

May 19th, 2012

The Honorable Lee Leffingwell, Mayor
The Honorable Cheryl Cole, Place 6
The Honorable Chris Riley, Place 1
The Honorable Kathie Tovo, Place 2

The Honorable Mike Martinez, Place 3
The Honorable Laura Morrison, Place 4
The Honorable Bill Spelman, Place 5

Austin City Hall
301 W. Second St. Second Floor
Austin, TX 78701

Dear Honorable Mayor and Members of Council:

On May 24th, the Austin City Council is scheduled to hear zoning case #C14-2011-014 regarding a project known as Peaceful Hill Condominiums, also known as 8107 Peaceful Hill. I would like to express my opposition to this project and respectfully ask that you vote 'NO' on the SF-6 zoning request made by the applicant.

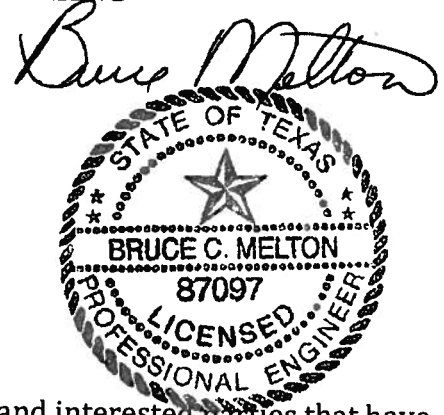
I ask that you recognize the valid citizen petition that has been filed in opposition to applicant's SF-6 zoning request. Until and unless matters such as school safety, traffic flow, water runoff, details of the proposed project, and the appropriateness regarding the density of this project are answered to the satisfaction of this community, I ask that you vote 'NO' on the zoning request for SF-6 at 8107 Peaceful Hill Lane.

Thank you for your time and attention to this matter, and for your service to the citizens of Austin.

Sincerely,

Alfred Aguilar
602 Blue Valley
Austin Tx 78748

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



March 2012

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

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

Land Use

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

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

Transportation Analysis Evaluation

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

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

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

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

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

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

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

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

Notes: see Table 2, Peaceful Hill Condominiums below.

Backup Data:

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

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

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

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

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

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

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

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

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

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

Fire Protection

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

Hydrology and Water Quality Design

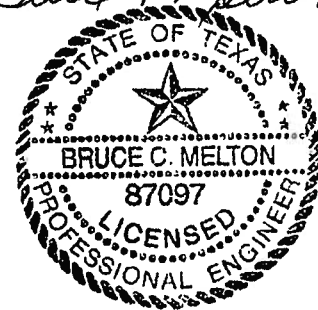
The proposed site configuration submitted with the Peaceful Hill Condominiums application as an example of construction does not leave enough room for stormwater quality treatment and flood detention. Because there is no defined waterway, swale or existing drainage concentration leaving this property,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

Heritage and Protected Trees

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

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

Bruce C. Melton



May 20, 2012
Engineers Letter
Peaceful Hill Condominiums
Traffic, Number of Units and Drainage Issues
Application: C14-2011-0141

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

Traffic:

It is entirely inappropriate to let this project proceed without evaluating the overlooked additional traffic in the Neighborhood Traffic Analysis (NTA) and determining the meaning of the actual traffic increase in front of Williams Elementary. *Emphasis needs to be placed on the traffic issue with this project.*

Mairo Street leads directly from the proposed Peaceful Hill Condominiums directly to South First Street and the proposed development directly allows access from the adjacent Park Ridge Gardens to South First Street. This traffic from the adjacent Park Ridge Gardens was not included in the NTA.

The results are that traffic in front of Williams Elementary does not increase by 26 percent as indicated in the NTA but by 134 percent. A detailed analysis of this matter is presented at the end of this letter. This is the same analysis that was presented to staff, ZAP and Council previously.

Number of Units: SF-2 vs. SF-4/SF-6

Careful evaluation of Google Maps shows that the Peaceful Hill Neighborhood Association lot density is 3 to 4 lots per acre, Park Ridge Gardens is 9 lots per acre and the proposed Peaceful Hill Condominiums is 8.4 lots per acre.

The SF-2 land use designation of 5,750 square feet per lot, assuming 20% (+/-) for roadways and drainage infrastructure, is only a starting point in any evaluation of the number of lots that a particular parcel can accommodate. Once this is determined, additional land must be removed from the assumption for complicating factors due to parcel shape, terrain and critical environmental features. In the case of this tract, all three of these complicating factors conspire to reduce the number of units that can be constructed on this specific parcel as described below and in Figure 2:

The parcel has an exceedingly odd shape. It is too narrow to allow for two parallel public streets creating a loop at any point, so a simple "T" street layout must be assumed. This reduces the number of lots.

There are four heritage trees on the site. These trees are located so that several to numerous lots cannot be constructed, reducing the number of possible lots further.

The parcel is quite flat and there is no alternative for underground connection of storm drain sewer lines. This means that the stormwater facilities cannot be constructed in deep ponds with a small surface area and must instead utilize shallow ponds with large surface area(s). Additionally, there is no defined drainage leading off the property and flow spreaders must be used to return stormwater discharge to its natural sheet flow condition. This requires more land area and further reduces the number of units that can be placed on the site.

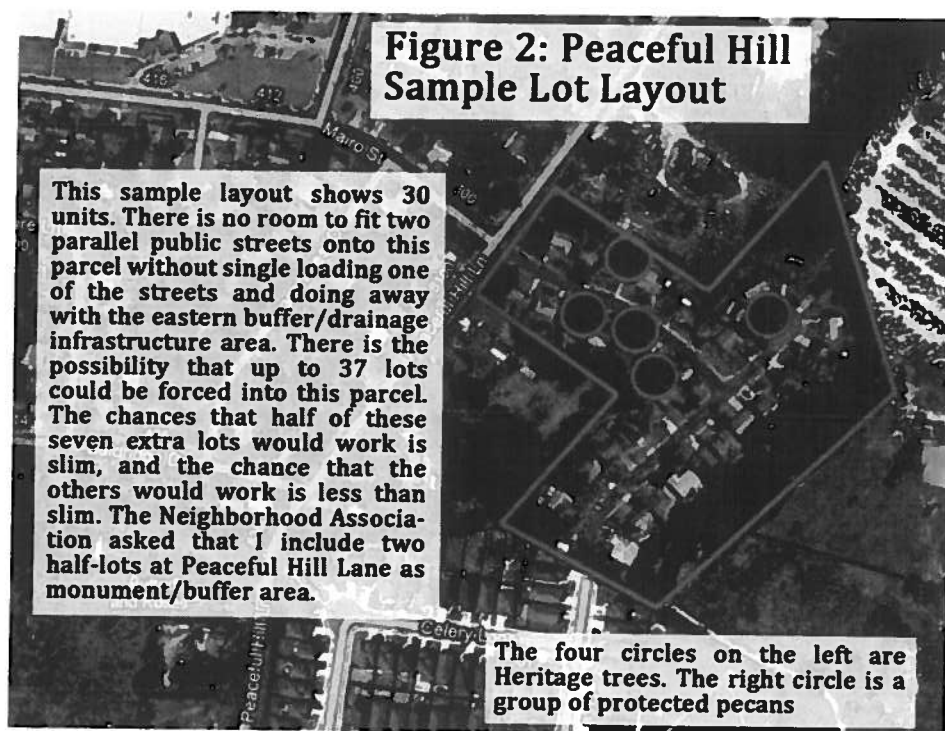
I have prepared an example site layout (see below), using cut and paste (Google Maps) lots from the adjacent Peaceful Hill neighborhood that demonstrates these things.

