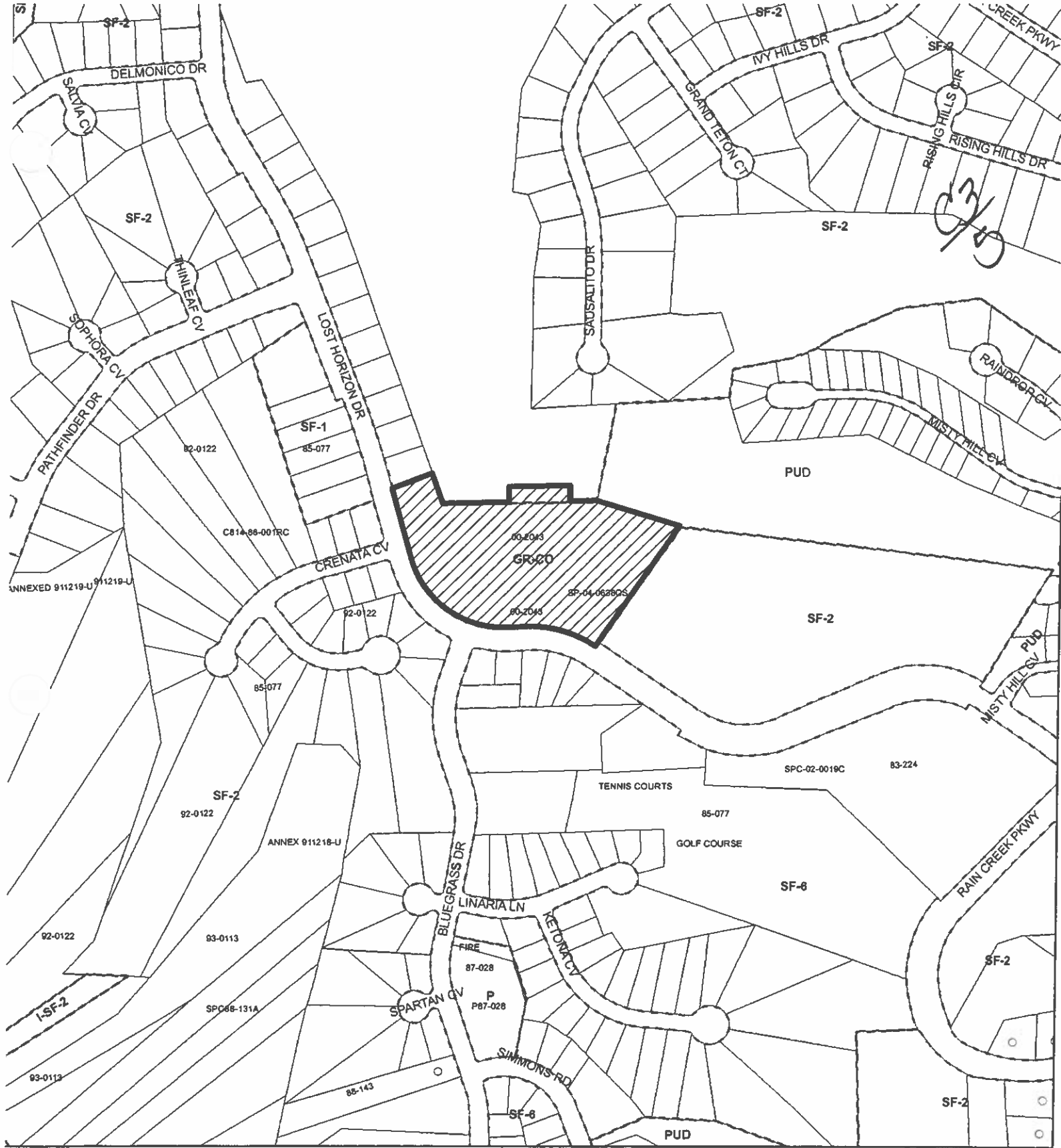
3<sup>rd</sup>

**ORDINANCE NUMBER:**

**ZONING CASE MANAGER:** Sherri Sirwaitis

**PHONE:** 974-3057

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



N

-  **SUBJECT TRACT**
-  **ZONING BOUNDARY**
-  **PENDING CASE**

OPERATOR: S. MEEKS

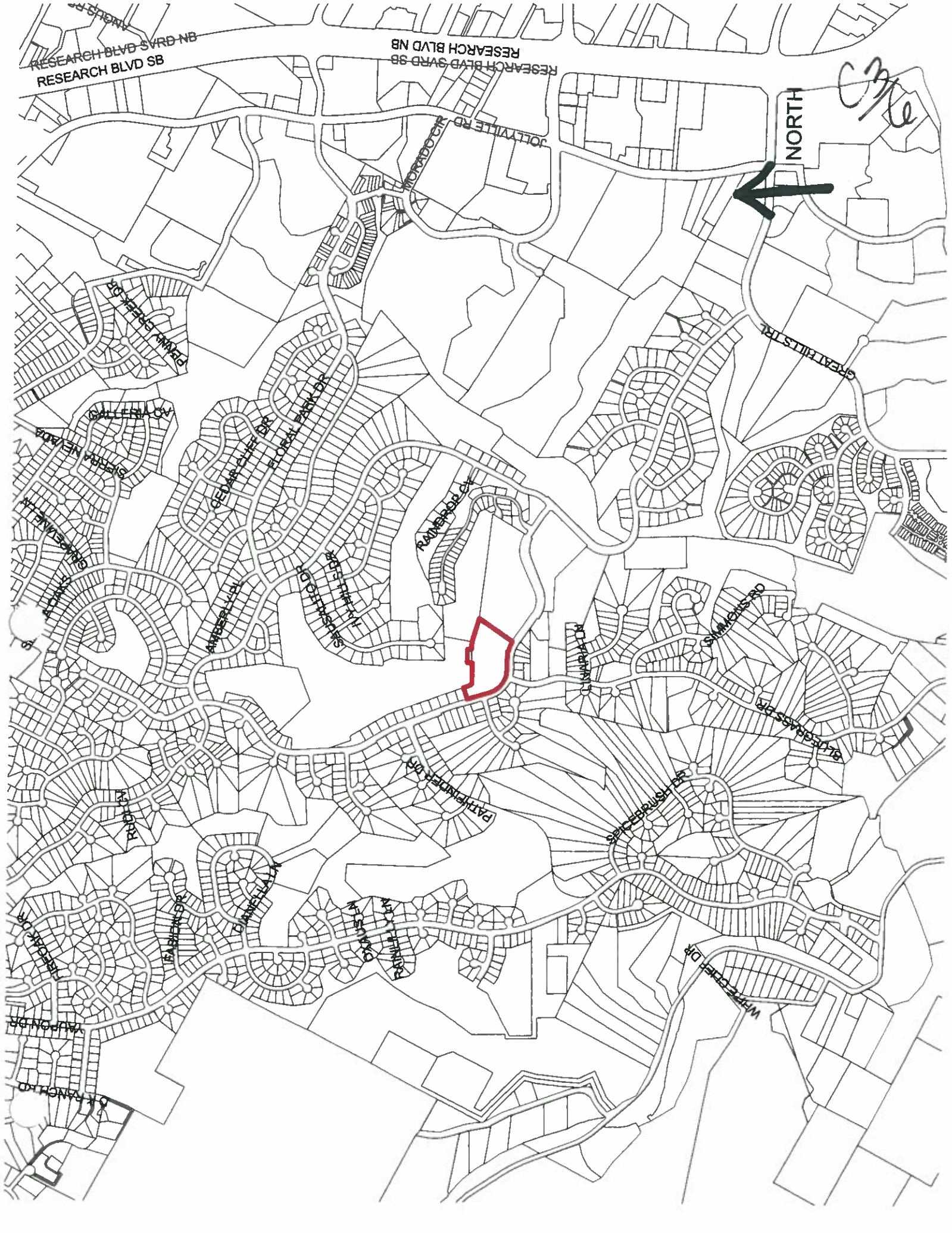
**ZONING**

ZONING CASE#: C14-2010-0017  
 ADDRESS: 5914 LOST HORIZON DR  
 SUBJECT AREA: 6.689 ACRES  
 GRID: H33-34  
 MANAGER: S. SIRWAITIS



1" = 400'

