

C-2

**From:** John B. Stokes  
**To:** Members of the Zoning and Platting Commission  
**Attn:** Wendy Rhoades  
**RE:** Case # C14-2011-0141: 8107 Peaceful Hill Lane

**Date:** 3/1/12

Please find the attached letters in support of a 30-day postponement (to April 3, 2012) from the following interested parties:

- Mesa Engineering
- Harvey Williams Elementary School, AISD
- Williams Elementary PTA
- Friends of Williams Elementary
- Austin Heritage Tree Foundation
- Peaceful Hill Preservation League
- Hope 4 Peaceful Gardens
- League of Bicycling Voters
- Peggy Maceo

These stakeholders have identified a number of issues that remain problematic, unsettled or inadequately studied. These include:

- Numerous Heritage and protected trees incompatible with proposed density
- Increase in amount of toxic drainage from existing and proposed auto salvage yards
- Cut-throughs to existing local streets that ZAP has previously deemed unacceptable, and that remain undesirable
- Inadequate or marginal access to site by fire equipment and emergency vehicles
- Loss of tree buffers, underbrush and dense canopy in a way that decreases the amount of urban forest, destroys wildlife habitat and degrades ecosystems

By far the most problematic issue is the inevitable hazard to elementary school children due to increased traffic into the Williams Elementary school zone. One proposed exit point to the new development is just 300 ft. from, and a straight shot through, the Williams student drop-off zone. Parents of these school children have stated repeatedly that the current safety conditions are already unacceptable, and that increased traffic should not be permitted without the most rigorous possible traffic study of the entire school zone roadway system.

We wish to emphasize that the above interested parties remain eager to resolve the issues cited here. To that end, we have retained Mesa Engineering to assist us in developing solutions that provide the most appropriate development of the Peaceful Hill environs. We believe that a 30-day postponement will give all parties the time to collect the best available information, and to refine proposals that do justice to this unique property. In this regard, we look forward to good-faith negotiations with the applicant.

Sincerely,



John B. Stokes

5-0

# MESA ENGINEERING

ENVIRONMENTALLY CONSCIOUS CIVIL ENGINEERING

8103 Kirkham Drive  
Austin, Texas 78736  
(512) 799-7998  
Fax: (512) 288-1454

DATE: January 27, 2012  
TO: Wendy Rhoades  
Case Manager  
City of Austin Development Review

Re: Peaceful Hill Condominiums  
C14-2011-0141

Ms. Rhoades:

The neighbors to the above project and myself would like to request another 30 day extension (to April 3) for the public hearing for this project at ZAP. The neighbors introduction to this case on Superbowl Sunday, and the few days between then and now have left them very little time to be able to organize their thoughts and comprehend even a small part of the development review and entitlement process, much less find a consultant to assist them in these matters. So, very little time remains before the next scheduled ZAP meeting for actual land development consulting work.

We would all like to see a development arise on this parcel that is complementary to all parties concerned. One thing that "neighbors" rarely are able to do in these situations is develop their own "vision" of what would be "complementary" for the proposed property. Preparing a site layout for this parcel, that the neighbors can live with and that they feel is "fair" to the development interests of the land owner/developer, is one of the main tasks that they are attempting to complete. Diligent completion of this task however, requires more time than we have before the next ZAP meeting.

Thanks for your consideration,

Bruce Melton, P.E.

**HARVEY S. WILLIAMS ELEMENTARY**  
**500 MAIRO ST.**  
**AUSTIN, TX 78748**  
**PHONE: 512-414-2525**  
**FAX: 512-292-3041**

Feb. 28, 2012

Dear Mr. Stokes,

Regretfully we need to cancel the safety meeting at Williams Elementary in our cafeteria scheduled for Wednesday, February 29, 2012. I must follow the three week notification and approval from the district for facility use. The district also charges a \$75.00 fee for organizations to use the facility.

Safety is our utmost concern. I thank you for attempting to inform the community on Friday, Feb. 17, 2012 about upcoming developments, potential changes in the neighborhood, and changing traffic patterns.

