

Rhoades, Wendy

From: Cindy Estrada [mailto:sestrada@tjg.com]
Sent: Tuesday, February 07, 2012 9:23 AM
To: Rhoades, Wendy
Subject: FW: Case # C14-2011-0141 PEACEFUL HILL LANE REZONING REQUEST
Importance: High

Thank you again for your time this morning.

Sindy

From: Cindy Estrada [mailto:sestrada@tjg.com]
Sent: Tuesday, February 07, 2012 9:17 AM
To: 'wendyrhoades@austintexas.gov'
Subject: Case # C14-2011-0141 PEACEFUL HILL LANE REZONING REQUEST
Importance: High

Morning Ms. Rhoades,

I would like to let my opinion be known on the request that has been made by the Mike Moore Group to rezone our neighborhood area at 8107 Peaceful Hill Lane to make way for a profit driven condominium complex. This is ridiculous to have to request a rezoning of the residential area so that a developer can insert condominium buildings in the middle of quiet and small community neighborhood that I call home. I realize developers are jumping at the chance to bring business to the South Congress area but where they're trying to stick this one into is like a stick in the mud and at what price? I can very easily tell you at what price it's coming, that is the most important is the safety of children in the surrounding neighborhoods of Williams Elementary and most importantly where I live with my 6 year old and 10 month old and that is Parkridge Gardens.

Even though our subdivision is still considered newer we have taken pride and care in creating our own neighborhood crime watch group an enacted our own slow down speeding signs since we have enough traffic with the current residents and friends visiting within our own neighborhood. Now the developer is wanting to open up the dead end at our Shallot Way road for entrance is selfish, unconsiderate, and insane to make a buck. In return put our children at risk with more increased traffic coming and going out of our neighborhood without our say and without minding our children and families in Parkridge Gardens and the William Elementary area which relies heavily on the Peaceful Hill Lane road. Both of these areas including Peaceful Hill Lane and Shallot Way are both primary entrance and exit points that are already experiencing the strain of heavy traffic during the day and night time with one car fitting okay on the road but if there are 2 both vehicles are pushed to the edges of their right of way on Peaceful Hill Lane or having to move to the side and wait for one to pass the other within the streets of Parkridge Gardens.

I for one don't see the need to stick a condominium complex behind our subdivision and using our quite and quaint streets through our subdivision as an entrance point so I can have a greater risk of speeding, accidents, and other suspicious behavior be reported in my neighborhood where I currently don't have to think twice to step outside my door and walk with my family around our subdivision. It's so upsetting that a developer would like to interrupt the peace of our subdivision where children and families call home and now all of that has the potential to be compromised due to someone wanting to profit at the cost of the safety of our families. I'm sure the developer wouldn't want that in their own backyard or behind their homes and let's not mention that I'm sure the developer has not contacted our Williams

2/7/2012

Elementary to see how they will carry out safety measures for our children that walk home in all the streets that are the perimeter of the school including Peaceful Hill Lane and my daughter that currently gets dropped off at the corner of Shallot Way and Chick Pea and has to cross the now quiet street at 2:55 pm every day.

Will the developer be there then to insure that her risk of getting ran over will be reduced or be scared by new adult people walking to the new condominiums? Can the developer still convince me and Dad that I should let them make a few bucks at the risk of her safety without a chip on my shoulder? I think any parent that values the safety of their children knows the obvious response by now and that is, "No it's not worth it."

I personally would like to preserve the integral part of our family life in the Parkridge Gardens subdivision which is the feeling of small community tucked away from the busy streets and feeling of safety for our girls. Help keep our community neighborhood safe and "Peaceful" just as Peaceful Hill Lane was meant to be and don't let our area be rezoned for an insensitive developer that has not shown me how my daughter will be less out of harms way every day at 2:55 pm when she steps out of her school bus from Williams Elementary.

Thank you for your time and please feel free to contact me at anytime if you should have any further questions or concerns.

Kevin & Sindy Estrada
500 Celery Loop
Austin, TX 78748
Cell: 903-701-2640 (Sindy)
Cell: 903-276-8104 (Kevin)

Rhoades, Wendy

From: Laura Herrera [laura.herrera1@yahoo.com]

Sent: Tuesday, February 07, 2012 9:33 AM

To: Rhoades, Wendy

Subject: Oppose zoning in Parkridge Gardens on Shallot Way

Thanks for doing this. Here is my e-mail about opposing zoning in our neighborhood.

Thank you,
Laura Herrera
8520 Shallot Way
Austin, Texas 78748

2/7/2012

Rhoades, Wendy

From: Oladimeji Mosadomi [~~ladimosadomi@gmail.com~~]

Sent: Tuesday, February 07, 2012 9:39 AM

To: Rhoades, Wendy

Subject: Case # C14-2011-0141

As a resident in a nearby neighborhood, with the little information I know about the Mike Moore Group's Peaceful Hill Condominium project proposal, I oppose this zoning change. I plan on attending tonight's meeting to hear more about this case.

Thank you,
-Ladi Mosadomi

2/7/2012

Rhoades, Wendy

From: Andrea Palpant [REDACTED]
Sent: Tuesday, February 07, 2012 10:14 AM
To: Rhoades, Wendy
Subject: Dilley response to rezoning--submit for mtg tonight
Attachments: Dilley petition PHL.pdf

To the Austin City Council—

As residents of Peaceful Hill Lane, my husband and I are responding to the zoning application for 8107 Peaceful Hill Lane, Case #C14-2011-0141. Attached is our signed response document. Our comments are contained below, rather than on the document, FYI.

First, let me state that we are not *in principle* oppose to the development of this land. But we opposed to the particular zoning status that is under consideration. Along with many of my neighbors, we would strongly prefer that the area be zoned strictly for single-family dwellings rather than be left open to the possibility of multi-family dwellings and all the infrastructure problems associated with them.

We oppose the proposed rezoning for the following reasons:

Probable increase in traffic and congestion associated with “moderate density” multi-family dwellings like townhouse and condo residences. We already tolerate frequent speeding on our street. If Peaceful Hill were to become a through-street or feeder street to this new development—which is almost inevitable—the traffic volume would increase significantly. For reasons stated below, our street is not built to accommodate this kind of traffic volume increase.

Inappropriate infrastructure. Peaceful Hill is already so narrow that some mailboxes have to be turned sideways for two cars to pass. Massive resources would have to be spent in order to accommodate the increase in traffic volume (associated with multi-family dwellings), by widening the entire road (which most likely would involve purchasing additional property), putting in sidewalks, street lamps, stop signs, etc. None of this infrastructure currently exists and I doubt that the developer—unless mandated to do so—would see fit to budget for these kinds of infrastructure improvements on a feeder road (rather than main entrance to) his/her development.

Probable impact on child safety (related to #1). We have an elementary school one block from Peaceful Hill Lane. Child safety concerns are already high due to the current level of traffic and speeding. If Peaceful Hill were to become a through-street or feeder street to this new development—which is almost inevitable—then those child safety concerns would only increase.

Probable overcrowding by excessive residential concentration

Inconsistent neighborhood planning and community development—gross mixed use of commercial and residential. We would very much prefer to maintain consistent single-family dwelling status rather than see our neighborhood compromised by “moderate density” multi-family dwelling status.

Probable impact on the overall quiet, cohesive feel of our single-dwelling neighborhood.

We urge the city council to oppose this rezoning application. As residents of Peaceful Hill, we would like to protect single-dwelling zoning status for all properties that border on our neighborhood, including the proposed are of rezoning, rather than see our neighborhood compromised by multi-dwelling properties (condos etc) and all the problems associated with them, as noted above.

We very much appreciate your serious consideration of our request.

Steve and Andrea Dilley

PUBLIC HEARING INFORMATION

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

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

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

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

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

www.ci.austin.tx.us/development

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

Case Number: C14-2011-0141

Contact: Wendy Rhoades, (512) 974-7719

Public Hearing: February 7, 2012, Zoning and Platting Commission
March 8, 2012, City Council

Steve Dilley

Your Name (please print)

8200 Peaceful Hill Ln

Your address(es) affected by this application

Steve Dilley

Signature

2-7-12

Date

Daytime Telephone: 480.628.9822

Comments: See attached

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Rhoades, Wendy

From: virginia reymundo [virginia_reymundo@yahoo.com]
Sent: Tuesday, February 07, 2012 12:02 PM
To: Rhoades, Wendy
Subject: Fw: Opposition for Rezoning

----- Forwarded Message -----

From: virginia reymundo <virginia_reymundo@yahoo.com>
To: wendyrhoades@austintexas.gov
Sent: Tue, February 7, 2012 11:55:09 AM
Subject: Opposition for Rezoning

I am one of the property owners at Parkridge Gardens, living within 500 feet from the proposed site of the condominium complex of the Mike Moore Group.

I oppose the petition for rezoning- referring to Case Number #C14-2011-0141 due to the following reasons:

- Shallot Way is too narrow to sustain increase in traffic.
- Threatening the safety of children playing on minor residential streets
- Increased traffic and congestion in our already small Parkridge Gardens community.
- Loss of more natural wildlife habitat
- Overcrowding by excessive residential concentration
- Inappropriate usage of the proposed site as Condominium Residences.
- Inconsistent neighborhood planning and community development - gross mixed of commercial and residential
- Peaceful Hill already so narrow, mailboxes had be turned sideways to allow 2 cars to pass one another.

