

ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0018 – Beiter - 2

P.C. DATE: May 14, 2013

ADDRESS: 6110 Hill Forest Drive

OWNER: Michael and Paulette Beiter

AGENT: Jim Bennett Consulting
(Jim Bennett)

ZONING FROM: SF-3-NP

TO: SF-5-CO-NP

AREA: 2 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant urban family residence – conditional overlay – neighborhood plan (SF-5-CO-NP) combining district zoning. The Conditional Overlay limits development of the property to eight units.

PLANNING COMMISSION RECOMMENDATION:

May 14, 2013: *APPROVED SF-5-CO-NP AS STAFF RECOMMENDED WITH ADDITIONAL CONDITIONAL OVERLAYS LIMITING HEIGHT TO 32 FEET AND 2 STORIES; RESIDENTIAL USES PERMITTED IN AN SF-5 DISTRICT; 15 PERCENT IMPERVIOUS COVER; REQUIRING A 25-FOOT WIDE VEGETATIVE BUFFER ALONG THE SOUTH AND WEST PROPERTY LINES AND REQUIRING SOS ORDINANCE WATER QUALITY STANDARDS.*

[M. SMITH; J. STEVENS – 2ND] (9-0)

ISSUES:

The Westcreek Neighborhood Association has provided correspondence indicating support for the Applicant's request and Staff recommendation for SF-5-CO-NP with the provision that additional Conditional Overlays are incorporated into the rezoning ordinance. These additional COs are as follows: 2 stories/32 feet in height; limited to the Residential uses permitted in an SF-5 district (this would effectively prohibit allowable Civic uses on the property); and requiring a 25-foot wide vegetative buffer along the south and west property lines. Correspondence is located at the back of the Staff report.

During the zoning review process, a question arose pertaining to the ability of this lot to be grandfathered from current watershed regulations. Staff researched the subdivision files and found that the preliminary plan and final plat of Westcreek Section One Amended were reviewed for drainage and floodplain issues, and does not show that there were any watershed regulations in place at the time. The final plat was recorded on June 30, 1978, in advance of the City's first aquifer-related ordinances which were adopted in the early 1980s. The subject rezoning area is platted as Lot 22, Block E of the above-referenced subdivision.

The Applicant and neighborhood also provided copies of the private restrictive covenants that apply to the property. A Declaration of Substitute Covenants, Conditions and Restrictions filed on August 14, 1978 includes an item A-1 which begins with: "Each lot shall be used as a residence for a single-family and for no other purpose, except Lot 22, Block E, which may be developed for multi-family residential purposes not to exceed 10 units per acre." Please refer to Exhibit C. Staff notes that the City is not party to a private restrictive covenant, and furthermore that a private restrictive covenant is not a grandfathering tool that is recognized by the City. In summary, Staff has not found any evidence that a condominium or other type of multi-family residential development would be grandfathered from current watershed regulations, and hence in all likelihood any new development would be subject to current Code.

DEPARTMENT COMMENTS:

The subject platted lot formerly contained a circa 1938 farmhouse that was demolished in April 2011 and is currently undeveloped. It is zoned family residence – neighborhood plan (SF-3-NP) district and sits between a condominium development to the north (SF-6-NP), duplexes across Hill Forest Drive to the east (SF-3-NP) and single family residences in the Westcreek Sections One and Two subdivisions to the south (SF-2-NP). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B, (Recorded Plat).

The Applicant proposes to rezone property to the urban family residence – conditional overlay (SF-5-CO-NP) district in order to build a total of 8 units on the property. The maximum number of units allowed on an SF-5 site is 10. Staff recommends the Applicant's request as it is a reasonable use for an infill tract of this size, and is compatible with the condominium use to the north, duplexes to the east and single family residences to the south and west.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-3-NP	Undeveloped
<i>North</i>	SF-6-NP	Condominiums; Duplexes (fronting Westcreek Drive)
<i>South</i>	SF-2-NP	Single family residences
<i>East</i>	SF-2-NP; SF-3-NP	Duplexes
<i>West</i>	SF-2-NP	Single family residences

NEIGHBORHOOD PLAN AREA: Oak Hill Combined
(East Oak Hill)

TIA: Is not required

WATERSHED: Williamson Creek – **DESIRED DEVELOPMENT ZONE:** No
Barton Springs Zone – Recharge Zone

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

89 – Westcreek Neighborhood Association	298 – Oak Hill Association of Neighborhoods
384 – Save Barton Creek Assn.	705 – OHAN 78735
742 – Austin Independent School District	779 – Oak Hill Neighborhood Plan Liaison
943 – Save Our Springs Alliance	1037 – Homeless Neighborhood Organization
1075 – Bike Austin	1166 – Oak Hill Neighborhood Planning Contact Team
1200 – Super Duper Neighborhood Objectors and Appealers Organization	
1224 – Austin Monorail Project	1236 – The Real Estate Council of Austin, Inc.
1228 – Sierra Club, Austin Regional Group	1340 – Austin Heritage Tree Foundation
1343 – Oak Hill Trails Association	1363 – SEL Texas
1409 – Beyond2ndNature	

SCHOOLS:

Patton Elementary School	Small Middle School	Austin High School
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CASE HISTORIES:

There are no recent case histories in the immediate area.

RELATED CASES:

The subject property was annexed in 1975 (C7a-75-006) and was zoned “A” Residence (which later converted to the SF-3-NP zoning in place today) on May 18, 1978 (C14-77-061, Ordinance No. 770518-C). The subject property is platted as Lot 22, Block E of the Westcreek Section One Amended Plat which was recorded on June 30, 1978 (C8-76-021A/B).

