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1**ZONING CHANGE REVIEW SHEET****CASE:** C14-2012-0086  
Lost Creek**ZAP DATE:** September 4, 2012**ADDRESS:** 1142 Lost Creek Boulevard**AREA:** 1.447 acres  
(63,031 square feet)**OWNER:** Stern Trust  
(Robert P. Stern)**AGENT:** LOC Consultants  
(Sergio Lozano)**ZONING FROM:** LO; Limited Office**ZONING TO:** MF-1; Multifamily Residence Limited Density**NEIGHBORHOOD PLAN AREA:** N/A**SUMMARY STAFF RECOMMENDATION:**

The staff recommendation is to grant multifamily residence limited density – conditional overlay (MF-1-CO) district zoning. The conditional overlay would limit the number of units to 15 and requires that all compatibility standards, as listed in the Land Development Code, Chapter 25-2, Article 10 (Compatibility Standards), apply.

**ZONING AND PLATTING COMMISSION RECOMMENDATION:**

Scheduled for consideration September 4, 2012

**OTHER CONSIDERATIONS:**

The applicant has met with representatives of the neighborhood to introduce the proposal and show early schematics. On August 26 the Lost Creek Neighborhood Association unanimously passed a resolution in opposition to the proposed multifamily zoning (please refer to Exhibit B-1).

Since then, staff has received over 70 emails or letters from residents voicing their support of the resolution and opposition to the proposal (see Exhibits marked B2-B73). A number of residents also sent letters of opposition that may or may not have been penned in conjunction with the resolution.

Staff has also received a request from the Lost Creek Neighborhood Association to postpone Commission consideration of the application for 60 days (please refer to Exhibit B-1). The applicant is not in concurrence with a 60-day postponement.

**DEPARTMENT COMMENTS:**

The subject property consists of a single platted lot northwest of the Loop 360 and Lost Creek Boulevard intersection. It abuts Lost Creek Boulevard, with approximately 460 feet of frontage, but currently does not take ingress from the roadway; there is a right-turn-only exit from the property onto Lost Creek Boulevard. The subject property consists of a vacant drive-through banking facility, and is surrounded on three sides by multistory office buildings that form an interconnected campus, all of which are in the City, and zoned office or commercial. Further to the northwest is a large, undeveloped tract with SF-2 zoning.

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On the opposite side of Lost Creek Boulevard are a number of single-family residences, part of The Hills of Lost Creek and Lost Creek Hilltop subdivisions, and the Barton Creek Wilderness Park. Both the residences and the park are outside the City, and are thus without zoning (please see attached zoning and aerial maps, Exhibits A and A-1). This part of the City's extraterritorial jurisdiction is expected to be annexed beginning December 2015.

The subject tract is also within a Hill Country Roadway Corridor, specifically Loop 360. Located within a "Moderate Intensity Zone," there are additional requirements that will impact reuse and redevelopment of the site, regardless of the base district zoning.

The existing drive-through bank facility was developed in 1985 (permits began in 1984) as a Boatmans Bank. Another financial institution took over the facility in the mid-1990s and operated it until 2007, when Regions Bank acquired it. It ceased operations in early 2011. The current proposal is to redevelop the vacant site into a limited number of townhomes or condominiums.

Although the current residential site design is a work in progress, the expectation is for several buildings of multiple units, each building have two living floors above parking. The applicant originally asked for MF-2 rezoning for height and density allowances. However, because of the overriding nature of the Hill Country Roadway requirements, many distinctions in site development standards between MF-2 and MF-1, or even SF-6, are moot. The applicant subsequently amended the rezoning request to MF-1.

Staff supports the MF-1 request with the condition that the site be developed as if the nearby residential and parkland properties across Lost Creek Boulevard were in City limits. That is, the site will be developed according to City use, site, and design standards – because it is in the City; in addition, staff recommends that the site be subject to full compatibility standards as regards those properties currently outside the City. Staff recommendation for MF-1 approval is also contingent on a limitation of the number of units to no more than 15. The applicant has concurred with these conditions.

#### **EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	LO	Vacant Drive-Through Bank
<i>North</i>	LO; GO	Office Complex
<i>South</i>	Lost Creek Blvd; ETJ (Unzoned)	Right-of-Way; Single-Family Residential; Barton Creek Wilderness Park
<i>East</i>	LR	Office Complex
<i>West</i>	LO; SF-2; ETJ (Unzoned)	Vacant Building & Tennis Court; Undeveloped; Single-Family Residential

**AREA STUDY:** N/A

**TIA:** Not Required

**WATERSHED:** Eanes Creek

**DESIRED DEVELOPMENT ZONE:** No

**CAPITOL VIEW CORRIDOR:** No

**HILL COUNTRY ROADWAY:** Yes

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Lost Creek Neighborhood Association	145
City of Rollingwood	605
Barton Creek North Property Owners Association	917
Save Our Springs Alliance	943
Homeless Neighborhood Association	1037
League of Bicycling Voters	1075
Super Duper Neighborhood Objectors and Appealers Organization	1200
Austin Monorail Project	1224
The Real Estate Council of Austin, Inc.	1226
Sierra Club, Austin Regional Group	1228
Austin Heritage Tree Foundation	1340
Montopolis Community Alliance	1357
SEL Texas	1363

**SCHOOLS:**

Eanes Independent School District:

Forest Trail Elementary School      Ridge Middle School West      Westlake High School

**RELATED CASES:**

The subject tract was part of a 1303-acre tract unilaterally annexed into Limited Purpose Jurisdiction for "Planning and Zoning" and "Sanitation and Health Protection" in 1983 (C7a-83-007). The tract was annexed into Full Purpose Jurisdiction in 2008, as part of a 45-acre annexation following settlement of a lawsuit and agreement with the Lost Creek Municipal Utility District to annex Lost Creek MUD Commercial Property (C7a-07-022).

Upon limited purpose annexation into the City in 1983, the subject tract was designated interim residential. The property was rezoned in 1983 from Interim AA Residence, First Height and Area to O-1 Office, First Height and Area. In 1984 the Council adopted the Zoning Conversion Ordinance (840301-S), which along with the Reclassification Ordinance (841129-V) converted O-1 to LO, Limited Office. The present zoning of the subject tract has remained unchanged since 1984.

NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14-83-157	I-AA First Height and Area to "O-1" Office, First Height and Area	Approved; 03/27/1984	Approved; 07/26/1984

**CASE HISTORIES:**

As with the subject tract, abutting and nearby properties were granted permanent office and commercial zoning in the early 1980s, zoning which has not changed since conversion in the mid-Eighties. The former "O" First Height and Area and "O-1" were converted to LO, Limited Office; "O" Second Height and Area was converted to GO, General Office.

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NUMBER	REQUEST	PLANNING COMMISSION	CITY COUNCIL
C14r-83-158 (north of site)	I-AA First Height and Area to "O" Office, First Height and Area	Approved; 09/06/1983	Approved; 12/01/1983
C14r-83-159 (north of site)	I-AA First Height and Area to "O" Office, Second Height and Area	Approved; 09/06/1983	Approved; 12/01/1983
C14r-83-161 (east of site)	I-AA First Height and Area to LR	Approved; 09/27/1983	Approved; 05/17/1984
C14r-83-190 (southeast of site)	I-AA First Height and Area to LR	Approved; 10/04/1983	Approved; 01/12/1984
C14r-83-263 (north of site)	I-AA First Height and Area to "O-1" Office, First Height and Area	Approved; 03/27/1984	Approved; 06/07/1984
C14r-84-233 (north of site)	I-SF-2 to "O" Fourth Height and Area  I-SF-2 to LO	Denied/Approved O-1; 09/04/1984  Approved; 01/14/1986	  Approved; 10/09/1986*

Regarding the large SF-2 tract to the northwest of the subject tract, at the time of limited purpose annexation in July 1983, the City Code provided for an interim designation of I-AA (First Height & Area) for all annexed properties. Ordinance 841129-V converted I-AA to I-SF-2, and ordinance 860206-K converted I-SF-2 to SF-2.

**ABUTTING STREETS:**

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Lost Creek Blvd	87 Feet	Varies	Collector	Yes	Yes	No

**CITY COUNCIL DATE:** September 27, 2012

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup> 2<sup>nd</sup> 3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Lee Heckman  
e-mail address: lee.heckman@austintexas.gov

**PHONE:** 974-7604

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**SUMMARY STAFF RECOMMENDATION**

The staff recommendation is to grant multifamily residence limited density – conditional overlay (MF-1-CO) district zoning. The conditional overlay would limit the number of units to 15 and requires that all compatibility standards, as listed in the Land Development Code, Chapter 25-2, Article 10 (Compatibility Standards), apply.

**BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)**

***Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.***

The existing Limited Office (LO) district is the designation for an office use that serves neighborhood or community needs and that is located in or adjacent to residential neighborhoods. An office in an LO district may contain one or more different uses. Site development regulations and performance standards applicable to an LO district use are designed to ensure that the use is compatible and complementary in scale and appearance with the residential environment.

The proposed Multifamily Residence Limited Density (MF-1) district is the designation for a multifamily use with a maximum density of up to 17 units per acre, depending on unit size. An MF-1 district designation may be applied to a use in a residential neighborhood that contains a mixture of single family and multifamily uses or in an area for which limited density multifamily use is desired. An MF-1 district may be used as a transition between a single family and higher intensity uses.

The subject tract is surrounded on three sides by multistory office development; single-family residential and a large wilderness park can be found across Lost Creek Boulevard. Staff has determined that a small-scale multifamily project, especially if constructed according to City requirements for compatibility, can serve as a transition between office uses on one side of the Boulevard and single-family residential uses and parkland on the other.

If the request were for MF-2, as originally proposed, or even MF-1 with no limit on unit density, then, given the 1.447-acre size of the subject tract, either 33 or 24 units, respectively, could be built (not accounting for impervious cover or height limitations). Such density would likely be deemed inappropriate and not a satisfactory transition between the two sides of the Boulevard.

***Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.***

Staff has determined that the MF-1 zoning district, in conjunction with the Hill Country Roadway Corridor (HCRC) requirements and additional recommended compatibility standards, helps promote compatibility between the abutting office complex, nearby residential, and the proposed project. Indeed, in terms of site development standards, the only difference between the existing LO and proposed MF-1 in this location is the rear yard setback (5 feet vs. 10 feet, respectively). Front and side setbacks, as well as height allowances, are identical for the two districts. The HCRC requirements further diminishes distinctions between the two districts as regards impervious cover (capped at 40%). Moreover, by adopting the recommended conditional overlay mandating City compatibility requirements, area

residents should be provided a level of compatibility that would not be required should the property simply be redeveloped under the current zoning as an office use.

Staff is aware of concerns regarding traffic on Lost Creek Boulevard. At this time, the applicant has not proposed to change the right-turn exit-only nature of the site's interface with the street. The site is currently accessed through adjacent office properties, with options to exit either through those adjacent properties (to Lost Creek Boulevard or directly to Loop 360) or directly to the Boulevard. Whether the proposed multifamily would result in more traffic than a drive-through bank or other office use, or create a different traffic pattern, is unknown – and to a large extent it becomes a moot consideration. This portion of Lost Creek Boulevard is outside the city limits of Austin and within the jurisdiction of Travis County. The City has no authority to review or issue driveway permits for, or require any other improvements to, Lost Creek Boulevard.

***Granting of the zoning should not in any way set an undesirable precedent for other properties in the neighborhood or within other areas of the city.***

There is, occasionally, concern about the precedent or domino effect of rezoning a property. As noted, the property is surrounded by existing multistory office buildings in an interconnected campus. Neither this office campus nor the nearby single-family residential and wilderness area seem ripe for additional or re- development at this time. The 0.6-acre LO-zoned tract immediately to the west of this property (currently housing a garage/storage shed and tennis court) is currently on the market and potentially could be redeveloped. However, given its relatively small size, its development potential is constrained and would likely retain its non-residential use.

## **EXISTING CONDITIONS**

### **Site Characteristics**

The site slopes from north/northwest to south/southeast, with its lowest point along Lost Creek Boulevard and the property line to the east. The vacant banking facility and parking/driving areas contribute to significant existing impervious cover; however, there are many mature trees on site, especially to the south and east.

### **Site Plan and Compatibility Standards**

This site is located within the Hill Country Roadway Corridor (Moderate Intensity) and therefore requires approval from the Zoning and Platting Commission. (25-2 Article 11 Hill Country Roadway Requirements)

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

#### **NOTE:**

Staff is recommending a conditional overlay that requires that all compatibility standards, as listed in the Zoning Code, Subchapter C (Use and Development Regulations), Article 10, apply.

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1/7**Transportation**

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

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

**Impervious Cover**

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Eanes Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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

**Environmental**

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

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

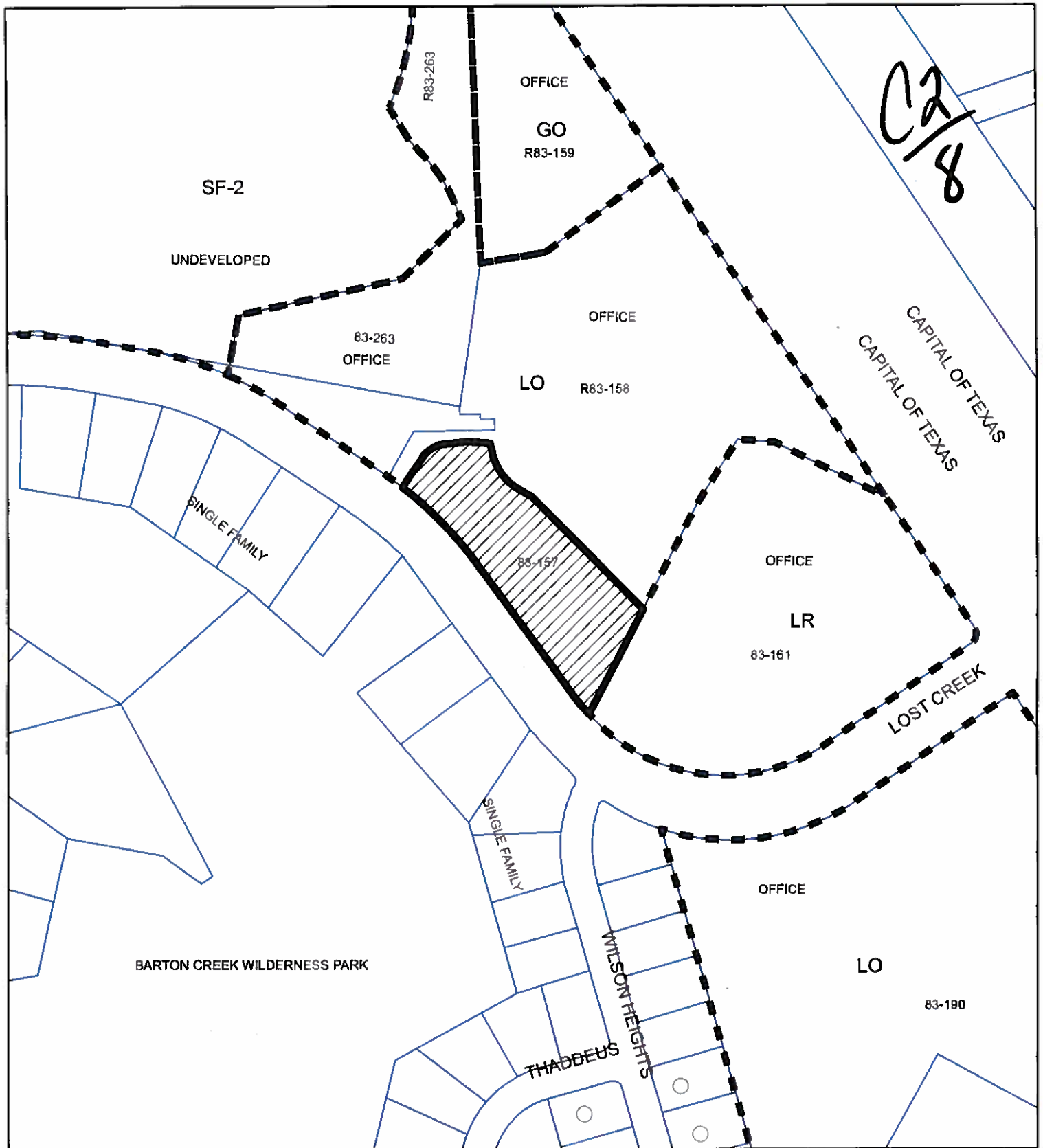
Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

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

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

**Water and Wastewater**

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



1" = 200'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

### ZONING

ZONING CASE#: C14-2012-0086

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.

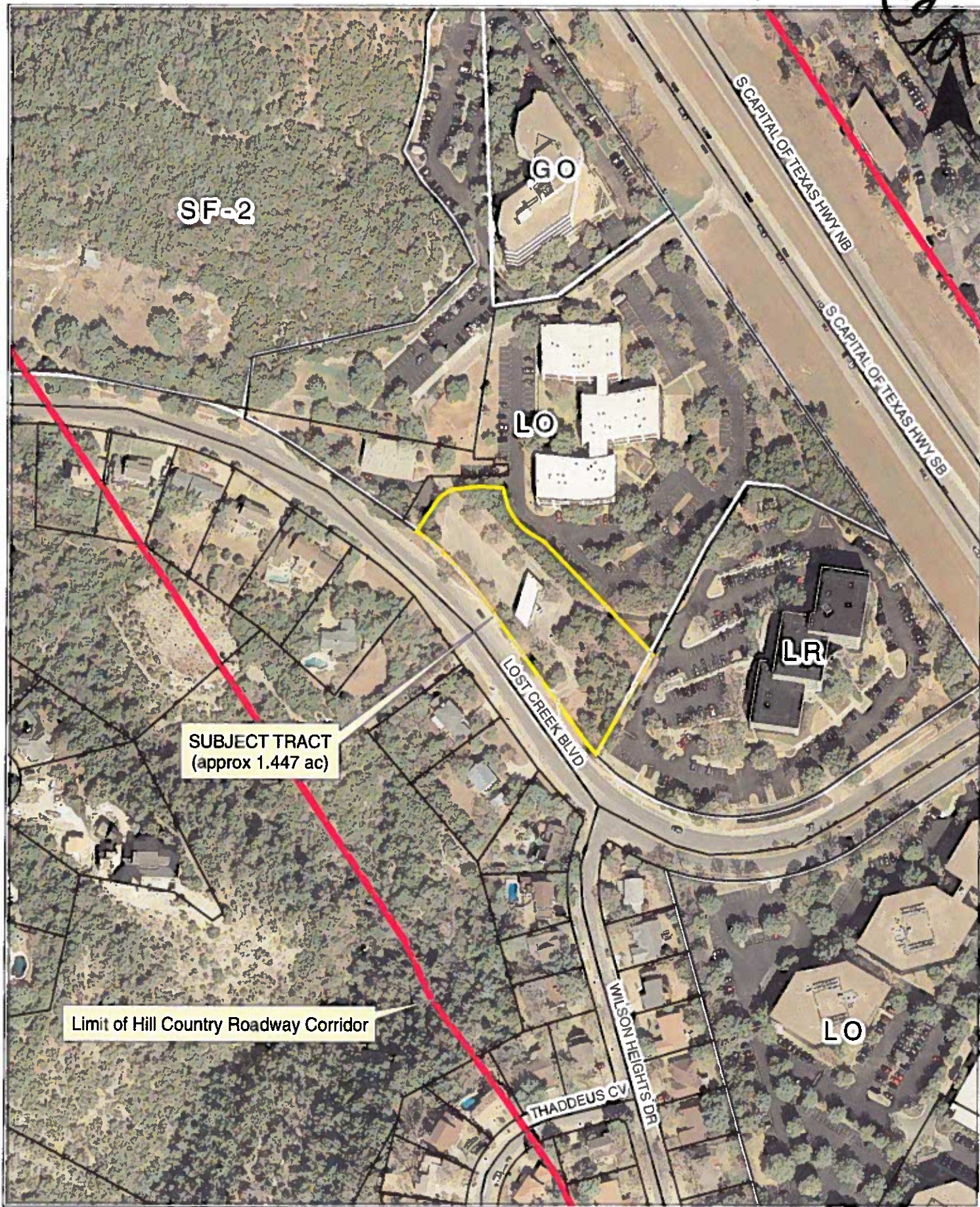
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



**Exhibit A**



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Imagery Data: 2009

Exhibit A-1

0 100 200 400 Feet

1 inch = 200 feet





Lee Heckman  
Planning and Development Review Department  
City of Austin  
505 Barton Springs Road, 5<sup>th</sup> floor  
Austin, TX 78704

Dear Mr. Heckman,

The Lost Creek Neighborhood Association unanimously passed the following resolution at a meeting on August 26, 2012:

**The Lost Creek Neighborhood Association opposes any MF zoning on the bank drive-thru property as currently proposed due to limited application of compatibility standards and those concerns inherent with height, visibility, lighting, traffic, parking, screening, setbacks and landscape bufferings. There has been significant opposition to MF zoning from neighborhood residents. Multifamily zoning allows land use that is not compatible with the residential standards of Lost Creek.**

We respectfully request a 60 day postponement of this case. I understand that we are asking for more time than the city normally allows, but we ask for the extra time for the following reasons:

(1) The application for rezoning took place in early August when many residents are on summer vacation, including members of our neighborhood association; in addition, the hearing is scheduled for the day after Labor Day and only one week after residents return from vacation for the start of school. The neighborhood association feels it has not had sufficient opportunity to educate residents on the rezoning, and many residents are just now asking what they can do to voice



opposition. There is a petition drive scheduled for the upcoming weekend.