This layout includes 30 lots. The lots were physically cut and pasted from the Peaceful Hill neighborhood. Accurate measurement of the actual size of these lots is shown in Figure 3 and is found to be 12 percent larger than the minimum lot size for SF-2 of 5,750 feet.

This is the type of estimate I would prepare for my client at this stage of the development process. There is room to add several more lots if we are lucky, if the tree survey and negotiations with the neighborhood over buffers, and issues with the hazardous leaching in the wrecking yard are successfully addressed. These lots would number about three and are located: adjacent to two of the Heritage trees and adjacent to Park Ridge Gardens. In addition one or maybe even two more lots could be situated in the odd triangular leftover space in the



Figure 2: Peaceful Hill Sample Lot Layout



northernmost corner of the property, but these lots are very undesirable. There are also two half-lots at the entry on Peaceful Hill Lane. The Neighborhood Association asked me to leave these two half-lots vacant so as to serve as entry monument lots/buffer area.

The lots size chosen for this sample is also 12 percent larger than the minimum. Ideally, three or four additional lots could be picked up if their sized was reduced to the minimum, but because of the odd shape of this parcel and Heritage trees, it is not likely that any more than one or two lots could be picked up by reducing the size.

As figure one shows, there is not enough room to provide for a public street loop under SF-2, with houses on both sides of the street. There is enough room for a loop with houses only one side of half the loop, but all lots in the loop must be an odd size; approximately 75 feet x 75 feet and there is no room for drainage facilities on the downhill side, much less a buffer between this parcel and the adjacent parcels.

When the buffer(s) and room for drainage infrastructure are added in, even a loop that is half "single-loaded" is infeasible. The only way a loop is feasible is SF-6 zoning and a site plan using 3,750 sf "condo lots."



If all of the above assumptions and negotiations were successful, and two highly undesirable flag lots were added in the triangle, the lot count would be 37 or 38. In reality the lot count will likely end up at *no more than* 33 lots or 3.5 lots per acre if the tree survey and negotiations work out favorably for the developer.

Stormwater Facilities:

Figure Two shows about 50 to 75 feet of vacant land to the east and south of the sample lots. This area is for stormwater facilities and flow spreading. Unless stormwater is piped off-site (discussed below) discharge must leave the site as sheet flow and further, it must be discharge equally along all parts of the site where it would naturally be discharged.

Because of the configuration of this site; flat with no defined drainageways leaving the site, the entire downhill side of the site must serve as a discharge area. This means that a flow spreader will basically have to be built along the entire downhill side of the property, also meaning that unless a pumping system is provided, multiple ponds will need to be built.

There are two other alternative. One involves an easement purchased in the wrecking yard to bury a large diameter stormsewer approximately 200 feet to the existing defined natural drainageway. The drawback of course is that in this alternative, concentrated stormwater is entering the (what is likely) significant hazardous waste contaminated area (also discussed below).

The other alternative is to collect all of the runoff in one central area in an oversized facility and pump it offsite to a suitable point in a small diameter force main.

Hazardous Materials Coming Off the Salvage Yard:

It is unfortunate that upstream development has proceeded without regards to the additional runoff coursing through this automobile salvage facility. This long-term wrecking yard is very likely to be a place where heavy metals and toxic materials are abundantly spread across the site. This is not meant maliciously, this facility has been in operation for decades certainly and maybe generation; before many of our current hazardous materials rules and regulations were enacted.

But this does not mean that the accidental or purposeful wasting of hazardous fluids and indiscriminate leaching of heavy metals has not occurred or will not continue. Before the rules were put into place, used motor oil was commonly disposed of along fence lines to keep the weeds down or used on caliche roads to keep the dust down. Waste anti-freeze and brake fluid were drained into the dirt and asbestos laden brake dust blown and washed off brake pads and parts indiscriminately.

But because these acts were all legal back in the day does not mean the results of these acts are any less hazardous. Nor does it mean that those hazardous materials are not still in the soils of the wrecking yard leaching out with every runoff event. Adding further significant volumes of stormwater runoff from this proposed Peaceful Hill Condominium development compounds that situation further.

Heavy metals and toxic materials coming off of automobiles in wrecking yards today come from automobile fluids whose containment systems are compromised in auto accidents. These include but are not limited to: aromatic hydrocarbons (benzene, toluene, xylene and naphthalene compounds), lead, zinc, chromium, barium, cadmium and arsenic and dioxins. The concentration of these materials, especially in used motor oil, is often very high (lead is extremely high). Other toxic and carcinogenic materials that routinely come off of wrecked autos as they sit in salvage yards include more lead, mercury and asbestos. Plastic battery casings and their fragile lead interiors often disintegrate in auto accidents. The debris created, falling to the ground in auto salvage yards, creates significant sources of widespread lead contamination. Mercury is a significant issue in these facilities because of the widespread use of mercury switches. Asbestos is widespread as most cars are around long enough that their original non-asbestos original equipment brake and clutch pads are replaced. Aftermarket producers of these products routinely use asbestos.

I have no precedent to address this sort of serious problem. It is unknown if this site is contaminated enough to be a superfund site, but wrecking yards can certainly be found on the Superfund list. So what alternatives do we have to address this situation?

Contamination washes off of the salvage yard site every time it rains. As more runoff washes through the site from increased development upstream, the opportunity increases for more contaminants and toxic materials to leave the site. Dry windy conditions, common in drought, also increase the opportunity for contaminants, especially asbestos, to be blown from the site.

This is a decision that the city council of an environmentally friendly city should make. A solution to clean up the source of the pollution may be more problematic than a solution that limits the amount of runoff that washes through this site. A negotiated solution with this developer would include an oversized stormwater facility capable of capturing the 100-year flood (or whatever flood that staff determines appropriate) and piping the discharge off-site to an appropriate discharge area (down Peaceful Hill Lane to the creek) that does not drain through the contaminated wrecking yard. The discharge piping would likely be a two inch force main, so the cost would not be extraordinary and these types of systems have certainly been installed on numerous sites across the city and region. Over the Recharge Zone a

forcemain piping and irrigation system is virtually required by City rules for every development following current development standards.

Transportation Analysis Evaluation (March 2012)

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

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

Date: 3/1/12

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

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

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

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

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

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

Sincerely,



John B. Stokes

Rhoades, Wendy

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

Hi Wendy:

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

Request letter attached--thanks,
B
--

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



My new book is out!

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

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

Latest articles:

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

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

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

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

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

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

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

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

Bruce Melton P.E.

Melton Engineering Services Austin

2/27/2012

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(512) 799-7998
bmelton@earthlink.net
www.meltonengineering.com
www.climatechangenow.tv

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

MESA ENGINEERING

ENVIRONMENTALLY CONSCIOUS CIVIL ENGINEERING

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

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

Re: Peaceful Hill Condominiums
C14-2011-0141

Ms. Rhoades:

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

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

Thanks for your consideration,

Bruce Melton, P.E.

