

PUBLIC HEARING INFORMATION

The proposed amendment will be reviewed and acted upon at two public hearings: first, before the Planning Commission and then before 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 amendment. You may also contact a registered neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During a 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 plan amendment request, or approve an alternative to the amendment requested.

If you have any questions concerning this notice, please contact the City of Austin Planning and Development Review Department at the number shown on the first page. If you would like to express your support or opposition to this request, you may do so in several ways:

- by attending the Public Hearing and conveying your concerns at that meeting
- by submitting the Public Hearing Comment Form
- by writing to the city contact listed on the previous page

For additional information on Neighborhood Plans, visit the website:

<http://www.austintexas.gov/department/neighborhood-planning>

5/22/12 PC HRS Item #10

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Development Review Department
974-2695
P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission. Note: Form can also be faxed or e-mailed, see page 1.

Case Number: NPA-2012-0025.01

Contact: Maureen Meredith

Public Hearing: Mar 27, 2012, Planning Commission
April 26, 2012, City Council

BERNARD CROSBY

ELIZABETH CROSBY

Your Name (please print)

☐ I am in favor
☒ I object

4602 CREEK RIDGE

Your address(es) affected by this application

Bird City

Signature

Date

5/22/12

Comments:

I (we) are against any zoning change at this time. We agree with the Oak Hill Neighborhood Planning Center team, Oak Hill WSA of Neighborhoods, City of Austin Environment & Parks Country HOA to seek to preserve the land in its natural state.

C10-11

From: Laurie Anderson-Gregg
Sent: Wednesday, February 22, 2012 9:48 AM
To: oak.hill.npct@
Subject: Wednesday, February 22, 2012 Meeting

Dear Oak Hill Neighborhood Planning Contact Team,

I have lived in Travis County for 22 years. I live within the 500 ft. radius of the property that AISD owns and selling.

I strongly urge you to reject any change in the plan or zoning on the land in Travis Country.

Laurie Anderson-Gregg
Travis County Homeowner
.....

From: hranchaz@
Sent: Wednesday, February 22, 2012 9:30 AM
To: oak.hill.npct@
Subject: Travis Country Property

Dear Oak Hill Planning Neighborhood Contact Board,

As a homeowner living directly across from 4806 Trail West Drive I would ask that your board consider rejecting the zoning change request now before the board. This is an environmentally sensitive area located in the middle of an established Oak Hill neighborhood and before any zoning change is contemplated a comprehensive development plan should first be submitted and reviewed by the neighborhood and the City of Austin. The development plan that was shown to some residents in December does not take into account the environmental sensitivity of the lot nor does it seem to conform to City of Austin regulations for developing land in the Barton Creek recharge zone. Thank you for your time.

Sincerely,
Charlie Wilcox
4925 Trail West Drive
Travis Country, TX USA
512-788-2545
.....

From: paula bacon
Sent: Wednesday, February 22, 2012 8:19 AM
To: oak.hill.npct@
Subject: NPA-2012-0025.01 C14-2012-0016

Dear Oak Hill Planning Committee,

I urge your committee to not change the zoning on the above reference property in Travis Country.

Thank you for your consideration.

Paula Bacon
Travis Country Resident

.....
-----Original Message-----

From: Daley, Nancy P
Sent: Wednesday, February 22, 2012 7:33 AM
To: oak.hill.npct@
Subject: NPA 2012-0025.01

Dear Planning Team,

Please allow an established neighborhood to have the first say in what kind of development takes place in that neighborhood. Our region has already sold itself out to more people than we have resources for!

Please reject any change in the plan or zoning on the land in Travis Country.

If you fail to do this, please let us know how to hold a developer accountable for doing what they SAY they will do. Having lived in Hyde Park for a number of years, I realize that developers do whatever they want to do and pay the fines as part of the cost of doing business.

Please, please, please - be on the side of residents in this matter.

Dr. Nancy Daley
5329 Painted Shield Drive
Austin 78735
512-799-9551
.....

From: Anita Norris
Sent: Wednesday, February 22, 2012 5:56 AM
To: oak.hill.npct@
Subject: Wed Feb 22 Meeting

Re: NPA-[2012-0025.01](#) & C14-2012-0016

Dear Oak Hill Neighborhood Planning Contact Team,
Please reject any change in the plan or zoning on the land in Travis Country

Anita Norris
Travis Country Homeowner
.....

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

From: Tom Hammond
Sent: Wednesday, February 22, 2012 1:21 AM
To: oak.hill.npct@

Subject: Feb 22 Meeting (AISD property)

Regarding: File #NPA-2012-0025.01 & #C14-2012-0016

Please limit development and protect this section of land in Travis Country by rejecting any change to the zoning already in place. For what ever is built here the natural land will be gone forever. Austin has benefited from the actions taken to protect land. I'm sure these undeveloped lands will become even more important for Austin's future as the city continues to grow.

I oppose rezoning at this time.

Tom Hammond
4409 Twisted Tree Drive
.....

From: Blair Dalglish
Sent: Tuesday, February 21, 2012 10:00 PM
To: oak.hill.npct@
Subject: Wednesday, February 22, 2012 Meeting

Dear Oak Hill Neighborhood Planning Contact Team,

PLEASE REJECT any change in the plan or zoning on the land in Travis Country.

Blair Dalglish
Travis Country Homeowner
.....

From: Diane Keller
Sent: Tuesday, February 21, 2012 9:49 PM
To: oak.hill.npct@
Subject: Wed Feb 22, 2012 Meeting

Dear Oak Hill Neighborhood Planning Contact Team,

Please reject any change in the plan or zoning on the land in Travis Country.

Diane Keller
Travis Country Homeowner
.....

From: Gary Williams
Sent: Tuesday, February 21, 2012 9:46 PM
To: oak.hill.npct@
Subject: Subject:Wed Feb 22 Meeting

Re: NPA-[2012-0025.01](#) & C14-2012-0016

Dear Oak Hill Neighborhood Planning Contact Team,

Please reject any change in the plan or zoning on the land in Travis Country

Gary Williams

Travis Country Homeowner
.....

From: Oak Hill NPCT
Sent: Wednesday, February 22, 2012 12:48 PM
To: Meredith, Maureen
Subject: additional emails regarding Travis Country

53 emails received:

Opposed to proposed zoning: 53
Opposed and not able to attend: 6
Opposed, but mention postponement: 3

.....