I hope this petition for rezoning be not approved.

Sincerely,
Virginia Reymundo

2/7/2012

Rhoades, Wendy

From: Howard Rains [redacted]
Sent: Tuesday, February 07, 2012 12:30 PM
To: Rhoades, Wendy
Subject: Re: case #C14-2011-0141 (8107 Peaceful Hill Lane)

Hello Ms. Rhoades,

I live at 7704 Peaceful Hill Lane and I am writing to you today regarding case #C14-2011-0141 (8107 Peaceful Hill Lane). While I am not opposed to the proposed project I would request that any and all measures be taken to address existing problems along Peaceful Hill that will likely become more problematic if this project is built.

The current issues along Peaceful Hill are as follows:

1. At the northern end of Peaceful Hill, where it intersects with Dittmar, traffic speeds are very high. Cars along this section of Dittmar travel at a high rate of speed and frequently turn onto Peaceful Hill heading south, at a high rate of speed. The fast moving cars create a safety hazard to the other vehicles on the road along with making it difficult to turn into and back out of driveways. Increased traffic as a result of the proposed project will increase the risks mentioned above.
2. Due to the long and steep hill along the same portion of Peaceful Hill cars gain speed as they travel northbound (towards Dittmar) thereby creating a hazard to cars turning into and out of driveways. Increased traffic as a result of the proposed project will increase the risks mentioned above.
3. At the southern end of Peaceful Hill from Baldrige to Ralph Ablanedo Dr., the road narrows drastically to barely just two lanes. Travelling along this section of Peaceful Hill is a lesson in courteous driving with the hope that passing cars share the road. While I am unaware of any accidents as a result of the narrow road I am concerned that increased traffic on this portion of Peaceful Hill will result in accidents.

Overall there are a variety of transportation issues along Peaceful Hill that need to be addressed through traffic control measures.

And finally, I ask that should the project move forward it develop at "as low a density as possible." I am aware that there are site development standards and site plan requirements such as preserving existing trees, compatibility with nearby homes, water retention etc. and I respectfully ask that the project be approved with the full use of controls available.

Thanks you for your consideration.
Howard Rains Hackney
7704 Peaceful Hill Lane

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www.howardrains.net

2/7/2012

Rhoades, Wendy

From: Lora Estrada [mailto:lora@loraestrada.com]

Sent: Tuesday, February 07, 2012 5:03 PM

To: Rhoades, Wendy

Subject: #C14-2011-0141

I'm writing in regards to the condo project being planned at the intersection of Mairo St. and Peaceful Hill Lane. My mothers home sits on what would be the southwest corner of that intersection and she has been there for more than 35 years. In this time we have seen many things in that neighborhood that have caused concern. At this point, I write with mixed feelings about the project. On one hand the development would force the transients out of the area but the traffic would become worse.

My preference if they are built is to see a second entrance coming from Congress avenue to reduce the amount of traffic on Peaceful Hill. There is already a problem with traffic in this area, drivers don't seem to think there is a speed limit on that street and drive very recklessly. We have witnessed people running the stop sign on several occasions. My husband was parked in front of the house when a drunk driver speeding down Peaceful Hill hit his truck doing a great deal of damage. Just this past new years eve, I was in the front yard with my 84 year old mother and a car was again speeding down the road and lost control swerving at the curb and missed running over my mother by just inches then just drove on as if nothing had happened. On a daily basis the drivers seem to just speed with no regard to the properties around it. Adding a major entrance at that location would only add more traffic issues and I'm afraid more accidents.

If the project does go through, I believe at the very least the city or developer should be required to place speed bumps down Peaceful Hill Lane and Mairo St. which would force the traffic to slow down, perhaps even a round median placed in the center and speed bumps like I have seen in other Austin neighborhoods is warranted. Additional lighting would also be needed.

My mother will be at the meeting this evening, this is of great concern to her as she is very scared of the current traffic issues and only fears it will get worse with the development.

I do hope you will take all of these things into consideration.

Lora Estrada
512-394-1983

2/7/2012

PUBLIC HEARING INFORMATION

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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.

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Case Number: C14-2011-0141

Contact: Wendy Rhoades, (512) 974-7719

**Public Hearing: February 7, 2012, Zoning and Platting Commission
March 8, 2012, City Council**

☐ I am in favor
☒ I object

Your Name (please print)

Raul Montagna
309 Celery Loop

Your address(es) affected by this application

316/12

Signature

Date

Daytime Telephone: 361-442-6741

Comments:

This would put a heavy commercial traffic load on Shallow way and that Street cannot handle the traffic. Also the project is inconsistent in existing style family houses.

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

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

Rhoades, Wendy

From: [REDACTED]
Sent: Tuesday, February 07, 2012 2:48 PM
To: Rhoades, Wendy
Subject: continuance

February 7th, 2012

Ms. Wendy Rhoades, Case Manager
City of Austin
505 Barton Springs Rd
Austin, Texas 78704

Dear Ms. Rhoades:

This letter is in regards to case number C14-2011-0141, an application for zoning change at 8107 Peaceful Hill. I would like to request a delay of this hearing until Tuesday, March 6th, 2012.

The purpose of this postponement is to allow additional time for members of the community and adjacent property owners to consult with the owner of the property and with city staff in order to more fully understand the impact of this proposed zoning change and the resulting condominium project.

I would also point out that I own and reside at 8104 South Congress Avenue and that my property is contiguous to the property under consideration for re-zoning.

Thanks for your consideration of this matter.

Sincerely,

Chris Clark
8104 South Congress Avenue
Austin, Texas 78745
512-658-4319

2/7/2012

RECIEVED

FEB 07 2012

Attn: Wendy Rhoades
Planning and Development Review
RE: Case C14-2011-0141
Property Address: 8107 Peaceful Hill Lane

Planning & Development Review

Ms. Rhoades:

As per our discussion this morning, I am writing to request permission to address the Zoning and Platting Commission tonight, and to request a postponement of a final decision regarding the proposed rezoning.

I would like to be added to the Interested Party List. (7706 Peaceful Hill Lane 78748.) Although slightly outside of the 500 ft. notification area, my home is located on the blind, narrow curve at the junction of Peaceful Hill Lane and Dittmar Road. This narrow section of Peaceful Hill would be traversed by all increased traffic that would result if the rezoning were to be approved as proposed. In addition, there are residents on both sides of the entire stretch of Peaceful Hill who are undoubtedly interested parties. I believe that few of these residents have been informed as to the nature and scope of the rezoning request because their property lies outside the 500 foot boundary of the proposed rezoned property.

On 2/6/12, I personally visited the proposed entrances on Peaceful Hill Lane and Shallot Way (Parkridge Gardens). During this walkthrough, I discovered that Williams Elementary School is within several hundred feet from, and clearly in direct view of, the proposed entrance to the rezoned property. I spoke with the principal of Williams Elementary, Joan Bertino. She informed me that she had no knowledge whatsoever of the proposed rezoning. She specifically suggested that a Williams School Parent Association meeting be held to discuss the proposed rezoning. This meeting would ensure that the safety of nearby elementary school students would be considered as part of the rezoning process.

As stated above, it is my opinion that the rezoning as proposed needs revision. I therefore request that a final decision on this rezoning be postponed until 3/6/12. This will allow time for ALL residents of Peaceful Hill Lane to be consulted at a community meeting. It would also provide time for discussions with the site developer to see if modifications to the rezoning plan could be made that would satisfy the concerns of surrounding residents.

Most importantly, it would allow time for parents of Williams Elementary students to have their voices heard.

Sincerely,
John B. Stokes

Rhoades, Wendy

From: Hope4 PeacefulGardens [~~hope4peacefulgardens@hotmail.com~~]
Sent: Tuesday, March 06, 2012 9:49 AM
To: Rhoades, Wendy
Subject: Case C14-2011-0141
RE: C14-2011-0141

-----Original message-----

From: Cari Luetge <Cari.Luetge@tdc-properties.com>
To: ladi.mosadomi@gmail.com
Sent: Sun, Mar 4, 2012 12:26:08 CST
Subject: Shallot Way

Ladi,

I received your information from my renter in regards to Shallot Way being the main drive through to get to a new condo community.

I own the house at 8333 Shallot Way and though I physically do not occupy the home I do very much still care about the community my home is located in. Shallot Way is a quiet street and my house sits in the back and allows children to ride bikes, etc in this area bc there is no traffic. This would be eliminated if Shallot Way was the only way in to another community.

Please use this email as a replacement of my signature on any and all petitions against Shallot Way being a main street to the condo community.

While I think the condo community will build up the area and potentially increase the value of our homes, we still love the quiet little community we bought our homes in and want it to remain that way.

Thanks in advance for your consideration.

Best,

Cari Luetge

Cari Luetge
Property Supervisor

The Dinerstein Companies
direct 832-209-1208 | mobile 512-757-5999 | fax 832-209-1209
3411 Richmond Avenue | Suite 200 | Houston, Texas | 77046
Cari.Luetge@tdc-properties.com | <http://www.dinersteincos.com/>

3/6/2012

Rhoades, Wendy

From: Scott Long [mailto:scottlong@gmail.com]
Sent: Thursday, March 15, 2012 3:37 PM
To: Rhoades, Wendy
Subject: Opposition to opening Shallot Way up for a developer

Ms. Rhoades, I wish to register my opposition to opening the street I live on, Shallot Way, in the Parkridge Gardens subdivision, to allow additional street traffic from a proposed new development.