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(2) There has been significant opposition from residents to any multi-family housing on the Lost Creek Boulevard because MF allows for apartments and a housing type out of character for Lost Creek. The subject property is on a highly visible piece of land at the entrance to our neighborhood of 1250 single family houses, and this proposed development would set a precedent for adjacent re-zonings in the future.

(3) We want additional time to determine the viability of this developer who recently built a much maligned condominium/garden home development at the corner of Knollwood Drive and Forest Hills Drive, two blocks outside of Lost Creek.

Thank you for the consideration you have shown to our neighborhood.

Sincerely,

Shelly Detomasi-Shaw  
President, Lost Creek Neighborhood Association

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August 25, 2012

Mayor and City Council  
Planning and Development Review Department  
Attn: Mr. Lee Heckman, Case Manager  
City of Austin  
One Texas Center  
505 Barton Springs Road  
Austin, Texas 78704

Subject: Case No. C14-2012-0086  
1142 Lost Creek Blvd.

Dear Mr. Heckman:

As residents who live well within 500 feet of the property that is the subject of the case noted above, we are gravely concerned that the rezoning (as currently proposed) will have a profoundly negative impact on our family, property and community.

Our concerns generally fall into three categories - ultimate density/precedence, aesthetics (especially height and setbacks), and traffic/safety impacts – each further described in this letter.

Understanding that development of the property is inevitable, this letter also contains alternative zoning recommendations that the City might consider to promote development in the area without compromising the integrity and character of the Lost Creek neighborhood.

### **Ultimate Density/Precedence**

We understand that the developer is seeking an MF-1 designation, which is not compatible with our community and, most specifically, the location of this tract at the entrance of Lost Creek – all residents will pass this development multiple times daily. Specific concerns regarding the MF-1 designation include:

- ***The number of proposed units could more than double under an MF-1 designation.***  
While the developer currently proposes only 12 units for the property, without additional limitations he could construct 24 or more units on the property (at an allowed density of 17 units/acre). We understand that City planning staff may be recommending a conditional overlay limiting the development to 15 units, but that requirement is not guaranteed.

**Exhibit B-2**

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Mr. Lee Heckman  
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- ***An MF-1 designation for the subject tract would likely lead to a rezoning of an adjacent property.*** The owner of a small property directly across from my house would, we believe, attempt rezoning immediately upon the successful rezoning of the subject tract. Should that occur, the front of our neighborhood would resemble an apartment complex, with a density that would be overwhelming given the location of these properties at the gateway of the neighborhood.

### **Aesthetics**

We understand that staff recommendations for rezoning will include compliance with both the Hill Country Corridor Roadway and City Compatibility standards. These standards – if approved by the Planning Commission – slightly mitigate aesthetic concerns, but they do not adequately address the two key issues: height and setbacks.

Specific concerns regarding aesthetics include:

- ***The height of the proposed units (allowed under an MF-1 designation) is unacceptable, as the three-story units will tower over Lost Creek Blvd.*** As proposed, these extremely tall units will have a harsh visual impact not only to residents across from them, but to all who travel Lost Creek Blvd. The MF-1 designation allows vertical construction to 40'. While traffic and other concerns noted below are critical, it is the height of these three-story units that is one of the greatest concerns. The finished floor elevations are likely to be 10'-15' higher than the single family homes across Lost Creek Blvd, adding to their negative visual impact.
- ***Minimal setbacks will exacerbate height impacts.*** The current proposal calls for setbacks only 25' from the property line: given the vertical scale and elevation of the proposed condos, they will "feel" like they are sitting at the edge of the roadway.
- ***The proposed stark and ultra-modern units are not compatible with Lost Creek's character.*** Both the style ("urban-modern", according to the developer) and construction materials of the proposed units are inconsistent with the homes in the neighborhood. The entrance sign to Lost Creek sets the neighborhood tone – a stone "ruin", it is casual and almost rustic. If you drive through the neighborhood, you will see homes that are largely stone or brick, many constructed in a casual style once known as "Californian". The proposed units appear to have no masonry whatsoever and, with their sharp edges and vertical lines, they actually are more incongruous than the office buildings near the Lost Creek entrance.

## **Exhibit B-2**

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Mr. Lee Heckman  
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We are hopeful that the Hill Country Corridor requirements can address some of these specific style concerns, but the standards are qualitative and as such, open to interpretation. For that reason, we cannot be certain that these standards will address all concerns noted above.

- ***Lost Creek Boulevard is no place for hot tubs, carports and retractable awnings.*** Each "pod" proposed for this development has two units with carports rather than garages, and the developer has shown hot tubs in the carport area (with open fencing) facing the street. We have visions of beach towels hung over the fence, and a hodge-podge elevation as some people have their awnings retracted and others do not. In short, the concept appears to be ill-conceived as the entrance and focal point of the established Lost Creek neighborhood, allowing for conditions that would be unacceptable under neighborhood deed restrictions.
- ***Storage in the units - and garage size - appear to be minimal, which will likely lead to the storage of items in the carport area or balconies (as seen in many apartments).*** As with the hot tub (etc.) concerns noted above, we suspect that this would lead to a "trashy" appearance on the Boulevard.

We expect the developer would argue that the proposed "homes" will be purchased (as I believe was noted at a neighborhood meeting), not leased, and that homeowners will take pride in the appearance of their units. But that argument is disingenuous at best - most of the condos in the neighborhood were developed for purchase, and the majority of them are now leased.

We understand that planning staff cannot control the last two aesthetic issues noted above, but we raise them as examples of pitfalls that we face with this - or any multi-family - development proposed for the site.

### **Traffic/Safety**

Lost Creek Blvd is not yet within the City's jurisdiction, and we have been told that planning staff have no control over traffic. However, planning staff are already recommending the application of "in-City" criteria (Compatibility Standards) for the property, and we would hope that traffic considerations could be viewed similarly (i.e., that the property meet City traffic standards).

Specific concerns include:

- ***Planned egress is illogical and the practical alternative is dangerous.*** The proposal retains the existing property exit onto the boulevard, which directs flow from the existing bank (and proposed condos) into the Lost Creek neighborhood. The only other egress is a

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meandering path through an adjacent office building parking lot, which will require residents wanting to head north on Loop 360 to quickly cross the highway and do a U turn on Loop 360. We believe condo residents trying to get to Loop 360 will more than likely exit on to the boulevard and do a U-turn on Lost Creek to leave the neighborhood. This would be extremely dangerous, given the road curves at that location, volume and speed of car traffic, and heavy pedestrian/bike traffic on the boulevard.

- **Parking is inadequate.** The developers have noted that 2 visitor spots are allotted for 12 condos, but that visitors could use additional parking in adjacent office buildings if needed. Our discussions with those managers indicate that this assumption is not necessarily valid. Overflow traffic would then park on the boulevard, again adding to safety concerns.

The listing above is by no means a comprehensive representation of our concerns, but I hope it conveys the depth of our issues with this proposal. As noted earlier, however, I understand that development is inevitable.

***Our preference is for the site to retain its "LO" zoning (with Hill Country Corridor Roadway restrictions). Offices make for quiet neighbors, and a small complex located between the existing large offices and single family residences would be far more than acceptable than multi-family dwellings.***

Should the City believe that a residential use is preferable, I would offer the following revisions to the proposed rezoning.

- **Rezone for SF-4B or SF-5, with a maximum of 6 units allowed.** This would allow the development of duplexes or townhomes.
- **Apply conditional overlays for height and setbacks at 2-stories, and 50', respectively.** These conditional overlays are critical to ensure that the development is compatible with the scale of the homes – and even the commercial buildings – at the entrance of Lost Creek.

A low density townhome or duplex complex, with masonry and garages, would serve as an acceptable, if not ideal, transition between the single family homes in the neighborhood and the office complex.

In summary, the density, aesthetics, and traffic impacts of the proposed development – which is supported by an MF-1 zoning – are an overwhelming concern and we cannot support the rezoning as currently proposed. Please remember that the proposal will indelibly damage not only this neighborhood but, we believe, the property value of our home as well.

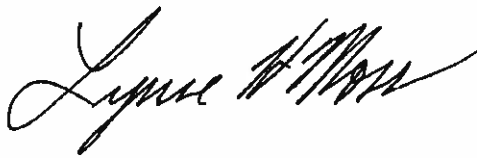
## **Exhibit B-2**

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Mr. Lee Heckman  
August 25, 2012  
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We hope that you will take our comments into consideration, and we are available to clarify our comments and/or further discuss the rezoning proposal at your convenience.