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

Feb. 28, 2012

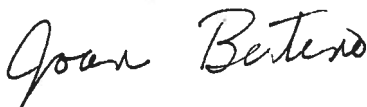
Dear Mr. Stokes,

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

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

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

Sincerely,



Joan Bertino
Principal

25

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

Members of the Zoning and Platting Commission:

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

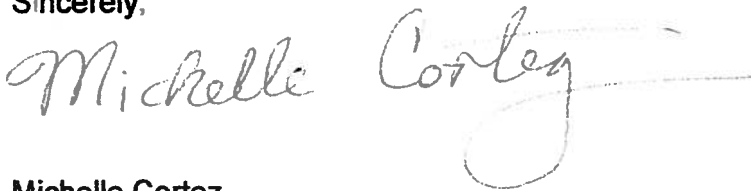
It seems that there are three possible routes out of the new proposed development: Peaceful Hill Lane, Shallot Way, and, of most concern to us, Mairo Street. Mairo Street runs right through the Williams Elementary School drop-off zone and then cuts through directly onto South First Street. Many parents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

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

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

Thank you for your time.

Sincerely,

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

Michelle Cortez

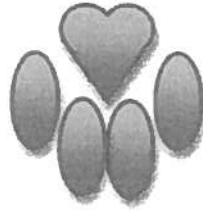
Williams PTA Board President

michellecortez92@yahoo.com

956-454-4672 (cell)

L

Friends of Williams Elementary



Zoning and Platting Commission:

3/1/12

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

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

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

Sincerely,

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

John B. Stokes

John B. Stokes
Coordinator

AUSTIN HERITAGE TREE FOUNDATION



protecting trees

March 1, 2012

Re: Peaceful Hill Condominiums, C14-2011-0141

sent via email

Zoning And Platting Commissioners,

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

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

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

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

Sincerely,

Michael Fossum
Executive Director
Austin Heritage Tree Foundation



Peaceful Hill Preservation League
8200 Peaceful Hill Lane
Austin TX 78748

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

Wendy:

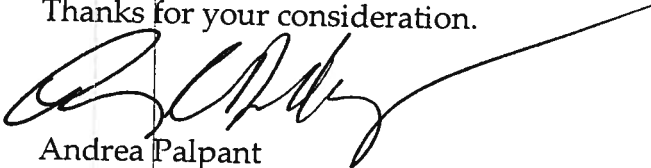
This is to inform you that, due to family illness, I am temporarily stepping aside as Coordinator for the PHPL. I remain committed to protecting our neighborhood, but for the time being, I will be turning over most responsibilities to John Stokes.

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

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

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

Thanks for your consideration.



Andrea Palpant

Hope 4 Peaceful Gardens

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

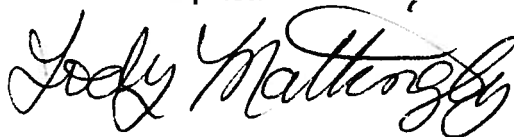
Dear Planning Committee Members,

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

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

Thank you for your attention to this request.

Karen "Jody" Mattingly
Hope4PeacefulGardens



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



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

League of Bicycling Voters

Tom Wald, Executive Director

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

tom@lobv.org

February 27, 2012

Sent via email

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

Ms. Rhoades:

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

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

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

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

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

Thank you,

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

Tom Wald
Executive Director

March 1, 2012

City of Austin Zoning and Platting Commission

RE: 8107 Peaceful Hill

Chair Baker and Commissioners:

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

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

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

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

Thank you.

Sincerely,

Peggy Maceo
Urban Forestry Board

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

Susan,

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

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

Thanks,
Mike

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

Please note my email address has changed to: mike.mcdougal@austintexas.gov

Rhoades, Wendy

From: John B. Stokes [REDACTED]
Sent: Thursday, May 24, 2012 11:06 AM
To: Rhoades, Wendy
Subject: request for postponement

Wendy:

I am requesting a postponement of Peaceful Hill Condos c14-2011-0141 until August 2nd:

1 The applicant has apparently hired a lawyer to facilitate neighborhood discussions. I do not yet even know if that is true or who that person may be.

2 Their has been around the school zone a change in the traffic infrastructure regarding detours, which affects school safety traffic patterns. I have contacted many city agencies who have not had a chance to weigh in on this issue, especially the Public Works Dept.

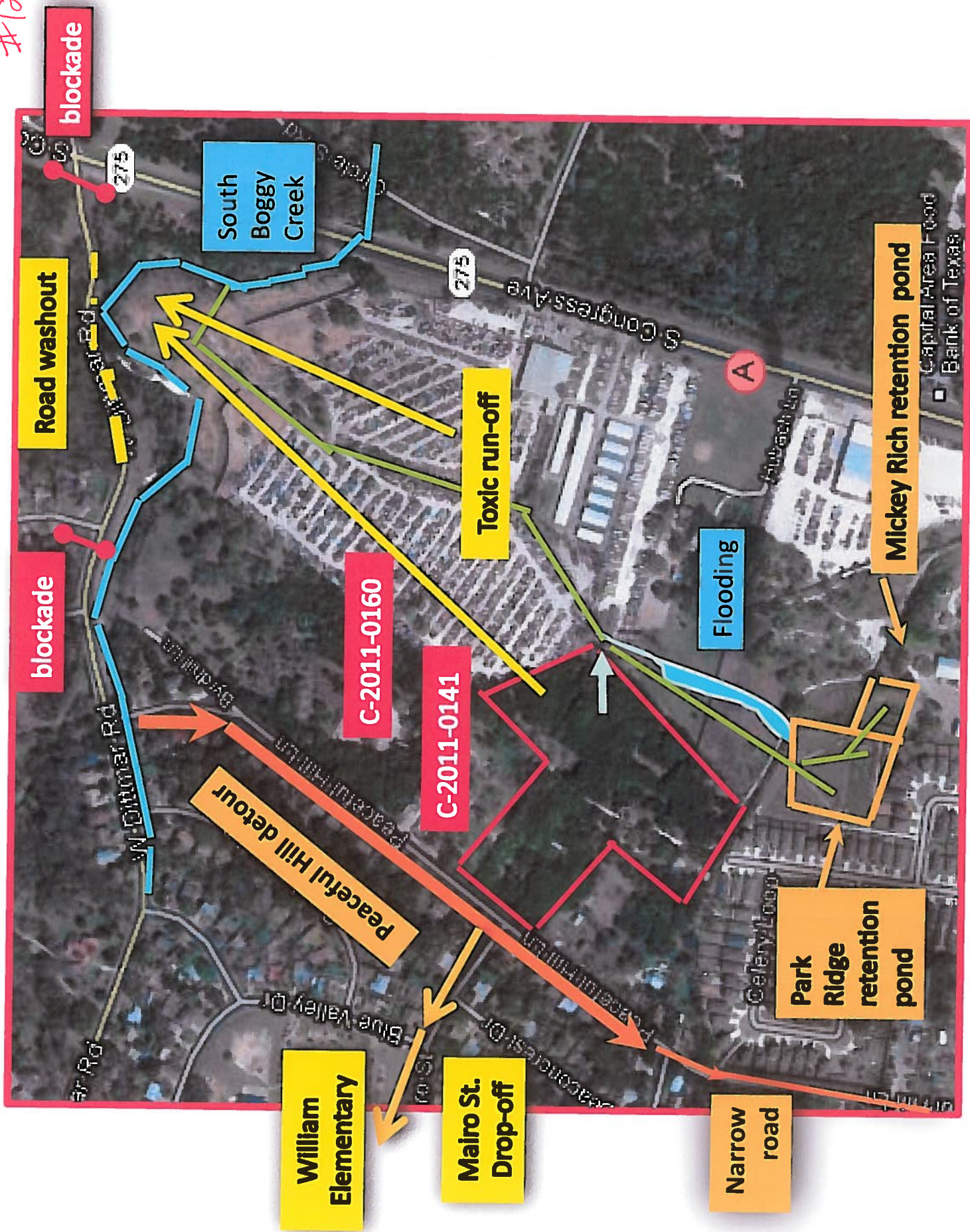
Please contact the owner, and let me know asap.