This street is not well designed as it is. When people parallel park on both sides of the street, which is done every day by residents such as myself, it goes from a two-lane street to a one-lane street and traffic backs up.

Also when people are driving in opposite directions, we have to pause and let the other person by, alternating traffic to not hit the parked cars or the other car driving the opposite direction. This is a big problem now, and adding hundreds of additional cars daily through the neighborhood will only make this worse.

If there must be new development nearby, they should be forced to enter and exit via South Congress which is very wide at this point of the block. It has two (2) lanes going in each direction and a left turn lane. Don't ruin our neighborhood with additional traffic.

Also there are small children who live here and ride bikes in the street and play in their yards, frequently running into the street to get a ball or other toy. This proposed additional traffic is to satisfy a developer's greed and will make the streets dangerous for children to ride bikes or play in their front yards.

Finally, people already speed over the current speed limit of 30 miles an hour when driving from the back of the neighborhood past my house to get to the exit point on Ralph Ablando. Adding more cars who have to drive on Shallot Way to leave the neighborhood will only make it worse. Someone will be run over and killed if this development is allowed.

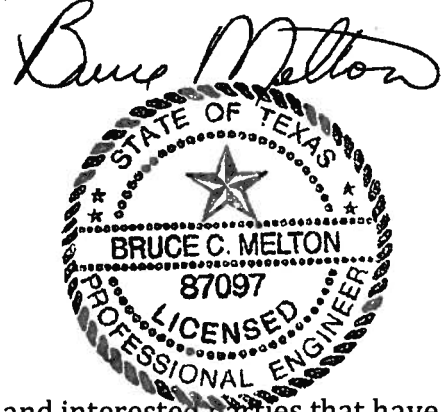
Tell the City Council and Planning Commission that the neighborhood association is opposed to this development.

Thank you.

Scott Long
8429 Shallot Way
Austin, TX, 78748

3/15/2012

MESA ENGINEERING
ENVIRONMENTALLY CONSCIOUS CIVIL ENGINEERING
8103 Kirkham Drive
Austin, Texas 78736
(512) 799-7998



March 2012

Engineering Report for Zoning and Platting Commission Hearing
Peaceful Hill Condominiums
Application: C14-2011-0141

This report was prepared for a coalition of neighborhood associations and interested parties that have concerns about the proposed Peaceful Hill Condominium Project referenced above. The following are critical issues relative to this project that have direct impacts on the interested parties.

Land Use

Traditionally, a buffer of intermediate land use is placed between higher land use intensities (density) and lower land use intensities. In this situation we have high intensity land use along South Congress and Ralph Ablenedo Drive and generally SF-2 residential in areas not adjacent to these two roadways. The recently completed Park Ridge Gardens is zoned SF-4 and is located adjacent to the proposed Peaceful Hill Condominiums and in between the existing SF-2 residential and the higher intensity lands uses along the two mentioned roadways.

Logically, Park Ridge Gardens is performing as a land use intensity buffer between the higher land use intensities along the major roads and the single family housing in the neighborhood. Following this logic, a land use with intensity between SF-4 and SF-2 should be placed as a buffer between Park Ridge Gardens and the rest of the residential community. Instead, Peaceful Hill Condominiums is request a more intense land use SF-6. This proposal does not meet the logical considerations of a buffer zone between higher and lower intensity lands uses.

Transportation Analysis Evaluation

Background: Fundamental assumptions of the Neighborhood Traffic Analysis (NTA) scenario should be reevaluated. The construction of Peaceful Hill Condominiums would result in significantly greater impact than implied by the NTA. Much of this increased impact would be to Williams Elementary School.

Discussion: There are two fundamental assumptions that stand out when evaluating the NTA for Peaceful Hill Condominiums:

- The Neighborhood Traffic Analysis for this project did not consider pass through traffic from the 130 unit Park Ridge Gardens subdivision.
- The spilt for traffic use on Peaceful Hill Lane is likely high.

Park Ridge Gardens Pass Through: The original NTA for the Park Ridge Gardens Development (130 units) considered a 50/50 split of traffic between Ralph Ablanedo and Peaceful Hill Lane. This proposal was

changed before approval to disallow access to Peaceful Hill Lane because of traffic impacts creating an unacceptable Level of Service (LOS) greater than 1200 vehicles per day (vpd). Considering that Mairo Street is a direct connection to South First, it is logical that the previously proposed 50 percent of traffic generated from Park Ridge Gardens accessing Peaceful Hill Lane would be just as likely to pass through the Peaceful Hill Condominiums to reach South First. This assumption approximately doubles the traffic on Mairo Street in front of Williams Elementary.

Peaceful Hill Split: Because there are no significant destinations of benefit to using Peaceful Hill Lane rather than directly accessing South First on Mario, the split for Peaceful Hill Lane should have been between 5 and 10 percent.

Suggested Traffic Calculations: The total traffic generated from the proposed Peaceful Hill Condominiums is 560 vpd per day and from Park Ridge Gardens is 1,324 vpd. Fifty percent of each of these will access a Peaceful Hill Lane. The Mairo Street split and percentage increases are shown below.

Traffic Calculations Considering Pass Through From Park Ridge Gardens						
Street		Existing Traffic (VPD)	Split	Proposed New Traffic to Each Roadway	Overall Traffic	Percentage Increase in Traffic
Peaceful Hill Lane (1)		1290	10	92	1382	7%
Shallot Way (2)		583	50	280	863	48%
Mairo Street (3)		635	40	832	1483	134%
Notes: see Table 2, Peaceful Hill Condominiums below.						

Backup Data:

The following two tables are from Park Ridge Gardens NTA. C14-05-0034.SH, 2005.

Table 1.		
Land Use	Size	Trip Generation
Single-Family	130 d.u.	1, 324

Table 2.	
Street	Traffic Distribution by Percent
Peaceful Hill Road	50%
Ralph Ablanedo Drive	50%

The following three tables are from Peaceful Hill Condominiums. C14-2011-0141, March 2, 2012.

Table 1.	
Street	Traffic Distribution by Percent
Peaceful Hill Lane	20
Shallot Way	50
Mairo Street	30

Table 2.				
Street	Existing Traffic (vpd)	Proposed New Site Traffic to each Roadway	Overall Traffic	Percentage Increase in Traffic
Peaceful Hill Lane	1,290 ¹	112	1,402	9%
Shallot Way	583 ²	280	863	48%
Mairo Street	635 ³	168	803	26%

1. Source: COA Traffic Counts 2010. http://www.camptotexas.org/programs_rd_traffic_counts.php

2. Source: GRAM Traffic Counting, Inc. December 13, 2011.

3. Source: Austin Transportation Department. February 29, 2012.

Table 3.						
Street	Pavement Width (ft)	Maximum Desirable Volume (vpd)	Existing Traffic (vpd)	Proposed New Site Traffic	Overall Traffic	Percentage Increase in Traffic
Peaceful Hill Road	19'	1,200	817	662	1,473	81%
Ralph Ablanado Drive	23'-30'	*	2,295	662	2,957	29%

Fire Protection

The suggested site plan submitted with the project application has two fire design issues that make the suggested site layout infeasible. Turning radiuses must meet Austin Fire Department guidelines and fire hose drags to the furthest point of a building from the edge of a fire truck accessible roadway must be 150 feet or less.

Hydrology and Water Quality Design

The proposed site configuration submitted with the Peaceful Hill Condominiums application as an example of construction does not leave enough room for stormwater quality treatment and flood detention. Because there is no defined waterway, swale or existing drainage concentration leaving this property, stormwater discharge will have to be made in a manner that does not increase flow quantity above background amounts. This will likely require multiple ponds and linear flow spreaders locate along the downhill edge of all development or a costly pumping systems and easement(s) to carry the stormwater to a suitable discharge point.

Heritage and Protected Trees

There are four heritage trees and a grove of protected pecans on the property. These trees significantly reduce the proposed density of the suggested site plan for this application.

From: John B. Stokes

Date: 3/1/12

To: Members of the Zoning and Platting Commission

Attn: Wendy Rhoades

RE: Case # C14-2011-0141: 8107 Peaceful Hill Lane

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

- | | |
|---|-------------------------------------|
| ▪ Mesa Engineering | ▪ Austin Heritage Tree Foundation |
| ▪ Harvey Williams Elementary School, AISD | ▪ Peaceful Hill Preservation League |
| ▪ Williams Elementary PTA | ▪ Hope 4 Peaceful Gardens |
| ▪ Friends of Williams Elementary | ▪ 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

Rhoades, Wendy

From: Bruce Melton PE [bmelton@earthlink.net]
Sent: Monday, February 27, 2012 11:31 AM
To: Rhoades, Wendy
Subject: Peaceful Hill Condos
Attachments: Postponement Request 022712.doc

Hi Wendy:

The neighbors are looking for an additional 30 days. They want me to do a layout that they can live with and present it as an alternative. They understand that the layout is nonbinding, but are trying to develop a sense of what would be acceptable and what not. Because the client did not contact them in the due diligence portion of this project, they really deserve 60 days to do "their" due diligence.