Regards,



Lynne H. Moss



Glenn Moss

cc: Greg Guernsey, City of Austin Planning and Development Review



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Barbara and Paul Schumann  
1405 Thaddeus Cove  
Austin, TX 78746  
August 22, 2012

Mayor and City Council  
Planning and Development Review Department  
Attn: Mr. Lee Heckman, Case Manager  
One Texas Center  
505 Barton Springs Road  
Austin, Texas 78704  
RE: Zoning Case Number C14-2012-0086; 1142 Lost Creek Boulevard  
Dear Mr. Heckman:

We are opposed to the rezoning for several reasons:

1. **Unsafe Entrance/Exit from Property** When approval was given (about 30 years ago) to allow a drive-thru bank on the land, the neighborhood approved, based on certain usage intent, entrance and exit restrictions. We were told that the drive through bank was for the convenience of the residents of Lost Creek. Since the traffic is high on Lost Creek Blvd. (Figure 1), there is a blind curve to the left of the edge of the property (Figure 2), and single lane on Lost Creek Blvd., the exit from the drive-thru bank was a merge entry to the right with no option for a left turn (Figure 3). The current entrance to the property is via a road at the far end of the property (not shown on all the drawings provided by the developer). It was supposed to be an entrance only, but is now two way. Cars exiting on this road can make a right turn safely, but a left turn is dangerous because of a blind hill (Figure 4). Cars can go through the office park and find their way back to Loop 360 for a safe right turn to go South, followed by a u-turn at Lost Creek Blvd. to go North (Figure 5). However, these roads are part of other developments in the office park and not under the control of the City or the developer of the proposed condominium project.
2. **Unsafe Pick Up and Drop Off of Children** There is currently no safe way for children residing in the condos to come down the hill to Lost Creek Blvd. and be picked up by EISD school buses.
3. **Poor Curb Appeal** The current drive-thru bank is hardly visible on entering Lost Creek (Figure 6) and pretty well hidden by trees on a more direct view (Figure 7). However, three, three story buildings packed tightly into the property with only a 25 foot setback will not be appealing. (Figure 8) There are two houses (Figures 9 and 10) directly opposite 1142 Lost Creek Blvd. that will have to look at these buildings uphill from them and have the residents on balconies looking down on them.
4. **Poor Immediate Neighborhood for Resident Children** The condos are fronted on a busy road and surrounded on other sides by numerous office buildings. The only place for the children to play will be in the parking lots of the office buildings. (Figure 5)

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5. **Not Enough Parking** The drawings show two parking spaces per condo. It's very likely that with a family of four, each condo would require four parking spaces. We do not want parking on Lost Creek Blvd. from an esthetic and safety viewpoint. In addition, Lost Creek Blvd. is on the official Austin bicycle map and there is significant bicycle traffic utilizing the bicycle lane that would be blocked by parking.
6. **Drawings do Not Reflect Land Contours** There is no indication of how the land contour and trees will be accommodated in the construction.

Balloons should be placed at the front edges of the three proposed buildings at the heights anticipated, more realistic drawings completed showing how the buildings may look in the real setting, and solve some the problems indicated in the letter.

The view from the drive-thru bank of the hill country (Figure 11) indicates that the view from the third floor balconies will be desirable. However, we believe that condos may not be the best use of the land due the small lot size, its close proximity to its neighbors and its positioning on the office development site.

Sincerely,



Barbara Schumann



Paul Schumann

C2/19

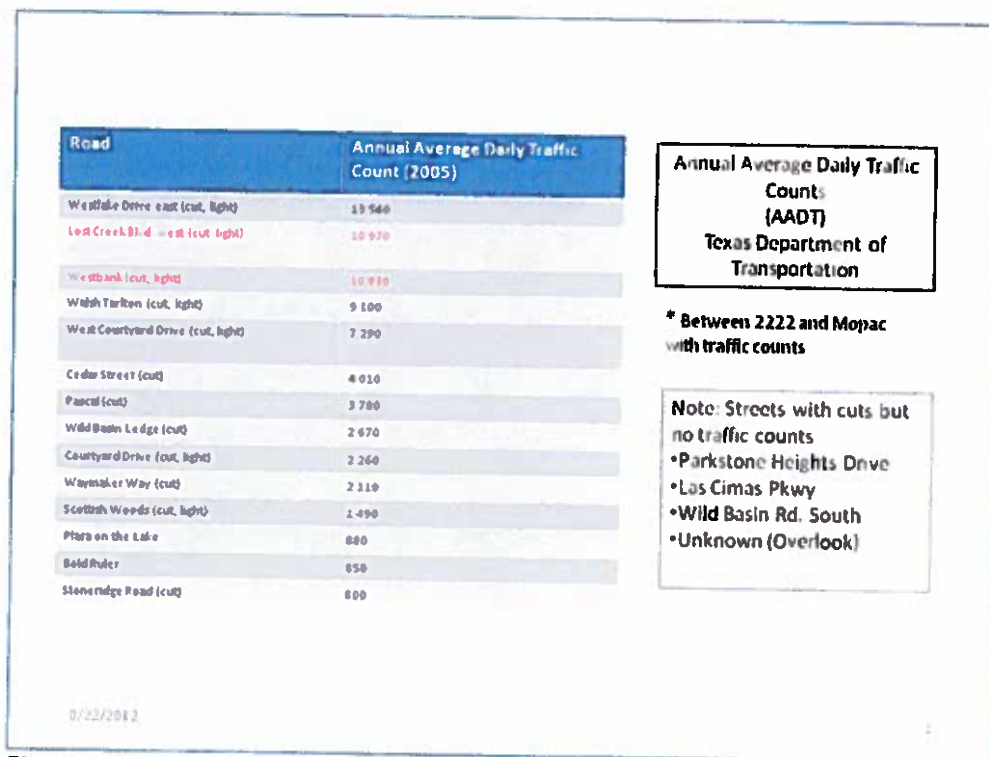


Figure 1. Traffic Counts

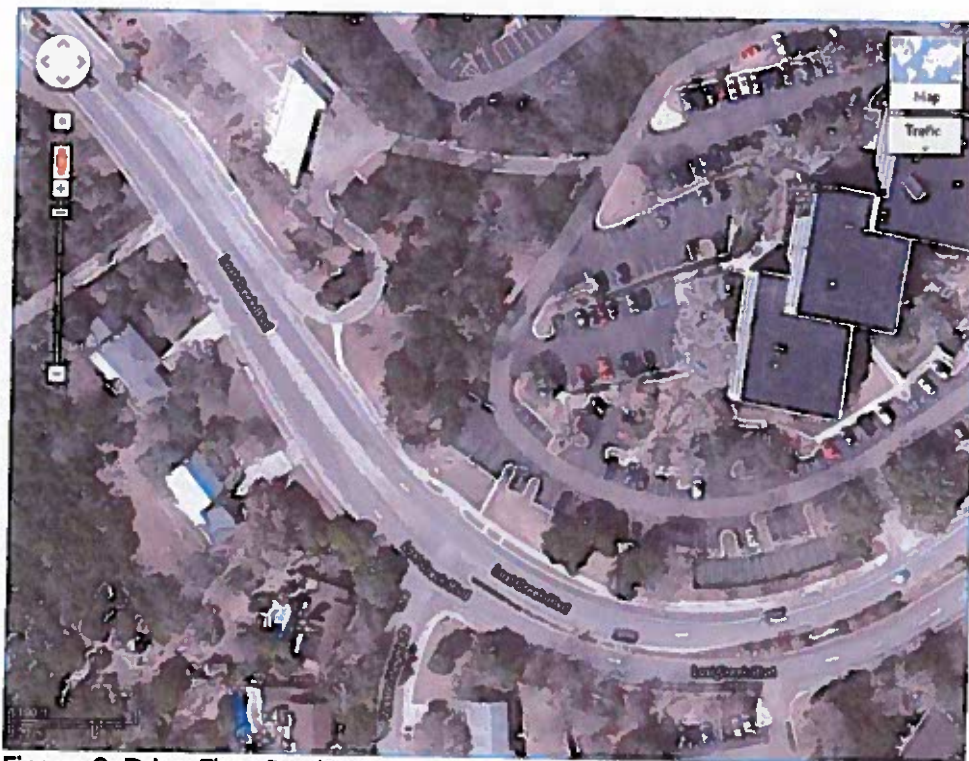


Figure 2. Drive Thru-Bank Exit, Lost Creek Blvd. and Wilson Heights Dr.

C2  
20



Figure 3. View of Lost Creek Blvd, from Exit



Figure 4. View of Lost Creek Blvd. from Exit/Entrance

**Exhibit B-3**



C2  
21



Figure 5. Lost Creek Point and Other Office Developments Behind Drive-Thru Bank



Figure 6. View of Lost Creek Point and Drive-thru Bank from Intersection of Wilson Heights and Lost Creek



Figure 7. View of Drive-thru Bank from Lost Creek Blvd.

C2  
22

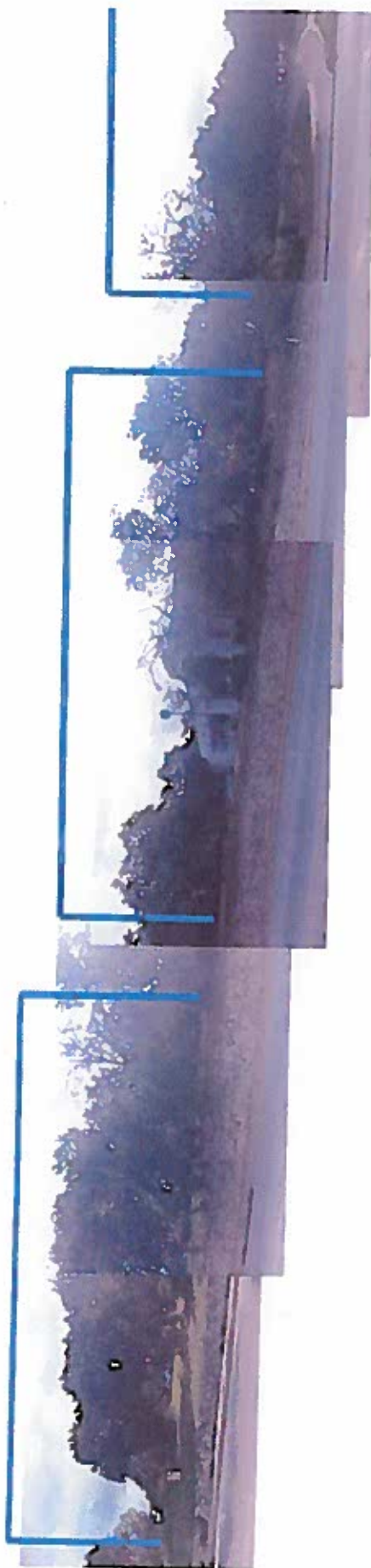


Figure 8. View from Property Across the Street. The blue rectangles are rough estimates of what the three pads would look like if built as planned. The assumption used in scaling these rectangles is that the buildings are each 140 feet long and 35 feet high. Please remember that there are a number of estimates behind these illustrations having to do with scaling from incomplete drawings (many without scale) and the photos. The contour of the land is clearly shown. The right most pad is set back a bit and extends beyond the edge of the photo.