From: Oak Hill NPCT
Sent: Wednesday, March 07, 2012 8:15 PM
To: Meredith, Maureen
Subject: : C14-2012-0016, NPA-2012-0025.03 Travis Country Property

[We have received 9 emails with this text.](#)
Danielle

As a stakeholder and homeowner who lives within 500' of this Travis Country property, I (we) ask that you work on my (our) behalf (behalfes) by 1) recommending to the City of Austin that they reject the proposed zoning change, and 2) voting against the proposed neighborhood plan change.

Sincerely,

Gennadi Bersuker
4620 Trail West Dr
Austin, TX 78735
.....

From: Cbwidaho
Sent: Wednesday, March 07, 2012 11:42 AM
To: oak.hill.npct@
Subject: 2012-011648 ZC and 2012-011673 NP at 4806 &/or 4806 1/2 Trail West Drive

OHCNP: 4.A. Preserve and enhance environmental resources including watersheds, air quality, and wildlife corridors.

Dear OHNPCT Board,

I request that you recommend against a change in the Neighborhood Plan and against a zoning change. Zoning/plan changes are significant decisions that have consequences for thousands of people far into the future. They should not be rushed through over spring break, rubber-stamped or taken lightly. That is exactly the sort of process that turns citizens against development in general. There is no reason to fast-track a rezoning/neighborhood plan change for the benefit of a single individual. I ask that you postpone any action until all serious issues have been addressed. By doing so, you achieve Oak Hill Combined Neighborhood Plan Objective 11.D: Promote camaraderie, community spirit, and communication among neighborhoods.

OHCNP Objective 10.C: Preserve and restore natural beauty of open spaces in order to maintain Oak Hill's Hill Country character. In 2008 the OHCNP re-designated this land part of Oak Hill's precious natural open space. Virtually all open spaces in Austin & Oak Hill are adjacent to land zoned SF, commercial or residential. Nearby SF2 zoning is not a valid argument for bulldozing this Plateau Live Oak / Little Bluestem Savanna that is the focus of a preservation drive that has already raised over \$267,000. Using that rationale, all the trails & open spaces next to SF2 zoned areas would be rezoned and developed, and there would be little open space left in Austin.

OHCNP:

- 4.A.1 b: Where appropriate, maintain rural density in Oak Hill. To help achieve regional water quality goals, manage the urbanization of Oak Hill by minimizing dense development and guiding new development away from the recharge zone.
- 8.A.1 Assess and minimize the impact of land development on surface and ground water. This property drains directly into both Sycamore Creek and Barton Creek. It sits not only in the recharge zone but right on top of the Edwards Aquifer. It is a small island of green in an area that is fully developed. The preservation effort would create a valuable development offset for AISD which would guide "new development away from the recharge zone." This land is in the Drinking Water Protection Zone and contains obvious sinkholes, likely caves and a fault. Developing this property conflicts with the stated goals of the Oak Hill Combined Neighborhood Plan, and will degrade Austin's water quality.

The notion that discussions about a zoning/plan change should not include a thorough vetting of the entity requesting the change is not consistent with the stated goals of the Oak Hill Combined Neighborhood Plan to make informed decisions about changes and implementation of the Neighborhood Plan and FLUM. It makes even less sense in this case

because the change was requested by someone who does not even own the property. The entity requesting the changes is merely a bidder, and like the previous failed bidder, can withdraw from the process at any time and receive a full refund of his earnest money. This single fact should be sufficient reason to postpone a proposed zoning/plan change.

Finally, the property in question is not a commercial strip on a busy thoroughfare. It is at the center - the very heart - of a 40 year old Oak Hill neighborhood. You must drive 2.5 miles past scores of homes to reach this property. It is not owned by a private individual. A series of owners, missteps and plan changes would devastate our neighborhood. The 4,000+ people in our neighborhood are the primary stakeholders you represent in this process, the single bidder is not. The land was given to AISD for a nominal sum with the understanding that either an elementary school would be built, or it would revert to our neighborhood. Rezoning this taxpayer-owned property under these circumstances seems to create a financial benefit for a single private individual.

Please postpone any effort to change the zoning/neighborhood plan.

Sincerely,

Cynthia Wilcox

Travis Country homeowner & your Oak Hill neighbor
.....

From: Jim Ayers

Sent: Tuesday, March 06, 2012 10:19 AM

To: oak.hill.npct@

Subject: Travis Country - AISD property C14-2012-0016, NPA-2012-0025.03

To the members of the Oak Hill Neighborhood Planning Contact Team -

I attended the meeting on Feb 22nd at the ACC Pinnacle campus with many of my fellow Travis Country homeowners. During that meeting, members of the OHNPCT noted that thier mission is to work on planning for the area stakeholders, or something to that effect. I believe the Travis Country neighborhood constitutes a large number of area stakeholders. I am asking you to please vote against the proposed zoning change as it does not seem to fit the Neighborhood Plan for Oak Hill. Also, please consider the Future Land Use Map and the City of Austin plans for land use in the Barton Creek Watershed and the Edwards Aquifer Recharge Zone.

I live at the end (downhill) of an adjacent street (View West) to the AISD lot and I have a few concerns, which I consider significant, with this proposed development. **(A)** First, I am concerned with water run-off and the trash that comes with it. My property was rezoned by FEMA a few years ago to where I am completely in the flood plain for Sycamore creek, so there is no telling what might occur or change with a development up the hill from me. I know there would be a retention pond on the property as part of the development, but I do

not believe that would catch all of the water run-off from the developed properties. Much of it would flow down my street... and eventually along my property line where there is a drainage easement from the street directly into Sycamore creek, and then on into Barton Creek. **(B)** Another significant concern for me is with the water/waste water distribution and disposal infrastructure. Over the past 12-18 months the **older** sections of Travis Country have experienced numerous water line breaks / leaks as this equipment is 30 years old or more in most cases. I've had two on my street in the past 13 months (most recently this past weekend). What would be the result of any additional demand to this obviously weakened infrastructure? **(C)** My third concern is with regards to the developers offer to donate ~7 acres of this property to the HOA as part of their input for the Conditional Overlay. While that sounds good in principal, the practice of implementing this may not prove of any benefit to the neighborhood. For example, how will we be sure that this ~7ac would be contiguous space and fall in such proximity that it would create usable open space for the neighborhood? Without completed engineering studies we really don't know where anything could be built.

In closing, as I live within 500' of the AISD property I ask that you recommend to the City of Austin that they reject this proposed zoning change. Also, I ask that you recommend to the City of Austin that they do appropriate geological studies to determine the potential impact to the Barton Creek Watershed & Edwards Aquifer Recharge Zone.

Thank you.