When you want to reschedule the event, please give us three weeks notice so we can submit your facilities usage application for approval to the district.

Sincerely,

*Joan Bertino*

Joan Bertino  
Principal

**Williams Elementary PTA  
500 Mairo Street  
Austin, TX 78748  
512-841-5045**

**Members of the Zoning and Platting Commission:**

The Williams Elementary PTA Board was recently notified by a person in the community about the proposed condominiums to be built at the end of Mairo Street, at the intersection with Peaceful Hill Lane. We are concerned about the increased traffic that could be coming through the Williams Elementary school zones.

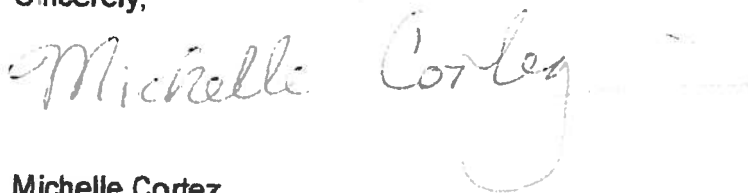
It seems that there are three possible routes out of the new proposed development: Peaceful Hill Lane, Shallot Way, and, of most concern to us, Mairo Street. Mairo Street runs right through the Williams Elementary School drop-off zone and then cuts through directly onto South First Street. Many parents feel traffic conditions are already unacceptable, and are concerned that the increased traffic could further jeopardize the school children and parents in the area.

We want to ensure that the city performs a thorough and extensive traffic study that includes the school zone and all adjacent streets.

Please do not make a hasty decision. Postpone the hearing until April 3, 2012.

Thank you for your time.

Sincerely,



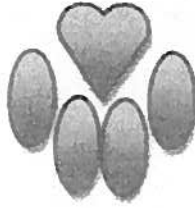
**Michelle Cortez**

**Williams PTA Board President**

[michellecortez92@yahoo.com](mailto:michellecortez92@yahoo.com)

**956-454-4672 (cell)**

## Friends of Williams Elementary



Zoning and Platting Commission:

3/1/12

The Friends of Williams Elementary are interested parties affected by the requested zoning change at 8107 Peaceful Hill Lane (C14-2011-0141). At this time, we cannot support any change of the Land Development Code that would zone the property to any classification other than DR, for the following reasons:

1. The Plan concludes that there will be NO increase in traffic into the Mairo St. School Zone, even though the plan projects that 50% of car traffic will exit the proposed development via Peaceful Hill Lane, directly opposite Mairo St.
2. As designed, the development will create an uninterrupted cut-through directly to South First via Mairo St. School Zone.
3. Excessive speed by current traffic through marked School Zones is already unacceptably hazardous. No zoning change should be considered until additional LATM Speed Mitigation measures are applied for, approved and constructed at applicant's expense.
4. Proposed plan's traffic assumptions, analysis and conclusions, while legally sufficient, are not rigorous enough to ensure the safety of the current and future population of schoolchildren, cyclists, and pedestrians in and around a school zone. Only a full TIS will provide enough information for a responsible decision regarding school zone safety.

Until the above conditions are met and/or resolved, The Friends of Williams Elementary will oppose any change in zoning.

Sincerely,



John B. Stokes

John B. Stokes  
Coordinator

## AUSTIN HERITAGE TREE FOUNDATION



*protecting trees*

March 1, 2012

Re: Peaceful Hill Condominiums, C14-2011-0141

sent via email

Zoning And Platting Commissioners,

We visited the 8107 Peaceful Hill Lane site today. We understand that the applicant is requesting a zoning change from DR to SF-6. We respectfully request that a tree survey be done for all trees 8 inches in diameter and larger because there are numerous healthy heritage trees in the site that need to be preserved. We request that you postpone this case for 30 days for this tree survey to be done and to further study this data.