C2  
23

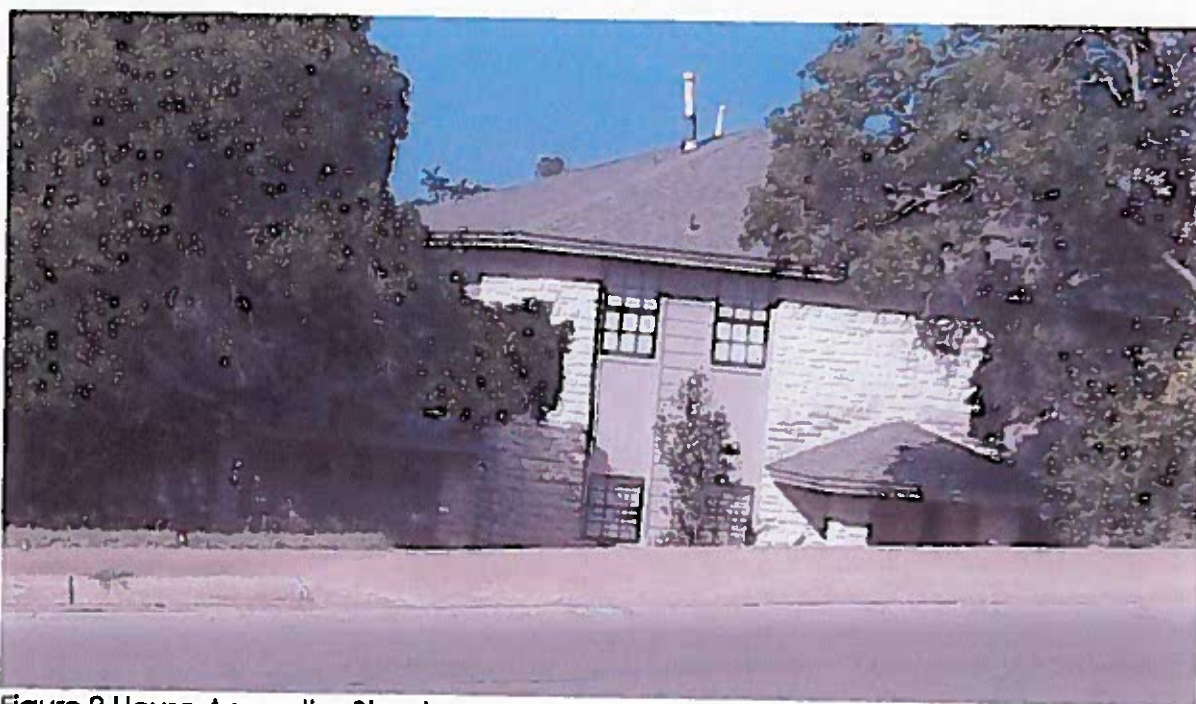


Figure 9 House Across the Street



Figure 10. House Across the Street

C2/24



Figure 11. Hill Country View from Drive-Thru Bank



C2  
25

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Kate Van Zandt Youman

5907 Front Royal Drive

Austin, TX 78746

512.422.4426 (c)

C2/26

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Hi Lee,

Todd and I support the Lost Creek Neighborhood association's resolution opposing the MF zoning proposed for case number C14-2012-0086.

Thank you!

Julie Smith

6202 Augusta National Drive

C2/27

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Mr. Lee Heckman,

we are fully support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

yan zheng  
5955 cape coral drive

Austin, TX 78746

Thank you.

Yan

C2/28

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Mr. Heckman,

We are opposed to any zoning changes at the bank drive-thru in Lost Creek for all the reasons stated in the following letter from the Lost Creek Neighborhood Association Board. This plan is an unsatisfactory use of this property and does not mesh with Lost Creek's single family residential area. It would create increased traffic at an already congested intersection, bothersome light at night for neighbors close by, a parking nightmare and ruin the native, natural, woodsy look to the entrance of our beloved neighborhood.

Pat and John Gunthorp

1800 Trevino Dr.

C2/29

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case number C14-2012 -0086.

Jan Heaton Ahmad Modoni

2001 Ingtailidge

Austin, TX 78746

C2/30

Mayor and City Council  
Planning and Development Review Department  
Attn: Mr. Lee Heckman, Case Manager  
One Texas Center  
505 Barton Springs Road  
Austin, Texas 78704

I would like to express my opinion on the proposed Condo project.  
I am a resident of the neighborhood, at 1904 Cypress Point West

I strongly feel:

- a. HEIGHT - They are too tall to fit with the existing architecture. No structure is 3 stories, hence, neither should these. 2 stories max.
- b. STYLE - They look too much like urban apartments, not condos. Apartment look and apartment density - no good.
- c. ORIENTATION - The nice side of the buildings need to face Lost Creek Blvd, not the ugly side with electrical doors, utility panels, and cluttered porches.
- d. ORIENTATION - The nice side of the buildings need to face Lost Creek Blvd, to fit with the way all other buildings in the area are situated.
- e. QUANTITY - The proposed zoning density must be and state 12 units or less, to match proposed design, not 30 units, no way!
- f. PARKING - Additional parking for guests must be handled withing the proposed development.
- g. MATERIALS - must use materials and style within the same category as existing structures.

Again, I am against the rezoning and development of the property as currently proposed.

I do think it is a good idea to do something with the abandon bank drive-thru, but this is not right.

Best Regards.

**Walt Johnson**  
1904 Cypress Point West  
(512) 568-5684 CST  
Austin, Texas 78746

Exhibit B-9

C2/31

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

S O OS O OO SSO O S SO O O OS MF O O OS O  
S

O S  
SS SS P S

C2/32

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Hi,

I am against rezoning the lots. I am against condo and/or apartments being built in the Lost Creek and 360 area. Not only will it impact, traffic, beauty, our way of life in Lost Creek; but also property values and the quiet privacy we have here.

Please no condos added to Lost Creek.

Jeannine Smith resident of Lost Creek



C2/33

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Name: Karen S. Blair

Address: 1320 Wilson Heights Drive, Austin, TX 78746

C2/  
34

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Karen Wang

6200 Olympic Overlook, Austin, TX 78746

C2  
35

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

We, Stanley & Karen Wang (6200 Olympic Overlook, Austin, TX 78746), support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086. Thank you.

C2  
36

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086. I have owned a home in Lost Creek for the past 30 years. I don't want multi-family housing at the entrance of Lost Creek.

Nancy Clark

1604 Johnny Miller Tr.

Austin, TX 78746

C2/37

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

We support the Lost Creek Neighborhood Association's resolution opposing the Multi-Family zoning proposed on the bank drive-thru property, Case Number C14-2012-0086.

Thank you.

Lana and Curtis Riker

6210 Cape Coral, 78746

C2/38

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

We are residents of Lost Creek Subdivision and we support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Name: Ed and Julie Martin  
Address: 6306 Mauna Kea Drive  
Austin, TX 78746

C2/39

Dear Mr. Heckman,

As a resident of Lost Creek, I am opposed to the rezoning of the property near the entrance to Lost Creek from Light Office to Multi-Family.

Building a condominium property on this site will add to the traffic issues already experienced by drivers on Lost Creek boulevard during peak hours. In addition, because of the location of the property, it will be difficult for those who live in the condos to access Lost Creek Boulevard during high traffic hours, especially in the mornings. The safety of our residents, especially runners, walkers, bikers, and kids on their way to school must be taken into consideration.

I add my voice to the Lost Creek Neighborhood Association's resolution on this matter:

"The Lost Creek Neighborhood Association opposes any MF zoning on the bank drive-thru property as currently proposed due to limited application of compatibility standards and those concerns inherent with height, visibility, lighting, traffic, parking, screening, setbacks, and landscape bufferings. There has been significant opposition to MF zoning from neighborhood residents.

"Multifamily zoning allows land use that is not compatible with the residential standards of Lost Creek."

Since it currently seems that the will of the City Council is with that of the developers, I will also echo the thoughts of other Lost Creek residents:

"The Lost Creek neighborhood was built in the early 1970s, is part of the county and is a single-family neighborhood. It will be annexed by the City of Austin in 2016. The rezoning of the one-story bank building to three story condos needs to have sufficient conditions to ensure the neighborhood is not detrimentally affected by this new development.

"The density of the proposed zoning will allow for more than 30 units on the subject property. The developer has proposed 12 units on the tract. The density on the property should be limited to the proposed number of units or less and the zoning district should appropriately limit the number of units.

The compatibility of the development to the surrounding properties should be applied within the City of Austin and in the County. This includes the need to limit height on the

C2  
/40

property, orientation of the building to the neighborhood, screening of the development from surrounding properties and set backs from the surrounding tracts.

Congestion and traffic safety on Lost Creek Boulevard should be addressed to determine the amount of traffic that will be generated by the proposed project and the safe ingress/egress into the property. Parking should be handled entirely within the proposed development and screened from the surrounding properties.

Architecturally, the project should be built with materials similar to the surrounding residential neighborhood.

The scale of the development should fit in the community and not over-power the surrounding properties.

Again, I am against the rezoning and development of the property as currently proposed. Thank you for the opportunity to voice my concerns.

Best regards,

Name: KJ Stanley

Address: 6809 Cypress Pt N, Austin, TX



C2  
41

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

to: Lee Heckman, Case Manager, City of Austin Planning and Development Review Department

I am forwarding the position of the Lost Creek Neighborhood Association on Rezoning of Bank Drive-thru Property on Lost Creek Blvd. to Multi-family zoning. I strongly object to such rezoning and I am in full support of the LCNA position and am a resident of Lost Creek.

Sincerely, (signed)

Mr. Edward L. Lawson  
1311 Wilson Heights Dr.  
Austin, Tx 78746

C2/42

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Dear Lee Heckman,

I'm writing to express my concern at the potential rezoning of the former bank site in the entrance of the Lost Creek neighborhood. My primary concern is due to the traffic difficulties this project may impose on the neighborhood. In the mornings and evenings, we already experience tremendous difficulty with traffic in and out of the neighborhood. Lost Creek has over 1000 homes and residents and only 2 real routes in and out.