Request letter attached--thanks,
B
--

~ ~ ~ **LOOK HERE!** ~ ~ ~
The T-shirt messaging site is up!
<http://www.climatechangetshirts.com>



My new book is out!

Climate Discovery Chronicles: Recent, Relatively Unknown Discoveries About Our Rapidly Changing World

Info - [Link to Book Series Web Page](#)

Latest articles:

"Welcome to Climate Change Texas" -- New Three Part Series about Climate Change and Texas:

Part One: <http://theragblog.blogspot.com/2011/12/bruce-melton-welcome-to-climate-change.html>

Part Two: <http://theragblog.blogspot.com/2012/01/bruce-melton-has-texas-crossed-climate.html>

Part Three: <http://theragblog.blogspot.com/search?q=%22welcome+to+climate+change%22>

Short evaluation of relevant academic articles: "[Climate Change Texas The Worst Case Scenario is Happening Now](#)"

and radio interview: <http://theragblog.blogspot.com/2012/01/rag-radio-bruce-melton-on-real-world.html>

Companion video: "Austin Drought and Fires 2011 - My Summer Vacation with Climate Change"

<http://youtu.be/8b0IFjKGeXc>

Bruce Melton P.E.

Melton Engineering Services Austin

2/27/2012

Casa Grande Films & Press
8103 Kirkham
Austin, Texas 78736
(512) 799-7998
bmelton@earthlink.net
www.meltonengineering.com
www.climatechangenow.tv

The Band "Climate Change"
Link - New Rules for a New World www.fix290.org

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

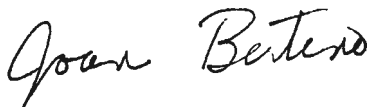
Dear Mr. Stokes,

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
Principal

20

**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.

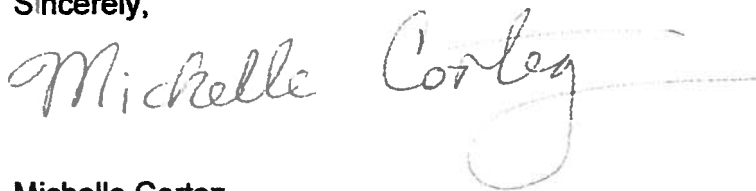
It seems that there are three possible routes out of the new proposed development: Peaceful Hill Lane, Shallot Way, and, of most concern to us, Mairo Street. Mairo Street runs right through the Williams Elementary School drop-off zone and then cuts through directly onto South First Street. Many parents 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,

A handwritten signature in cursive script that reads "Michelle Cortez". The signature is written in dark ink and is positioned to the left of a horizontal line.

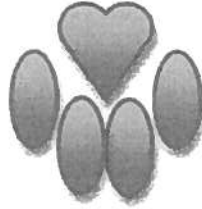
Michelle Cortez

Williams PTA Board President

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,

A handwritten signature in black ink, appearing to read "JB Stokes".

John B. Stokes

John B. Stokes
Coordinator

AUSTIN HERITAGE TREE FOUNDATION



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



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 3rd so that I can continue to contribute to our neighborhood and the zoning process.

Thanks for your consideration.

Andrea Palpant

Hope 4 Peaceful Gardens

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

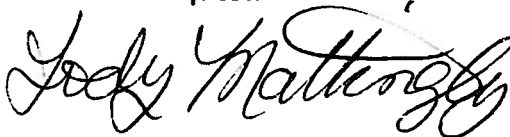
Dear Planning Committee Members,

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



Austin's voice for bicyclists: www.lobv.org

League of Bicycling Voters

Tom Wald, Executive Director

PO Box 1395 | Austin, TX 78767 | 512-203-7626

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,

A handwritten signature in black ink, appearing to read "Tom Wald".

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

February 5, 2012

To the Austin City Council—

As residents of Peaceful Hill Lane, we are responding to the zoning application for 8107 Peaceful Hill Lane, Case #C14-2011-0141. As a collective, we oppose the proposed rezoning for the following reasons:

1. Probable increase in traffic and congestion (we already tolerate frequent speeding on our street)
2. Probable loss of more natural wildlife habitat
3. Probable overcrowding by excessive residential concentration
4. Inappropriate infrastructure (Peaceful Hill is already so narrow that some mailboxes have to be turned sideways for two cars to pass)
5. Probable impact on child safety (related to #1)
6. Probable impact on our property values
7. Probable increase in crime (related to rented condos and transient tenancy)
8. Inconsistent neighborhood planning and community development—gross mixed use of commercial and residential
9. Probable impact on the overall quiet, cohesive feel of our single-dwelling neighborhood

We urge the city council to oppose this rezoning application. As a community, we would like to retain single-dwelling zoning status (for all properties that border on our neighborhood, including the proposed are of rezoning) rather than see our neighborhood compromised by multi-dwelling properties (condos etc) and all the problems associated with them, as noted above.

We very much appreciate your serious consideration of our request.

Name Andrea Dilley Signature [Signature]
Address 8200 Peaceful Hill Lane Austin 78748

Name Gary McElhenny Signature [Signature]
Address 8104 Peaceful Hill Lane 78748

Name Jessica Leung Signature [Signature]
Address 8100 Peaceful Hill Ln

Name David L. Lette Signature [Signature]
Address 8206 Peaceful Hill Ln Austin 78748

Name Christine Lette Signature [Signature]
Address 8206 Peaceful Hill Ln Austin, TX 78748

Name Becky Zeeck Signature [Signature]
Address 8208 Peaceful Hill Ln Austin TX 78748

Name Rebecca P Molina Signature Rebecca P Molina
Address 300 Mairo St Austin TX 78748

Name Marci Hinson Signature Marci Hinson
Address 8002 Peaceful Hill Rd. Austin TX 78748

Name Sarah Pool Signature S. Pool
Address 7910 Peaceful Hill Ln. Austin TX 78748

Name Sam Barrows Signature Sam Barrows
Address 7910 Peaceful Hill Ln Austin, TX 78748

Name Heather Davis Signature Heather Davis
Address 7906 peaceful hill lane 78748

Name Thomas Davis Signature Thomas Davis
Address 7906 peaceful Hill lane 78748

Name Brian P Bowen Signature Brian P Bowen
Address 8004 Peaceful Hill Ln 78748

Name Steve Dilley Signature Steve Dilley
Address 8200 Peaceful Hill Ln 78748

Name Martha Montano Signature Martha Montano
Address 8102 Peaceful Hill Ln 78748

Name Charles S. Nelson Signature Charles S. Nelson
Address 402 MAIRO ST

Name Eli Guzman Signature Eli Guzman
Address 404 MAIRO ST

Name Helen J. Nelson Signature Helen J. Nelson
Address 302 MAIRO ST

Name Erick Garcia Signature Erick Garcia
Address 7902 PEACEFUL Hill LN. AUSTIN, TX 78748

Name Arlene M. Valle Signature Arlene M. Valle
Address 8204 Peaceful Hill Ln. 78748

Name John Stokes Signature John Stokes
Address 7706 peaceful Hill

Beverly Floro Beverly Floro
513 Celery loop Austin, TX 78748

P E T I T I O N

File Number: #C14-2011-0141

Address of
Rezoning Request

8107 Peaceful Hill Lane
501 Hubach

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 **SF-2**.

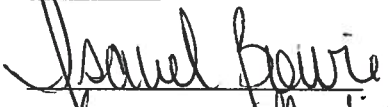
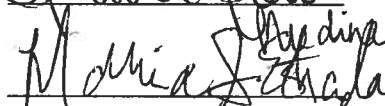
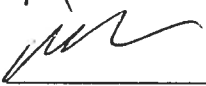
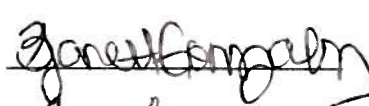
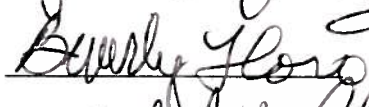
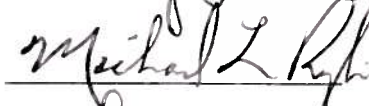
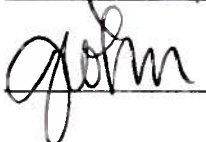
- SF-6 is too dense for an area surrounded by SF-2 and SF-4A
- Proposed access plan will increase traffic in front of Williams Elementary School.
- Proposed access plan uses streets that are too narrow and contain blind curves and low water crossing
- Development would adversely impact Fire and EMS response times
- As planned will destroy heritage oak trees and other natural habitat

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

	Isabel Bowie	512 Celery Loop
	Maria S. Estrada	500 Celery Loop
	Neal Kozar	432 Celery Loop
	Janett Gonzalez	505 Celery Loop
	Beverly Floro	513 Celery Loop
	Michael L Rylie	517 Celery Loop
	Jenifer Cohn	529 Celery Loop
_____	_____	_____
_____	_____	_____
_____	_____	_____

Date: 2/11/12

Contact Name: **John B. Stokes**

Phone Number: 914-217-878

RECEIVED

MAR 12 2012

Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

Address of
Rezoning Request

8107 Peaceful Hill Lane
501 Hubach

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 **SF-2**.