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



RESEARCH BLVD SVRD NB  
RESEARCH BLVD SB

RESEARCH BLVD SVRD NB  
RESEARCH BLVD SB

NORTH

C3/e

JOLTVILLE RD

GALLERY CV

CEAR CREEK DR  
FLORAL PARK DR

RAINIER DR

GREAT HILLS TR

SHAMUS DR

SHAMUS DR

SHAMUS DR

WHITE OAK DR

PARKVIEW DR

PARKVIEW DR

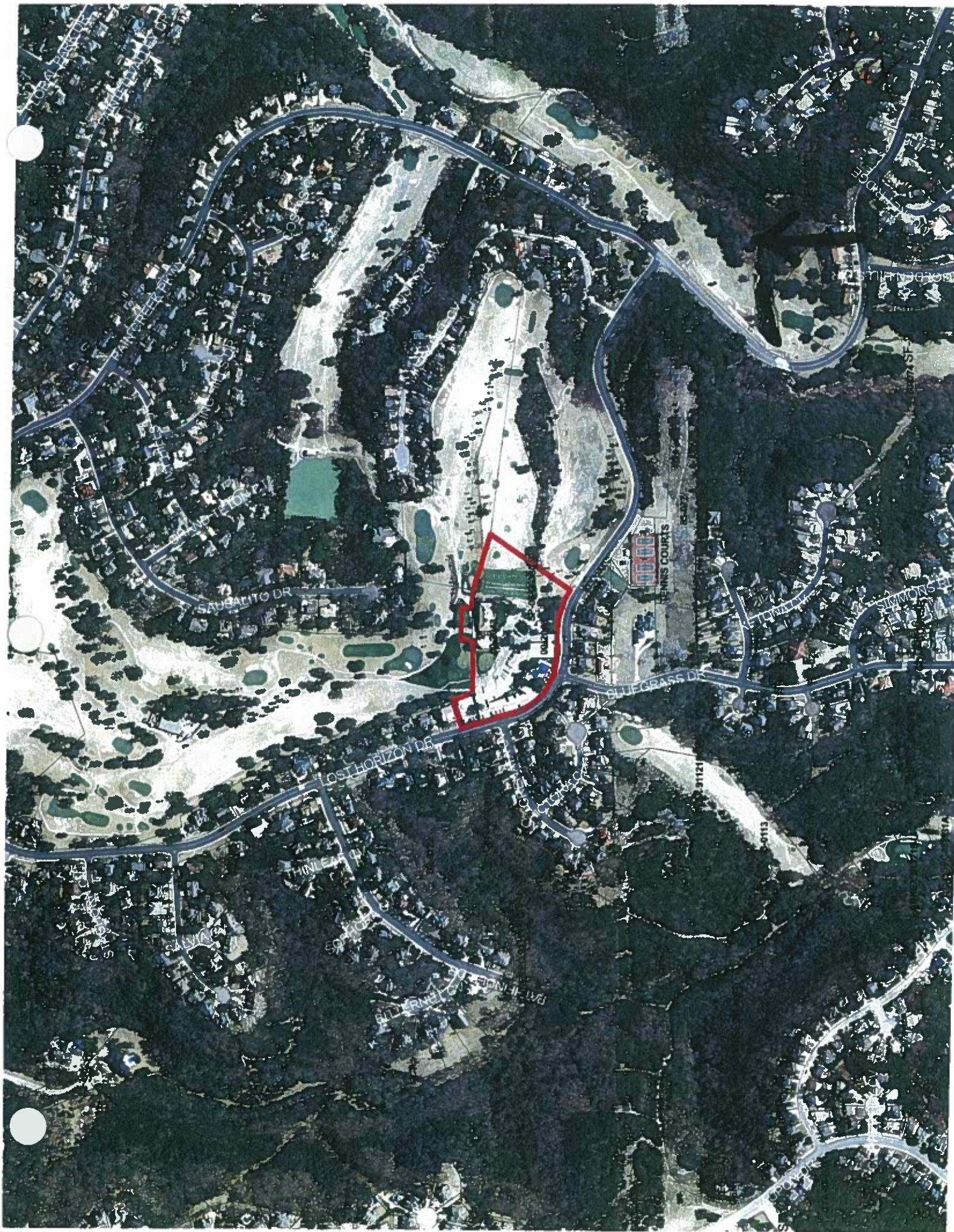
PARKVIEW DR

PARKVIEW DR

PARKVIEW DR

OK RANCH RD







C3/8

## STAFF RECOMMENDATION

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### **BASIS FOR RECOMMENDATION (ZONING PRINCIPLES):**

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

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

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

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

## EXISTING CONDITIONS

### **Site Characteristics**

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

### **Environmental**

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

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

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

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

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



C3/9

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

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

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

### **Hill Country Roadway**

The site is not within a Hill Country Roadway Corridor.

### **Impervious Cover**

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

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

### **Site Plan/Compatibility Standards**

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

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

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

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

C3/10

### **Stormwater Detention**

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

### **Transportation**

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

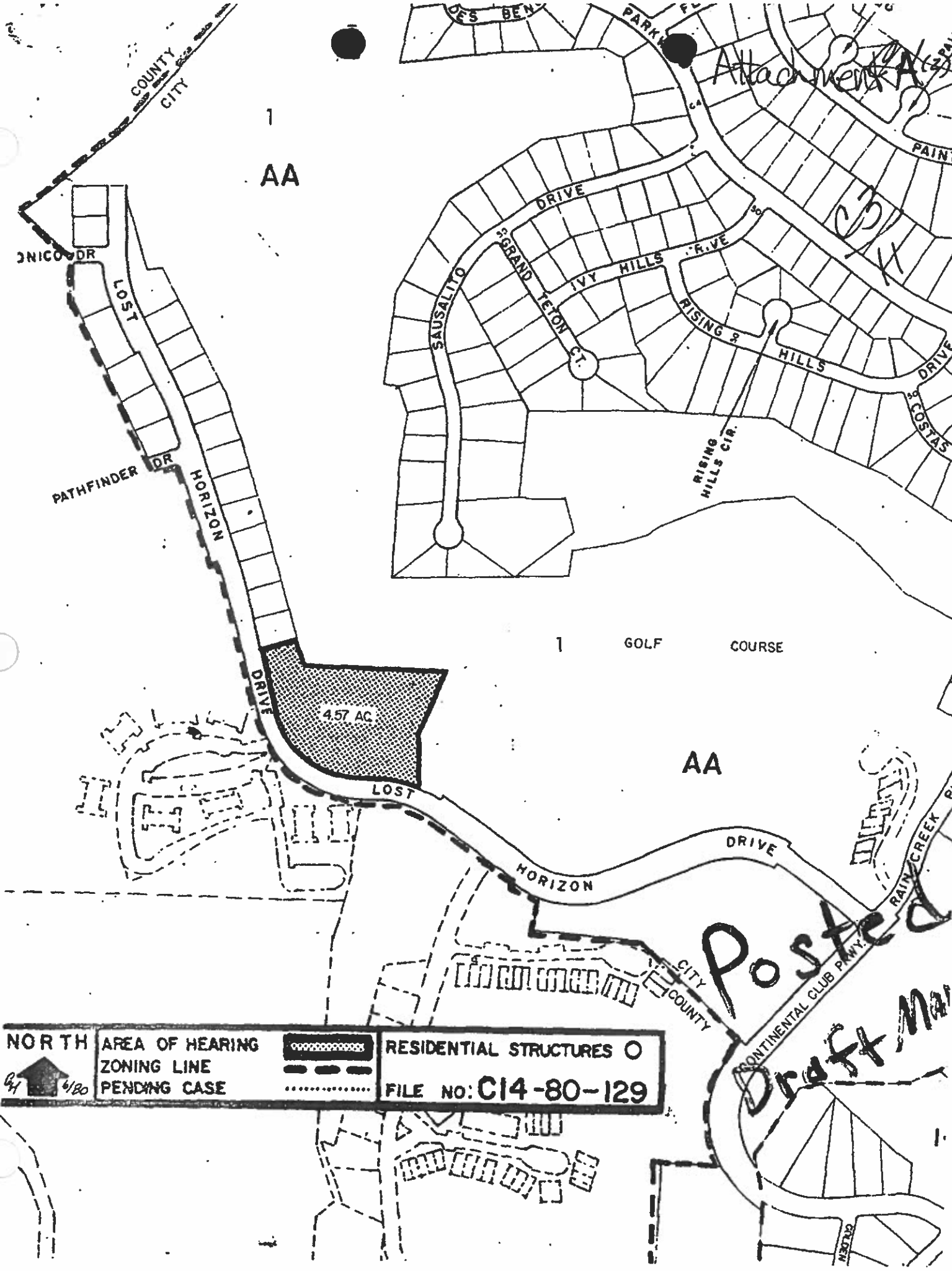
A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