The morning traffic into the existing businesses already causes back on northbound Loop360 and these workers routinely u-turn (in violation of traffic law) into the neighborhood as a workaround. The elementary and high school buses also move through the intersection during the school year. Adding a significant number of new residents at an already difficult intersection simply poses more challenges for the neighborhood and and it's occupants.

I urge you to strongly review the project against the neighborhood roadways and infrastructure needed to support it. I would like to see some development there but would like it to be compatible with traffic and character of the neighborhood.

Sincerely,  
Mike & Cheryl Tulkoff  
5903 Fox Chapel Dr.  
Austin, TX 78746  
512 328 5687

C2  
43

## LOST CREEK

August 27, 2012

Mayor and City Council  
Planning and Development Review Department  
Attn: Mr. Lee Heckman, Case Manager  
One Texas Center  
505 Barton Springs Road  
Austin, Texas 78704

RE: Zoning Case Number C14-2012-0086; 1142 Lost Creek Boulevard

Dear Mr. Heckman:

I am a resident of Lost Creek and have become aware of the rezoning of 1142 Lost Creek Boulevard. I wanted to voice my concerns and inform you that **I am against this development as currently proposed.** The Lost Creek neighborhood was built in the early 1970s, is part of the county and is a single-family neighborhood. It will be annexed by the City of Austin in 2016.

The rezoning of the one-story bank building to three story condos needs to have sufficient conditions to ensure the neighborhood is not detrimentally affected by this new development. The density of the proposed zoning will allow for more than 30 units on the subject property. The developer has proposed 12 units on the tract. The density on the property should be limited to the proposed number of units or less and the zoning district should appropriately limit the number of units. The compatibility of the development to the surrounding properties should be applied within the City of Austin and in the County. This includes the need to limit height on the property, orientation of the building to the neighborhood, screening of the development from surrounding properties and set backs from the surrounding tracts.

Congestion and traffic safety on Lost Creek Boulevard should be addressed to determine the amount of traffic that will be generated by the proposed project and the safe ingress/egress into the property. Parking should be handled entirely within the proposed development and screened from the surrounding properties. Architecturally, the project should be built with materials similar to the surrounding residential neighborhood. The scale of the development should fit in the community and not over-power the surrounding properties. Again, **I am against the rezoning and development of the property as currently proposed.** Thank you for the opportunity to voice my concerns.

Best regards,

Cheryl & Rowley Jones  
1301 Arronimink Circle  
Lost Creek

C2  
44

Lost Creek

August 8th, 2012

Mayor and City Council  
Planning and Development Review Department  
Attn: Mr. Lee Heckman, Case Manager  
One Texas Center  
505 Barton Springs Road  
Austin, Texas 78704

RE: Zoning Case Number C14-2012-0086; 1142 Lost Creek Boulevard

Dear Mr. Heckman:

I am a resident of Lost Creek and have become aware of the rezoning of 1142 Lost Creek Boulevard. I wanted to voice my concerns and inform you that I am against this development as currently proposed.

The Lost Creek neighborhood was built in the early 1970s, is part of the county and is a single-family neighborhood. It will be annexed by the City of Austin in 2016. The rezoning of the one-story bank building to three story condos needs to have sufficient conditions to ensure the neighborhood is not detrimentally affected by this new development.

The density of the proposed zoning will allow for more than 30 units on the subject property. The developer has proposed 12 units on the tract. The density on the property should be limited to the proposed number of units or less and the zoning district should appropriately limit the number of units. The compatibility of the development to the surrounding properties should be applied within the City of Austin and in the County. This includes the need to limit height on the property, orientation of the building to the neighborhood, screening of the development from surrounding properties and set backs from the surrounding tracts.

Congestion and traffic safety on Lost Creek Boulevard should be addressed to determine the amount of traffic that will be generated by the proposed project and the safe ingress/egress into the property. Parking should be handled entirely within the proposed development and screened from the surrounding properties.

Architecturally, the project should be built with materials similar to the surrounding residential neighborhood. The scale of the development should fit in the community and not over-power the surrounding properties.

Again, I am against the rezoning and development of the property as currently proposed. Thank you for the opportunity to voice my concerns.

Best regards,  
Tom Spillane  
6007 Cape Coral Drive  
Austin, TX. 78746

Exhibit B-23

C2  
45

As a resident of Lost Creek, I do not support the multifamily zoning proposed for Case Number C14-2012-0086. I agree with the objections voiced by the Lost Creek Neighborhood Association. I request that this zoning request be denied.

Thank you for your consideration in this matter.

Paul Crank

--

Paul Crank  
6500 Huckleberry Cove  
Austin, TX 78746  
Cell 512-658-0722

C2  
46

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

I agree.

Peter L. Scacco  
6411 Indian Canyon Drive  
Austin, TX 78746

C2  
47

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Name: Linda Masters

Address: 1705 Lost Creek Boulevard, Austin, TX 78746

C2  
48

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Linda Holmes  
1400 Wilson Heights Drive  
Austin, TX 76746  
512-7507810

Thanks



C2/49

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Dear Lee Heckman

Doug Medford has forwarded this email to you with the following message: Doug Medford  
2001 Point Bluff Dr.

C2  
50

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Hello Lee,

I am writing to voice my strong opposition to the M rezoning of the bank drive property on Lost Creek boulevard. I fully support the LCNA's resolution opposing the M rezoning case C14-2012-0086 and hope you will take this into consideration when drafting a recommendation ahead of the hearing on this topic. If you have any questions or need any further information from me, please feel free to email me or even call me directly. I hope the concerns of the Lost Creek community will be heard when making this decision, and would appreciate your consideration.

Thank you

Peter Bartlett

2004 Big Canyon Dr

Austin TX 78746

512-699-0405

C2  
51

Say No to Lost Creek Re-Zoning Proposal Case Number C14-2012-0086.

Dear Mr. Heckman,

We strongly oppose the re-zoning of the bank drive-thru location on Lost Creek Blvd to multi-family housing at the entrance to our neighborhood in Lost Creek. As you may know, our neighborhood association has passed a unanimous resolution opposing it as well. It will make our already congested traffic much worse.

Thank you for your consideration,

Becky and Mark Rawalt

1803 Groveton Cove, Austin, TX 78746

C2/52

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

I am a resident of Lost Creek and vehemently oppose the rezoning of the bank property into multi-family zoning.

Thank you

Marsha Ratliff

1319 Thaddeus Cove

Austin, Texas 78746

C 2/53

My wife and I strongly oppose the proposed MF zoning for the existing bank drive-in property. We are concerned about the increased traffic on Lost Creek Blvd, lack of compatibility, screening and many other reasons.

Please do not recommend this zoning to the planning and development review department.

Gene T. Chiles, Attorney at Law  
6207 Bend of the River Drive  
Austin, Texas 78746  
512-327-5988

C2  
54

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

I am opposing the MF zoning proposed for Case Number C14-2012-0086.

**Luke Wheeler**

Vice President

**TRANSWESTERN**

901 South MoPac Expressway

Building 4, Suite 250

Austin, Texas 78746

Main: 512.328.5600 | Fax: 512.328.9309

Direct: 512.314.3553 | Cell: 512.299.6860

C2/55

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Jenny Wheeler

1342 Lost Creek Blvd.

Thanks,

**Jenny Wheeler**

Assistant Property Manager

TRANSWESTERN | Austin

901 S. Mopac Expressway

Building Four, Suite 250

Austin, Texas 78746

Direct 512.314.3960 | Fax 512.328.9309

C2/66

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Dear Mr. Heckman: My wife and I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number: C14-2012-0086. Thank you.

Ed and Wanda Coultas

1405 Falcon Ledge Dr.

Austin 78746



Hi Lee-

C2  
57

My name is Scott Aston and I have resided at 1501 Quaker Ridge Drive in the Lost Creek Subdivision for nearly six years.

I am writing this letter to you, and by extension to the City of Austin Planning and Development Review Department, to express my extreme opposition to any multi-family re-zoning of the existing bank-drive property at 1142 Lost Creek Blvd. I do not now nor will I ever support multi-family zoning in that area.

Most importantly and overall, re-zoning for multi-family housing is not compatible with the residential standards of Lost Creek. The existing property has been and remains an effective commercial rental property and should be continued in that manner. This property has been maintained in a quality way that minimizes its street-side exposure and impact to the neighborhood overall. That should continue.

Aside from limited application of compatibility standards as mentioned above, I have inherent concerns about any re-zoning for multi-family use that in my experience always results in height, visibility, lighting, parking, screening, setbacks and landscape buffering issues due to lack of planning, execution and city politics. Most importantly and what rarely seems to resonate with Austin city management these days is the negative impact on traffic at an already congested intersection surrounded by multiple office buildings with multiple tenants and workers. Further, Lost Creek Blvd. already acts as a cut-through for those townships and neighborhoods to the south and west of Lost Creek and, with Apple's recent offices established nearby, traffic congestion has ramped up exactly where these units would access Lost Creek Blvd.

There are many existing sites throughout the Austin area which this developer can target without any necessity to re-zone an existing location that negatively impacts such a well-established, high-quality neighborhood that will be paying significantly higher taxes to the City of Austin in the coming years.

I strongly urge you and the City of Austin Planning and Development Review Department to not acquiesce to this developer's request and not change the existing zoning at 1142 Lost Creek Blvd given the concerns outlined above. Thank you for your time.

Best Regards,

Scott Aston

Resident, Lost Creek Neighborhood

C2/58

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

I oppose rezoning of the property referred to below. A multifamily building would create numerous issues affecting the Lost Creek neighborhood. It would potentially affect our property values adversely which is an unfair, unforeseen issue for the residents in Lost Creek.

*Debbie Andries*

C2/59

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Mr. Heckman,

I'm writing to inform you that my husband and I support the LCNA's resolution opposing the zoning change of the bank property at the entrance to Lost Creek, case number C14-2012-0086.