The neighborhood plan (-NP) designation was added to the zoning on the subject tract in conjunction with the Oak Hill Combined Neighborhood Plan (East Oak Hill), under zoning file C14-2008-0129. The subject lot was a contested tract during the East Oak Hill rezoning process. A former property owner requested the SF-6 base district in order to develop around 20 units, which would have been consistent with the language in the 1978 private restrictive covenant that applied to this 2-acre lot. The property owner’s request was unsuccessful and the -NP combining district was added to the SF-3 base district.

The FLUM designation on this lot is Single-Family and a neighborhood plan amendment to Higher Density Single Family land use is also under consideration (NPA-2013-0025.04).

ABUTTING STREETS:

Name	ROW	Pavement	Classification	ADT
Hill Forest Drive	60 feet	40 feet	Collector	5,200

- Hill Forest Drive is not classified in the Bicycle Plan.
- Capital Metro bus service is not available along Hill Forest Drive.
- There are existing sidewalks along Hill Forest Drive.

CITY COUNCIL DATE: June 6, 2013

ACTION:

ORDINANCE READINGS: 1st

2nd




3rd

ORDINANCE NUMBER:

CASE MANAGER: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

PHONE: 974-7719



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING
ZONING CASE#: C14-2013-0018

EXHIBIT A

1" = 400'

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.





SF-2-NP

LR-NP

SF-3-NP

SF-2-NP

SF-2-NP

ELEMENTARY SCHOOL

SF-2-NP

SF-2-NP

SF-3-NP

SF-6-NP

SF-3-NP

SF-2-NP

SF-3-NP

SF-3-NP

SF-2-NP

SF-2-NP

SF-2-NP

SF-2

SF-2-NP

SF-2-NP

SF-2-NP

SF-2-NP

EXHIBIT A
North

6261-1596
26

FILE

1-83-1255

1789

DECLARATION OF SUBSTITUTE COVENANTS,
CONDITIONS AND RESTRICTIONS

THE STATE OF TEXAS 1287 • 19.00

COUNTY OF TRAVIS I KNOW ALL MEN BY THESE PRESENTS:

THAT, Larry O. Jackson and wife,
Karen Ann Jackson (Jacksons) and PROVIDENT DEVELOPMENT COMPANY
(Provident), a Texas corporation, are the sole owners in fee
simple of certain real property located in Travis County, Texas
and known by official plat designation as Westcreek, Section One
Amended, hereinafter referred to as the subdivision, a subdivision
comprising 28.90 acres of land out of the Thomas Anderson Survey
No. 17, conveyed to the said Provident Development Company by deed
recorded in Volume 4797, Page 1229, and Volume 4758, Page 2268,
of the Deed Records of Travis County, Texas as shown by the map
or plat of said subdivision, recorded in Book 76, Page 384, Plat
Records of Travis County, Texas; and

THAT, all of the lots in said subdivision are subject
to certain covenants, conditions, restrictions, charges and agree-
ments in accordance with the provisions of that one certain
instrument executed on the 23rd day of June, 1975, by and through
duly authorized officers of Provident Development Company of record
in Volume 5188, Page 1118 of the Deed Records of Travis County, Texas,
hereinafter referred to as the Original Restrictions; and

THAT, the Jacksons and Provident desire to substitute
the covenants, conditions and restrictions hereinafter stated in
place of those contained in said Original Restrictions insofar
as they relate to the aforesaid subdivision, but not otherwise,
for the purposes of enhancing and protecting the value, attractiveness
and desirability of the lots constituting said subdivision.

NOW THEREFORE, for and in consideration of the mutual
benefits to the Jacksons, Provident and future owners of the property
in said subdivision, the Jacksons and Provident acting through
its duly authorized officer, do hereby substitute and make all of
the lots in said subdivision subject to the following covenants, con-

WE HEREBY CERTIFY THAT THIS IS A TRUE AND
CORRECT COPY OF THE ORIGINAL INSTRUMENT
CHIEF TITLE COMPANY OF AUSTIN
DEED RECORDS
Travis County, Texas

6261 1596

EXHIBIT C
1978
PRIVATE
RESTRICTIVE COVENANT

1-83-1256

ditions and restrictions which shall constitute covenants running with the land and shall be binding on all parties having any right, title or interest in any of the real property or any part thereof in the subdivision, their heirs, successors and assigns, and shall inure to the benefit of each owner thereof, to-wit:

A.

A-1. LAND USE AND BUILDING TYPES. Each lot shall be used as a residence for a single-family and for no other purpose, except Lot 22, Block E, which may be developed for multi-family residential purposes not to exceed 10 units per acre. No building shall be erected, altered, placed or permitted on any lot, except Lot 22, Block E, other than one detached, single-family dwelling not to exceed two (2) stories in height, and with an attached private garage or carport for not more than three (3) cars. No business of any kind shall be conducted in any residence or on any lot with the exception of the business of Provident Development Company, its successors, transferees, or assigns in developing all of the lots within the subdivision.

A-2. ARCHITECTURAL CONTROL. No building shall be erected, placed or altered on any lot until a copy of the construction plans and specifications and a plan showing the location of the structure have been delivered to and approved by the Westcreek Architectural Control Committee as established by said Original Restrictions, as to the quality of workmanship and materials, harmony of external design with the existing structures and as to the location with respect to topography and finished grade elevations. The plans and specifications and the plan showing the location of the proposed structure shall remain in the possession of said Westcreek Architectural Control Committee until this subdivision has been completed in its entirety. The Westcreek Architectural Control Committee's approval or disapproval as required in these covenants shall be in writing.