- SF-6 is too dense for an area surrounded by SF-2 and SF-4A
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- As planned will destroy heritage oak trees and other natural habitat

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Michael Fuenter

MICHAEL FUENTER

8512 SHALLOT WAY

Rosie Fuenter

Rosie Fuenter

8512 SHALLOT WAY

Loreto Vaguirre, Sr.

Loreto Vaguirre, Sr.

404 Celery Loop

Amber Vaguirre

Amber Vaguirre

424 Celery Loop

Albert L. Haggard

ALBERT L. HAGGARD

8425 SHALLOT WAY

Albert L. Haggard

ALBERT L. HAGGARD

8425 SHALLOT WAY

Lynn Rudloff

8413 Chick Pea Lane

Lynn Rudloff

Hope Robles

Hope Robles

532 Celery Loop

Elias Robles

Elias Robles

" "

Kathy Hanna

Kathy Hanna

524-Celery Loop

Date: 2/18/2012

Contact Name: John B. Stokes

Phone Number: 914-217-878

MAR 12 2012

Planning & Development Review

IN
BLACK
BELOW

RECEIVED

PETITION

File Number: #C14-2011-0141

To: Austin City Council

Address of
Rezoning Request

8107 Peaceful Hill Lane
501 Hubach

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- Development would adversely impact Fire and EMS response times
- As planned will destroy heritage oak trees and other natural habitat

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Drew Noah

Drew Noah

8501 Shallot Way

Darci Jordan

Darci Jordan

8301 Shallot

✓ Tina Le

TINA LE

312 Celery Loop

✓ Vanessa L Young

Vanessa L Young

324 Celery Loop

David Neubert

David Neubert

428 Celery Loop

✓ Hrsanovic Reuter

Hrsanovic Reuter

346 Celery Loop

Frank Gary Martin

Frank Gary Martin

8409 Shallot Way

✓ Jasper W Wilson

JASPER WILSON

8300 Shallot

Date: 2/11/12

Contact Name: **John B. Stokes**
Phone Number: 914-217-8788

RECEIVED

MAR 12 2012

Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

To: Austin City Council

Address of
Rezoning Request

8107 Peaceful Hill Lane
501 Hubach

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- Development would adversely impact Fire and EMS response times
- As planned will destroy heritage oak trees and other natural habitat

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

✓ <u>Jessica Lewright</u>	<u>JESUSA LEWRIGHT</u>	<u>8100 PEACEFUL HILL</u>
<u>Rebecca P Molina</u>	<u>Rebecca P Molina</u>	<u>303 Mayo St</u>
<u>Deborah L Roach</u>	<u>Deborah L Roach</u>	<u>8004 Peaceful Hill Lane</u>
<u>Richard J. Roach</u>	<u>Richard J. Roach</u>	<u>8004 Peaceful Hill Ln.</u>
<u>Rolando F. Cisneros</u>	<u>Rolando F. Cisneros</u>	<u>17 (7904)</u>
<u>Sonja Gonzales</u>	<u>Sonja Gonzales</u>	<u>7902 PEACEFUL HILL LN</u>
<u>ANTOLIN AGUIRRE</u>	<u>ANTOLIN AGUIRRE</u>	<u>7902 Peaceful Hill Ln.</u>
<u>MAGDA AGUIRRE</u>	<u>MAGDA O AGUIRRE</u>	<u>7900 PEACEFUL HILL</u>
<u>Brian P Bowar</u>	<u>Brian P Bowar</u>	<u>7900 Peaceful Hill Ln</u>
<u>Sarah Pool</u>	<u>Sarah Pool</u>	<u>8004 Peaceful Hill Ln</u>
		<u>7910 Peaceful Hill Ln</u>

Date: 7/15/12

Contact Name: **John B. Stokes**

Phone Number: 914-217-8788

RECIEVED

MAR 12 2012

PETITION

File Number: #C14-2011-0141

Address of
Rezoning Request

8107 Peaceful Hill Lane
501 Hubach

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 SF-2.

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- Development would adversely impact Fire and EMS response times
- As planned will destroy heritage oak trees and other natural habitat

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Sonia Varela

Sonia Varela

7801 Creekmore

R Shea

R Shea

7801 Creekmore

Eleanor Henry

Eleanor Henry

7707 Peaceful Hill Lane

Toni

Toni

8210 Beaconsrest Dr

Ken Murphy

KEN MURPHY

8105 Beaconsrest Dr

Shelley Hoyt

Shelley Hoyt

8103 Beaconsrest Dr

David Saldivar

David Saldivar

8102 Beacon Crest Dr.

Joe Bliskey

JOE BLISKEY

8200 Beacon Crest Dr

Hayde Vasquez

Hayde Vasquez

8101 Beaconsrest Dr

Beacon Crest Dr

8104 Beaconsrest Dr

Date: 2/10/12

Contact Name: **John B. Stokes**

Phone Number: 914-217-8788

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MAR 12 2012

Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

To: Austin City Council

Address of
Rezoning Request

8107 Peaceful Hill Lane
501 Hubach

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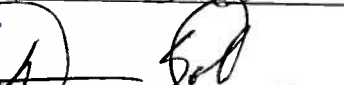
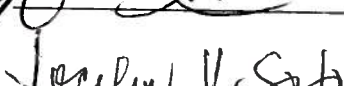
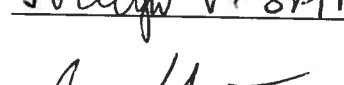



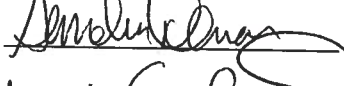

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Signature

Printed Name

Address

✓ 	Steve J. Martinez	8304 Shalbot Way ✓
✓ 	Lisa Franco	320 Celery Loop ✓
✓ 	Dennis Soto	328 Celery Loop ✓
✓ 	Jocelyn V. Soto	328 Celery Loop ✓
	Juan Infante	408 Celery Loop X
	Adam Burt	412 Celery Loop X
✓ 	Enrique Duran II	301 Celery Loop
✓ 	Sandra Duran	301 Celery Loop
	Catherine Escobedo	317 Celery Loop
	JOSE WILBER CHACORA	337 CELERY LOOP

Date: 2-11-2012

Contact Name: **John B. Stokes**

Phone Number: 914-217-8788

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Planning & Development Review

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File Number: #C14-2011-0141

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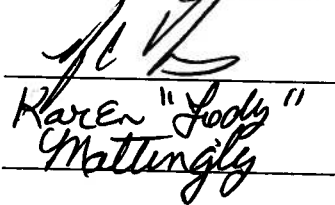
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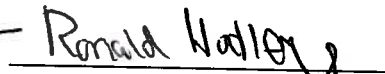
(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

✓ 

Karen "Jody"
Mattingly

Ronald Hadley

HOWARD HADLEY
KAREN "JODY"
MATTINGLY

340 Celery Loop

8528 Shattuck Way

8517 SHALLOT WAY

Date: 2-12-2012

Contact Name: **John B. Stokes**

Phone Number: 914-217-878

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MAR 12 2012

Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

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Rezoning Request 8107 Peaceful Hill Lane
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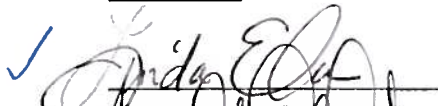


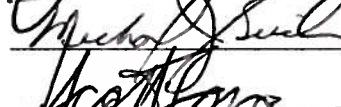
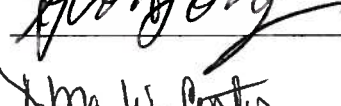
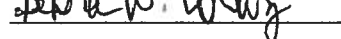
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

✓ 	Linda Elam	W 8313 Shallot Way
✓ 	Shasta Erickson	W 8305 Shallot Way
✓ 	Joe Broome	W 8317 Shallot Way
	MICHAEL BIECK	8421 SHALLOT WAY
	SCOTT LONG	8429 SHALLOT WAY
	DEBRA W. CORTEZ	8412 SHALLOT WAY
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

RECIEVED

MAR 12 2012

Date: 2-12-2012

Contact Name: **John B. Stokes**

Phone Number: 914-217-878

Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

To: Austin City Council

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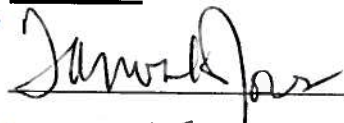
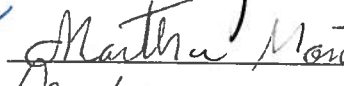
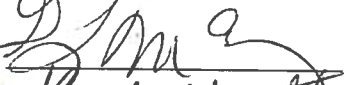

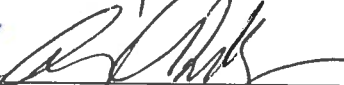

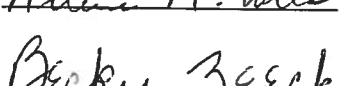
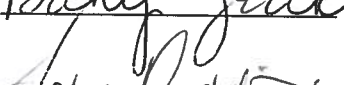
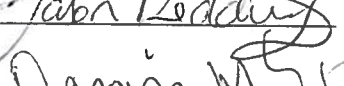
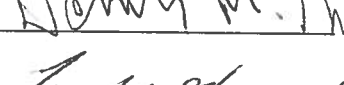
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

✓ 	Tamra Jones	300 Mairo St.
✓ 	Martha Montenegro	8102 Peaceful Hill
✓ 	Gary McElhane	8104 Peaceful Hill Lane
✓ 	Beth McElhane	8104 Peaceful Hill
✓ 	Andrea Dilley	8200 Peaceful Hill
	Arlene M. Valle	8204 Peaceful Hill Ln
	BECKY ZEECK	8208 Peaceful Hill Ln
	Jason Redding	400 Baldrige
* 	Dennis M. Strickland	401 Baldrige
	FELIPE HERNANDEZ	8302 BELCLAIR

Date: 2/10/12

Contact Name: **John B. Stokes**

Phone Number: 914-217-8788

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MAR 12 2012

Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

Address of
Rezoning Request 8107 Peaceful Hill Lane
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

[Signature]

Sam Barrows

7910 Peaceful Hill Ln
78748

✓ *[Signature]*

CHRIS CLARK

HUBACH LN.