Jim

Jim Ayers

Sr. Project Manager
Information Technology
Whole Foods Market - CENTRAL
550 Bowie St.
Austin, TX 78703
512.542.0655 (direct)
512.423.6375 (mobile)
512.482.7655 (fax)

.....

From: Frank Bryan
Sent: Friday, March 09, 2012 11:00 AM
To: oak.hill.npct@
Subject: SUBJECT:C14-2012-0016, NPA-2012-0025.03 Travis Country Property

Dear Oak Hill Neighborhood Planning Contact Team,

I am writing to ask you to please reject the proposed changes in zoning and the Neighborhood Plan on the grounds that it does not comply with the vision for Oak Hill

in the Neighborhood Plan, the Future Land Use Map (FLUM), or the City of Austin's vision for land use in this sensitive area of the Barton Creek Watershed and the Edwards Aquifer Recharge Zone.

Additionally, I have several major concerns with Independent Realty's proposal to rezone, subdivide, and develop the AISD property in the heart of Travis Country.

Major Concern #1: The legal Structure of Independent Realty.

Independent Realty, LLC, (IR) is a Limited Liability Company that was formed on August 25, 2011, a few weeks before the bid deadline for the AISD property. IR's business address is 8515 Brodie Lane #1931. This location is an apartment at the Villages of Bella Vista. According to the Texas Secretary of State website, Nicholas Dean is the registered agent and only Manager of IR. At a meeting with several neighbors on December 22, 2011, Misha Spiridonov said that Nick Dean owned 100% of IR. If the AISD property is rezoned to SF-2, as a legal matter Nick Dean can do whatever he wants with the property, including selling it to another developer.

Major Concern #2: Unanswered Questions About IR's Development Experience

There are many unanswered questions about IR's ability to complete the project as proposed:

- Has Nick Dean ever developed (bought, subdivided, installed utilities, etc.) any raw land?
- Why is Misha Spiridonov representing himself to be the builder/developer if he owns no legal interest in IR?
- What if, after the property is rezoned and the sale is closed, Nick Dean decides he wants to sell the property?
- Has Misha Spiridonov ever developed raw land?
- Has either of them ever built anything over the Edwards Aquifer under the strict SOS environmental restrictions?
- Will either of them provide a written resume?
- How long did Mr. Spiridonov work for Toll Brothers Construction and what was his job title?

- Will either of them provide references (i.e. phone numbers) to verify their building/development experience?
- Are the homes built by Mr. Dean and/or Mr. Spiridonov sold?
- Were the buyers of any of the homes built by Mr. Dean and/or Mr. Spiridonov satisfied with the final product?

At a meeting with several neighbors on December 22, 2011, Misha Spiridonov distributed a two page brochure that contained four photographs of four houses that he says he built. The caption below each photograph describes the neighborhood/area of each house ("Custom South Austin Home", "Barton Hills Home", "Tarrytown Home", and "Custom Home on Lake LBJ"). No address is listed for any of the houses. When asked about his experience at the February 29, 2012, meeting at Blue Valley Pavilion, Mr. Spiridonov suggested that people could "drive around" in the Alta Vista subdivision of Lakeway where he says he built houses as a construction manager for Toll Brothers Construction Company. How could anyone possibly be comfortable with IR's proposal if they cannot confirm with one homeowner that Nick Dean or Misha Spiridonov is a competent builder/developer?

Taking Mr. Spiridonov at his word that he built/worked on the four houses depicted in his brochure, or built/worked on some houses in the Alta Vista neighborhood, there is no evidence that Nick Dean nor Misha Spiridonov have any experience developing (i.e. subdividing, installing utilities, building retention ponds, etc.) in the Barton Springs Zone under the SOS environmental restrictions.

Major Concern #3: Cluster Development

At a meeting with neighbors on December 22, 2011, Mr. Spiridonov described the proposed houses as 3,000 sf of mostly one-story and a "little bit" of two-story. At the same meeting he explained that he would be selling the lots for around \$150,000 each. He never mentioned that he intended to be the exclusive builder of all of the houses (as he now says). I do not believe that the IR proposal is economically feasible with a few two-story houses.

At the Oak Hill Neighborhood Plan Amendment meeting on February 22, 2012, Bill Shultz asked Independent Realty if there was going to be "roughly 6,000 to 7,000 sf of impervious cover per lot". Nick Dean and Independent Realty's agent answered "yes, approximately, yes". Then at the February 29, 2012, meeting, Mr. Spiridonov denied that he intended to put 6,000 to 7,000 sf of impervious cover on each lot. Needless to say, 6,000 to 7,000 sf of impervious cover translates into a house that is much, much larger than 3,000 sf.

Six thousand to seven thousand sf of impervious cover translates into very large houses, clustered together, with impervious cover taking up nearly half of each lot. Such houses will require two retention ponds. Please take a look at the SOS/Austin City Ordinance 25-8-

514 if you have any thought that the city will allow “minimal” ponds, as Mr. Spiridonov has suggested.

Major Concern #4: IR is Pursuing SF-2 Zoning Even Though They Only Need SF-1 Zoning

At the meeting on February 29, 2012, at Blue Valley Pavilion, Mr. Spiridonov admitted that he could complete his project, as proposed (maximum of 12 lots, approximately 15,000 sf each), under SF-1 zoning. SF-1 zoning limits the minimum lot size to 10,000 sf and limits impervious cover to 40%. SF-2 allows lots as small as 5,750 sf and allows impervious cover up to 45%. Why would IR want SF-2 zoning if they can complete their project under SF-1? Mr. Dean’s stated reason for requesting SF-2 zoning is that the AISD tract is surrounded by SF-2 zoning. Mr. Dean’s answer is a non-answer. Unless he wants to subdivide into lots smaller than 10,000 sf, or use more than 40% impervious cover, there is no real reason to seek SF-2 zoning.

SF-2 zoning would allow smaller lots with greater density. Together this will make the property easier to sell if that becomes Mr. Dean’s objective. Alternatively, if IR succeeds in obtaining an SF-2 zoning but IR is unable to close on the property, the next purchaser will be free to build 5,750 sf lots with 45% impervious cover.