1-83-1257

In the event the Westcreek Architectural Control Committee, or its designated representative fails to approve or disapprove within thirty (30) days after the plans and specifications have been submitted to it, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related covenants shall be deemed to have been fully complied with. When, in the opinion of the Westcreek Architectural Control Committee a waiver or modification of any of the restrictive covenants herein would not impair or detract from the high quality of this subdivision, it may, by written instrument in recordable form, waive or modify any such restriction.

A-3. DWELLING COSTS, QUALITY, AND SIZE. It being the intention and purpose of these covenants to assure that all residential single-family dwellings erected in said subdivision shall be of a quality of workmanship and materials substantially the same or better than that which can be produced on the date these covenants are recorded at the minimum cost of \$22,000.00 for the minimum permitted single-family residential dwelling size, no single-family residential dwelling, exclusive of open porches, garages, carports and patios, shall be permitted on any lot at a cost of less than the said figure of \$22,000.00 based on cost levels prevailing on the date these covenants are recorded. The ground floor area of the main structure, exclusive of one-story open porches and garages, shall not be less than 1,250 square feet for a single-family residential dwelling of not more than one-story and shall not be less than 700 square feet for a single-family residential dwelling of more than one-story with the combined area of the first and second floors not less than 1,400 square feet.

A-4. SETBACK REQUIREMENTS. Setback requirements are those set forth on the plat of the subdivision of record in Book 76, Page 384, of the Plat Records of Travis County, Texas; provided, however, that no single-family residential dwelling shall be located on any lot further than forty (40) feet back from the front lot line.

1-83-1258

A-5. FENCES, WALLS, HEDGES. No exterior fences, walls and hedges may be erected, placed, or altered on any lot which extends beyond the front of the dwelling erected thereon toward the street on which the lot is situated until the plans and specifications showing the construction and location of such walls, fences, or hedges are submitted to Westcreek Architectural Control Committee and approved as to design, materials, and height.

A-6. LOT AREA AND WIDTH. No single-family residential dwelling shall be erected or placed on any lot having a width of less than fifty (50) feet at the minimum front building setback line nor shall any such dwelling be erected or placed on any lot having an area of less than 6,000 square feet. No resubdivision shall be permitted that would increase the total number of lots within the subdivision except as necessary for the development of Lot 22, Block E, as herein provided.

A-7. EASEMENTS. Easements for installation and maintenance of utilities and drainage facilities are reserved as shown on the plat of record in Book 76, Page 384, of the Plat Records, of Travis County, Texas. Within these easements, no structure, trees, vines, plants or any other thing shall be placed or permitted to remain which may in any way damage or interfere with the installation or maintenance of utilities, or which may change the direction of flow of drainage channels in the easements, or which may obstruct or retard the flow of water through drainage channels in the easements. The easement area of each lot and all improvements in it shall be maintained continuously by the owner of the lot, except for those improvements for which a public authority or utility company is responsible.

A-8. NUISANCES. No noxious or offensive activities of any kind shall be permitted upon any lot, nor shall anything be done thereon which constitutes a nuisance or which may be or may become an annoyance to the neighborhood.

A-9. TEMPORARY STRUCTURES OR EMPLACEMENTS. No structure or emplacement of a temporary character, mobile home, trailer, derelict, junk or racing motor vehicle, or any motor vehicle without a current

1-83-1259

license tag, or any tent, shack, barn or other outbuildings which exceeds eight (8) feet in height or is in excess of eight feet in width and ten (10) feet in length, shall be erected, placed, driven onto, altered, or permitted to remain on any lot at any time, either temporarily or permanently, without the prior written consent of West-creek Architectural Control Committee. No mobile home or preconstructed building of any kind may be moved upon any lot for any purpose, save and except that Provident Development Company or its successors or assigns, or duly authorized agents may utilize temporary structures for a sales office or construction office which may be moved onto a lot. This provision shall not apply to vehicles, equipment or temporary structures utilized by Provident Development Company, its transferees or assigns, or contractors or subcontractors when engaged in construction or repair work, or such work as may reasonably be necessary for the completion of the subdivision as a residential community, and the disposition of lots by sale, lease, or otherwise.

A-10. TRUCKS, BUSES AND TRAILERS. No truck, bus or trailer shall be parked in the street in front of any lot except for construction and repair equipment while a residence or residences are being built or repaired in the immediate vicinity, and no truck, bus, boat, or trailer shall be parked on the driveway or any portion of the lot as to be visible from the street.

A-11. SIGNS AND SALES PROGRAM. No signs of any kind shall be displayed for public view on any lot excepting that one professional sign of not more than one square foot in size, one sign of not more than five (5) square feet advertising the property for sale or rent, or signs of modest dimensions used by a builder to advertise the property during the construction and sale period may be permitted. The "for sale" sign on any new construction shall be as approved by Provident Development Company, its successors, assigns or duly authorized agents. All merchandising, advertising, and sales programming in the subdivision shall be subject to approval by Provident Development Company, its successors, assigns or duly authorized agents and shall be in conformity with the general marketing plan for the subdivision.

1-83-1260

A-12. OIL, GAS, MINERAL, MINING AND EXCAVATION OPERATIONS.