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

### **Water and Wastewater**

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

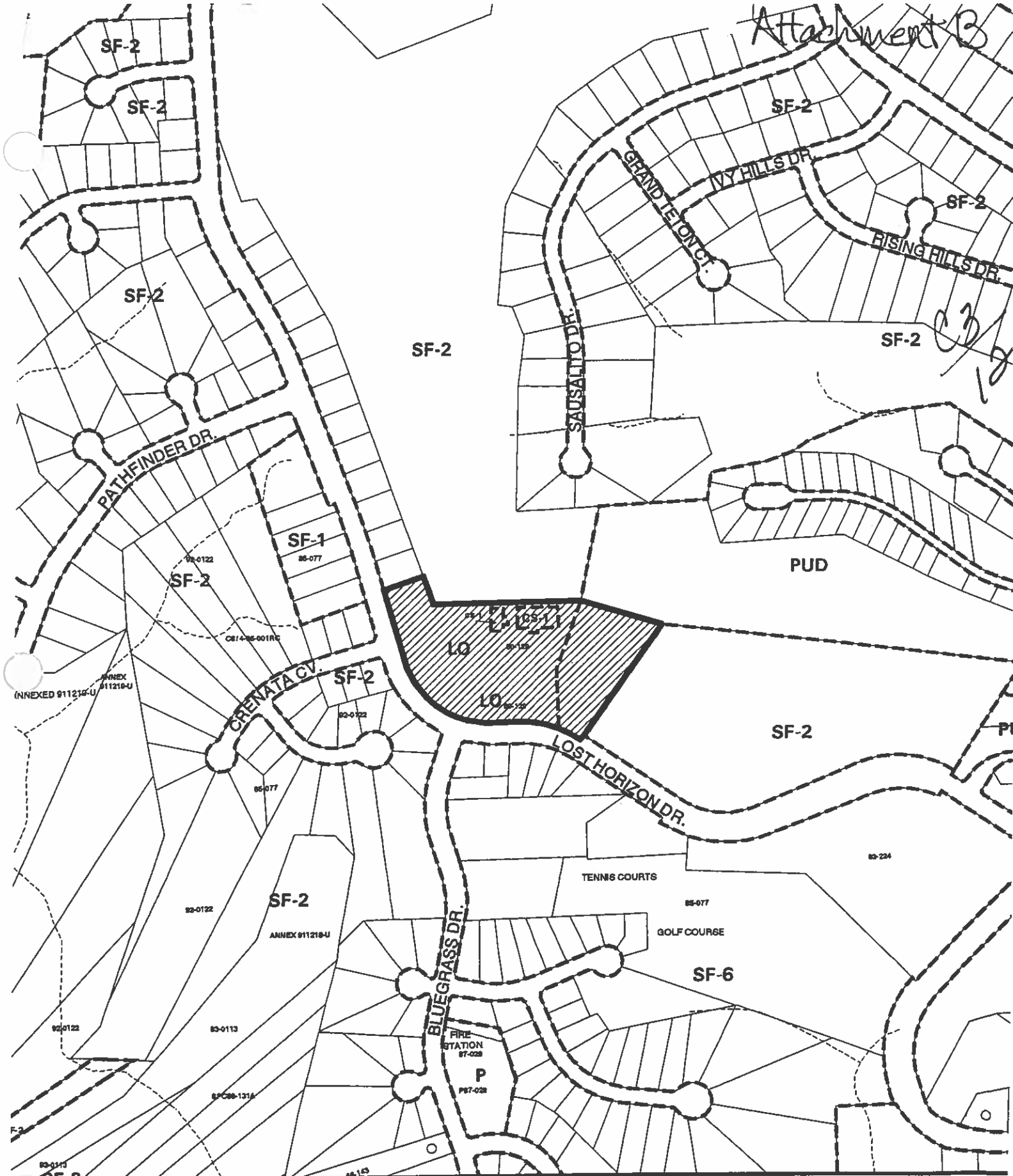


|                                                                                             |                 |                                                                                     |                        |   |
|---------------------------------------------------------------------------------------------|-----------------|-------------------------------------------------------------------------------------|------------------------|---|
| <br>NORTH | AREA OF HEARING |  | RESIDENTIAL STRUCTURES | ○ |
|                                                                                             | ZONING LINE     |  |                        |   |
|                                                                                             | PENDING CASE    |  |                        |   |
| FILE NO: C14-80-129                                                                         |                 |                                                                                     |                        |   |

Posted  
Draft Map



Attachment B



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

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

CITY GRID  
REFERENCE  
NUMBER  
H34

DATE: 00-10  
INTLS: TRC

## PUBLIC HEARING INFORMATION

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

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

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

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

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

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

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

Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

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

PATRICIA CHAPMAN

Your Name (please print)

6204 Lost Horizon Dr

Your address(es) affected by this application

Austin Tx 78759

Patricia Chapman

Signature

Date

Daytime Telephone: 512 422 5589

Comments:

To much traffic on

Lost Horizon

Risk to children and elderly

Trash in the area from people going

in and out of the shopping area

Numerous deer across Lost Horizon, Risk

to wild life, also property

Prices, damaged,

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P.O. Box 1088

Austin, TX 78767-8810

C3  
C3

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Contact: Sherri Sirwaitis, 512-974-3057

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

May 13, 2010, City Council

DON WATSON

Your Name (please print)

9024 CRENSHAW COVE

Your address(es) affected by this application

4-1-2010

Date

Signature

Daytime Telephone: 512 750 7924

Comments: IT IS MY UNDERSTANDING THAT GHCC PLANS TO

BUILD TRAM'S CONCRETE ON THE PROPERTY IMMEDIATELY ADJACENT

TO CRENSHAW COVE + LOT HORIZON DRIVE. GHCC HAS NOT

PROPERLY CONSIDERED, OR DISCUSSED WITH NEIGHBORS, THE

NEGATIVE IMPACT TO THE QUALITY OF LIFE TO THE NEIGHBORHOOD.

TRAM'S CONCRETE AT THAT LOCATION WILL DESTROY CRENSHAW VIEWS,

ADD NOISE + LIGHTS, AND INCREASE TRAFFIC CONGESTION AS

CARS WILL BE FORCED TO PARK IN NEIGHBORHOOD SPOTS

INSTEAD OF GHCC PARKING LOT.

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

C3  
14

## PUBLIC HEARING INFORMATION

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

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

May 13, 2010, City Council

Janet Watson

Your Name (please print)

9024 Crenata Cove

Your address(es) affected by this application

*Janet Watson*

Signature

4-2-10

Date

Daytime Telephone: 512-795-8752

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

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

fax

512-974-6054

C3/15



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8-5 pm

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3657

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

May 13, 2010, City Council

John Bannach  
Your Name (please print)

9620 Crenata Cove  
Your address(es) affected by this application

[Signature]  
Signature

4/5/10  
Date

Daytime Telephone: 512-736-1990

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

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

fax  
512-974-  
6054

C3  
16

## PUBLIC HEARING INFORMATION

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

Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

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

RAYMOND GARCIA

Your Name (please print)

9601 Bluegrass Drive

Your address(es) affected by this application

[Signature] 3-30-10

Signature

Date

Daytime Telephone: 512-372-9942

Comments: Isolated negatively impact my  
environment and the value of my  
Home.

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

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

C3  
17

## PUBLIC HEARING INFORMATION

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

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

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

May 13, 2010, City Council

WILLIAM H. BOSKING

Your Name (please print)

9716 CAENATA CV AUSTIN TX 78759

Your address(es) affected by this application

William H. Bosking

Signature

Date

Daytime Telephone: 713-882-7681

Comments:

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

C3/18

C3  
19

April 5, 2010

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

RE: Case # C14-2010-0017

Dear Ms. Sirwaitis:

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

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



C3/20

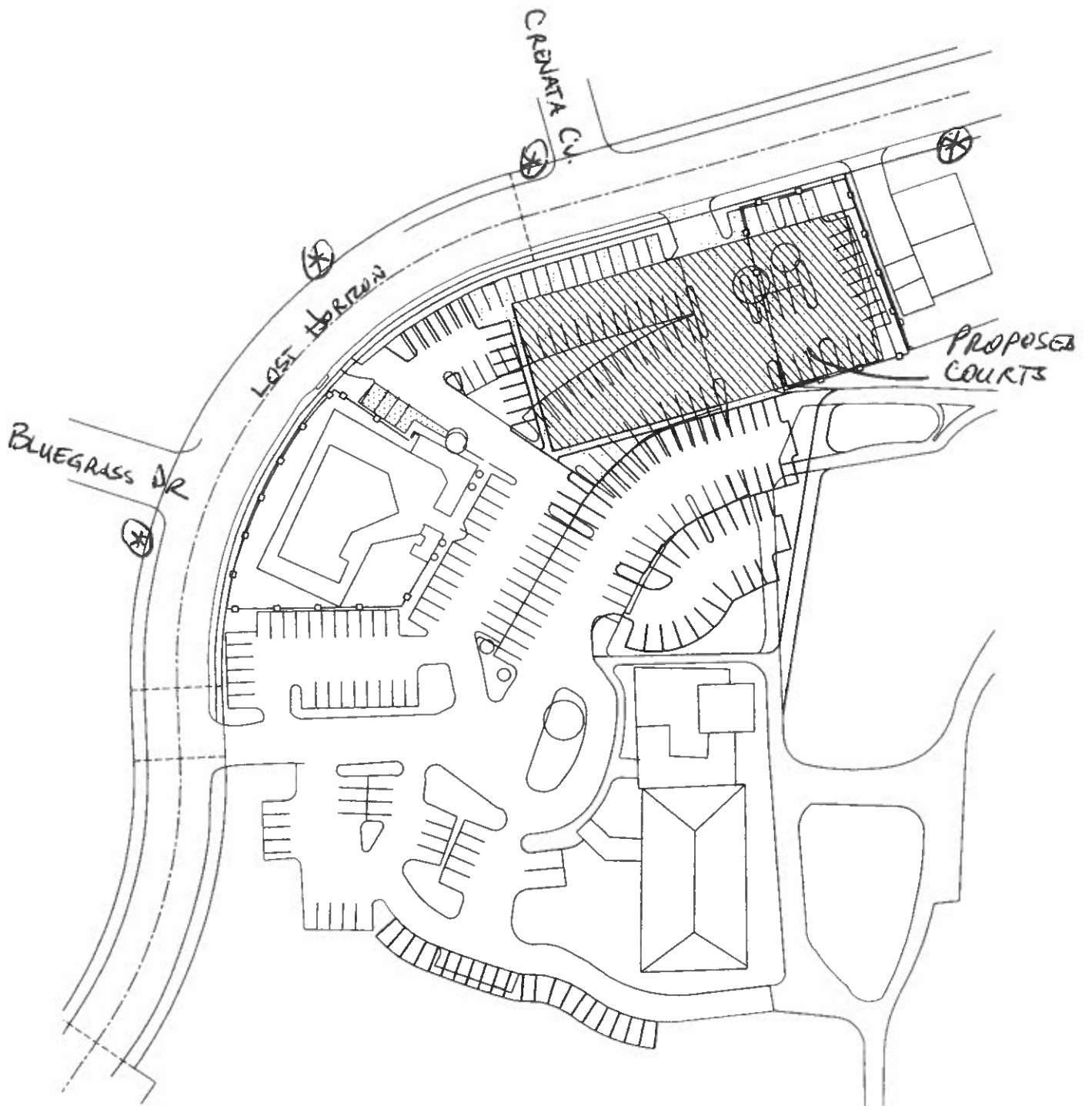
In summary, although the applicant has not clearly described the changes that will be made to the property, the proposed zoning change is likely to result in greatly increased noise, traffic and parking problems in our neighborhood. This would of course lead to a decrease in our property value. We would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

Thank you for listening to our concerns,

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

⊗ STREET LIGHTS

C3/21



C3/22

## ***Pole and Fixture Placement***

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

## ***Fixture***

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

## ***Fixture Mounting Height***

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

## ***Quantity of Light***

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

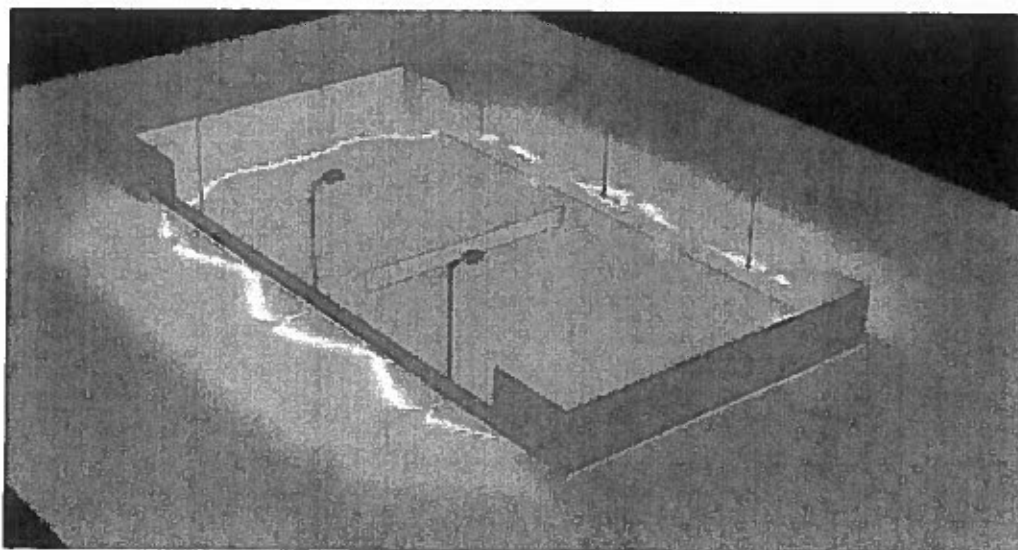
the proper number of fixtures and pole locations to reach these levels.

## ***Uniformity of Light***

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

## ***Customized Footcandle Chart***

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



**Radiosity analysis showing lighting intensity on and off the court**

3/23

February 16, 2010

City of Austin  
Austin, TX

Gentlemen:

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

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

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

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

In summary, I support the Great Hills request.

Thank you.

  
Steve Rogers  
6106 Lost Horizon  
Austin, TX 78759

CC: Larry Harper, General Manager  
Great Hills Country Club

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

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

DARLENE BOSKING

Your Name (please print)

9716 CRENATA CV AUSTIN, TX

Your address(es) affected by this application

Darlene M. Bosking

Signature

4/4/2010

Date

Daytime Telephone: 713 882 7619

Comments:

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

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

C3  
24



C3  
/25

April 5, 2010

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

RE: Case # C14-2010-0017

Dear Ms. Sirwaitis:

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

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- 4) **We would suggest that the landowner should have considered the zoning restrictions during purchase and original development of this land.** Part of the reason we purchased our property was because this was an established, mature, neighborhood.

C3/26

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

Thank you for listening to our concerns,

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

# PUBLIC HEARING INFORMATION

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

JASON DANSEN  
 Your Name (please print) ☐ I am in favor ☒ I object

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

Jason M. Dansen  
 Signature

Date

Daytime Telephone: (832) 798-9345

## Comments:

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

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

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

C3  
 27

## PUBLIC HEARING INFORMATION

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

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

May 13, 2010, City Council

Muriel Wootton

Your Name (please print)

6206 Lost Horizon

Your address(es) affected by this application

Muriel E. Wootton

Signature

3/31/10

Date

Daytime Telephone: 342-8865

Comments:

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

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P.O. Box 1088

Austin, TX 78767-8810

C3/28

## PUBLIC HEARING INFORMATION

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

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

Ruben Krumholz

Your Name (please print)

6016 CHICTRA COVE, AUSTIN, TX 78749

Your address(es) affected by this application

APR 3, 2010

Date

[Signature]

Signature

Daytime Telephone: 512-286-7073

Comments: NEED TO BETTER UNDERSTAND THE IMPLICATIONS

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

C3/29



## PUBLIC HEARING INFORMATION

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

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

Dr. Peter & Sunny Farrett  
Your Name (please print)

6004 Chictora Cove

Your address(es) affected by this application

Austin, TX 78759

[Signature]

Signature

4/12/10

Date

Daytime Telephone: Cell - 512-638-7743

Comments:

Please note that we do NOT want you to have forward on this project/proposal until we know what impact this will have concerning our neighborhood. After our review and with our neighbors we will determine if this is something we can agree with. He also plan to attend the Great Hills meeting regarding this matter on April 14, 2010 at 6:34pm at the Great Hills Country Club (Clubhouse).

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1083

Austin, TX 78767-8810

C3/30

\*FAX - 512-974-6054\*

## PUBLIC HEARING INFORMATION

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

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

David Edwards

Your Name (please print)

6005 Chivora Que Austin 78759

Your address(es) affected by this application

David Edwards

Signature

4/11/10

Date

Daytime Telephone: 512-345-9445

Comments:

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

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

C3/31

ATTN: Ms. SHERA OIRWATLS.  
# PAGES = 2

C3/32

# REZONING

## GREAT HILLS COUNTRY CLUB

### LEARN MORE

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

### Upcoming City Approval Meetings:

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

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

\*Both meetings held at Austin City Hall, City Hall Chambers, 301 W 2<sup>nd</sup> Street

**INTERESTED IN BEING ON THE EMAIL LIST FOR RECENT INFORMATION?**

Email Darlene Bosking @ [dbosking@yahoo.com](mailto:dbosking@yahoo.com) (9716 Crenata Cv)

713 882 7619

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Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

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

ROBI BAKER-SEE

Your Name (please print)

9700 CLENATA

CEOB

AUSTIN TX 7859

Your address(es) affected by this application

Signature

Date

Daytime Telephone: (512) 345-1677

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

- ① LIGHT POLLUTION FROM TENNIS COURTS
- ② INCREASED TRAFFIC & NOISE ON ST. LEON
- ③ A 8-9 FEET FENCE BLOCKING VIEWS
- ④ SERIOUS IMPLICATIONS OF FUTURE DEVELOPMENT WITHOUT ANY COMMUNITY CONSIDERATIONS.