✓ *[Signature]*

CHRIS CLARK

8104 S. CONGRESS

✓ *[Signature]*

CHRIS CLARK

8100 S. CONGRESS

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Date: 2/21/12

Contact Name: **John B. Stokes**
Phone Number: 914-217-8788

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MAR 12 2012

P E T I T I O N

File Number: #C14-2011-0141

To: Austin City Council

Address of
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8107 Peaceful Hill Lane
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Signature

Printed Name

Address

Donald R. Vogelmann DONALD VOGELMANN

615 MAIRO ST.

Norma Gonzales NORMA GONZALES

612 MAIRO ST

Abdias Dominguez ABDIAS DOMINGUEZ 8201 S. 1st ST.

Arturo ARTURO 608 MAIRO

Donald Haighey DONALD HAIGHEY 8200 BEAVER BROOK LN

Analee Killian ANALEE KILLIAN 601 MAIRO ST.

Derrick Berba DERICK BERBA 511 MAIRO ST.

Arthur Rooge ARTHUR ROOGE 503 MAIRO

Joe Andrade JOE ANDRADE 581 MAIRO ST

James O. Beatty JAMES O. BEATTY 512 MAIRO ST

Date: 2/12/12

Contact Name: **John B. Stokes**
Phone Number: 914-217-8788

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MAR 12 2012

Planning & Development Review
BLUEWING

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File Number: #C14-2011-0141

Address of 8107 Peaceful Hill Lane
Rezoning Request 501 Hubach

To: Austin City Council

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Signature

Printed Name

Address

Christine Lette

Christine Lette

8206 Peaceful Hill Ln.
78741

David L. Lette

David L. Lette

8206 Peaceful Hill Ln Austin
78748

Charles S. Nelson

Charles S. Nelson

402 Main St 78748

Elyse Gaudman

Elyse Gaudman

404 Main St 78748

Mar Selmer

Mar Selmer

404 Main St 78748

Ronnie Esparza

Ronnie Esparza

406 Main St 78748

John Stokes

John Stokes

7706 Peaceful Hill

Date: 2/12/12

Contact Name: **John B. Stokes**
Phone Number: 914-217-8788

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Planning & Development Review

P E T I T I O N

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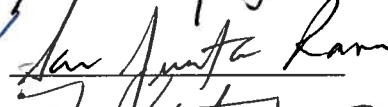

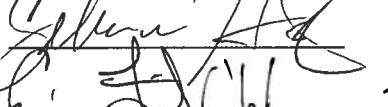
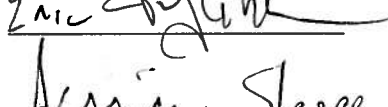
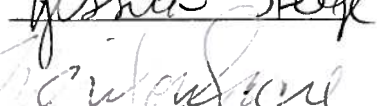
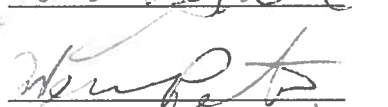
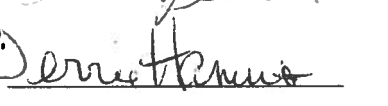
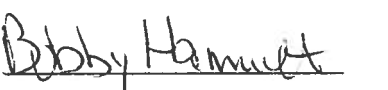
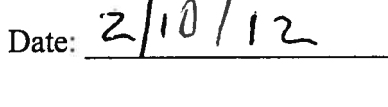
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Signature

Printed Name

Address

	Randy Davis	8002 Creekmeere
	San Juanita KAMOH	8003 Creekmeere
	Vincent M. Torres	8001 Creekmeere Ln
	Selena Hernandez	8000 Creekmeere
	Eric Fitzgibbon	7909 Creekmeere
	Jessica Steege	7910 Creekmeere
	Marilon Sacre	7905 Creekmeere Lee
	HENRY PETRU	7902 CREEKMEERE LN
	Terrie Hammett	7809 Creekmeere Ln
	Bobby Hammett	7809 Creekmeere Ln.

Date: 2/10/12

Contact Name: **John B. Stokes**

Phone Number: 914-217-8788

RECIEVED

MAR 12 2012

Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

To: Austin City Council

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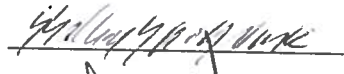


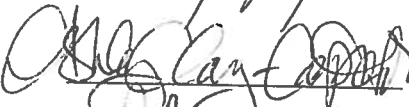

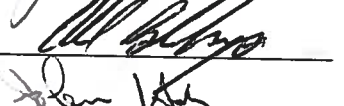
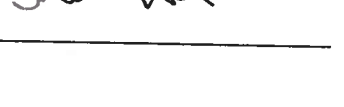
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Signature

Printed Name

Address

	Shelby Spigelmeier	8203 Beaconcrest Dr.
	Johnny Spigelmeier	8203 Beaconcrest Dr.
	Emily Spigelmeier	8203 Beaconcrest Dr.
	Ashley Clary-Carpenter	8207 Beaconcrest Dr.
	John Leavitt	8209 Beaconcrest Dr.
	Abel Baldenegro	8102 Beaconcrest Dr.
	John Hoch	8207 Beaconcrest Dr.
_____	_____	_____
_____	_____	_____
_____	_____	_____

Date: 2/10/12

Contact Name: **John B. Stokes**
Phone Number: 914-217-8788

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SignaturePrinted NameAddress

Kris Rodriguez

8214 Beaconcrest Dr.

Kali Einsohn

8214 BEACONCREST DR.

Tammi Javey

8213 Beaconcrest DR

CARSON COOPER

8212 BEACONCREST DR

IDA M. SIMPSON

8208
8108 Beaconcrest

Julia M Solis

8007 Greelmore

WILLIAM C. FREEMAN

8100 Criswood

ROBERT SETLIFF

8104 Criswood

8106 Criswood Pl

ELINOR BENNETT

EUGENE CHYZY

8103 CRISWOOD PL

Date: 2/12/2012

Contact Name: John B. Stokes
Phone Number: 914-217-8788

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Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

Address of 8107 Peaceful Hill Lane
Rezoning Request 501 Hubach

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Hector M. Gonzales

Hector M. Gonzales

604 Mairo

Frank Cruz

Frank Cruz

604 Sundial Cove (R)

Rocky Maniz

Rocky Maniz

604 Sundial Cove (R)

Frank Cruz

Frank Cruz

8001 S. 1st

Seth Thompson

Seth Thompson

610 Blue Valley

Date:

2/11/12

Contact Name: **John B. Stokes**
Phone Number: 914-217-8788

RECIEVED

MAR 12 2012

Planning & Development Review

CASE:C14-2011-014 **Addresses of Rezoning Request:** 8107
Peaceful Hill Lane/501 Hubach Case Manager:Wendy Rhoades

To: Austin City Council

We, the undersigned 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 SF-2.

Dear Zoning and Platting Commission,

Thank your for agreeing to postpone reaching a conclusion on this zoning matter. We appreciate your willingness to listen to our concerns.

The Parkridge Gardens Homeowners Association stands firmly behind the residents of the community who would potentially be impacted regarding the proposed zoning change. In light of this zoning change, we want to communicate two specific issues we feel need additional analysis.

Transportation and Safety

Increased vehicular traffic on Shallot Way poses a significant safety threat for a tight-knit community like ours. With such a young community, with a large group of children (evident by several school buses in area), we are concerned that an alleged 48% increase in vehicular traffic, combined with additional roadway could increase the risk of speeding and potential accidents.

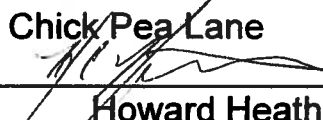
Drainage

Additionally, we are concerned with the impact of additional development on the area's drainage. Current property owners adjacent to our property are experiencing drainage issues negatively impacting their quality of life. We are concerned that additional development might contribute to drainage issues with our property as well.

We would like to request further analysis by respective city departments to explore additional accommodations to mitigate these issues.