A Common Misperception: Developer Concessions

I would like to address the notion that the developer is offering significant concessions by not building more houses and by donating seven acres to the Travis Country CSA. In my opinion, this notion is inaccurate. IR cannot build anything along the middle part of Trail West because the Sycamore Creek Water Quality Transition Zone—a no-development zone—cuts across the AISD property adjacent to the middle part of Trail West. (In my opinion, if Chris Blackburn, the previous bidder, had known that a Water Quality Transition Zone crossed part of the AISD property, he would not have bid on the property. According to Chris Blackburn, he needed 19-20 houses for the project to be economically feasible.) IR cannot build on the seven acres because it is limited by the SOS ordinance to 15% impervious cover for the entire AISD tract. (15% of 12.5 acres is less than two acres). No homeowner considering a house in IR’s new subdivision would want to be obligated to maintaining and paying taxes on seven acres of “green belt”. Further, the seven acres of “green belt” will include two retention ponds.

Summary of Concerns

Unless opposed, Independent Realty will accomplish what they propose and our neighborhood will never have the same character it once had. Another concern is that they will succeed with a zoning change but ultimately, because of lack of experience navigating the SOS and/or Austin Tree ordinances or because of encountering an unexpected obstacle

such as a cave or other karst feature, they will start but not finish the proposed project leaving behind bull-dozed trees and/or concrete slabs.

Request

As a stakeholder and homeowner who lives within 500' of this Travis Country property, I ask that you work on my behalf by 1) recommending to the City of Austin that they reject the proposed zoning change, and 2) voting against the proposed neighborhood plan change.

Thank you for your time and careful attention to this issue.

Sincerely,

Frank W. Bryan, Jr.

Frank Bryan
4800 Fawn Run

PUBLIC HEARING COMMENT FORM	
<p>If you use this form to comment, it may be submitted to: City of Austin Planning and Development Review Department 974-2695 P. O. Box 1088 Austin, TX 78767-8810</p>	
<p>If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission. Note: Form can also be faxed or e-mailed, see page 1.</p>	
<p>Case Number: NPA-2012-0025.01 Contact: Maureen Meredith Public Hearing: Mar 27, 2012, Planning Commission April 26, 2012, City Council</p>	
<p><input type="checkbox"/> I am in favor <input checked="" type="checkbox"/> I object</p>	
<p><u>Madison Weidman</u> Your Name (please print)</p>	
<p><u>4601 Red Stone Court</u> Your address(es) affected by this application</p>	
<p><u>Monica Weidman</u> <u>3/22/2012</u> Signature Date</p>	
<p>Comments: <u>This is our park -- wildlife</u> <u>kids playing soccer + football</u> <u>I love to walk across in somewhat</u> <u>what is left of nature.</u> <u>Please don't make this into single family</u> <u>It's in two watersheds -- we have enough</u> <u>collation in our watershed because of the D.D.</u></p>	

PUBLIC HEARING COMMENT FORM

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

City of Austin

Planning and Development Review Department

974-2695

P. O. Box 1088

Austin, TX 78767-8810

RECEIVED
3/23/12

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Case Number: NPA-2012-0025.01

Contact: Maureen Meredith

Public Hearing: Mar 27, 2012, Planning Commission

April 26, 2012, City Council

☒ I am in favor
☐ I object

Your Name (please print)
Don LaFay

Your address(es) affected by this application
4604 Creekledge 78715

Signature
[Signature]

Date
3/17/12

Comments:

We support very limited single family
sub residential development

PUBLIC HEARING COMMENT FORM

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City of Austin

Planning and Development Review Department

974-2695

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Maureen Meredith

Public Hearing: Mar 27, 2012, Planning Commission

April 26, 2012, City Council

☐ I am in favor
☒ I object

Your Name (please print)
Susan Casteter

Your address(es) affected by this application
4505 Twisted Tree Dr.

Signature
Susan Casteter

Date
3/23/12

Comments:

PUBLIC HEARING COMMENT FORM

If you use this form to comment, it may be submitted to:
 City of Austin
 Planning and Development Review Department
 974-2695
 P. O. Box 1088
 Austin, TX 78767-8810

974-2269

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission. Note: Form can also be faxed or e-mailed, see page 1.

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 Contact: Maureen Meredith
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☐ I am in favor.
☒ I object

Your Name (please print) JACK E CRUMP

Your address(es) affected by this application 4705 RED STONE COURT

Maureen Meredith Signature 3/26/12 Date

Comments: ADDING HOUSES WILL ONLY
CREATE A MORE CROWDED CONDITION.
OPEN SPACE CREATES A POSITIVE
ATMOSPHERE. FURTHER DRAINAGE
ONTO RED STONE COURT IS VERY
PREJUDICIAL NOW.

PLANNING & DEVELOPMENT REVIEW AND OAK HILL NEIGHBORHOOD PLANNING TEAM COMMENT FORM	
File # NPA-2012-0025.01 #C14-2012-0016 Property at 4806 1/2 Trail West Drive	Community Meeting Date: February 22, 2012
<input type="checkbox"/> I cannot attend the February 22, 2012 Meeting <i>I am attending</i>	
Comments: <i>the meeting? while I wait for it to start here are my comments:</i>	
<i>1. I oppose rezoning at this time since AISD is still the owner & the applicant does not have an executed contract that it has completely satisfied.</i>	
<i>2. Rezoning at this time will make negotiation with the ultimate developers more difficult.</i>	
Name: <i>Celeste A. Baker</i>	<input checked="" type="checkbox"/> I oppose rezoning at this time
Address: <i>4708 Fieldstone Drive</i> <i>Austin TX</i>	<input type="checkbox"/> I favor rezoning at this time

If you would like an interactive email version of this form,
please email Pat Epstein at PatE3@aol.com.

TO CONTACT THE OAK HILL PLANNING NEIGHBORHOOD CONTACT TEAM

EMAIL YOUR CONCERNS TO:

Brian Reis, Chair
Oak Hill Planning Neighborhood Contact Team

breis@espeyconsultants.com

Ask Mr. Reis to share your comments with the full OHPNC Board.

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City of Austin
Planning and Development Review Department
974-2695

P. O. Box 1088
Austin, TX 78767-8810

RECEIVED
3/24/12

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission. Note: Form can also be faxed or e-mailed, see page 1.

Case Number: NPA-2012-0025.01

Contact: Maureen Meredith

Public Hearing: Mar 27, 2012, Planning Commission
April 26, 2012, City Council

☐ I am in favor
☒ I object

RICHARD BEYER
Your Name (please print)

4412 Mesquite Spring Cove Austin, TX 78735
Your address(es) affected by this application

Richard Beyer 3/20/12
Signature Date

Comments:

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974-2695

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☐ I am in favor
☒ I object

LINDA BELL (AAROT)
Your Name (please print)

4403 TRAIL WEST DR AUSTIN TX 78735
Your address(es) affected by this application

Linda Bell 3-24-12
Signature Date

Comments:

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974-2695

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Case Number: NPA-2012-0025.01

Contact: Maureen Meredith

Public Hearing: Mar 27, 2012, Planning Commission
April 26, 2012, City Council

Michele Santos

Your Name (please print)

4603 Red Stone Court Austin TX 78735
Your address(es) affected by this application

☐ I am in favor
☒ I object

Signature: Michele Santos Date: 3/24/2012

Comments: I object to the zoning change as it would allow the proposed residential building project to go forward. I oppose development at this time.