Thank you.

John B. Stokes

CELL: 914-217-8788
HOME: 512-535-0063
FAX: 512-828-6821

#120



February 5, 2012

To the Austin City Council—

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

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

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

We very much appreciate your serious consideration of our request.

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

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

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

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

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

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

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

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

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

Name Sam Barrows Signature Sam Barrows
Address 7916 Peaceful Hill Ln Austin, TX 78748

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

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

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

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

Name Martha Montenegro Signature M.M.
Address 8102 Peaceful Hill Ln 78748

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

Name ELIA GUZMAN Signature Elia Guzman
Address 404 MAIRO ST

Name Hesham Hesham Signature Hesham Hesham
Address 302 MAIRO ST

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

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

Name John Stokes Signature John Stokes
Address 7706 peaceful Hill

Beverly Floro Beverly Floro
513 Celery loop Austin, TX 78748

P E T I T I O N

File Number: #C14-2011-0141

To: Austin City Council

Address of
Rezoning Request

8107 Peaceful Hill Lane
501 Hubach

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than **SF-2**.

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

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

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

RECIEVED

Date: 2/11/12

Contact Name: **John B. Stokes**

MAR 12 2012

Phone Number: 914-217-878

Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

To: Austin City Council

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Michael Fuenter

MICHAEL FUENTER

8512 SHALLOT WAY

Rosie Fuenter

Rosie Fuenter

8512 SHALLOT WAY

Loreto Vazquez, Sr.

Loreto Vazquez, Sr.

424 Celery Loop

Amber Vazquez

Amber Vazquez

424 Celery Loop

Albert L. Haggard

ALBERT L. HAGGARD

8425 SHALLOT WAY

Albert L. Haggard

ALBERT L. HAGGARD

8425 SHALLOT WAY

Lynn Rudloff

8413 Chick Pea Lane

Lynn Rudloff

Hope Robles

Hope Robles

532 Celery Loop

Elias Robles

Elias Robles

" "

Kathy Hanna

Kathy Hanna

524-Celery Loop

Date: 2/18/2012

Contact Name: John B. Stokes

Phone Number: 914-217-878

MAR 12 2012

Planning & Development Review

IN
BLACK
BELOW

RECEIVED

PETITION

CERTIFIED
ORIGINAL

3

File Number: #C14-2011-0141

To: Austin City Council

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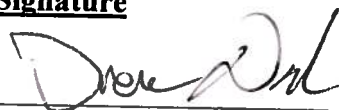
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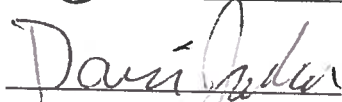
Printed Name

Address



Drew Noah

8501 Shallot Way



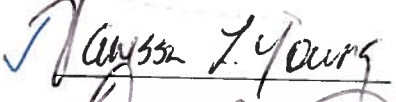
Darci Jordan

8301 Shallot

✓ 

TINA LE

✓ 312 Celery Loop

✓ 

Vanessa L Young

✓ 324 Celery Loop



David Neubert

428 Celery Loop

✓ 

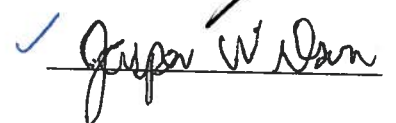
Hrsanovic Reuter

✓ 346 Celery Loop



Frank Gary Martin

8409 Shallot Way

✓ 

JASPER WILSON

8300 Shallot

Date: 2/11/12

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

RECEIVED

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File Number: #C14-2011-0141

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Signature

Printed Name

Address

✓ <u>Jessica Lewright</u>	<u>JESUSA LEWRIGHT</u>	<u>8100 PEACEFUL HILL</u>
<u>Rebecca P Molina</u>	<u>Rebecca P Molina</u>	<u>303 Main St</u>
<u>Deborah L Roach</u>	<u>Deborah L Roach</u>	<u>8034 Peaceful Hill Lane</u>
<u>Richard J. Roach</u>	<u>Richard J. Roach</u>	<u>8004 Peaceful Hill Ln</u>
<u>Rolando F. Cisneros</u>	<u>Rolando F. Cisneros</u>	<u>7904 PEACEFUL HILL LN</u>
<u>Sonja Gonzalez</u>	<u>Sonja Gonzalez</u>	<u>7902 Peaceful Hill Ln</u>
<u>ANTOLIN AGUIRRE</u>	<u>ANTOLIN AGUIRRE</u>	<u>7900 PEACEFUL HILL</u>
<u>Magda Aguirre</u>	<u>Magda O Aguirre</u>	<u>7900 Peaceful Hill Ln</u>
<u>Brian P Bowar</u>	<u>Brian P Bowar</u>	<u>8004 Peaceful Hill Ln</u>
<u>Sarah Pao</u>	<u>Sarah Pao</u>	<u>7910 Peaceful Hill Ln</u>

Date: 7/15/12

Contact Name: **John B. Stokes**

Phone Number: 914-217-8788

RECIEVED

MAR 12 2012

Planning & Development Review

PETITION

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File Number: #C14-2011-0141

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Sonia Varela

Sonia Varela

7801 Creekmore

R Shea

R Shea

7801 Creekmore

Elizabeth Henry

Elizabeth Henry

7707 Peaceful Hill Lane

Tom

Tom

8210 Beaconcrest Dr

Ken Murphy

KEN MURPHY

8105 Beaconcrest Dr

Shelly Hoyt

Shelly Hoyt

8103 Beaconcrest Dr

David Saldivar

David Saldivar

8102 BeaconCrest Dr.

Joe Bliskey

Joe Bliskey

8200 BeaconCrest Dr

Hayde Vasquez

Hayde Vasquez

8101 Beaconcrest Dr

Beaconcrest Dr

Beaconcrest Dr

8104 Beaconcrest Dr

Date: 2/10/12

Contact Name: **John B. Stokes**

Phone Number: 914-217-8788

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MAR 12 2012

Planning & Development Review

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

Date: 02-11-2012

Contact Name: **John B. Stokes**

Phone Number: 914-217-8788

MAR 12 2012

Planning & Development Review

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Signature

Printed Name

Address

✓ 	Ronald Hadley	340 Celery Loop
	KAREN "JODY" MATTINGLY	8528 Shattuck Way
		8517 SHALLOT WAY