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

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

FROM:

Robi Baker

C3  
34

# PETITION

Case Number:

**C14-2010-0017**

Date:

April 22, 2010

**5914 LOST HORIZON DR**

Total Area Within 200' of Subject Tract

596,400.13

|    |                       |                                                                   |                    |              |
|----|-----------------------|-------------------------------------------------------------------|--------------------|--------------|
| 1  | <u>01560501290000</u> | <u>SHERRY TERRENCE O<br/>&amp; KIM BUTRUM</u>                     | <u>19520.55</u>    | <u>3.27%</u> |
| 2  | <u>01560501300000</u> | <u>FARRETT PETER W &amp;<br/>HUNGSHIM S</u>                       | <u>14019.20</u>    | <u>2.35%</u> |
| 3  | <u>01560501320000</u> | <u>LIU JEN-SONG &amp; SZU<br/>JUNG WU</u>                         | <u>92.19</u>       | <u>0.02%</u> |
| 4  | <u>01560501370000</u> | <u>KLOC JEFFREY &amp; ANN<br/>JANSEN JASON &amp;<br/>KRISTINA</u> | <u>8127.356253</u> | <u>1.36%</u> |
| 5  | <u>01560501380000</u> | <u>GARCIA DANIEL &amp;<br/>MARIA DEL ROCIO</u>                    | <u>15174.08</u>    | <u>2.54%</u> |
| 6  | <u>01560502290000</u> | <u>BUTRUM BEVERLY</u>                                             | <u>3283.77</u>     | <u>0.55%</u> |
| 7  | <u>01560502310000</u> | <u>BARRETT TAMSEN &amp;<br/>CHRISTOPHER</u>                       | <u>11267.72</u>    | <u>1.89%</u> |
| 8  | <u>01560502320000</u> | <u>BOYNTON JAMES<br/>LESTER &amp; CORRIE</u>                      | <u>12148.65</u>    | <u>2.04%</u> |
| 9  | <u>01560502330000</u> | <u>ANN<br/>MERCADO FREDDY G<br/>&amp; MARIA E</u>                 | <u>10971.70</u>    | <u>1.84%</u> |
| 10 | <u>01560502350000</u> | <u>PAUL LOULIE S</u>                                              | <u>17999.69</u>    | <u>3.02%</u> |
| 11 | <u>01560503040000</u> | <u>JANKOWSKY CRAIG S<br/>&amp; SHARI S</u>                        | <u>581.68</u>      | <u>0.10%</u> |
| 12 | <u>01560508040000</u> | <u>BOATRIGHT STEVEN L<br/>&amp; JANIS R</u>                       | <u>3995.86</u>     | <u>0.67%</u> |
| 13 | <u>01560508050000</u> | <u>BOSKING WILLIAM H III<br/>&amp; DARLENE M</u>                  | <u>10635.64</u>    | <u>1.78%</u> |
| 14 | <u>01560508070000</u> | <u>LUEDTKE JOANNE<br/>JAMISON</u>                                 | <u>17687.29</u>    | <u>2.97%</u> |
| 15 | <u>01560508080000</u> |                                                                   | <u>8,618.30</u>    | <u>1.45%</u> |
| 16 |                       |                                                                   |                    | <u>0.00%</u> |
| 17 |                       |                                                                   |                    | <u>0.00%</u> |
| 18 |                       |                                                                   |                    | <u>0.00%</u> |
| 19 |                       |                                                                   |                    | <u>0.00%</u> |
| 20 |                       |                                                                   |                    | <u>0.00%</u> |
| 21 |                       |                                                                   |                    | <u>0.00%</u> |
| 22 |                       |                                                                   |                    | <u>0.00%</u> |
| 23 |                       |                                                                   |                    | <u>0.00%</u> |
| 24 |                       |                                                                   |                    | <u>0.00%</u> |
| 25 |                       |                                                                   |                    | <u>0.00%</u> |
| 26 |                       |                                                                   |                    | <u>0.00%</u> |
| 27 |                       |                                                                   |                    | <u>0.00%</u> |

Validated By:

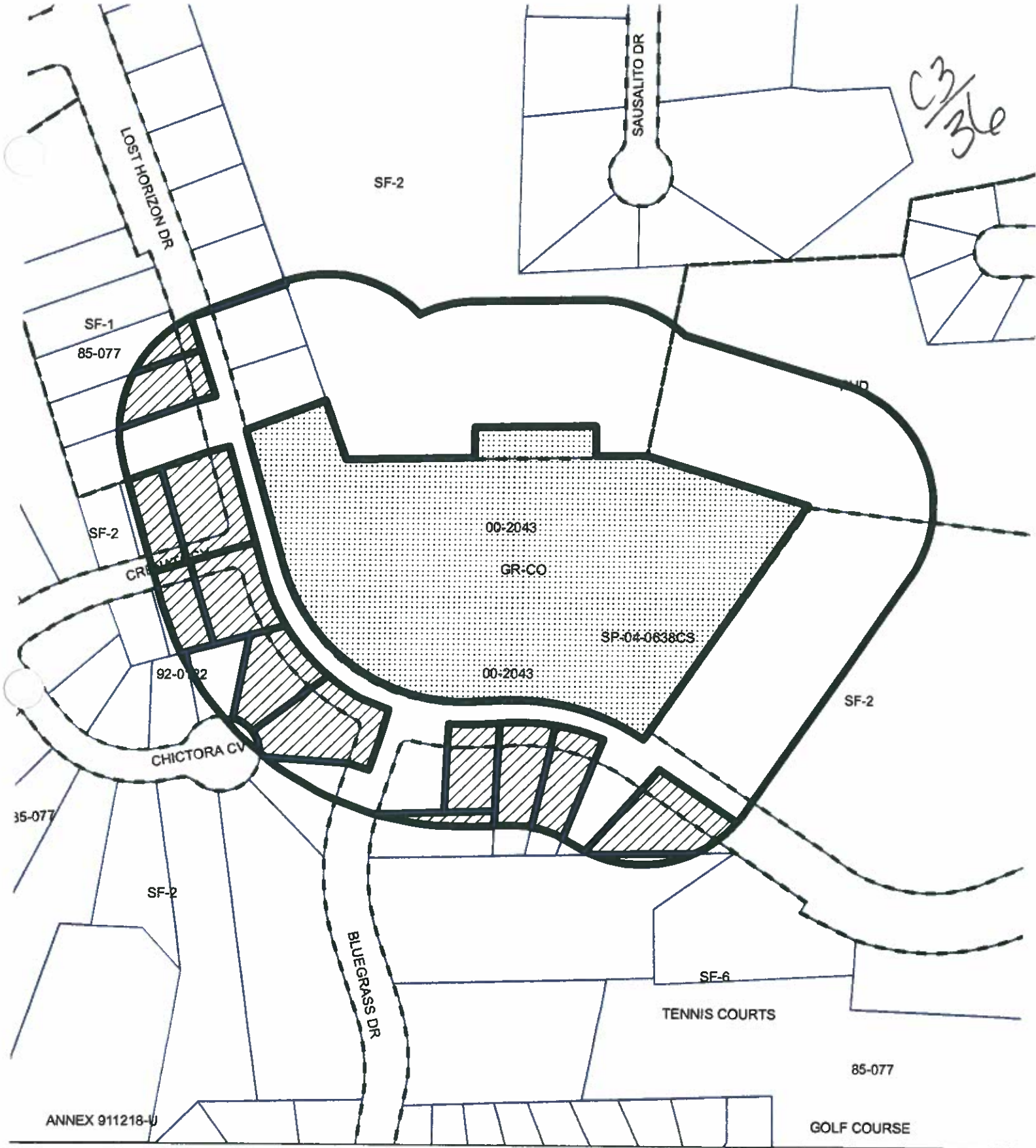
Total Area of Petitioner:

Total %

C3/35

|                     |                   |               |
|---------------------|-------------------|---------------|
| <u>Beau Barnett</u> | <u>154,123.68</u> | <u>25.84%</u> |
|---------------------|-------------------|---------------|







BUFFER
  PROPERTY\_OWNER
  SUBJECT\_TRACT

**PETITION**  
 CASE#: C14-2010-0017  
 ADDRESS: 5914 LOST HORIZON DR  
 GRID: H33 & H34  
 CASE MANAGER: S. SIRWAITIS



1" = 200'

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

# P E T I T I O N

Date: 04/10/2010

File Number: C14-2010-0017

Address of

Rezoning Request: 5914 Lost Horizon Dr

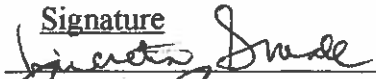
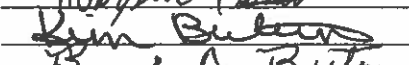
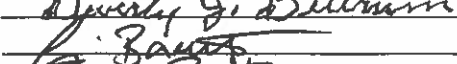
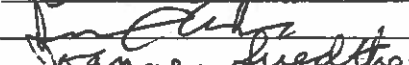
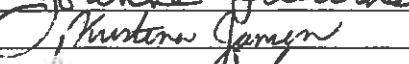
To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than Its current status of GR (Community Commercial) - CO (Conditional Overlay) with Limited Office Use and Community Commercial district uses that are accessory to existing club use.