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Development Review Department
974-2695

P. O. Box 1088
Austin, TX 78767-8810

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission. **Note: Form can also be faxed or e-mailed, see page 1.**

Case Number: NPA-2012-0025.01

Contact: Maureen Meredith

Public Hearing: Mar 27, 2012, Planning Commission
April 26, 2012, City Council

DIANE WRIGHT

Your Name (please print)

4703 RED STONE CT. 78735
Your address(es) affected by this application

☐ I am in favor
☒ I object

Signature: Diane Wright Date: 3/18/12

Comments: Austin has an international reputation of being a beautiful green city. Keep the "Central Park" subdivision - an Emerald of 12.4 acres, very near city center. All Austin already all open areas to be developed, we suddenly become another crowded city. We need open space for quality of life.

PUBLIC HEARING COMMENT FORM

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

City of Austin
Planning and Development Review Department
974-2695
P. O. Box 1088
Austin, TX 78767-8810
File 4-12-12

If you do not use this form to submit your comments, you must include the name of the body conducting the public hearing, its scheduled date, the Case Number and the contact person listed on the notice in your submission. Note: Form can also be faxed or e-mailed, see page 1.

Case Number: NPA-2012-0025.01

Contact: Maureen Meredith

Public Hearing: Mar 27, 2012, Planning Commission
April 26, 2012, City Council

☐ I am in favor
☒ I object

Russell Pinkston

Your Name (please print)

4502 View West

Your address(es) affected by this application

Maureen Meredith

Signature

4/7/12

Date

Comments:

This is a beautiful natural prairie tract has served as a park for the Travis Country neighborhood for many years. It should be preserved and can be if ASD accepts the Texas Native Prairie Association bid, instead of a developer's.

From: LEIGH ZIEGLER

Sent: Saturday, May 05, 2012 11:05 AM

To: Meredith, Maureen; Patterson, Clark; Casillas, Michelle; Anguiano, Dora

Subject: NPA-2012-0025.01/ C14-2012-0016 4806(1/2) Trail West Drive

Please add Maps and Comments to Planning Commission Materials for May 08, 2012

It is difficult to dismiss the value of this land riddled with karsts for its existing natural water purification especially in light of development plans by our neighbors upstream. Thank you for taking time to address this fact. Points mentioned publicly for additional consideration by the Planning Commission.

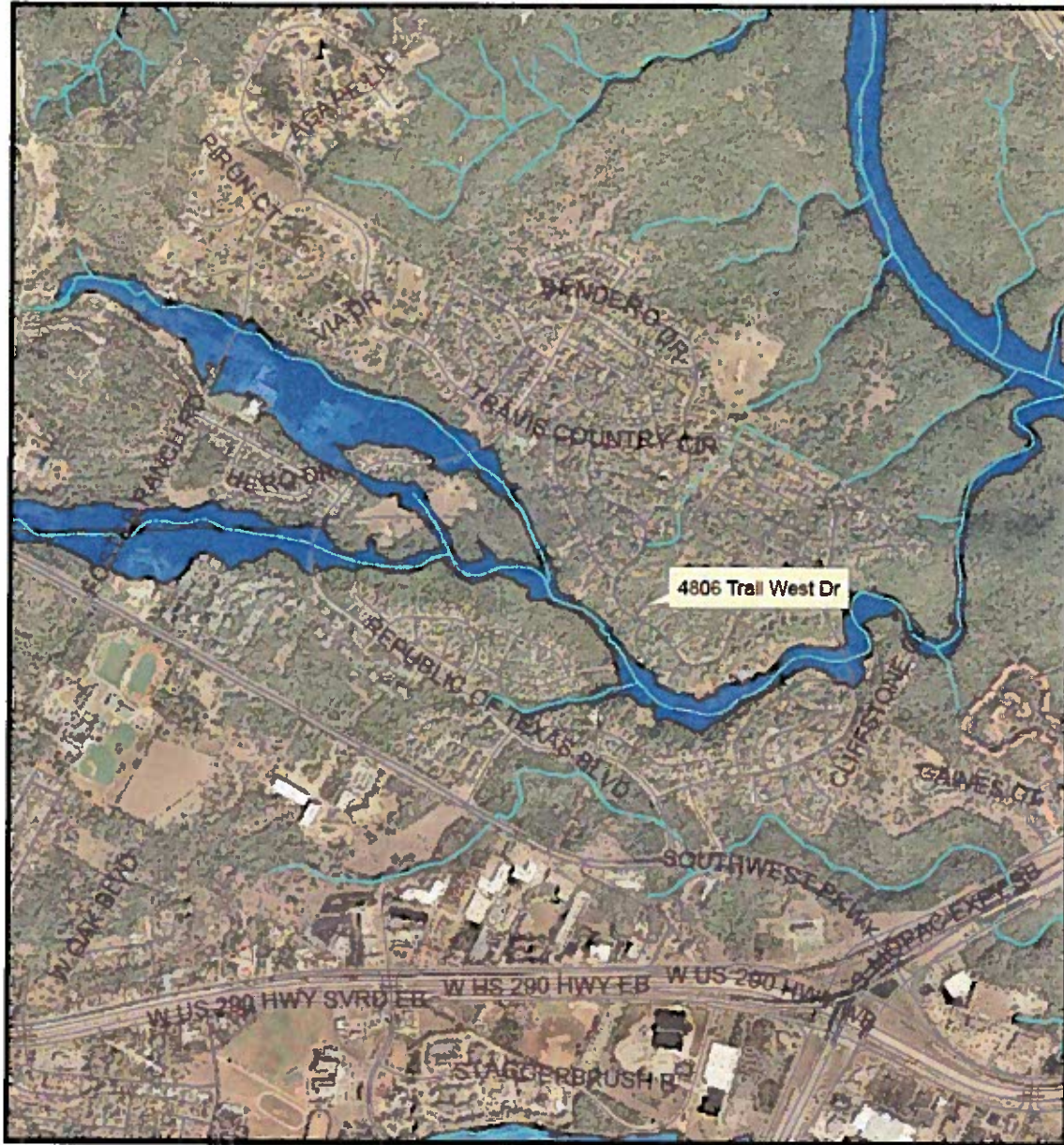
We are currently being subjected to three contingent water quality changes.