Date: 2-12-2012

Contact Name: **John B. Stokes**

Phone Number: 914-217-878

RECEIVED

MAR 12 2012

Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

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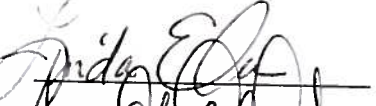

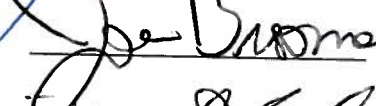

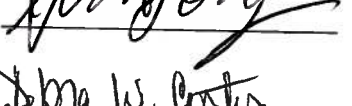
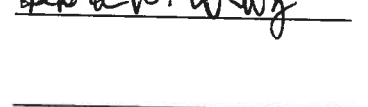
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Signature

Printed Name

Address

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

Date: 2-12-2012

Contact Name: **John B. Stokes**

Phone Number: 914-217-878

MAR 12 2012

Planning & Development Review

P E T I T I O N

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

✓ <u>[Signature]</u>	<u>Tamra Jones</u>	<u>300 Mairo St.</u>
✓ <u>[Signature]</u>	<u>Martha Montanoz ALT</u>	<u>8102 Peaceful Hill</u>
✓ <u>[Signature]</u>	<u>Gary McElhane</u>	<u>8104 Peaceful Hill Lane</u>
✓ <u>[Signature]</u>	<u>Beth McElhane</u>	<u>8104 Peaceful Hill</u>
✓ <u>[Signature]</u>	<u>Andrea Dilley</u>	<u>8200 Peaceful Hill</u>
<u>[Signature]</u>	<u>Arlene M. Velle</u>	<u>8204 Peaceful Hill Ln</u>
<u>[Signature]</u>	<u>BECKY ZEECK</u>	<u>8208 Peaceful Hill Ln</u>
<u>[Signature]</u>	<u>Jason Redding</u>	<u>400 Baldrige</u>
* <u>[Signature]</u>	<u>Dennis M. [unclear] Dennis Strickland</u>	<u>401 Baldrige</u>
<u>[Signature]</u>	<u>FELIPE HERNANDEZ</u>	<u>8302 BELCLAIRE</u>

Date: 2/10/12

Contact Name: **John B. Stokes**

Phone Number: 914-217-8788

RECIEVED

MAR 12 2012

Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

To: Austin City Council

Address of
Rezoning Request

8107 Peaceful Hill Lane
501 Hubach

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than **SF-2**.

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

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

[Signature]

Sam Barrows

7910 Peaceful Hill Ln
78748

✓ *[Signature]*

CHRIS CLARK

HUBACH LN.

✓ *[Signature]*

CHRIS CLARK

8104 S. CONGRESS

✓ *[Signature]*

CHRIS CLARK

8100 S. CONGRESS

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

Date: 2/21/12

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

RECIEVED
MAR 12 2012

P E T I T I O N

File Number: #C14-2011-0141

Address of
Rezoning Request

8107 Peaceful Hill Lane
501 Hubach

To: Austin City Council

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Donald R. Vogelmann DONALD VOGELMANN 615 MAIRO ST,

Norma Gonzales NORMA GONZALES 612 MAIRO ST

Abdias Dominguez ABDIAS DOMINGUEZ 8201 S. 1st ST.

Arturo ARTURO 608 MAIRO

Donald Haighey DONALD HAIGHEY 8200 BEAVER BROOK LN

Analee R. Killian ANALEE KILLIAN 601 MAIRO ST.

Derrick Berba DERRICK BERBA 511 MAIRO ST.

Arthur Roan ARTHUR ROAN 503 MAIRO

James O. Beatty JAMES O. BEATTY 501 MAIRO ST

James O. Beatty JAMES O. BEATTY 512 MAIRO

Date: 2/12/12

Contact Name: **John B. Stokes**

Phone Number: 914-217-8788

RECEIVED
MAR 12 2012

Planning & Development Review
BLUEWING

P E T I T I O N

File Number: #C14-2011-0141

To: Austin City Council

Address of
Rezoning Request

8107 Peaceful Hill Lane
501 Hubach

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Signature

Printed Name

Address

Christine Lette

Christine Lette

8206 Peaceful Hill Ln
78741

David L. Lette

David L. Lette

8206 Peaceful Hill Ln Austin
78748

Charles S. Nelson

Charles S. Nelson

402 Mairo St 78748

Ellen Gouzman

Ellen Gouzman

404 Mairo St 78748

Emar Selmer

Emar Selmer

404 Mairo St 78748

Ronnie Esparza

Ronnie Esparza

406 Mairo St 78748

John Stokes

John Stokes

7706 Peaceful Hill

Date: 2/14/12

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

RECEIVED

MAR 12 2012

Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

Address of
Rezoning Request 8107 Peaceful Hill Lane
501 Hubach

To: Austin City Council

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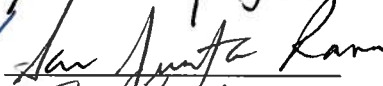
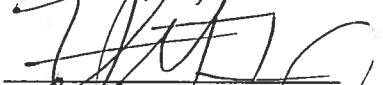

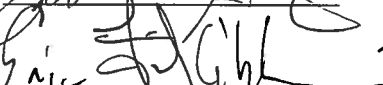
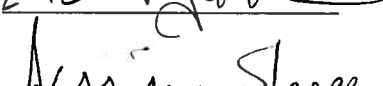
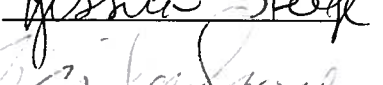
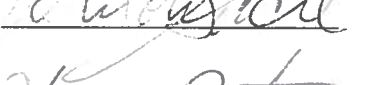

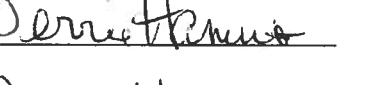
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

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

Date: 2/10/12

Contact Name: **John B. Stokes**

Phone Number: 914-217-8788

RECIEVED

MAR 12 2012

Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

To: Austin City Council

Address of
Rezoning Request 8107 Peaceful Hill Lane
501 Hubach

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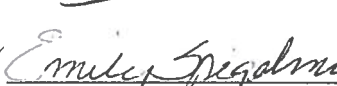

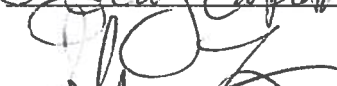


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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

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

Date: 2/10/12

Contact Name: **John B. Stokes**

Phone Number: 914-217-8788

RECEIVED

MAR 12 2012

Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

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Rezoning Request

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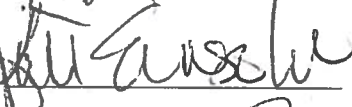
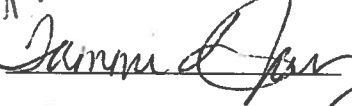
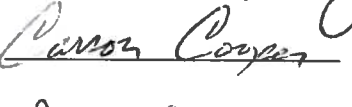
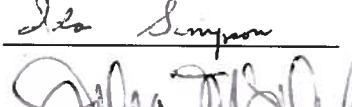
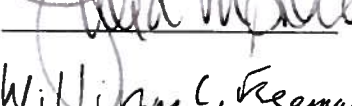
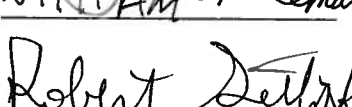
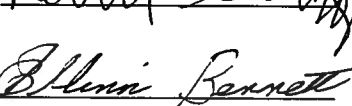
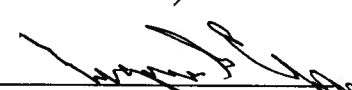
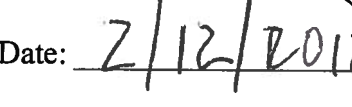
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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