It's important that the commissioners review the tree survey before considering a zoning change because the proposed SF-6 zoning is a high density zoning that will impact the trees. Having this information prior to granting the zoning change will allow the commissioners to evaluate the effect of the zoning change on the trees on site, and decide on the most suitable zoning change that the site can sustain while preserving as many trees as possible, especially protected and heritage trees. This tree survey will also allow the applicant to design a much more sustainable development that fits better with the neighborhood and community.

The tree survey should show the location of all trees 8 inches in diameter and larger, the tree species, diameter at DBH and the critical root zone (CRZ). This tree survey is required for site plans submitted for Environmental Review, so it will not be an additional cost to the applicant.

There are many heritage trees in the site, in good health and of good shape. We only walked a small part of the site, and yet, we quickly identified 4 healthy heritage trees, of which 2 had a diameter larger than 30 inches. There were 2 live oaks with diameters at DBH of 33 and 34 inches respectively. There were a live oak and a pecan with diameters larger than 24 inches. Removal of any heritage tree 30 inches or larger will require a variance through a public process.

Sincerely,

Michael Fossum  
Executive Director  
Austin Heritage Tree Foundation

512-739-5472  
Austin, TX

[mfossum@austin.tx.com](mailto:mfossum@austin.tx.com)  
[AustinHeritageTreeFoundation.com](http://AustinHeritageTreeFoundation.com)



**Peaceful Hill Preservation League**  
8200 Peaceful Hill Lane  
Austin TX 78748

To: Wendy Rhoades, Planning & Development and Review Department  
Case #C14-2011-0141

Wendy:

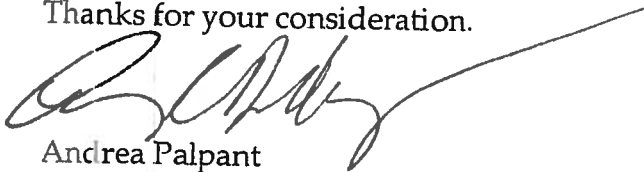
This is to inform you that, due to family illness, I am temporarily stepping aside as Coordinator for the PHPL. I remain committed to protecting our neighborhood, but for the time being, I will be turning over most responsibilities to John Stokes.

I still wish to address the commission and city council regarding my previous child safety and overdevelopment concerns, and to participate more in developing our neighborhood recommendations and responses. As it is, I have only been able to attend one small PTA meeting, and will miss an upcoming Special Traffic Safety meeting at Williams Elementary School. I also have had to miss important recent neighborhood meetings.

However, I was able to collate and crosscheck our petitions (homeowners on your list vs. actual signatures). We are well past the 20% figure. John says he will hand deliver these early this week.

I am eager to participate in the zoning process and anticipate that I will be much more available in a few weeks. I am requesting a postponement until April 3<sup>rd</sup> so that I can continue to contribute to our neighborhood and the zoning process.

Thanks for your consideration.



Andrea Palpant

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## Hope 4 Peaceful Gardens

RE: Request for Postponement of March 6 Hearing  
Case C14-2011-0141 – Peaceful Hill Condominiums

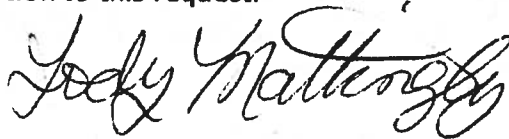
Dear Planning Committee Members,

As President of the Hope4PeacefulGardens interest group, I respectfully request a postponement of the hearing currently scheduled for March 6, 2012 until April 3, 2012. This request is made on behalf of homeowners and residents of Parkridge Gardens and surrounding neighborhoods, who will be impacted by this proposed development.

We need more time to study the effects on drainage to surrounding properties, on citizen safety (particularly the safety of our school children), and on other relevant concerns, so that we may present you with all the necessary facts to aid you in your decision-making.

Thank you for your attention to this request.