First consider the 12.45 acres of AISD property currently under review centered in the middle of Travis Country and adjacent to Sycamore Creek. It is a unique flatland and this flat area of porous limestone could help to offset polluted surface and groundwater by direct filtration if left in its natural state. Our already overdeveloped neighborhood of more than 1500 homes has come together to financially support NPAT's bid that would perpetually protect our neighborhood, our environment and Austin's water quality.

Also, please recognize that Regents school now approved for alteration of flood zone characteristics is now in the planning stage to move water away from the school property and into Sycamore Creek topographically above us. This will likely add to adverse water quality downstream in Travis Country also positioned within the Water Quality Zone. Increased pollution by flood water can be expected to affect our neighborhood. Finally and importantly, additional seepage from the Stratus MUD 4 effluent irrigation already permitted will be processed above the flood zone of Sycamore Creek in the ETJ just across Foster Ranch Rd. Both Regents and Stratus are topographically above most if not all of the neighborhood and runoff from converging tributaries of Sycamore Creek flow right by the AISD property(see maps). From Stratus alone there will be an uncontrolled increase in release of metals, pharmaceutical chemicals, soaps, detergents and pesticides.

For these reasons (and more) I oppose rezoning and amendment of the property under review (NPA-2012-0025.01/ C14-2012-0016) in Travis Country.

Leigh P. Ziegler/ (Travis Country Resident)



Effective Fully Developed Floodplains



0 700 1,400
Feet

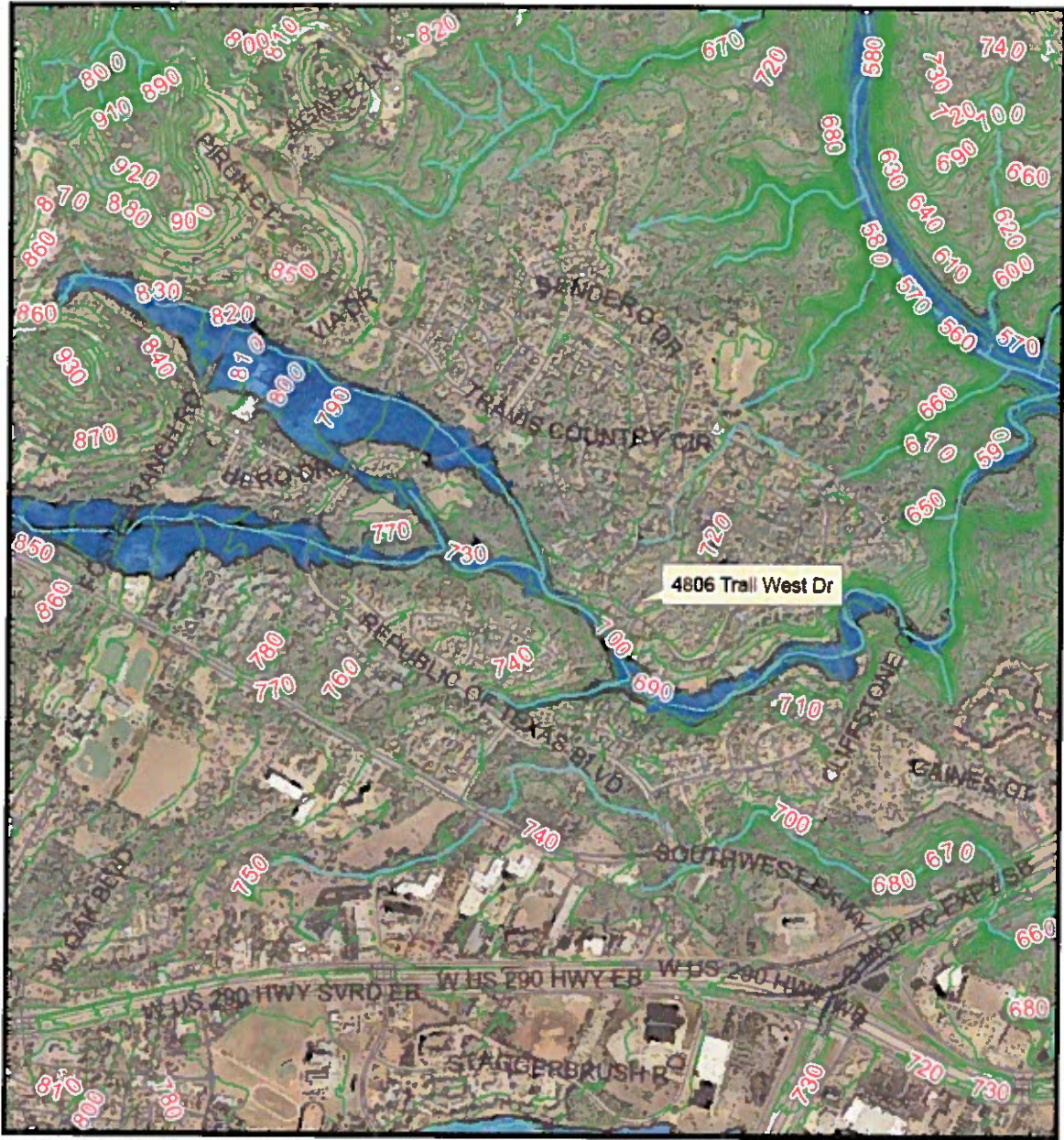
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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

Prepared: 4/10/2012

COA Fully Developed

- COA Fully Developed 100-Year Floodplain
- COA Fully Developed 25-Year Floodplain