	Kris Rodriguez	8214 Beaconcrest Dr.
	Kali Einsohn	8214 BEACONCREST DR.
	Tammi Javey	8213 Beaconcrest DR
	CARSON COOPER	8212 BEACONCREST DR
	IDA M. SIMPSON	8208 Beaconcrest
	Julia M Solis	8007 Creekmore
	WILLIAM C. FREEMAN	8100 Criswood
	ROBERT SETLIFF	8104 Criswood
	8106 Criswood Pl.	ELHONOR BENNETT
	EUGENE CHYZY	8103 CRISWOOD PL

Date: 2/12/2012

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

RECIEVED

MAR 12 2012

Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

To: Austin City Council

Address of
Rezoning Request

8107 Peaceful Hill Lane
501 Hubach

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

Hector M. Gonzales

Hector M. Gonzales

604 Mairo

Frank Cruz

Franka Papi

604 Sundial Cove/R1

Rocky Alaniz

Rocky Alaniz

604 Sundial Cove (R1)

Frank Cruz

Frank Cruz

8001 S. 1st

Seth Thompson

Seth Thompson

610 Blue Valley

Date:

2/11/12

Contact Name: **John B. Stokes**

Phone Number: 914-217-8788

RECEIVED

MAR 12 2012

Planning & Development Review

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

To: Austin City Council

We, the undersigned affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-2.

Dear Zoning and Platting Commission,

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

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

Transportation and Safety

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

Drainage

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

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

Name of Organization:PARKRIDGE GARDENS OWNERS ASSOCIATION
INC.)

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

Chick Pea Lane

Howard Heath

RECIEVED

MAR 12 2012

Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

To: Austin City Council

Address of
Rezoning Request

8107 Peaceful Hill Lane
501 Hubach

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Signature

Printed Name

Address

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

Date: 2-19-12

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

RECIEVED

MAR 12 2012

Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

Address of
Rezoning Request 8107 Peaceful Hill Lane
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Signature

Printed Name

Address

Allison Hinojosa

Allison Hinojosa

8529 Shallot Way

Carlos Hinojosa

CARLOS HINOJOSA

8529 shallot way

Lorna Casillas

LORNA CASILLAS

8537 shallot way

Radamez Casillas

RADAMEZ CASILLAS

8537 SHALLOT WAY

Karina Elizondo

KARINA ELIZONDO

8533 SHALLOT WAY

Art Flores

ART FLORES

8337 SHALLOT WAY

Wendell Williams

Wendell Williams

8321 Shallot Way

Melissa Williams

Melissa Williams

8321 Shallot Way

Samara P. Janson

Samara Janson

8504 Shallot Way

Heaven Janson

Heaven Janson

8504 shallot way

Date: 2/19/12

Contact Name: John B. Stokes

MAR 12 2012

Phone Number: 914-217-8788

Planning & Development Review

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Signature

Printed Name

Address

Cathleen Requep
St John Requep

Cathleen Requep
St John Requep

8532 Shalott Way
8532 Shalott Way

Date: 2/22/12

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

RECIEVED

MAR 12 2012

Planning & Development Review

CERTIFIED
ORIGINAL

P E T I T I O N

File Number: #C14-2011-0141

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Signature

Printed Name

Address

<u>Cynthia A Soto</u>	<u>Cynthia A. Soto</u>	<u>8509 Shallow Way</u>
<u>Virginia Reymundo</u>	<u>VIRGINIA REYMONDO</u>	<u>501 Celery Loop, Austin TX</u>
<u>Eduardo Reymundo</u>	<u>Eduardo REYMONDO</u>	<u>501 Celery Loop, Austin TX</u>
<u>Christine Womack</u>	<u>Christine Womack</u>	<u>504 Celery Loop, Austin TX</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Date: 2-22-12

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

RECIEVED

MAR 12 2012

Planning & Development Review

PETITION

File Number: #C14-2011-0141

Address of
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501 Hubach

To: Austin City Council

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

mrath33@gmail.com

Melissa McGrath

Melissa McGrath

8533 Chick Pea Ln

Michael White

MICHAEL WHITE

8524 CHICK PEALN.

Kirk Buchner

KIRK BUCHNER

8516 CHICK PEA LN

Diana Buchner

Diana Buchner

8516 Chick Pea Ln

Marica Prstic

MARICA PRSTIC

8509 CHICK PEA

Michael Ruffin

Michael Ruffin

8513 CHICK PEA LN

James M. Rabbitt

JAMES M. RABBITT

8504 CHICK PEA LN.

Candice Jameson

CANDICE JAMESON

8504 CHICK PEA LN.

Patricia Curtis

PATRICIA CURTIS

8500 CHICK PEA

James Campbell

James Campbell

8420 chick pea ln

Date: 2-25-2012

Contact Name: **John B. Stokes**

Phone Number: 914-217-8788

RECEIVED

MAR 12 2012

Planning & Development Review

P E T I T I O N

File Number: #C14-2011-0141

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Signature

Printed Name

Address

Sotero

Sotero

436 Celery Loop

Mario A. Gonzalez

Mario A. Gonzalez

505 Celery Loop

Ignacio Velasquez

Ignacio Velasquez

521 Celery Loop

Shelly Barker

Shelly Barker

8505 Chick Pea Ln.

Shelly Barker

Shelly Barker

8429 Chick Pea Ln

Chris Corden

Chris Corden

8325 Chick Pea Ln

Michael Bruckee

Michael Bruckee

8317 Chick Pea Ln

Date: 2-22-12

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

RECIEVED

MAR 12 2012

Planning & Development Review

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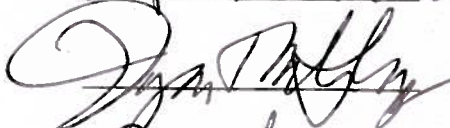

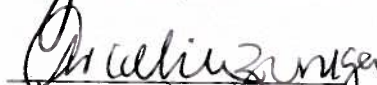

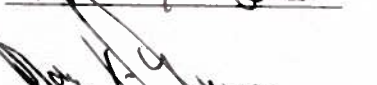

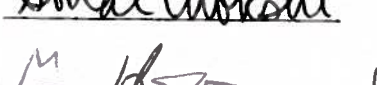
- SF-6 is too dense for an area surrounded by SF-2 and SF-4A
- Proposed access plan will increase traffic in front of Williams Elementary School.
- Proposed access plan uses streets that are too narrow and contain blind curves and low water crossing
- Development would adversely impact Fire and EMS response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

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

	Lupe Navarro	8412 Chick Pea Ln
	DAGAN Martinez-Lopez	8313 Chick Pea Lane
	Joe Luna	8520 Shallot Way
	Arcelia Zuniga	8508 Shallot way
	JANSEN	8504 Shallot way
	Mary Jo Turney	8516 Shallot Way
	Sonal Chokshi	8521 Shallot Way
	Gentry Hoffman	8428 Shallot Way

Date: 2-22-12

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

RECIEVED

MAR 12 2012

Planning & Development Review

CERTIFIED
ORIGINAL

29
25

P E T I T I O N

File Number: #C14-2011-0141

To: Austin City Council

Address of
Rezoning Request

8107 Peaceful Hill Lane
501 Hubach

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than **SF-2**.