Name of Organization: **PARKRIDGE GARDENS OWNERS ASSOCIATION INC.)**

Address of HOA:
HOA Pres. Signature
HOA President
Contact info 512-809-4008

Chick Pea Lane

Howard Heath

RECIEVED

MAR 12 2012

Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

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- Development would adversely impact Fire and EMS response times
- As planned will destroy heritage oak trees and other natural habitat

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

✓ ①	<u>Paul Le</u>	<u>PAUL LE</u>	<u>312 CELERY LOOP</u>
②			
③			
④			
⑤			
⑥			
⑦			
⑧			
⑨			
⑩			

Date: 2-19-12

Contact Name: **John B. Stokes**
Phone Number: 914-217-8788

RECIEVED

MAR 12 2012

Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

To: Austin City Council

Address of
Rezoning Request

8107 Peaceful Hill Lane
501 Hubach

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 **SF-2**.


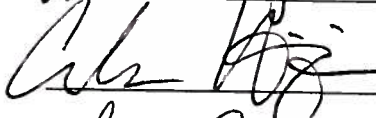
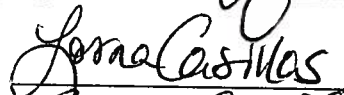
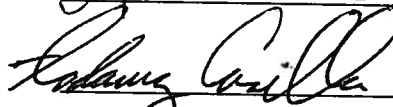
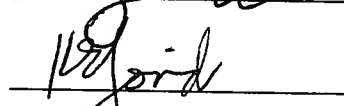
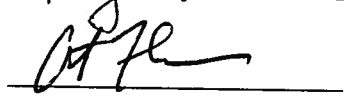
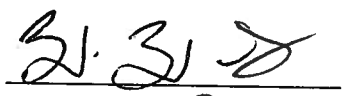
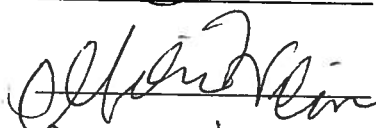
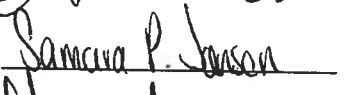
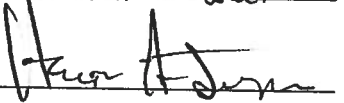
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Signature

Printed Name

Address

	Allison Hinojosa	8529 Shallot Way
	CARLOS HINOJOSA	8529 shallot way
	LORNA CASILLAS	8537 shallot way
	RADAMEZ CASILLAS	8537 SHALLOT WAY
	KARINA ELIZONDO	8533 SHALLOT WAY
	ART FLORES	8337 SHALLOT WAY
	Wendell Williams	8321 Shallot Way
	Melissa Williams	8321 Shallot Way
	Samara Janson	8504 Shallot Way
	Aaron Janson	8504 shallot way

Date: 2/19/12

Contact Name: **John B. Stokes**
Phone Number: 914-217-8788

MAR 12 2012

Planning & Development Review

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P E T I T I O N

File Number: #C14-2011-0141

Address of 8107 Peaceful Hill Lane
Rezoning Request 501 Hubach

To: Austin City Council

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Signature

Printed Name

Address

Cathleen Regier
St John Leavess

Cathleen Regier
St John Leavess

8532 Shallot Way
8532 Shallot Way

_____	_____	_____
_____	_____	_____
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_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Date: 2/22/12

Contact Name: **John B. Stokes**
Phone Number: 914-217-8788

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Planning & Development Review

CERTIFIED
ORIGINAL

P E T I T I O N

File Number: #C14-2011-0141

To: Austin City Council

Address of
Rezoning Request 8107 Peaceful Hill Lane
501 Hubach

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
<u>Cynthia A Soto</u>	<u>Cynthia A. Soto</u>	<u>8509 Shalott Way</u>
<u>Virginia Reymundo</u>	<u>VIRGINIA REYMUNDO</u>	<u>501 Celery Loop, Austin TX</u>
<u>Eduardo Reymundo</u>	<u>Eduardo Reymundo</u>	<u>501 Celery Loop, Austin TX</u>
<u>Christine Womack</u>	<u>Christine Womack</u>	<u>504 Celery Loop, Austin TX</u>
_____	_____	_____
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_____	_____	_____

Date: 2-22-12

Contact Name: **John B. Stokes**
Phone Number: 914-217-878

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MAR 12 2012
Planning & Development Review



P E T I T I O N

File Number: #C14-2011-0141

Address of
Rezoning Request

8107 Peaceful Hill Lane
501 Hubach

To: Austin City Council

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Signature

Printed Name

Address

mrath33@gmail.com

Melissa McGrath

Melissa McGrath

8533 Chick Pea Ln

Michael White

MICHAEL WHITE

8524 CHICK PEA LN.

Kirk Buchner

KIRK BUCHNER

8516 CHICK PEA LN

Dyana Buchner

Dyana Buchner

8516 Chick Pea Ln

Marica Erstic

MARICA ERSTIC

8509 CHICK PEA

Michael Ruffin

Michael Ruffin

8513 CHICK PEA

James M. Rabbitt

JAMES M. RABBITT

8504 CHICK PEA LN.

Candice Jameson

CANDICE JAMESON

8504 CHICK PEA LN.

Patricia Curtis

PATRICIA CURTIS

8500 CHICK PEA

James Campbell

James Campbell

8420 chick pea ln

Date: 2-25-2012

Contact Name: **John B. Stokes**

Phone Number: 914-217-8786

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Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

To: Austin City Council

Address of
Rezoning Request 8107 Peaceful Hill Lane
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Signature

Printed Name

Address

Sotero

Sotero

436 Celery Loop

Mario A. Gonzalez

Mario A. Gonzalez

505 Celery Loop

Ignacio Velasquez

Ignacio Velasquez

521 Celery Loop

Khadija Hasanovic

Khadija Hasanovic

8505 Chick Pea Ln.

Shelley Barker

Shelley Barker

8429 Chick Pea Ln

Chris Corden

Chris Corden

8325 Chick Pea Ln

Michael Bricker

Michael Bricker

8317 Chick Pea Ln

Date: 2-22-12

Contact Name: **John B. Stokes**
Phone Number: 914-217-8788

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MAR 12 2012

Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

Address of
Rezoning Request 8107 Peaceful Hill Lane
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Signature

Printed Name

Address

<u>Lupe Navarro</u>	<u>Lupe Navarro</u>	<u>8412 Chick Pea Ln</u>
<u>[Signature]</u>	<u>DAGAN Martinez-Vargas</u>	<u>8313 Chick Pea Lane</u>
<u>Joe Luna</u>	<u>Joe Luna</u>	<u>8520 Shallot Way</u>
<u>Arcelia Zuniga</u>	<u>Arcelia Zuniga</u>	<u>8508 Shallot way</u>
<u>[Signature]</u>	<u>JANSEN</u>	<u>8504 sHallow Way.</u>
<u>[Signature]</u>	<u>Mary Jo Turney</u>	<u>8516 SHALLOT Way</u>
<u>Sonal Chokshi</u>	<u>Sonal Chokshi</u>	<u>8521 Shallot way</u>
<u>[Signature]</u>	<u>Gentry Hoffman</u>	<u>8428 Shallot Way</u>
_____	_____	_____
_____	_____	_____

Date: 2-22-12

Contact Name: **John B. Stokes**
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MAR 12 2012

Planning & Development Review

~~29~~
25

File Number: #C14-2011-0141

8107 Peaceful Hill Lane
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Signature

Printed Name

Address

[Signature]

LA01 MOSADOM1

8405 Shallot Way

Date:

2/25/12

Contact Name: John B. Stokes

Phone Number: 914-217-8788

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Planning & Development Review

PETITION

Case Number: **C14-2011-0141**
8107 PEACEFUL HILL LANE

Date: 2/17/2012

Total Square Footage of Buffer:	745976.21
Percentage of Square Footage Owned by Petitioners Within Buffer:	35.09%