No oil, gas, mineral, mining or excavation operations of any kind or character, no drilling or prospecting for oil, gas or other minerals, no oil, gas or other mineral development operations, refining, quarrying, or mining operations shall at any time be permitted upon any lot or other area within the subdivision. No oil wells, derricks or tanks, tunnels, mineral excavations or shafts designed for oil or gas production or exploration or for the mining of any other mineral shall ever be permitted upon any lot or any other area of the subdivision.

A-13. LIVESTOCK AND POULTRY. No animals, livestock or poultry of any kind shall be raised, bred or kept on any lot, except that dogs, cats or other small and domesticated household pets may be kept provided that they are not kept, bred or maintained for any commercial purpose.

A-14. GARBAGE AND REFUSE DISPOSAL. No lot shall be used or maintained as a dumping ground for rubbish, trash, garbage or other waste and the same shall not be kept, except in sanitary containers. All incinerators or other equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition.

A-15. MASONRY REQUIREMENTS. Single-family dwellings located on interior lots shall have a minimum of fifty per cent (50%) of their exterior walls of the first floor of stone or masonry construction. Single-family dwellings located on corner lots shall have a minimum of sixty per cent (60%) of the ground floor exterior walls facing streets of stone or masonry construction. In computing these percentages, (1) all gables shall be excluded from the total area of exterior walls; (2) all windows and door openings shall be excluded from the total area of the exterior walls; and (3) stone and masonry used on fireplaces, chimneys and walls of an attached garage may be included in the computation as stone or masonry used.

B.

B-1. TERN. These covenants are to run with the land and shall be binding on all parties and all persons claiming under them for a

1-83-1261

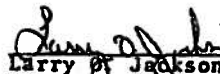
period of twenty (20) years from the date these covenants are recorded, after which time these covenants shall be automatically extended for successive periods of ten (10) years, unless an instrument signed by the owners of a majority of the lots within the subdivision has been recorded, agreeing to change such covenants in whole or in part.

B-2. ENFORCEMENT. Enforcement shall be by proceeding in law or in equity against any person or persons violating or attempting to violate any covenant, either to restrain violation or to recover damages. Reasonable attorney's fees shall be allowed to any party prevailing in any action in any court of competent jurisdiction to enforce any of the provisions contained in this instrument.

B-3. SEVERABILITY. Severability and invalidation of any of these covenants by judgment or Court Order shall in no wise affect any of the other provisions, which shall remain in full force and effect.

B-4. RELEASE OF RESTRICTIONS. Notwithstanding any provision of this instrument to the contrary, the Westcreek Architectural Control Committee shall, with the written consent of the owners of not less than ninety per cent (90%) of the lots in the subdivision, have the right to amend the restrictions set out in this instrument. Upon the recordation of such amended restrictions, reflecting the acceptance of the Westcreek Architectural Control Committee and the owners of not less than 90% of the lots in the subdivision, the restrictions set out in this agreement shall automatically and irrevocably terminate and be of no further force and effect as to the property covered by the substitute restrictions.

WITNESS its hand at Austin, Texas this 6th day of MARCH, 1978.


Larry D. Jackson


Karen Ann Jackson

PROVIDENT DEVELOPMENT COMPANY

By: 
James H. Mills
Vice President

(NO SEAL)

THE STATE OF TEXAS I
COUNTY OF TRAVIS I

1-83-1262

BEFORE ME, the undersigned authority, on this day personally appeared Larry O. Jackson and wife, Karen Ann Jackson, known to me to be the persons whose names are subscribed to the foregoing instrument, and acknowledged to me that they executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 6th day of MARCH, 1978.

NOTARY SEAL

James R. Hagan
Notary Public in and for
Travis County, Texas

THE STATE OF TEXAS I
COUNTY OF TRAVIS I

BEFORE ME, the undersigned authority, on this day personally appeared James H. Mills, Vice President of Provident Development Company, a Texas corporation, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed, as the act and deed of said corporation, and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 16th day of FEBRUARY, 1978.

NOTARY SEAL

James R. Hagan
Notary Public in and for
Travis County, Texas

STATE OF TEXAS COUNTY OF TRAVIS
I hereby certify that this instrument was FILED on the
date and at the time stamped herein by me; and was duly
RECORDED, in the Volume and Page of the county RECORDS
of Travis County, Texas, as Stamped Permet by me, on

AUG 14 1978



James R. Hagan
COUNTY CLERK
TRAVIS COUNTY, TEXAS

FILED
AUG 14 1 36 PM '78

James R. Hagan
COUNTY CLERK
TRAVIS COUNTY, TEXAS

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant urban family residence – conditional overlay – neighborhood plan (SF-5-CO-NP) combining district zoning. The Conditional Overlay limits development of the property to eight units.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

The urban family residence (SF-5) district is the designation for a moderate density single-family residence on a lot that is a minimum of 5,750 square feet. A duplex, two-family, townhouse or condominium residential use is permitted in an SF-5 district under development standards that maintain single family characteristics. An SF-5 district designation may be applied to a use in an existing family residential neighborhood in a centrally located area of the City. An SF-5 district may be used as a transition between a single family and multifamily residential use or to facilitate the implementation of City affordable housing programs.

- 2. Zoning changes should promote an orderly and compatible relationship among land uses.*

Staff recommends the Applicant's request as it is a reasonable use for an infill tract of this size, and is compatible with the condominium use to the north, duplexes to the east and single family residences to the south and west.

EXISTING CONDITIONS**Site Characteristics**

The subject property is undeveloped and is generally flat.