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

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address



LAM MOSADOMI

8405 Shallos Way

Date:

2/25/12

Contact Name: John B. Stokes

Phone Number: 914-217-8788

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MAR 12 2012

Planning & Development Review

PETITION

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

Date: 2/17/2012

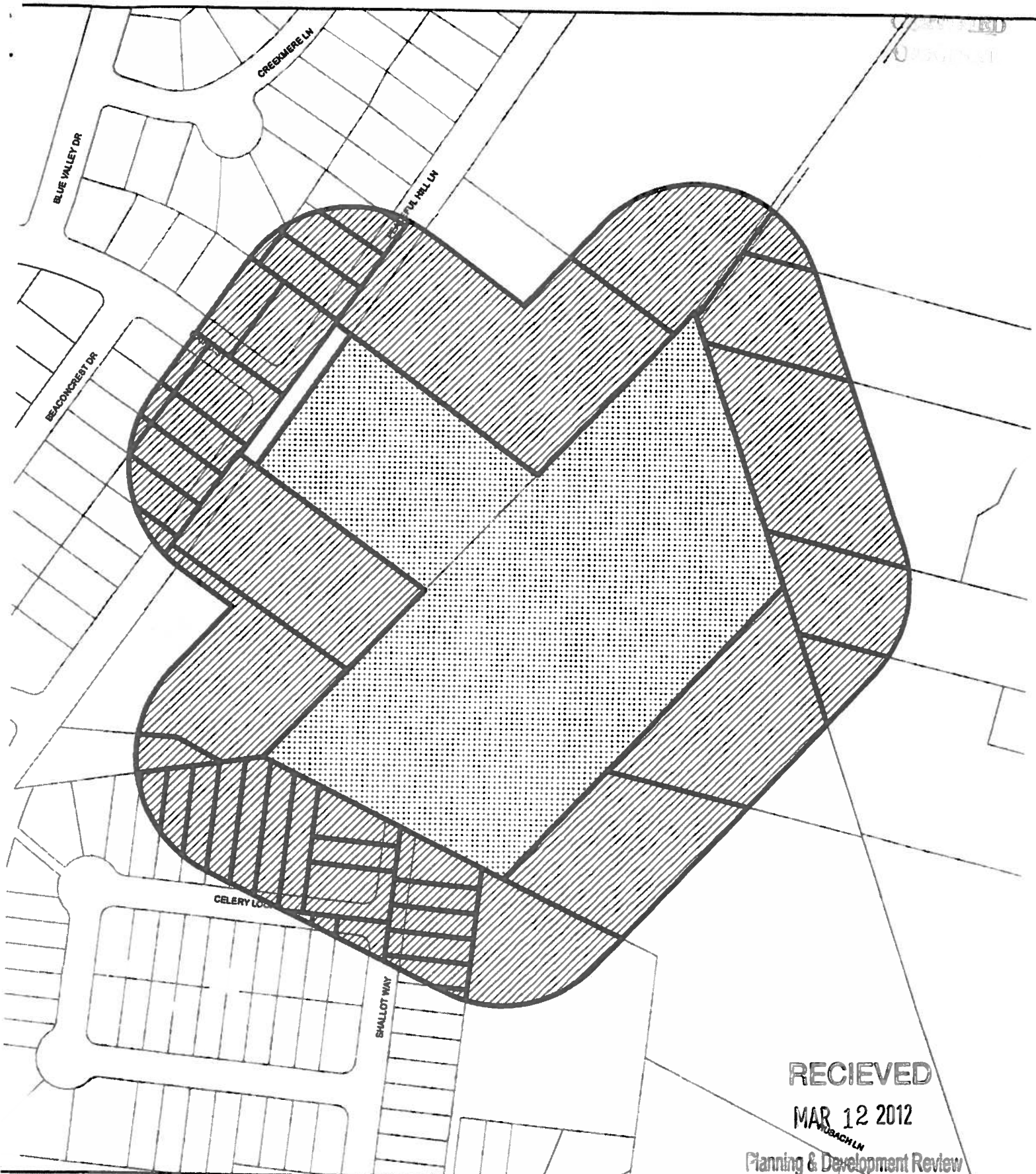
Total Square Footage of Buffer:	745976.21
Percentage of Square Footage Owned by Petitioners Within Buffer:	35.09%



Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

#	TCAD ID	Address	Owner	Signature	Petition Area	Percent
1	0425130304	8000 PEACEFUL HILL LN 78748	SHAGAM PATRICIA M	<u>no</u>	273.28	0.00%
2	0425130305	8002 PEACEFUL HILL LN 78748	HINSON FELIX MARC	<u>yes</u>	5212.20	0.70%
3	0425130306	8004 PEACEFUL HILL LN 78748	BOWEN BRIAN P	<u>yes</u>	8823.76	1.18%
4	0425130307	8006 PEACEFUL HILL LN 78748	BEARD BRIAN C & CURAH M WILLIAMS	<u>no</u>	9465.95	0.00%
5	0425130308	300 MAIRO ST 78748	JONES MARK D & TAMRA K TORRES	<u>no</u>	15134.16	0.00%
6	0425130309	302 MAIRO ST 78748	HASHEM HASHEM JOE III	<u>yes</u>	9482.20	1.27%
7	0425130317	8005 CREEKMERE LN 78745	DAVIS TERRY	<u>no</u>	925.36	0.00%
8	0425130318	8003 CREEKMERE LN 78745	RAMON GREGORY & SAN JUANITA	<u>yes</u>	10.02	0.00%
9	0425130501	8100 PEACEFUL HILL LN 78748	LEWRIGHT JACK L & JESUESA LIFE ESTATE	<u>yes</u>	13865.07	1.86%
10	0425130502	8102 PEACEFUL HILL LN 78748	MONTERROSO MARTHA	<u>yes</u>	8319.28	1.12%
11	0425130503	8104 PEACEFUL HILL LN 78748	MCELHANEY GARY LYNN & VIRGINIA BETH	<u>yes</u>	8268.71	1.11%
12	0425130504	8200 PEACEFUL HILL LN 78748	DILLEY STEPHEN C & ANDREA P PALPANT	<u>yes</u>	6888.07	0.92%
13	0425130505	8202 PEACEFUL HILL LN 78748	CHEUNG WILLIAM KWOK CHU & ANITA A CHEUNG	<u>no</u>	1741.29	0.00%
14	0425130517	8105 BEACONCREST DR 78748	MURPHY KENNETH	<u>yes</u>	753.92	0.10%
15	0425130518	8103 BEACONCREST DR 78748	HOYT SHELLEY M	<u>yes</u>	1548.74	0.21%
16	0425130519	8101 BEACONCREST DR 78748	VASQUEZ ANDREW	<u>no</u>	2611.72	0.00%
17	0426090202	7901 PEACEFUL HILL LN 78748	FLUITT JEFFREY	<u>no</u>	103898.49	0.00%

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



RECIEVED

MAR 12 2012

Planning & Development Review

-
- BUFFER**
- PROPERTY_OWNER**
- SUBJECT_TRACT**

PETITION

CASE#: C14-2011-0141



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.