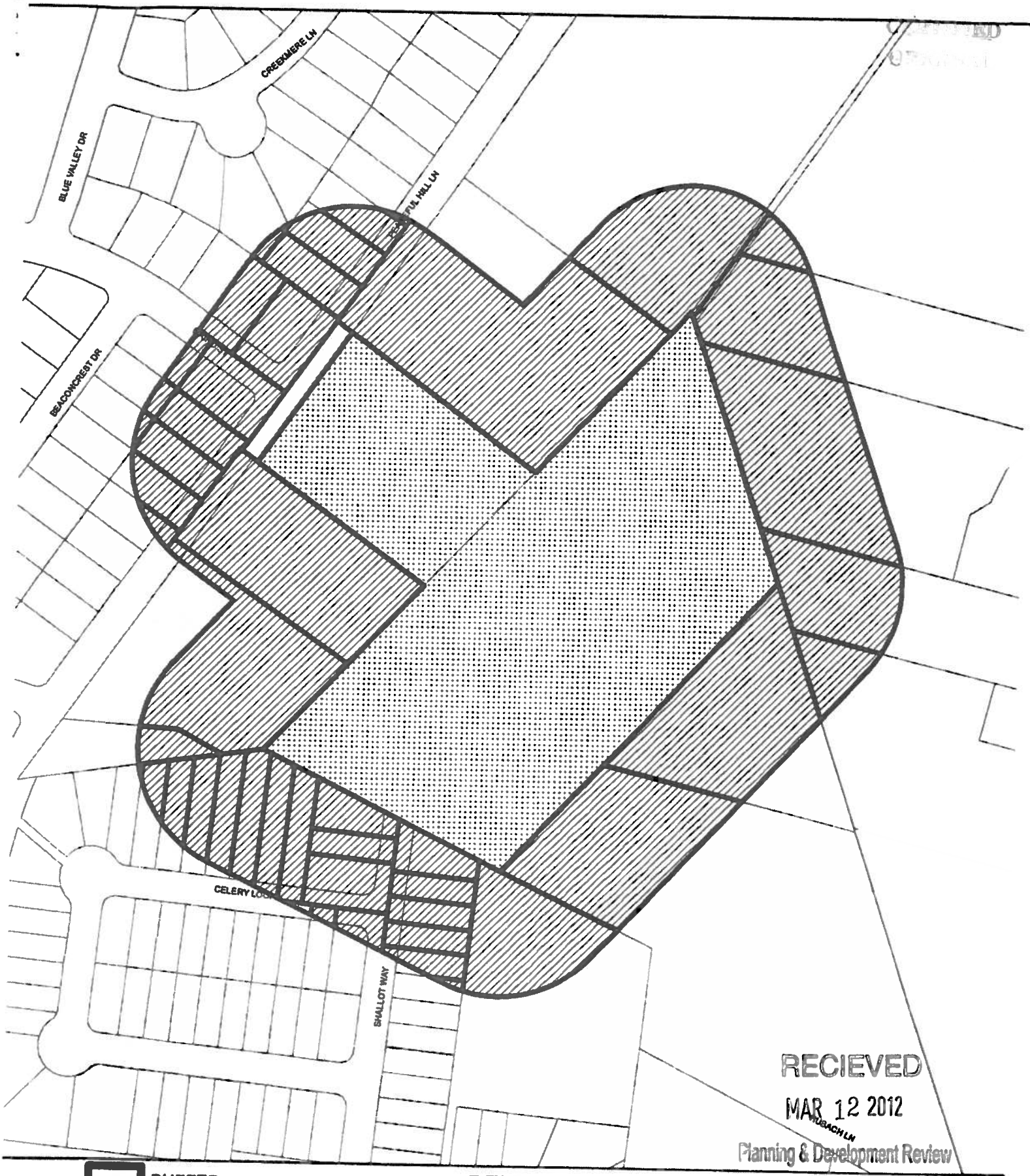





Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. 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
1	0425130304	8000 PEACEFUL HILL LN 78748	SHAGAM PATRICIA M	<u>no</u>	273.28	0.00%
2	0425130305	8002 PEACEFUL HILL LN 78748	HINSON FELIX MARC	<u>yes</u>	5212.20	0.70%
3	0425130306	8004 PEACEFUL HILL LN 78748	BOWEN BRIAN P	<u>yes</u>	8823.76	1.18%
4	0425130307	8006 PEACEFUL HILL LN 78748	BEARD BRIAN C & CURAH M WILLIAMS	<u>no</u>	9465.95	0.00%
5	0425130308	300 MAIRO ST 78748	JONES MARK D & TAMRA K TORRES	<u>no</u>	15134.16	0.00%
6	0425130309	302 MAIRO ST 78748	HASHEM HASHEM JOE III	<u>yes</u>	9482.20	1.27%
7	0425130317	8005 CREEKMERE LN 78745	DAVIS TERRY	<u>no</u>	925.36	0.00%
8	0425130318	8003 CREEKMERE LN 78745	RAMON GREGORY & SAN JUANITA	<u>yes</u>	10.02	0.00%
9	0425130501	8100 PEACEFUL HILL LN 78748	LEWRIGHT JACK L & JESUESA LIFE ESTATE	<u>yes</u>	13865.07	1.86%
10	0425130502	8102 PEACEFUL HILL LN 78748	MONTERROSO MARTHA	<u>yes</u>	8319.28	1.12%
11	0425130503	8104 PEACEFUL HILL LN 78748	MCELHANEY GARY LYNN & VIRGINIA BETH	<u>yes</u>	8268.71	1.11%
12	0425130504	8200 PEACEFUL HILL LN 78748	DILLEY STEPHEN C & ANDREA P PALPANT	<u>yes</u>	6888.07	0.92%
13	0425130505	CHEUNG WILLIAM 8202 PEACEFUL HILL LN 78748	KWOK CHU & ANITA A CHEUNG	<u>no</u>	1741.29	0.00%
14	0425130517	8105 BEACONCREST DR 78748	MURPHY KENNETH	<u>yes</u>	753.92	0.10%
15	0425130518	8103 BEACONCREST DR 78748	HOYT SHELLEY M	<u>yes</u>	1548.74	0.21%
16	0425130519	8101 BEACONCREST DR 78748	VASQUEZ ANDREW	<u>no</u>	2611.72	0.00%
17	0426090202	7901 PEACEFUL HILL LN 78748	FLUITT JEFFREY	<u>no</u>	103898.49	0.00%

18	0426090203	7809 PEACEFUL HILL LN 78748 7604 S CONGRESS	AGAPE CHRISTIAN MINISTRIES INC	<u>no</u>	42097.00	0.00%
19	0426090205	AVE 78745 7900 S CONGRESS	RDO PROPERTIES LLC	<u>no</u>	5145.69	0.00%
20	0426090206	AVE 78745	RDO PROPERTIES LLC	<u>no</u>	29114.40	0.00%
21	0428090101	HILL LN 78748	WILDS DARSHA	<u>no</u>	5123.88	0.00%
22	0428090102	8201 PEACEFUL HILL LN 78748	TAYLOR JOHN F & ANNELL	<u>no</u>	50862.32	0.00%
23	0428090103	8005 PEACEFUL HILL LN 78748	THOMPSON KIMBERLY & JONATHAN	<u>no</u>	62019.07	0.00%
24	0428090105	208 HUBACH LN 78739	SOUTHSIDE STORAGE INC	<u>no</u>	51990.65	0.00%
25	0428090134	CHICK PEA LN 78748	PARKRIDGE GARDENS OWNERS ASSOCIATION INC	<u>yes</u>	31839.01	4.27%
26	0428090142	8321 SHALLOT WAY 78748	ROJAS MELISSA	<u>no</u>	497.83	0.00%
27	0428090143	8317 SHALLOT WAY 78748	BROOME JOE HARDY II	<u>yes</u>	4202.13	0.56%
28	0428090144	8313 SHALLOT WAY 78748	ELAM LINDA S	<u>yes</u>	5400.03	0.72%
29	0428090145	8309 SHALLOT WAY 78748	FARIAS OSCAR LEE	<u>no</u>	5400.06	0.00%
30	0428090146	8305 SHALLOT WAY 78748	ERICKSON SHASTA & BARBRA	<u>yes</u>	5399.22	0.72%
31	0428090147	8301 SHALLOT WAY 78748	WILLIS LOIS & EARL	<u>no</u>	7813.67	0.00%
32	0428090148	HUBACH LN 78739	CLARK CHRIS & RONI HENRY	<u>yes</u>	58052.46	7.78%
33	0428090202	S CONGRESS AVE 78745 8104 S CONGRESS		<u>yes</u>	28438.26	3.81%
34	0428090204	AVE	CLARK CHRIS	<u>yes</u>	9465.54	1.27%
35	0428090209	S CONGRESS AVE 78731	RDO PROPERTIES LLC	<u>no</u>	62380.32	0.00%
36	0428090401	8300 SHALLOT WAY 78748	WILSON JASPER & JOSIE GOMEZ	<u>yes</u>	7664.64	1.03%
37	0428090402	8304 SHALLOT WAY 78748	MARTINEZ STEVE	<u>yes</u>	5482.55	0.73%
38	0428090403	8308 SHALLOT WAY 78748	JACOB & JAZMIN LY DUC PHU & HUE	<u>no</u>	11066.45	0.00%
39	0428090404	312 CELERY LOOP 78748	THI THANH NGUYEN	<u>yes</u>	8345.11	1.12%
40	0428090405	316 CELERY LOOP 78748	LE PAUL & TINA HASANOVIC REDZEP & SALIHA	<u>yes</u>	8517.82	1.14%

41	0428090406	320 CELERY LOOP 78748	FRANCO LISA M	<u>yes</u>	8292.15	1.11%
42	0428090407	324 CELERY LOOP 78748	YOUNG DAVID W & VANESSA L	<u>yes</u>	7357.80	0.99%
43	0428090408	328 CELERY LOOP 78748	SOTO DENNIS M	<u>yes</u>	6310.17	0.85%
44	0428090409	332 CELERY LOOP 78748	NGUYEN SON XUAN	<u>no</u>	4873.79	0.00%
45	0428090410	336 CELERY LOOP 78748	ROWE JEFF & KATY	<u>no</u>	2632.81	0.00%
46	0428090411	340 CELERY LOOP 78748	HATLEY RONALD	<u>yes</u>	84.91	0.01%
47	0428090507	313 CELERY LOOP 78748	ELLIS T	<u>no</u>	8.63	0.00%
48	0428090509	305 CELERY LOOP 78748	NGUYEN MICHAEL	<u>no</u>	978.37	0.00%
49	0428090510	301 CELERY LOOP 78748	DURAN ENRIQUE II	<u>yes</u>	3772.88	0.51%
						Total %
						35.09%



-  BUFFER
-  PROPERTY_OWNER
-  SUBJECT_TRACT

PETITION

CASE#: C14-2011-0141

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MAR 12 2012

Planning & Development Review



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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.