Impervious Cover

Within the Recharge Zone portion of the Williamson Creek watershed, the maximum impervious cover allowed by the SF-5 zoning district would be 15% (13,068 square feet), which is based on the more restrictive watershed regulations.

Environmental

This site is located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone (BSZ) Watershed. It is in the Drinking Water Protection Zone.

Project applications at the time of this report are subject to the SOS Ordinance that allows 15% impervious cover in the Recharge Zone, 20% impervious cover in the Barton Creek

Watershed, and 25% impervious cover in the Contributing Zone. This tract lies in the Recharge Zone.

According to flood plain maps, there is no flood plain within the project location.

The site is located within the endangered species survey area.

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. Runoff from the site is required to comply with pollutant load restrictions as specified in LDC Section 25-8-514.

At this time, no information has been provided as to whether this property has any preexisting approvals which would preempt current water quality or Code regulations.

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].

Water and Wastewater

The landowner intends to serve the site with City of Austin 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.

Site Plan and Compatibility Standards

There are no Site Plan Review comments at this time. Comments will be provided upon submittal of the site development permit application.

Rhoades, Wendy

From: Mary Black & Tricia Murphy <hilltoprealty@gmail.com>
Sent: Tuesday, May 14, 2013 12:38 AM
To: Rhoades, Wendy
Subject: 6110 Hill Forest Drive comments

Hi Wendy,

We are sending comments about Case Number C14-2013-0018, 6110 Hill Forest Drive. For over 20 years we have owned a duplex at 6105 Hill Forest, directly across the street from this proposed development. We are writing in support of the Westcreek Neighborhood Associations position:

Support of the zoning change from SF-3 to SF-5 and the subsequent land use amendment from Single Family Low Density to Single Family High Density with the understanding that the property is subject to the SOS ordinance 15% impervious cover and that the following conditional overlays will apply:

- Limit to 8 units max
- Limit to 2 stories max / 32 feet max
- Limit to "residential" uses as currently defined under SF-5 (December 2008 Zoning Guide*) and any protected uses as established by zoning case law.
- Minimum of 25 foot vegetative buffer around the South and West property lines.

Thank you,
Mary Black & Patricia Murphy

Mary Black, Broker, CRS, ABR, GRI, EcoBroker
Texas Monthly 2011-2013 Five Star Real Estate Agent
Tricia Murphy, REALTOR, SRS

HILLTOPREALTY@Gmail.com

(512) 892-1999

WWW.HILLTOPREALTYinc.COM

Austin, Texas

Your Real Estate Advisors

INFORMATION ABOUT BROKERAGE SERVICES

Westcreek Neighborhood Association

P.O. Box 91373, Austin, TX 78709-1373
<http://westcreekna.org/>

May 8, 2013

Maureen Meredith (Sent via email: Maureen.Meredith@austin.texas.gov)
City of Austin - Neighborhood Planning & Zoning Department
P.O. Box 1088
Austin, TX 78767

Re: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Dear Maureen:

The Westcreek Neighborhood Association (WNA) Board is supportive of the applicant's proposed zoning change from SF-3 Single Family to SF-5 Urban Family and subsequent land use amendment to Higher Density Single Family for the 6110 Hill Forest property with the understanding that the property is subject to the 1992 Save Our Springs Ordinance, which restricts this particular lot to 15% impervious cover and that the following conditional overlays will apply:

- Limit to 8 units max
 - Limit to 32 feet max
 - Minimum of 25 foot vegetative buffer around the South and West property lines
- Additionally, during an April 8, 2013 Oak Hill Planning Contact Team, Westcreek residents and the property owner were agreeable to the property being developed for "residential" uses, as currently defined under SF-5 in the December 2008 Zoning Guide (http://austintexas.gov/sites/default/files/files/Planning/zoning_guide.pdf).

It is the understanding of Westcreek residents and the WNA Board after meeting with the owner that the owner is proposing the zoning change (from SF-3 Single Family to SF-5 Urban Family) in order to gain some flexibility in developing the lot as a single lot (rather than subdividing the lot and building duplexes with long and narrow lots) and to have the ability to build up to 8 condominium units with 2 stories maximum, with the units in a clustered arrangement so that it will be easier to achieve the development within the 15% maximum impervious cover requirements of the SOS Ordinance that applies to this property.

The WNA Board is not supportive of any future changes to the zoning, the conditional overlays, or the land use on this property. The WNA Board is only supportive of the SF-5 Urban Family / Higher Density Single Family Land Use with the understanding that this zoning change is being sought in order to achieve a quality, low density development on the lot.

Best regards,


Jennifer Voss

President, Westcreek Neighborhood Association

Cc: Westcreek Neighborhood Association Board
Wendy Rhoades, City of Austin Zoning Case Manager (Wendy.Rhoades@austintexas.gov)

PUBLIC HEARING INFORMATION

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

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

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

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

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

www.austintexas.gov

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

Case Number: C14-2013-0018

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: May 14, 2013, Planning Commission

June 6, 2013, City Council

Kenneth Bingham
Your Name (please print)

☐ I am in favor
☒ I object

6204 Hill Forest Drive, Austin, TX 78749

Your address(es) affected by this application

[Signature]
Signature

5/6/2013

Date

Daytime Telephone: (512) 422-8929

Comments: Mr. Beiter intentionally "stacked" the meeting with the residents located within 500' feet of the 6110 Hill Forest Drive property in an attempt to mislead the current residents of his development. Mr. Beiter dodge all questions about his development plan, as to not be locked in, and relied heavily on the 15% impervious coverage limitation in McMerdith has informed me Mr. Beiter may seek a "1704" Grandfathering his right to the full allowed 55% coverage he receives under SF5.