Peaceful Hill Lane/ Parkridge Gardens Issues and Solutions

Environmental Setbacks: Perimeter tree/vegetative brush setback of 25-30 ft. This will preserve maximum amount of urban forest and ecosystem protection, two issues that are important to the City Council and various environmental groups, as well as the neighborhood. This plan is of advantage to your client as well in that it creates a partial noise buffer between your project and the salvage yard. That noise is already a BIG issue on that property, due to constant beeps and occasional airhorns.

Visual Setback: Our understanding is that you intend to build a number of one-story buildings and a lesser amount of two story buildings. We request a breakdown regarding the proportion of each home type (one- versus two-story). In addition, building the two-story structures in the central part of the development will visually screen larger homes and make the one-story homes consistent with the surrounding neighborhoods. As above, this plan is of advantage to your client as well in that it creates a visual buffer between your project and the salvage yard.

Tree Survey: We request a formal tree survey of the property be done PRIOR to construction. We understand that this is a site issue in most cases, but we believe that the best possible information regarding tree protection be available to all. Once again, this is favored by the neighborhood, but would also address Austin's ongoing desire to protect heritage and other trees. (Note: this may have been done already, but we haven't heard about any results.)

Traffic Cut-Throughs/Pedestrian and Bike Safety: Our neighborhood remains vigorously opposed to any automobile cut-through from Peaceful Hill Lane to Parkridge Gardens. We remain convinced that while "connectivity" has merit as a general planning concept, an automobile cut-through is wholly inappropriate given the unusual location and configuration of this particular property. We will continue to argue to Council that a gated private road through any development would help

ameliorate many neighborhood concerns re school child safety and several other key issues. This, in turn would greatly enhance the possibility of reaching consensus on other issues. (I will forward an independent engineering/ traffic analysis of why a cut-through is particularly hazardous in this particular case. (See the forthcoming engineering report, under the section entitled *Transportation Analysis/ Evaluation*, March 2012).

To the degree possible, the development should be bike and pedestrian friendly. This would be more likely if a pedestrian friendly sidewalk is built to aid children and parents. In addition, a dedicated bike lane should be included. It is not desirable to have pedestrians and bicyclists trespassing on each other's turf. In addition, both pedestrian/ bike paths should be isolated from car traffic by a short vegetative berm (preferably xeroscaped) to separate bikers and pedestrian traffic from the many autos that will be exiting and cutting through the proposed development.

(**Note:** Since the intersection of Dittmar Rd. at SouthCongress is washed out and closed for the foreseeable future, new detour traffic through Peaceful Hill makes automobile behavior more unpredictable and pedestrian/bike safety issues more pressing).

Repair of adjacent safety infrastructure: There are two corner sidewalks directly across from your property at peaceful Hill and Mairo Street. I will send you pictures). One is in disrepair and thus not ADA compliant. The other curb is not handicapped accessible at all. We request that both corners be brought up to current ADA standards. (Note: according to the City of Austin, half of all newly constructed ADA ramps are built by private developers.)

Participation in Child Safety/Community Participation Program: This is an pre-existing, well-established Public Works Department program in which developers and community members can contribute financially to create funds earmarked for specific neighborhood infrastructure repairs (added ramps, sidewalk repair/replacement, replacing missing sidewalk segments, small landscape buffers,

etc. Most of these involve pouring relatively small amounts of concrete, which is easily accomplished - and quite inexpensive - compared to the total cost of proposed construction. We will work with you and Child Safety to develop a set of specs and a cost for a reasonable amount of infrastructure repair.

Speed Mitigation and Cut-Throughs: The likelihood of excess speed through the proposed development is a very large concern by residents of the Peaceful hill neighborhood and Parkridge Gardens. The City of Austin is now very restricted in placing speed mitigation infrastructure (speed tables/humps, stop signs, etc.) due to their newly instituted Local Area Traffic Management regulations and requirements. However, I am informed that a private road created as a result of development is allowed to use any reasonable speed reduction infrastructure they choose. It is only prudent to have AT MINIMUM speed table/stop sign combinations at the Shallot Way and Peaceful Hill exit points. There should also be such other speed mitigation devices placed to discourage non- neighborhood traffic cutting through. In addition "Local Deliveries Only" signs would restrict truck traffic cut-throughs.

Drainage: Many members are opposed to ANY development that creates additional runoff through the toxic soil associated with capital hill Salvage yard, which in turn, ends up in Boggy creek. This issue is especially acute now because repair and closure of the washout of West Dittmar and South Congress, which has created a new and significant challenge to watershed protection.

Fortunately, there is a well-established engineering solution that would prevent ANY drainage into the salvage yard. To insure accuracy, I am quoting directly from an engineering analysis by Bruce Melton, P.E., an engineer retained by our neighborhood to advise us in these matters:

Hazardous Material Leaching From the Wrecking Yard:

It is unfortunate that upstream development has proceeded without regards to the additional runoff coursing through this, what is likely a place where heavy metals and hazardous materials are abundantly spread across the site. This is not meant maliciously, this facility has been

in operation for generations, before many of our current hazardous materials rules and regulations were enacted.

But this does not mean that the accidental or purposeful wasting of hazardous fluids, and indiscriminate leaching of heavy metals has not occurred or will not continue. Before the rules were put into place, used motor oil was commonly disposed of along fence lines to keep the weeds down or used on caliche roads to keep the dust down. Waste anti-freeze and brake fluid were drained into the dirt and asbestos laden brake dust blown and washed off brake pads and parts indiscriminately.

But because these acts were all legal back in the day does not mean the results of these acts are any less hazardous. Nor does it mean that those hazardous materials are not still in the soils of the wrecking yard leaching out with every runoff event. Adding further significant volumes of stormwater runoff from this proposed development compounds that situation even further.

My knowledge knows of no existing precedent to address this sort of serious problem. It is not likely that the site is not contaminated enough to be a superfund site, so then what else is there? The contamination is likely considerable.

This is a decision that the council of an environmentally friendly city should make. *A negotiated solution with this developer would include an oversized stormwater facility capable of capturing the 100-year flood (or whatever flood that staff determines appropriate) and piping the discharge off-site to an appropriate discharge area (down Peaceful Hill Lane to the creek.) The discharge piping would likely be a two-inch force main, so the cost would not be extraordinary and these types of systems have certainly been installed on numerous sites across the city and region. Over the Recharge Zone a forcemain piping and irrigation system is virtually required by City rules for every development following current development standards.*

Other Issues: I have attempted to be as complete as possible in reflecting the major views and issues raised by our neighborhood, however I may have missed some. I will apprise you ASAP if additional issues or solutions come to light.

Thanks for your time and consideration.

John B Stokes