## REASONS FOR YOUR PROTEST:

1. Request provides applicant broad ability to modify, change, build on current property without any other approval with neighborhood residents.
2. Traffic impact
3. Lighting Pollution
4. Noise Pollution
5. Safety impact
6. Changes purpose of neighborhood design

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

| <u>Signature</u>                                                                    | <u>Printed Name</u> | <u>Address</u>        |
|-------------------------------------------------------------------------------------|---------------------|-----------------------|
|  | Lucinda Small       | 6105 HORIZON DR       |
|  | JASON M. TANSEN     | 9715 Crenata CV       |
|  | OAKLENE M. BOSKING  | 9716 Crenata CV       |
|  | SHARI JANKOWSKY     | 6109 Lost Horizon Dr. |
|  | CRAG JANKOWSKY      | 6109 Lost Horizon Dr. |
|  | STEVEN BOATRIGHT    | 6107 Lost Horizon Dr. |
|  | LOU PAUL            | 6200 3rd Horizon      |
|  | PATRICIA CHAPMAN    | 6204 Lost Horizon     |
|  | Peter Farrett       | 6004 Chictora Cove    |
|  | HUNGSHIN FARRETT    | 6004 Chictora Cove    |
|  | KIM BUTRUM          | 6000 Chictora Cove    |
|  | BEVERLY J. BUTRUM   | 5915 Lost Horizon     |
|  | Chris Barrett       | 5911 Lost Horizon     |
|  | Tansen Barrett      | 5911 Lost Horizon Dr. |
|  | CORRIE BOYNTON      | 5907 Lost Horizon     |
|  | DANIEL GARCIA       | 9609 Bluegrass Dr.    |
|  | JOANNE LUEDTKE      | 9712 CRENATA COVE     |
|  | Kristina Jansen     | 9715 Crenata Cove     |
|  | Ann Kloc            | 9711 Crenata Cove     |

Signature

Printed Name

Address

Jen Song Lin / Jen Song Lin  
Fredrick

Jen Song Lin / Sen Junku Wu  
Freddie Mercado

6012 Chictora  
Cove.  
5811 Last Horizon,

C3  
38

Date:

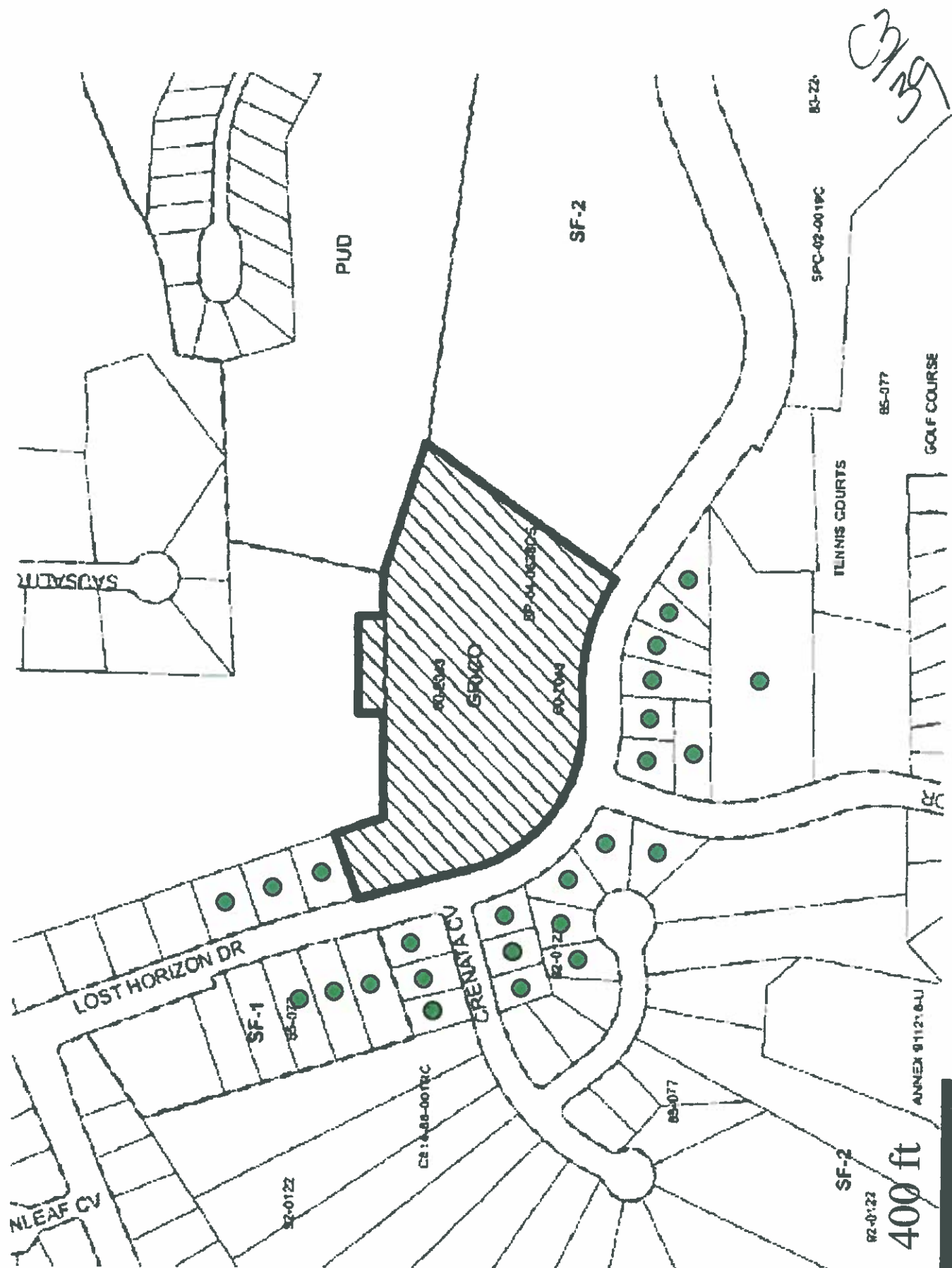
4/15/2010

Contact Name:

Darlene Bosking

Phone Number:

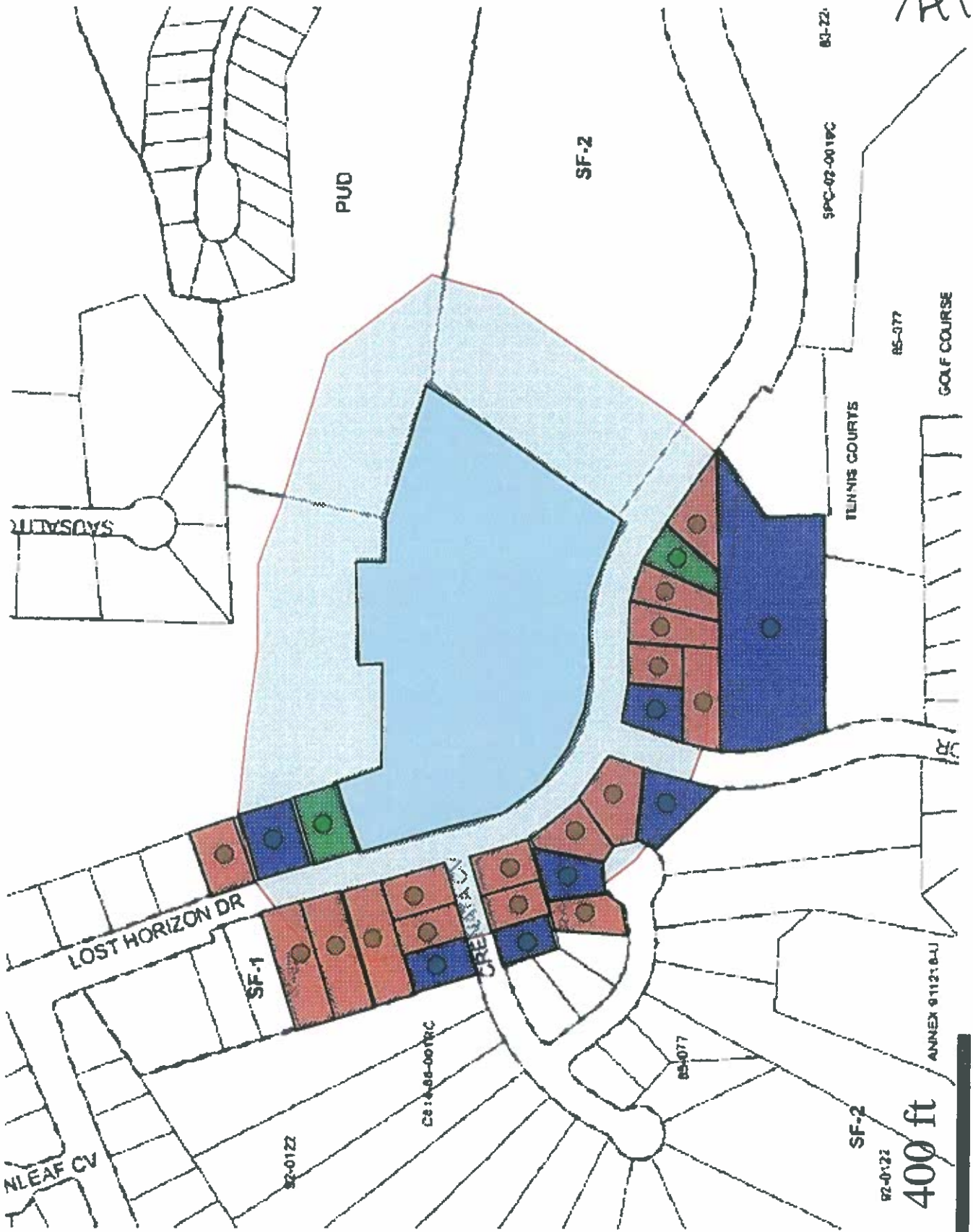
713 882 7619







C3/H1





C3/42

| Address              | Plat #    | Name                                                                              | Property Area w/in 200 feet (sq ft) | Total Perimeter w/in 200 feet (sq ft) | Percent of Perimeter | Percent of Owners |
|----------------------|-----------|-----------------------------------------------------------------------------------|-------------------------------------|---------------------------------------|----------------------|-------------------|
| Total GHCC           | 156050355 | Great Hills Country Club, Inc                                                     | 313363                              | 557452                                | 56.2                 | 4.55              |
| 6108 Lost Horizon Dr | 156050303 | HAMILTON, WILLIAM D & RHBH PROPERTIES L P                                         | 14857                               | 557452                                | 2.7                  | 4.55              |
| 6106 Lost Horizon Dr | 156050302 | ROGERS, BRUCE STEPHEN                                                             | 12511                               | 557452                                | 2.2                  | 4.55              |
| 6109 Lost Horizon Dr | 156050804 | JANKOWSKY, CRAIG S & SHARI S                                                      | 6595                                | 557452                                | 1.2                  | 4.55              |
| 6107 Lost Horizon Dr | 156050805 | BOATRIGHT, STEVEN L & JANIS R DENNIS-SMALL & JORDAN FAMILY TRUST (Lucretia Small) | 9851                                | 557452                                | 1.8                  | 4.55              |
| 6105 Lost Horizon Dr | 156050806 |                                                                                   | 12453                               | 557452                                | 2.2                  | 4.55              |
| 9716 Crenata Cv      | 156050807 | BOSKING, WILLIAM & DARLENE                                                        | 14536                               | 557452                                | 2.6                  | 4.55              |
| 9712 Crenata Cv      | 156050808 | LUEDTKE, JOANNE JAMISON                                                           | 8999                                | 557452                                | 1.6                  | 4.55              |
| 9715 Crenata Cv      | 156050138 | JANSEN, JASON & KRISTINA                                                          | 14536                               | 557452                                | 2.6                  | 4.55              |
| 9711 Crenata Cv      | 156050137 | KLOC, JEFFREY & ANN                                                               | 8832                                | 557452                                | 1.6                  | 4.55              |
| 6008 Chictora Cv     | 156050131 | PERRY, STEVEN WAYNE & SHARON A                                                    | 9486                                | 557452                                | 1.7                  | 4.55              |
| 6004 Chictora Cv     | 156050130 | FARRETT, PETER W & HUNGSHIM S SHERRY, TERRENCE O & KIM                            | 13639                               | 557452                                | 2.4                  | 4.55              |
| 6000 Chictora Cv     | 156050129 | BUTRUM MOHAMMAD, SUFIAN OMAR & BASLAN                                             | 18263                               | 557452                                | 3.3                  | 4.55              |
| 6001 Chictora Cv     | 156050128 |                                                                                   | 10171                               | 557452                                | 1.8                  | 4.55              |
| 9609 Bluegrass Dr    | 156050229 | GARCIA DANIEL & MARIA DEL ROCIO                                                   | 9043                                | 557452                                | 1.6                  | 4.55              |
| 9601 Bluegrass Dr    | 156050228 | GARCIA, RAYMOND                                                                   | 4730                                | 557452                                | 0.8                  | 4.55              |
| 5919 Lost Horizon Dr | 156050230 | WEBSTER, SCOTT R                                                                  | 15792                               | 557452                                | 2.8                  | 4.55              |
| 5915 Lost Horizon Dr | 156050231 | BUTRUM, BEVERLY                                                                   | 10575                               | 557452                                | 1.9                  | 4.55              |
| 5911 Lost Horizon Dr | 156050232 | BARRETT, TAMSIN & CHRISTOPHER BOYNTON, JAMES LESTER & CORRIE ANN                  | 13197                               | 557452                                | 2.4                  | 4.55              |
| 5907 Lost Horizon Dr | 156050233 |                                                                                   | 9691                                | 557452                                | 1.7                  | 4.55              |
| 5903 Lost Horizon Dr | 156050234 | LUSTINA, MICHAEL & JENNIFER                                                       | 9018                                | 557452                                | 1.6                  | 4.55              |
| 5811 Lost Horizon Dr | 156050235 | MERCADO, FREDDY G & MARIA R                                                       | 17315                               | 557452                                | 3.1                  | 4.55              |
|                      |           |                                                                                   | 557452                              | Total                                 | 100.0                | 100.00            |
|                      |           |                                                                                   |                                     | total for petition                    | 30.1                 | 63.64             |
|                      |           |                                                                                   |                                     | total against                         | 3.9                  | 9.09              |
|                      |           |                                                                                   |                                     | total not sure or not contacted       | 9.9                  | 22.73             |
|                      |           |                                                                                   |                                     | Total GHCC                            | 56.2                 | 4.55              |
|                      |           |                                                                                   |                                     | Total                                 | 100.0                | 100.00            |