Effective Fully Developed Floodplains



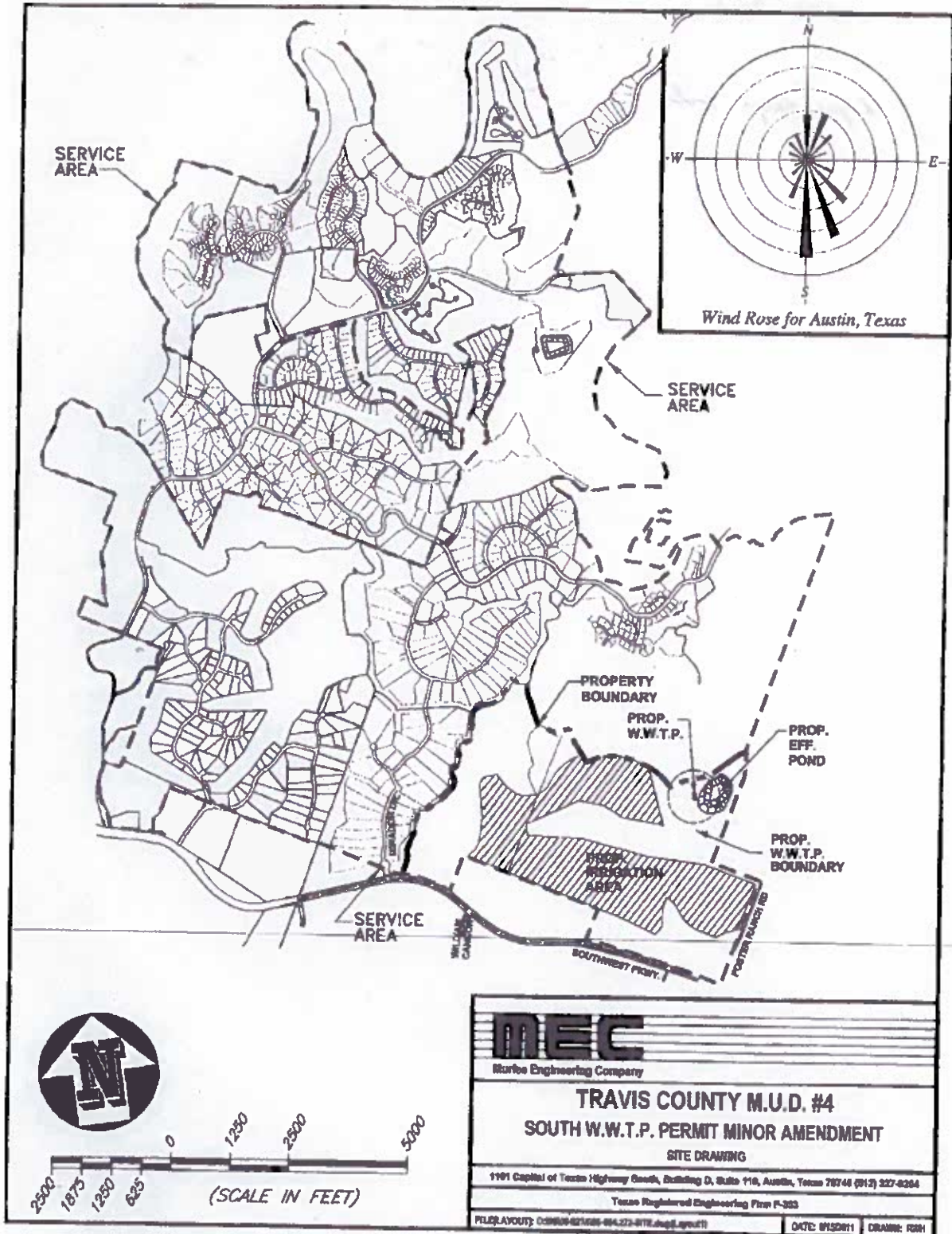
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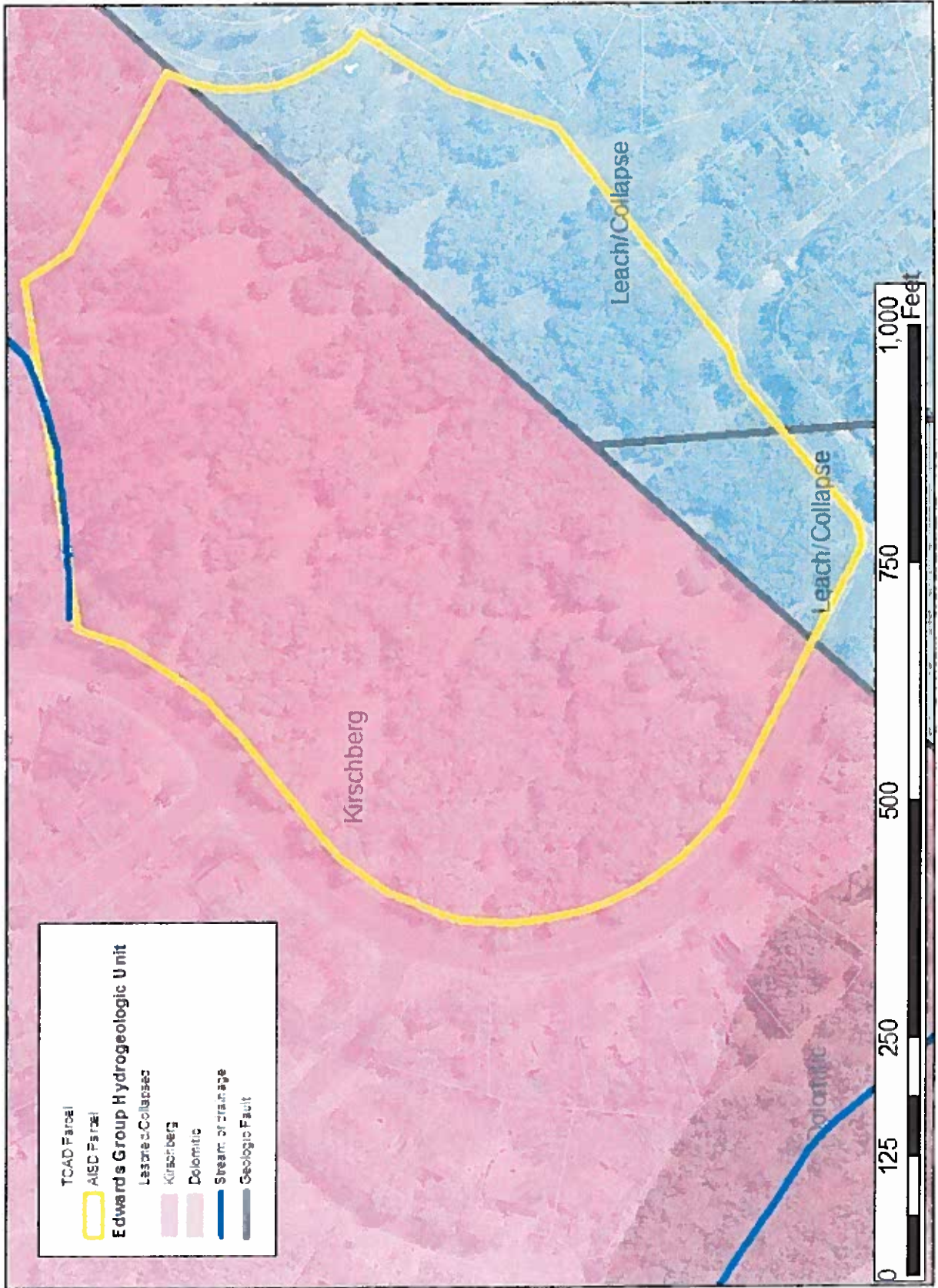
COA Fully Developed