Best regards,

Sandy Kerr

**Sandy Kerr | Realtor®**

Private Label Realty

Certified Luxury Home Marketing Specialist, Certified Negotiation Expert™

Certified Residential Specialist™, Accredited Buyer Rep™

**| Cell 512.431.8608 | Fax 512.857.1113 |**

**1301 Lost Creek Blvd, Austin, Tx 78746 •**

**Exhibit B-38**

C2/60

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Dear City of Austin,

I am a Lost Creek resident and I am opposed to the proposed height of the condos. While there is probably a multi-family plan that would fit in with Lost Creek, this is not it.

I am also concerned that the Lost Creek roads and infrastructure (including specifically the wastewater infrastructure) cannot support additional construction. The city should not rezone this area before it has figured out how it will maintain the existing infrastructure, much of which is old and will need to be overhauled and/or replaced in the near future.

Leah Stewart  
6108 Turtle Point Drive

C2/61

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

We support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Margie and David Sords  
1605 Mill Springs Drive  
Austin, TX 78746  
512/347-8918

C2/62

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Leyuan You

C2/63

Mr Heckman,

First, I am not a "don't change anything" Luddite. I attended the meeting with the developer and designer of the proposed project, as my wife and I are planning to downsize, exchanging our larger Lost Creek home for a townhouse/townhome in or around Lost Creek. I would want a patio for entertaining, cooking and mundane things like gardening and reading, so I do not think I'd like a condominium. I know other residents who would gravitate to a smaller number of units, with townhouse character.

The developer's plans show 12 units with no front or backyard and no guestparking. During the presentation I asked "where is guest parking"? The response was visitors could use the existing commercial building parking; I don't think this is practical, and is illegal. After the presentation numerous attendees discussed in depth the concerns one might have, especially how the proposal would affect the character of Lost Creek and nearby neighbors. There was no support for the proposal.

I suggested a reduced number of units, say six to eight, with amenities such as parking and more personal space. Certainly this was more acceptable to the attendees. One could speculate that this kind of project would lead to higher cost and value of the units, while keeping the neighbors and Lost Creek residents happy. Is this idea feasible?

Sincerely,

John Hinding



The City of Austin has a long and storied history of not listening to anything the residents of Lost Creek say. Odd, when one considers that we are shortly to become residents of the city of Austin. Voting residents, I might add. Please, for once, listen to what we are saying about our neighborhood:

C2/64

The Lost Creek Neighborhood Association opposes any MF zoning on the bank drive-thru property as currently proposed due to limited application of compatibility standards and those concerns inherent with height, visibility, lighting, traffic, parking, screening, setbacks, and landscape bufferings. There has been significant opposition to MF zoning from neighborhood residents. Multifamily zoning allows land use that is not compatible with the residential standards of Lost Creek.

Sincerely,  
Krystin Johnson

C2/65

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Beth and Dave Bolt  
6202 Olympic Overlook  
Austin, TX 78746

C2/60

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Dear Mr. Heckman,

I support the LCNA Board's resolution which opposes C14-2012-0086.

Matthew L DeLorenzo

5801 Sedgefield Drive

Austin, TX 78746

C2/67

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Dear Mr. Heckman,

I am writing to tell you that I oppose the Rezoning of the Bank Drive-Thru to Multi-Family Zoning (C14-2012-0086) at the corner of Lost Creek and 360.

Thank you.  
Sarah Templeton  
5902 Front Royal Drive  
Austin, TX 78746

C2/68

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Mr. Heckman,

I support the Lost Creek Neighborhood Association resolution **opposing** the Multi-family zoning proposed for Case Number C14-2012-0086.

Name: Eddie and Michele Maruri

Address: 6505 Torrey Pines Cove

Regards,

Eddie Maruri

C2/69

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

I am a homeowner in Lost Creek, and I urge you to reject the multi-family zoning request for Case C14-2012-0086. It is a location that is ill-suited for multi-family development, and the proposal falls short in many ways, such as parking, lighting, traffic flow, and overall quality standards. Please reject the proposed zoning change as it will be a significant detriment to the neighborhood.

--

Kindest regards,

Name: Jim Lear

Address: 6005 Worchester Cv, Austin, TX 78746

C2/10

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Annette Keaveny

1314 Wilson Heights Dr

Austin, TX 78746



C2/11

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Lee Heckman, Case Manager, this is to let you know that I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

I live in Lost Creek at:

Francisco Gonzalez, JR.

1901 Cypress Point West

Austin, Texas 78746

Adios,

FRANCISCO GONZALEZ, JR.

DIVERSIFIED INVESTMENT GROUP, INC  
(O) 512-328-5905 (F) 512-327-7491 USA

\$\$ COMMODITIES & BONDS

\$\$ REO & MORTGAGES

\$\$ COMMERCIAL LOANS

C2  
12

August 27, 2012

Mayor and City Council  
Planning and Development Review Department  
Attn: Mr. Lee Heckman, Case Manager  
One Texas Center  
505 Barton Springs Road  
Austin, Texas 78704

RE: Zoning Case Number C14-2012-0086; 1142 Lost Creek Boulevard

Dear Mr. Heckman:

I am a resident of Lost Creek and have become aware of the rezoning of 1142 Lost Creek Boulevard. I wanted to voice my concerns and inform you that I am against this development as currently proposed.

The Lost Creek neighborhood was built in the early 1970s, is part of the county and is a single-family neighborhood. It will be annexed by the City of Austin in 2016. The rezoning of the one-story bank building to three story condos needs to have sufficient conditions to ensure the neighborhood is not detrimentally affected by this new development.

The density of the proposed zoning will allow for more than 30 units on the subject property. The developer has proposed 12 units on the tract. The density on the property should be limited to the proposed number of units or less and the zoning district should appropriately limit the number of units. The compatibility of the development to the surrounding properties should be applied within the City of Austin and in the County. This includes the need to limit height on the property, orientation of the building to the neighborhood, screening of the development from surrounding properties and setbacks from the surrounding tracts.

Congestion and traffic safety on Lost Creek Boulevard should be addressed to determine the amount of traffic that will be generated by the proposed project and the safe ingress/egress into the property. Parking should be handled entirely within the proposed development and screened from the surrounding properties. Architecturally, the project should be built with materials similar to the surrounding residential neighborhood. The scale of the development should fit in the community and not over-power the surrounding properties.

Again, I am against the rezoning and development of the property as currently proposed. Thank you for the opportunity to voice my concerns.

Best regards,

Leah Turner  
1600 Falcon Ledge Dr  
Austin, Texas 78746

Exhibit B-51

C2/13

August 27, 2012

Mayor and City Council  
Planning and Development Review Department  
Attn: Mr. Lee Heckman, Case Manager  
One Texas Center  
505 Barton Springs Road  
Austin, Texas 78704

RE: Zoning Case Number C14-2012-0086; 1142 Lost Creek Boulevard

Dear Mr. Heckman:

I am a resident of Lost Creek and have become aware of the rezoning of 1142 Lost Creek Boulevard. I am against this development.

The Lost Creek neighborhood was built in the early 1970s, is part of the county and is a single-family neighborhood. It will be annexed by the City of Austin in 2016. The rezoning of the one-story bank building to three story condos needs to have sufficient conditions to ensure the neighborhood is not detrimentally affected by this new development.

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Please count me as against the rezoning and development of the property as currently proposed. Also, include me in any mailing list to which you send updates.

Best regards,

Phyllis Blees  
1510 Falcon Ledge Dr  
Austin, Texas 78746

Exhibit B-52

C2  
14

August 27, 2012

Mayor and City Council  
Planning and Development Review Department  
Attn: Mr. Lee Heckman, Case Manager  
One Texas Center  
505 Barton Springs Road  
Austin, Texas 78704

RE: Zoning Case Number C14-2012-0086; 1142 Lost Creek Boulevard

Dear Mr. Heckman:

I am a resident of Lost Creek and have become aware of the rezoning of 1142 Lost Creek Boulevard. I wanted to voice my concerns and inform you that I am against this development as currently proposed.

The Lost Creek neighborhood was built in the early 1970s, is part of the county and is a single-family neighborhood. It will be annexed by the City of Austin in 2016. The rezoning of the one-story bank building to three story condos needs to have sufficient conditions to ensure the neighborhood is not detrimentally affected by this new development.

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Again, I am against the rezoning and development of the property as currently proposed. Thank you for the opportunity to voice my concerns.

Best regards,

Sabra Boone  
1902 Trevino Drive  
Austin, Texas 78746

Exhibit B-53

C2  
75

Lee, as a Lost Creek resident for 20 years, I have seen the traffic at Lost Creek blvd and 360 become impossible during rush hour.

The area up for rezoning does not have the space and the automobile traffic pattern at that intersection will be increasingly Hazardous. There are enough problems and safety issues at the present time that a condo or apartment complex will only make matters worse.

Therefore, I support the LCNA board's actions and recommendation on the rezoning issue.

Thank you for your attention to this matter.

Bobby C. Farrar

C2  
16

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

David and Gayle Cantrell

RE: Zoning Case Number C14-2012-0086; 1142 Lost Creek Boulevard

C2  
11

Dear Mr. Heckman:

I am a resident of Lost Creek and have become aware of the rezoning of 1142 Lost Creek Boulevard. I wanted to voice my concerns and inform you that I am against this development as currently proposed.

The Lost Creek neighborhood was built in the early 1970s, is part of the county and is a single-family neighborhood. It will be annexed by the City of Austin in 2016. The rezoning of the one-story bank building to three story condos needs to have sufficient conditions to ensure the neighborhood is not detrimentally affected by this new development.

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Again, I am against the rezoning and development of the property as currently proposed. Thank you for the opportunity to voice my concerns.

Best regards,

Amy Brady

Name: Amy Brady

Address: 1405 Bay Hill Drive, 78746

C2/18

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Mr. Heckman:

We support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Jose and Terry Bazan  
1501 Johnny Miller Trail  
Austin, TX 78746



# Lost Creek

C2  
19

August 27th, 2012

Mayor and City Council  
Planning and Development Review Department  
Attn: Mr. Lee Heckman, Case Manager  
One Texas Center  
505 Barton Springs Road  
Austin, Texas 78704

RE: Zoning Case Number C14-2012-0086; 1142 Lost Creek Boulevard

Dear Mr. Heckman:

I am a 24 year resident of Lost Creek and have become aware of the rezoning of 1142 Lost Creek Boulevard. I wanted to voice my concerns and inform you that I am against this development as currently proposed.