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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

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

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

Case Number: C14-2013-0018

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: May 14, 2013, Planning Commission

June 6, 2013, City Council

ROSE HAY HUFFMAN
Your Name (please print)

☐ I am in favor
☒ Object

6209 SON VISTA, AUSTIN, TX
Your address(es) affected by this application

Rose Hay Huffman 78767 3/11/13
Signature Date

Daytime Telephone: 281 497 4642

Comments: Nice neighborhood as is,

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Rhoades, Wendy

From: [REDACTED] on behalf of Jane Gindin [REDACTED]
Sent: Wednesday, May 22, 2013 1:31 PM
To: Rhoades, Wendy
Subject: Case #s: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Dear Ms. Rhoades:

I live in the Westcreek subdivision and want to express my support for the work that my neighborhood association has been doing to prevent high-density apartments on Hill Forest. Westcreek is already experiencing problems with speeders cutting through our neighborhood, congested streets near Patton Elementary and the Lonestar soccer fields, and the increasingly jammed section of William Cannon just east of the Brush Country entrance.

Continued, unchecked growth will make this neighborhood much less appealing, and much less livable. Please help us preserve this established, safe, and beautiful area of Austin.

I support the Planning Commission's May 14, 2013 recommendations and the applicant's proposed zoning change from SF-3 Single Family to SF-5 Urban Family and subsequent land use amendment to Higher Density Single Family for the 6110 Hill Forest property with the understanding that the property is subject to the 1992 Save Our Springs Ordinance and that the following conditional overlays will apply:

Limit to 8 units max; Limit to 2 stories max / 32 feet max; Limit to "residential" uses; Limit to 15% impervious cover & SOS water quality standards; Minimum of 25 foot vegetative buffer around the South and West property lines.

Sincerely,

Jane Gindin

4906 Summerset Trail

Rhoades, Wendy

From: Rowden, Cheryl [REDACTED] >
Sent: Wednesday, May 22, 2013 1:35 PM
To: Rhoades, Wendy
Subject: Re. Case #: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Dear Ms. Rhoades,

As a 5th generation Austinite and 18 year resident of Westcreek, I am supportive of the Planning Commission's May 14, 2013 recommendations and the applicant's proposed zoning change from SF-3 Single Family to SF-5 Urban Family and subsequent land use amendment to Higher Density Single Family for the 6110 Hill Forest property with the understanding that the property is subject to the 1992 Save Our Springs Ordinance and that the following conditional overlays will apply: Limit to 8 units max; Limit to 2 stories max / 32 feet max; Limit to "residential" uses; Limit to 15% impervious cover & SOS water quality standards; Minimum of 25 foot vegetative buffer around the South and West property lines.

Sincerely,

Cheryl Rowden
6201 Adel Cove
Austin, TX 78749

Rhoades, Wendy

From: j[REDACTED]gully@gmail.com on behalf of Janelle Norman <j[REDACTED]gully@gmail.com>
Sent: Wednesday, May 22, 2013 2:09 PM
To: Rhoades, Wendy
Subject: Case #s: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Dear Ms. Rhoades:

I am supportive of the Planning Commission's May 14, 2013 recommendations and the applicant's proposed zoning change from SF-3 Single Family to SF-5 Urban Family and subsequent land use amendment to Higher Density Single Family for the 6110 Hill Forest property with the understanding that the property is subject to the 1992 Save Our Springs Ordinance and that the following conditional overlays will apply:

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Sincerely,

Janelle Norman

5111 Summerset Trail

Rhoades, Wendy

From: Robin Mayfield <[REDACTED]>
Sent: Wednesday, May 22, 2013 2:29 PM
To: Rhoades, Wendy

To: Wendy Rhoades, City of Austin Zoning Case Manager

Re. Case #s: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Dear Ms. Rhoades:

I am supportive of the Planning Commission's May 14, 2013 recommendations and the applicant's proposed zoning change from SF-3 Single Family to SF-5 Urban Family and subsequent land use amendment to Higher Density Single Family for the 6110 Hill Forest property with the understanding that the property is subject to the 1992 Save Our Springs Ordinance and that the following conditional overlays will apply:

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I have attended council meetings and planning meetings at city hall in the past to prevent abusive development of this lot in the midst of our neighborhood. Thank you for helping to preserve our hard-fought, all volunteer efforts.

Sincerely,
Robin Mayfield, D.C.
4911 Dry Oak Trail

Rhoades, Wendy

From: David Steinman [REDACTED]
Sent: Wednesday, May 22, 2013 2:36 PM
To: Rhoades, Wendy
Cc: board@westcreekna.org
Subject: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Dear Ms. Rhoades:

I am writing to let you know that I support the Planning Commission's May 14, 2013 recommendations and the applicant's proposed zoning change from SF-3 Single Family to SF-5 Urban Family and subsequent land use amendment to Higher Density Single Family for the 6110 Hill Forest property with the understanding that the property is subject to the 1992 Save Our Springs Ordinance and that the following conditional overlays will apply:

Limit to 8 units max;

Limit to 2 stories max / 32 feet max;

Limit to "residential" uses;

Limit to 15% impervious cover & SOS water quality standards;

Minimum of 25 foot vegetative buffer around the South and West property lines

Sincerely,

David Steinman

Owner, 6103 Hill Forest Dr.