Karen "Jody" Mattingly  
Hope4PeacefulGardens



Jody Mattingly 8517 Shallot Way Austin, TX 78748 512 699-4815  
hope4peacefulgardens@hotmail.com

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# League Of..... Bicycling Voters

Austin's voice for bicyclists: [www.lobv.org](http://www.lobv.org)

## League of Bicycling Voters

Tom Wald, Executive Director

P.O. Box 1395 | Austin, TX 78767 | 512-203-7626

[tom@lobv.org](mailto:tom@lobv.org)

February 27, 2012

Sent via email

To: City of Austin  
Planning & Development and Review Department  
ATTN: Wendy Rhoades  
RE: Case #C14-2011-0141

Ms. Rhoades:

We have recently become aware of the request for a zoning change cited above. Initial information provided to us indicates that the change could potentially affect bicyclist access, usability and safety.


We were just last week able to get basic information regarding the proposed changes. We wish to consult with our members, local cyclists and area residents regarding our initial concerns, questions and recommendations. Among our interests:

- To perform a full TIA (Traffic Impact Analysis): This will show what impact the additional motor vehicle traffic will have on the surrounding streets.
- To negotiate with the developer to add amenities to adjacent or nearby areas, e.g. additional sidewalks, bike lanes, tree planting, building a small park, adding short bike/ped trails, etc.
- To grant public trail easements and construction of bike/ped trails along South Boggy Creek and/or further south between Peaceful Hill Lane and Congress Ave.
- To grant public trail easements and construction of bike/ped trails within the development itself.

We will need additional time to gather more complete information, contact and get member input, and to contact the relevant City officials. With more time, we can also prepare a written response/recommendation to the developer, zoning planners and City Council as needed.

We request a postponement of the scheduled March 6 public hearing to April 3, 2012.

Thank you,



Tom Wald  
Executive Director

March 1, 2012

City of Austin Zoning and Platting Commission

RE: 8107 Peaceful Hill

Chair Baker and Commissioners:

I was contacted earlier this week by John Stokes, a resident of Peaceful Hill, and Zoila Vega, of the Austin Heritage Tree Foundation concerning the rezoning and possible development of 8107 Peaceful Hill. They have concerns about the trees on this site.

I visited this site on March 1, 2012 and indeed, there are significant heritage trees on this property. Their location, size and species have not been recorded. I measured several live oaks using a dbh tape at over 30 inches in diameter. On such a large undeveloped tract information about heritage trees and other data, such as slope and critical environmental features, is extremely important to the commission in formulating their decision.

Since apparently this information is currently lacking I believe this case be postponed so that the commissions decision can be better informed.

Please give the stakeholders more time to gather this information. I support their request for a postponement of this case.

Thank you.

Sincerely,

Peggy Maceo  
Urban Forestry Board

From: "McDougal, Mike" <Mike.McDougal@austintexas.gov>  
Subject: **Peaceful Hill Condominiums C14-2011-0141**  
Date: February 27, 2012 3:49:18 PM CST  
To: "Scallon, Susan" <Susan.Scallon@austintexas.gov>  
Cc: <stokesbio@aol.com>

Susan,

I'm speaking with a concerned citizen named John Stokes. There is a property in South Austin (8107 Peaceful Hill Lane) with numerous trees, dense underbrush, bamboo, and well developed canopies. The concerned citizen has brought up issues with potential rezoning of this property that would allow dense development. He is asking City Staff to provide additional information to the Zoning and Platting Commission regarding the impact of the development density on the ecosystem of this property. I have written my standard report for the potential rezoning on this property for the Zoning and Platting Commission. But what are my options for providing additional information and additional recommendations for this property to the Zoning and Platting Commission?

Specifically, the concerned citizen would like to see a few items addressed prior to the potential rezoning of this property, such as: a tree survey; requirements for perimeter tree buffers; protection of heritage trees; and other items that maintain the maximum amount of urban forest and promote ecosystem protection.

Thanks,  
Mike

Mike McDougal  
Environmental Review Specialist Senior  
Land Use Review  
City of Austin  
974-6380

Please note my email address has changed to: [mike.mcdougal@austintexas.gov](mailto:mike.mcdougal@austintexas.gov)