The Lost Creek neighborhood was built in the early 1970s, is part of the county and is a single-family neighborhood. It will be annexed by the City of Austin in 2016. The rezoning of the one-story bank building to three story condos needs to have sufficient conditions to ensure the neighborhood is not detrimentally affected by this new development.

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Again, I am against the rezoning and development of the property as currently proposed. Thank you for the opportunity to voice my concerns.

Best regards,  
Name: Vernon Pohlmeier  
Address: 2101 Doral Dr., Austin, TX 78746

Exhibit B-58

C2/80

August 27, 2012

Mayor and City Council  
Planning and Development Review Department  
Attn: Mr. Lee Heckman, Case Manager  
One Texas Center  
505 Barton Springs Road  
Austin, Texas 78704

RE: Zoning Case Number C14-2012-0086; 1142 Lost Creek Boulevard

Dear Mr. Heckman:

I am a resident of Lost Creek and have become aware of the rezoning of 1142 Lost Creek Boulevard. I wanted to voice my concerns and inform you that I am against this development as currently proposed.

The Lost Creek neighborhood was built in the early 1970s, is part of the county and is a single-family neighborhood. It will be annexed by the City of Austin in 2016. The rezoning of the one-story bank building to three story condos needs to have sufficient conditions to ensure the neighborhood is not detrimentally affected by this new development.

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Again, I am against the rezoning and development of the property as currently proposed. Thank you for the opportunity to voice my concerns.

Best regards,

Name: Rachel Jackson  
Address: 6208 Augusta National Drive, Austin, TX 78746

Exhibit B-59

C2  
81

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

I endorse our LCNA direction on this proposal. Please do not approve multifamily zoning.

Thanks, Tim

**Timothy J. Patterson, PMP**

6303 Royal Birkdale Overlook

Austin, Texas 78746

Cell: (512) 826-5637

2  
C82

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Mr. Heckman:

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case # C14-2012-0086.

Please vote to deny the zoning change.

Thank you,

Darlene Hyzak  
1309 Arromimink Circle  
Austin, TX 78746

C2  
83

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

We support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case number C14-2012-0086

Pat and Jim Chapin

2003 Ringtail Ridge

Austin, TX 78746

C2/84

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Dear Mr. Heckman-

Please add our names to the many Lost Creek residents who

STRONGLY OPPOSE the multi-family rezoning request, CASE NUMBER C14-

2012-0086. We agree with the LCNA Board of Directors that, for all the reasons listed below, this plan for use is not compatible with the residential standards of the

Lost Creek neighborhood.

Signed,

Kathryn and Bruce Grube

1910 Cypress Point West

Austin, TX 78746

C2/85

# **Lost Creek Zoning change Request- protest**

We are home owners on Arronimink Circle. We are formally protesting and requesting the veto of the Zone Change. Multi family dwellings are not an addition that fits our planned neighborhood for single homes. We also a very serious traffic problem on Lost Creek blvd. As it is a single road outlet for all residents. We are already over built on the 360 corridor for our traffic capacity. We need more green areas not more density in this area Thank for your attention to this issue

Hutchisons &McCormicks  
512-771-1882  
Sent from my iPhone

# Lost Creek

C2/86

August 28th, 2012

Mayor and City Council  
Planning and Development Review Department  
Attn: Mr. Lee Heckman, Case Manager  
One Texas Center  
505 Barton Springs Road  
Austin, Texas 78704

RE: Zoning Case Number C14-2012-0086; 1142 Lost Creek Boulevard

Dear Mr. Heckman:

I am a resident of Lost Creek and have become aware of the rezoning of 1142 Lost Creek Boulevard. I wanted to voice my concerns and inform you that I am against this development as currently proposed.

The Lost Creek neighborhood was built in the early 1970s, is part of the county and is a single-family neighborhood. It will be annexed by the City of Austin in 2016. The rezoning of the one-story bank building to three story condos needs to have sufficient conditions to ensure the neighborhood is not detrimentally affected by this new development.

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Congestion and traffic safety on Lost Creek Boulevard should be addressed to determine the amount of traffic that will be generated by the proposed project and the safe ingress/egress into the property. Parking should be handled entirely within the proposed development and screened from the surrounding properties. Architecturally, the project should be built with materials similar to the surrounding residential neighborhood. The scale of the development should fit in the community and not over-power the surrounding properties.

Again, I am against the rezoning and development of the property as currently proposed. Thank you for the opportunity to voice my concerns.

Best regards,  
Name: Lindsay and Michael Maresh  
Address: 2009 Plumbrook Drive, Austin, TX 78746

Exhibit B-65



C2  
87

**opposition for MF zoning in Lost Creek subdivision**

We are residents in the Lost Creek neighborhood and we support the resolution that the Lost Creek Neighborhood Association passed *opposing* the MF zoning proposed for Case Number C14-2012-0086.

The Lost Creek Neighborhood Association opposes any MF zoning on the bank drive-thru property as currently proposed due to limited application of compatibility standards and those concerns inherent with height, visibility, lighting, traffic, parking, screening, setbacks, and landscape bufferings. There has been significant opposition to MF zoning from neighborhood residents. Multifamily zoning allows land use that is not compatible with the residential standards of Lost Creek.

Name: Stacey & Guy England

Address: 6100 Bend of the River Dr, Austin, TX 78746

Sincerely,

Stacey and Guy England

C2/88

**Postponement of lost creek bank drive-thru hearing & opposition**

Dear Mr. Heckman,

I am a homeowner in the Lost Creek neighborhood and have been working with the neighborhood Association and coordinating into the Lost Creek Mom's Club to address all the concerns raised. Although the overwhelming response by the club is that the oppose the re-zoning, the timing of vacations and school starting has been a real hindrance in coordinating a response and the signage posted has not put the neighborhood on adequate notice of the re-zoning. Homeowners still remain surprised by the news as we continue to try to inform everyone of the proposed re-zoning.

I would first like to mention my vehement opposition to the re-zoning. The proposed condos as well as the height, orientation of the back of the building toward the street, lack of adequate parking (2 spots per unit with 3 bedroom units and no guest parking) gives me serious concern about the overflow onto the street on a blind curve where 2 lanes are merging. Many times traffic has not fully merged by that curve and would result in a serious accident. I also have serious concerns about the precedent it would set so that any other neighboring lots would follow suit. Our neighborhood is primarily a single family neighborhood with a family style and feel. It is clear from the builders drawings that they are not placing any interest in the needs of the existing homeowners based on the modern style, placing the back of the building right at the edge of the setback line and resulting in parking overflow problems.

I originally believed that an SF 6 zoning would be best, but after speaking with Greg Guernsey, realize that the existing zoning is the right choice given the current restrictions on the property and counter-traffic flow to the current residents (e.g they come in as we leave and are not present on weekends).

In summary, I would greatly appreciate your support in an extension to the hearing to enable us to fully inform the entire neighborhood and also oppose the re-zoning to anything other than L0.

Regards,

Allysa Martin, Lost Creek homeowner  
6667 Whitmarsh Valley Walk  
Austin TX 78746

C2  
89

## Lost Creek Zoning

Please do not allow multi-family zoning on the former bank drive-through just off Lost Creek Blvd. Development would only add to the traffic confusion and congestion in that area. We have a double turn lane that collapses into one lane just before the spot that would be the driveway leading to the multi-family units. The neighborhood is a mecca for bike riders who already have a difficult time dodging traffic.

Sincerely,

Ladonna Eisenbaum

1407 Quaker Ridge

Austin 78746

C2  
90

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

Name: Scott McAllister

Address: 2308 Cypress Point East

C2  
/91

Dear Mr. Heckman:

As a resident of Lost Creek, I support the Lost Creek Neighborhood Association resolution to oppose the multi-family zoning request on case #C14-2012-0086.

Regards,

Name: Charlotte Mayahi

Address: 1113 Quaker Ridge Drive, Austin, TX 78746

**The Lost Creek Neighborhood Association opposes any MF zoning on the bank drive-thru property as currently proposed due to limited application of compatibility standards and those concerns inherent with height, visibility, lighting, traffic, parking, screening, setbacks, and landscape bufferings. There has been significant opposition to MF zoning from neighborhood residents. Multifamily zoning allows land use that is not compatible with the residential standards of Lost Creek.**

C2  
92

I support the Lost Creek Neighborhood Association's resolution opposing the MF zoning proposed for Case Number C14-2012-0086.

We live at 6400 Indian Canyon Drive. My wife and I support LCNA's resolution against the proposed multi-purposed Rezoning of existing bank-drive property at 1142 Lost Creek blvd.

Ron Dischert

(512) 633-2052

Case Number C14-2012-0086, proposed MF zoning in Lost Creek

C2  
93

I am a resident of Lost Creek and am aware that an application has been filed to rezone 1142 Lost Creek Boulevard. ***I am against this development as currently proposed.***

The Lost Creek neighborhood was built in the early 1970s, is part of the county and is primarily a single-family neighborhood. It will be annexed by the City of Austin in 2016. The rezoning of the one-story bank building to three-story condos needs to have sufficient conditions to ensure the neighborhood is not detrimentally affected by this new development.

The density of the proposed zoning will allow for more than 30 units on the subject property. The developer has proposed 12 units on the tract. **The density on the property should be limited to the proposed number of units or less and the zoning district should appropriately limit the number of units.** The compatibility of the development to the surrounding properties should be applied within the City of Austin and in the County. This includes the need to limit height on the property, orientation of the building to the neighborhood, screening of the development from surrounding properties and setbacks from the surrounding tracts.

Congestion and traffic safety on Lost Creek Boulevard should be addressed to determine the amount of traffic that will be generated by the proposed project and the safe ingress/egress into the property. Zoning restrictions should require that parking is handled entirely within the proposed development and screened from the surrounding properties. Architecturally, any permits issued by the city should require that the project be built with materials similar to the surrounding residential neighborhood. The scale of the development should fit in the community and not overpower the surrounding properties.

This neighborhood is not simply a collection of homes; it is a community that cares for one another. I am open to inviting more families to join this neighborhood through the development of condos; however, it is imperative that these buildings carry forward the same spirit of community that the rest of the neighborhood cherishes. Again, I am against the rezoning and development of the property as currently proposed. Thank you for the opportunity to voice my concerns.

Best regards,

Elizabeth Poole  
6706 Cypress Point North  
Austin, Texas 78746

Exhibit B-73