Rhoades, Wendy

From: bob wark [mailto:bob.wark@cityofaustin.org] >
Sent: Wednesday, May 22, 2013 4:12 PM
To: Rhoades, Wendy
Subject: Re. Case #s: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Dear Ms. Rhoades:

I am supportive of the Planning Commission's May 14, 2013 recommendations and the applicant's proposed zoning change from SF-3 Single Family to SF-5 Urban Family and subsequent land use amendment to Higher Density Single Family for the 6110 Hill Forest property with the understanding that the property is subject to the 1992 Save Our Springs Ordinance and that the following conditional overlays will apply:

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Sincerely,

Bob Wark

5417 Badger Bend

Austin, Tx 78749

Wisdom Is Knowing What Path To Take Next...
Integrity Is Taking It.

Rhoades, Wendy

From: Lee Pepe <[REDACTED]>
Sent: Wednesday, May 22, 2013 7:56 PM
To: Rhoades, Wendy
Subject: Case #s: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Re. Case #s: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Dear Ms. Rhoades:

I am supportive of the Planning Commission's May 14, 2013 recommendations and the applicant's proposed zoning change from SF-3 Single Family to SF-5 Urban Family and subsequent land use amendment to Higher Density Single Family for the 6110 Hill Forest property with the understanding that the property is subject to the 1992 Save Our Springs Ordinance and that the following conditional overlays will apply:

Limit to 8 units max;

Limit to 2 stories max / 32 feet max;

Limit to "residential" uses;

Limit to 15% impervious cover & SOS water quality standards;

Minimum of 25 foot vegetative buffer around the South and West property lines

Sincerely,

Lee Pepe

5413 Badger Bend

Rhoades, Wendy

From: Leah Read [mailto:leahread@earthlink.net] on behalf of Leah Read
Sent: Thursday, May 23, 2013 12:38 AM
To: Rhoades, Wendy
Subject: Hill Forest Property

Re. Case #s: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Dear Ms. Rhoades:

I have been a Westcreek resident for 16 years. The decision of how to zone the property at 6110 Hill Forest is quite important to me to help preserve our neighborhood atmosphere.

I am supportive of the Planning Commission's May 14, 2013 recommendations and the applicant's proposed zoning change from SF-3 Single Family to SF-5 Urban Family and subsequent land use amendment to Higher Density Single Family for the 6110 Hill Forest property with the understanding that the property is subject to the 1992 Save Our Springs Ordinance and that the following conditional overlays will apply:

Limit to 8 units max; Limit to 2 stories max / 32 feet max; Limit to "residential" uses; Limit to 15% impervious cover & SOS water quality standards; Minimum of 25 foot vegetative buffer around the South and West property lines

Sincerely,

Leah Read

5217 Summerset Trail

Austin, TX 78749

Rhoades, Wendy

From: Frank Lewis <frank@westcreeklangtry.com>
Sent: Thursday, May 23, 2013 10:01 AM
To: Rhoades, Wendy
Cc: Ice Work
Subject: Re. Case #s: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Dear Ms. Rhoades:

I am supportive of the Planning Commission's May 14, 2013 recommendations and the applicant's proposed zoning change from SF-3 Single Family to SF-5 Urban Family and subsequent land use amendment to Higher Density Single Family for the 6110 Hill Forest property with the understanding that the property is subject to the 1992 Save Our Springs Ordinance and that the following conditional overlays will apply:

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Sincerely,

Frank and Debbie Lewis
Westcreek
Langtry Ln

Sent from my iPhone

Rhoades, Wendy

From: John Gump [REDACTED]
Sent: Thursday, May 23, 2013 2:40 PM
To: Rhoades, Wendy
Subject: Case #: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Dear Ms. Rhoades:

I am supportive of the Planning Commission's May 14, 2013 recommendations and the applicant's proposed zoning change from SF-3 Single Family to SF-5 Urban Family and subsequent land use amendment to Higher Density Single Family for the 6110 Hill Forest property with the understanding that the property is subject to the 1992 Save Our Springs Ordinance and that the following conditional overlays will apply:

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Sincerely,

John Gump
6307 Smith Oak Trail
Austin, TX 78749

Sent from my iPhone

Rhoades, Wendy

From: Ann Marie Eathorne [REDACTED]
Sent: Thursday, May 23, 2013 5:23 PM
To: Rhoades, Wendy
Subject: Re. Case #: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Dear Ms. Rhoades:

I am supportive of the Planning Commission's May 14, 2013 recommendations and the applicant's proposed zoning change from SF-3 Single Family to SF-5 Urban Family and subsequent land use amendment to Higher Density Single Family for the 6110 Hill Forest property with the understanding that the property is subject to the 1992 Save Our Springs Ordinance and that the following conditional overlays will apply:

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Sincerely,

Ann Marie Eathorne

6006 Morning Dew Dr

Westcreek Neighborhood

Rhoades, Wendy

From: Anne Huber [REDACTED]
Sent: Friday, May 24, 2013 12:00 PM
To: Rhoades, Wendy
Subject: Re. Case #s: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Email: wendy.rhoades@austintexas.gov

(Wendy Rhoades, City of Austin Zoning Case Manager)

Re. Case #s: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Dear Ms. Rhoades:

I am supportive of the Planning Commission's May 14, 2013 recommendations and the applicant's proposed zoning change from SF-3 Single Family to SF-5 Urban Family and subsequent land use amendment to Higher Density Single Family for the 6110 Hill Forest property with the understanding that the property is subject to the 1992 Save Our Springs Ordinance and that the following conditional overlays will apply:

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Sincerely,

Douglas & Anne Huber

6024 Morning Dew

Austin, TX 78749

Rhoades, Wendy

From: [REDACTED]
Sent: Friday, May 24, 2013 1:51 PM
To: Rhoades, Wendy
Subject: 6110 Hill Forest Property

Re. Case #: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property) Dear Ms. Rhoades:

I am supportive of the Planning Commission's May 14, 2013 recommendations and the applicant's proposed zoning change from SF-3 Single Family to SF-5 Urban Family and subsequent land use amendment to Higher Density Single Family for the 6110 Hill Forest property with the understanding that the property is subject to the 1992 Save Our Springs Ordinance and that the following conditional overlays will apply:

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Sincerely,
Barbara Huffman
6304 Sanderson Ave
Austin, Tx 78749

--

Barb
Cell: 512-913-7555
MySilpada.com/Barbara.Huffman

Rhoades, Wendy

From: Christie Gaderson <christie.gaderson@consergea.com>
Sent: Sunday, May 26, 2013 2:58 PM
To: Rhoades, Wendy
Subject: Case #s: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Dear Ms. Rhoades:

I am supportive of the Planning Commission's May 14, 2013 recommendations and the applicant's proposed zoning change from SF-3 Single Family to SF-5 Urban Family and subsequent land use amendment to Higher Density Single Family for the 6110 Hill Forest property with the understanding that the property is subject to the 1992 Save Our Springs Ordinance and that the following conditional overlays will apply:

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Sincerely,

Christie Gaderson

6021 Morning Dew Dr Austin TX 78749

Rhoades, Wendy

From: Andrea Reed [REDACTED]
Sent: Monday, May 27, 2013 7:12 AM
To: Rhoades, Wendy
Subject: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Dear Ms. Rhoades:

I support the Planning Commission's May 14, 2013 recommendations and the applicant's proposed zoning change from SF-3 Single Family to SF-5 Urban Family and subsequent land use amendment to Higher Density Single Family for the 6110 Hill Forest property with the understanding that the property is subject to the 1992 Save Our Springs Ordinance and that the following overlays will apply:

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- * limit to 2 stories/32 feet max
- * limit to "residential" uses
- * limit to 15% impervious cover and SOS water quality standards
- * minimum 25 foot vegetative buffer around the south and west property lines

Thank you.

Sincerely,

Andrea Reed
6501 Brush Country Rd.
Austin, TX 78749

Rhoades, Wendy

From: Tina Plummer
Sent: Tuesday, May 28, 2013 7:59 AM
To: Rhoades, Wendy
Cc: Tina Plummer
Subject: Re. Case #s: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

6110 Hill Forest Zoning & Land Use Change

Email: wendy.rhoades@austintexas.gov

(Wendy Rhoades, City of Austin Zoning Case Manager)

Re. Case #s: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Dear Ms. Rhoades:

I am supportive of the Planning Commission's May 14, 2013 recommendations and the applicant's proposed zoning change from SF-3 Single Family to SF-5 Urban Family and subsequent land use amendment to Higher Density Single Family for the 6110 Hill Forest property with the understanding that the property is subject to the 1992 Save Our Springs Ordinance and that the following conditional overlays will apply:

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Thank you for your attention to this important matter.

Sincerely,

Tina Plummer
6408 Steer Trail
Austin, 78749

Rhoades, Wendy

From: laura mcelvana [REDACTED]
Sent: Tuesday, May 28, 2013 1:04 PM
To: Rhoades, Wendy
Subject: Re. Case #: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Dear Ms. Rhoades:

We are supportive of the Planning Commission's May 14, 2013 recommendations and the applicant's proposed zoning change from SF-3 Single Family to SF-5 Urban Family and subsequent land use amendment to Higher Density Single Family for the 6110 Hill Forest property with the understanding that the property is subject to the 1992 Save Our Springs Ordinance and that the following conditional overlays will apply:

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Sincerely,

Daniel and Laura Del Favero

6552 Fair Valley Trail

Austin, Texas 78749

Rhoades, Wendy

From: Karen Gregory [REDACTED]
Sent: Tuesday, May 28, 2013 1:14 PM
To: Rhoades, Wendy
Subject: Re. Case #s: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

May 28, 2013

Re. Case #s: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Dear Ms. Rhoades:

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Sincerely,
Karen Gregory
Westcreek Resident
6104 Yellow Rose Cove
Austin, TX 78749

kgregory1@att.net

Rhoades, Wendy

From: Brandon Taylor brandon.taylor@sailpoint.com
Sent: Wednesday, May 29, 2013 12:49 PM
To: Rhoades, Wendy
Subject: Case #s: NPA-2013-0025.04 and C14-2013-0018 (6110 Hill Forest Property)

Dear Ms. Rhoades:

I am supportive of the Planning Commission's May 14, 2013 recommendations and the applicant's proposed zoning change from SF-3 Single Family to SF-5 Urban Family and subsequent land use amendment to Higher Density Single Family for the 6110 Hill Forest property with the understanding that the property is subject to the 1992 Save Our Springs Ordinance and that the following conditional overlays will apply:

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Sincerely,

Brandon Taylor
6418 Steer Trail
Austin, TX 78749

Brandon Taylor
Market Development Manager
SailPoint
Office: 512-664-8591
Brandon.taylor@sailpoint.com



SailPoint is named a leader in the 2012 Gartner IAG and Gartner Provisioning Magic Quadrants.