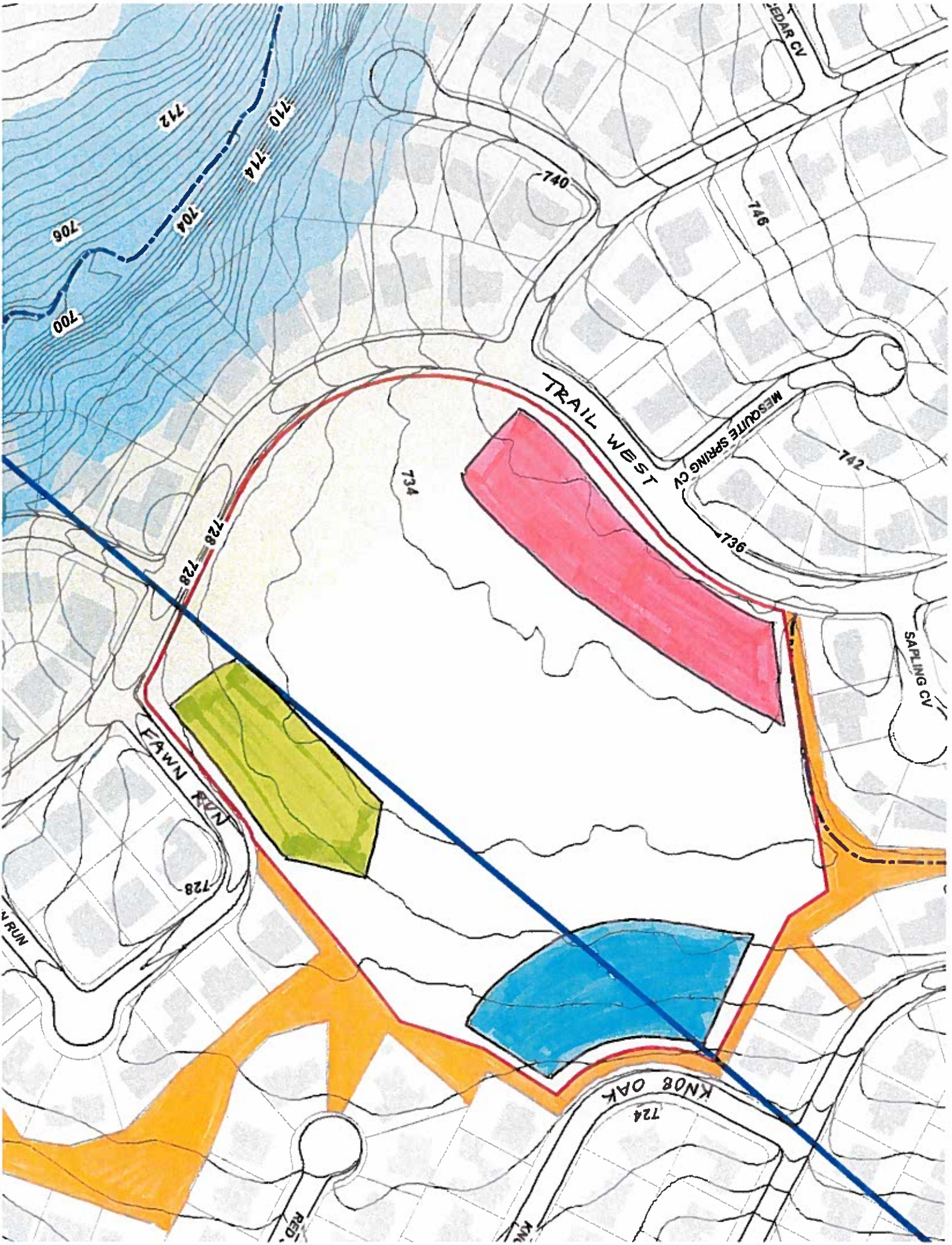
- COA Fully Developed 100-Year Floodplain
- COA Fully Developed 25-Year Floodplain
- Contour

Prepared: 4/10/2012



C10-11





25-8-1 DEFINITIONS.

In this subchapter:

(5) **CRITICAL ENVIRONMENTAL FEATURES** are features that are of critical importance to the protection of environmental resources, and include bluffs, canyon rimrocks, caves, sinkholes, springs, and wetlands.

(7) **FAULTS AND FRACTURES** is limited to significant fissures or cracks in rock that may permit infiltration of surface water to underground cavities or channels.

(9) **POINT RECHARGE FEATURE** means a cave, sinkhole, fault, joint, or other natural feature that lies over the Edwards Aquifer recharge zone and that may transmit a significant amount of surface water into the subsurface strata.

25-8-281 CRITICAL ENVIRONMENTAL FEATURES.

(A) Drainage patterns for proposed development must be designed to protect critical environmental features from the effects of runoff from developed areas, and to maintain the catchment areas of recharge features in a natural state. Special controls must be used where necessary to avoid the effects of erosion, or sedimentation, or high rates of flow.

(B) A residential lot may not include a critical environmental feature or be located within 50 feet of a critical environmental feature.

(C) This subsection prescribes the requirements for critical environmental feature buffer zones.

(1) A buffer zone is established around each critical environmental feature described in this subchapter.

(a) Except as provided in Subsection (C)(1)(b), the width of the buffer zone is 150 feet from the edge of the critical environmental feature.

(b) For a point recharge feature, the buffer zone coincides with the topographically defined catchment basin, except that the width of the buffer zone from the edge of the critical environmental feature is:

- (i) not less than 150 feet; and
- (ii) not more than 300 feet.

(2) Within a buffer zone described in this subsection:

- (a) the natural vegetative cover must be retained to the maximum extent practicable;
- (b) construction is prohibited; and
- (c) wastewater disposal or irrigation is prohibited.

(3) If located at least 50 feet from the edge of the critical environmental feature, the prohibition of Subsection (C)(2)(b) does not apply to:

- (a) a yard or hiking trail; or
- (b) a recharge basin approved under Section 25-8-213 (Water Quality Control Standards) that discharges to a point recharge feature.

(D) The director may grant an administrative variance to a requirement. An applicant for a variance must demonstrate that the proposed measures preserve all characteristics of the critical environmental feature.