→

C3  
UB

SEC. 18-B

~~SEC. 18-C~~

# FEAT

# STILL

# STYLLS

LOST  
HORIZON

0156050129 23

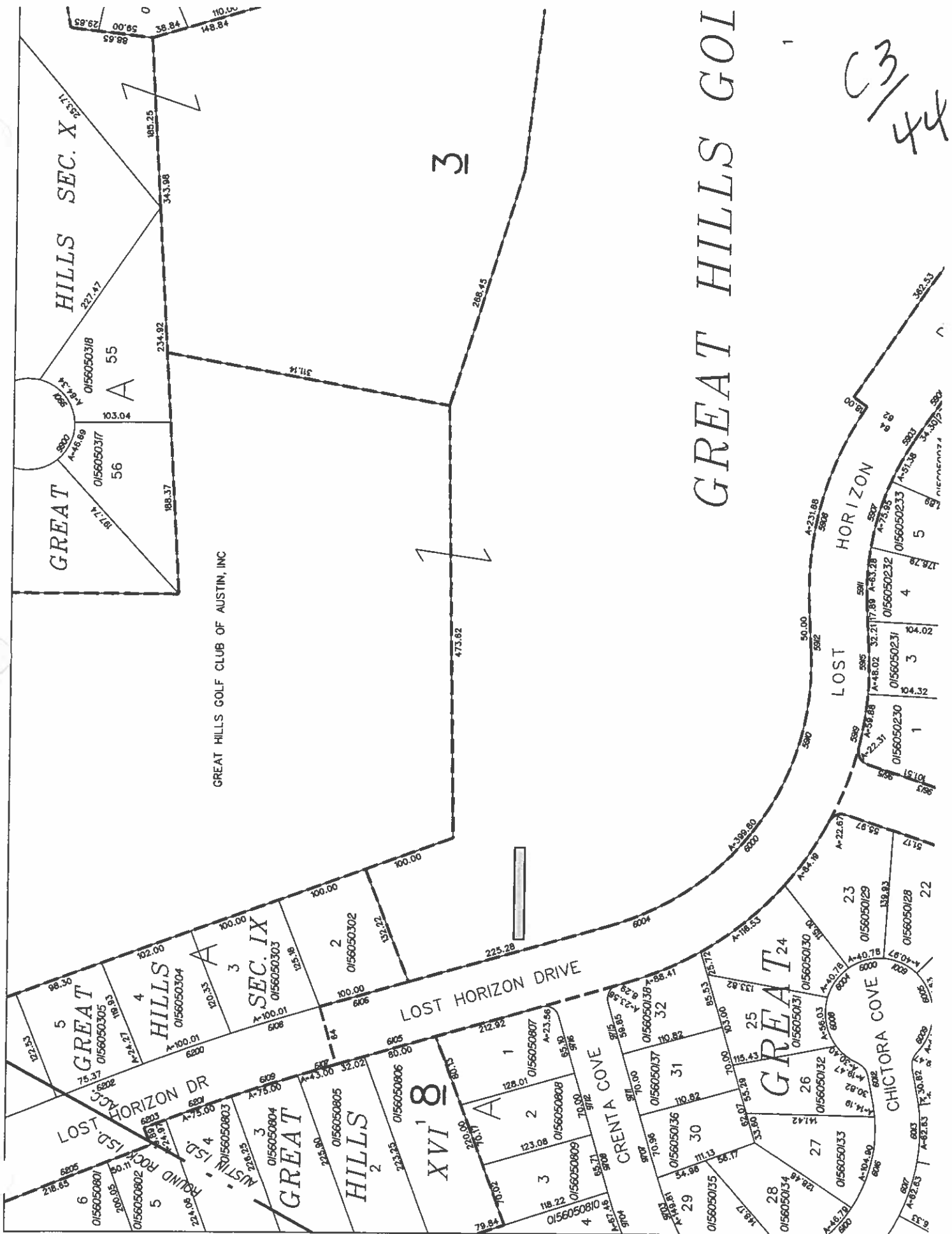
GREENT<sup>24</sup>  
0156050131

IOI

MI

LOST HORIZON DRIVE

C3/44



## PUBLIC HEARING INFORMATION

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

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

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

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

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

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

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

Case Number: C14-2010-0017

Contact: Sherri Sirwaitis, 512-974-3057

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

Patricia Chapman

Your Name (please print)

☐ I am in favor  
☒ I object

6204 Lost Horizon Dr Austin TX 78759

Your address(es) affected by this application

Patricia Chapman 5-13-10

Signature

Date

Daytime Telephone: 512 422 5589

Comments: Added traffic

not safe for children

not safe for elderly

Major deer crossing on Lost Horizon Dr

Effect on property value

As presented loss of eyesight will make

it more hazardous for me

32

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

Item # C3



# Our Proposed Compromise

C3

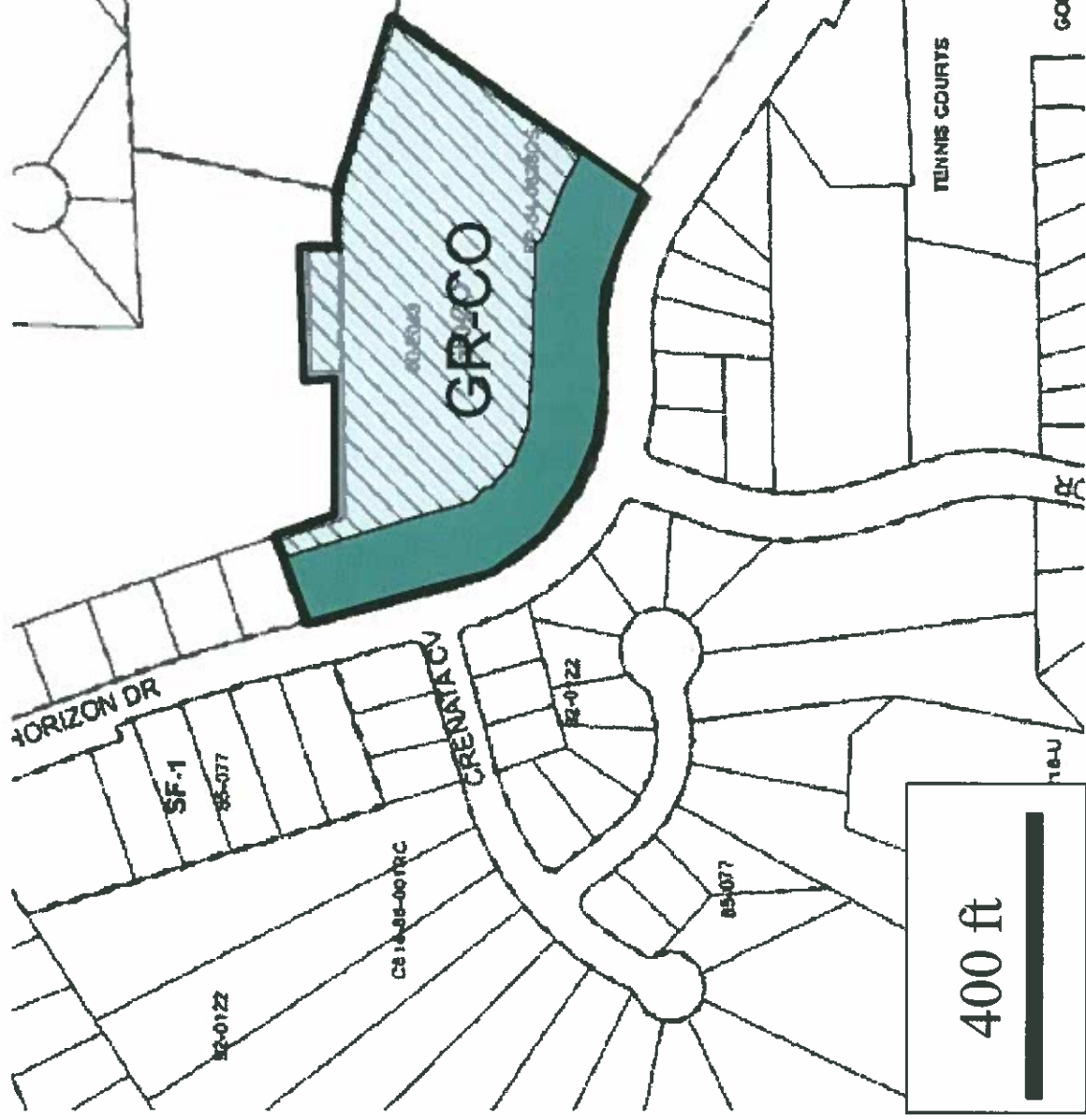


Restaurant general  
Restaurant limited  
Indoor recreation  
Outdoor recreation  
Community recreation  
private

All made permitted uses

But, a 100 foot setback  
Is established from  
Lost Horizon Dr  
No new development in  
this vegetative buffer area.

Also seeking public  
covenant restricting  
hours of operation to  
daylight.



Restaurant general  
Restaurant limited  
Indoor recreation  
Outdoor recreation  
Community recreation  
private

**All made permitted uses**

**But, a 100 foot setback  
Is established from  
Lost Horizon Dr  
No new development in  
this vegetative buffer area.**

**Also seeking public covenant restricting hours of operation to daylight.**



**§ 25-2-837 COMMUNITY RECREATION.**

(A) A community recreation use must comply with the requirements of this section.

(B) Vehicular access from a dedicated street with a right-of-way at least 60 feet wide for the length of the adjacent block face is required.

(C) A community recreation use must be operated as a nonprofit organization.

(D) Service of food and beverages must be limited to service that is incidental to the primary activity of the facility. Service of alcoholic beverages is prohibited if the majority of the participants in the primary activity are 18 years of age or younger.

(E) If a community recreation use is a conditional use, baseball, softball and football fields and other similar outdoor athletic fields must be at least 300 feet from an SF-5 or more restrictive zoning district.

Source: Section 13-2-267; Ord. 990225-70; Ord. 031211-11.

501