

ZONING & PLATTING COMMISSION

OCTOBER 1, 2013

Handouts

Handwritten text: 210164

PUBLIC HEARING INFORMATION

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 a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. 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.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact listed on a notice); or
 - appearing and speaking for the record at the public hearing;
- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
 - is the record owner of property within 500 feet of the subject property or proposed development; or
 - is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/development.

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

Case Number: SP-2013-0098D

Contact: Christine Barton-Holmes, 512-974-2788

Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, Oct 1, 2013

Carolyn West

Your Name (please print)

12907 Park Dr

Your address(es) affected by this application

Carolyn West

Signature

9-24-13

Date

Daytime Telephone: 512 266-1007

Comments: I am against any further development in my neighborhood. There is not anything that could be built there that would benefit our community. It is one of the few undeveloped areas of my neighborhood. There is enough congestion and construction already.

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

City of Austin

Planning and Development Review - 4th floor

Christine Barton-Holmes

P. O. Box 1088

Austin, TX 78767-8810

dam
TOTM-LY
against the
development
Carolyn West

Item # C1

September 30, 2013

City of Austin – Zoning & Platting Commission

Tuesday, October 1, 2013 – Public Hearing

Case # C14-2013-0095

Dear Commissioners,

Please accept the following statement in my absence for Case #C14-2013-0095; specifically the 14th Tee Drive lot.

Due to a prior commitment, I am unable to attend the October 1st rescheduled hearing.

My name is Suzanne Leggett, I am the current owner of 9401 14th Tee Drive, Austin, Texas 78750. My property runs adjacent to the 14th Tee Drive lot, proposed for re-zoning.

I strongly object to the re-zoning and development of the 14th Tee lot on Balcones Country Club for the following reasons. Note my objection timeline:

- From my experience the Balcones Country Club Board has not been forthcoming to area residence on the proposed lot expansions/re-zoning. I am not confident or comfortable that they have the best interest of current Balcones/Spicewood home owners.
- Only after attending the June 2013 Balcones HOA meeting was I able to receive information on the proposed 14th Tee Drive development. All efforts to contact the 14th Tee Drive listed realtor went unanswered. At the HOA meeting on June 12th it was brought to my attention that the HOA Board secretary was in fact the listed realtor who had not returned my calls. In addition, one of the vocal HOA Board members ALSO serves on the

Balcones Country Club Land Committee. This was a clear conflict of interest.

- I was able to acquire a Power Point of the proposed 14th Tee Dr. lot development from a concerned neighbor in June 2013. The proposed 14th Tee Drive lot boundaries aligned directly along my golf course property line. However this rendering allowed a small section of land for open access (see attachment) from my property. Thus I could still identify my property as "golf course access" for property value.
- I requested a meeting with the Balcones Country Club Land Committee to better understand the proposed re-zoning and to inquire whether the home planned for the rezoned lot would be required to follow the current Balcones/Spicewood deed restrictions. The HOA was not aware at the time whether the current Balcones home owner deed restrictions were enforceable. This concerns me for the future and the integrity of the neighborhood.
- Area neighbors around the 14th Tee lot gathered in July 2013 at a meeting we called with the Balcones Country Club Land Committee. Only at this time did we discover that new property lines were drawn for the proposed 14th Tee lot. Apparently the home builder was in need of additional impervious cover. The new lot boundaries would further encroach on the Balcones Golf Course AND totally take away my access to the Balcones Golf Course. My property would no longer be identified as a "Golf Course lot", effecting my current property value by \$30,000.00 to \$40,000.00. The Balcones Country Club Board was not transparent with the re-plotting of the 14th Tee lot. The Balcones Country Club Land Committees only compromise was to agree to write in the real estate closing contract that the purchaser of the 14th Tee lot would not obstruct and build a fence on the back of their property line that runs along my property. The Balcones Country Club Land Committee said they would propose this to the buyers. The 14th Tee neighborhood group has not heard back from the Balcones Country Club Land Committee since our meeting on July 2, 2013.
- I have since learned of the Balcones/Spicewood neighborhood's Warranty Deed in place and BCC total disregard of this documentation.

- I do not support the manner in which the BCC has steamrolled this proposed development. The Balcones Country Club Board has not made any overture to listen and work with current residence.

I thank you for your time and willingness to listen to both sides. I hope and pray that you will open your heart and mind to all concerns and reject the proposed Balcones/Spicewood re-zoning and development -- Case # C14-2013-0095.

Sincerely,

Suzanne Leggett

9401 14th Tee Drive

Austin, Texas 78750.

I



PARCEL #2 – 9403 14 TEE DRIVE

- EXISTING TRACT SIZE: 2,097 s.f. (0.05 ac.)
- PROPOSED LOT SIZE: 9,470 s.f. (0.22 ac.)
- ZONING: I-SF-2 (Interim Single Family Residence Standard Lot)

ADDITIONAL NOTES: Currently not a legal lot

- Will need to be subdivided and rezoned and move rest room facility
- Appraised Value \$118,500

Overall Tract

Parcel 2
9403 14 Tee Drive

Site Summary

Lot Size 0.05 AC.
Zoning I-SF-2 (Single Family Detached Lots)

Legend

--- Tract Boundary

Sources

Aerial - Circa 2009
CAPCOG
City of Austin
Travis County Appraisal District



Scale



GRAPHIC SCALE: 1" = 30'
Date: 10-12-12

Hutson Land Planners
Development Consultants, LLC



Overall Tract

Parcel 2
9403 14 Tee Drive

Site Summary

Lot Size 0.22 Ac. (9,470 s.f.)
Zoning I-SF-2 (Single Family Residential) & RR (Rail Road)

Legend

Tract Boundary

Sources

Aerial - Circa 2009
CAPCOG
City of Austin
Travis County Appraisal District

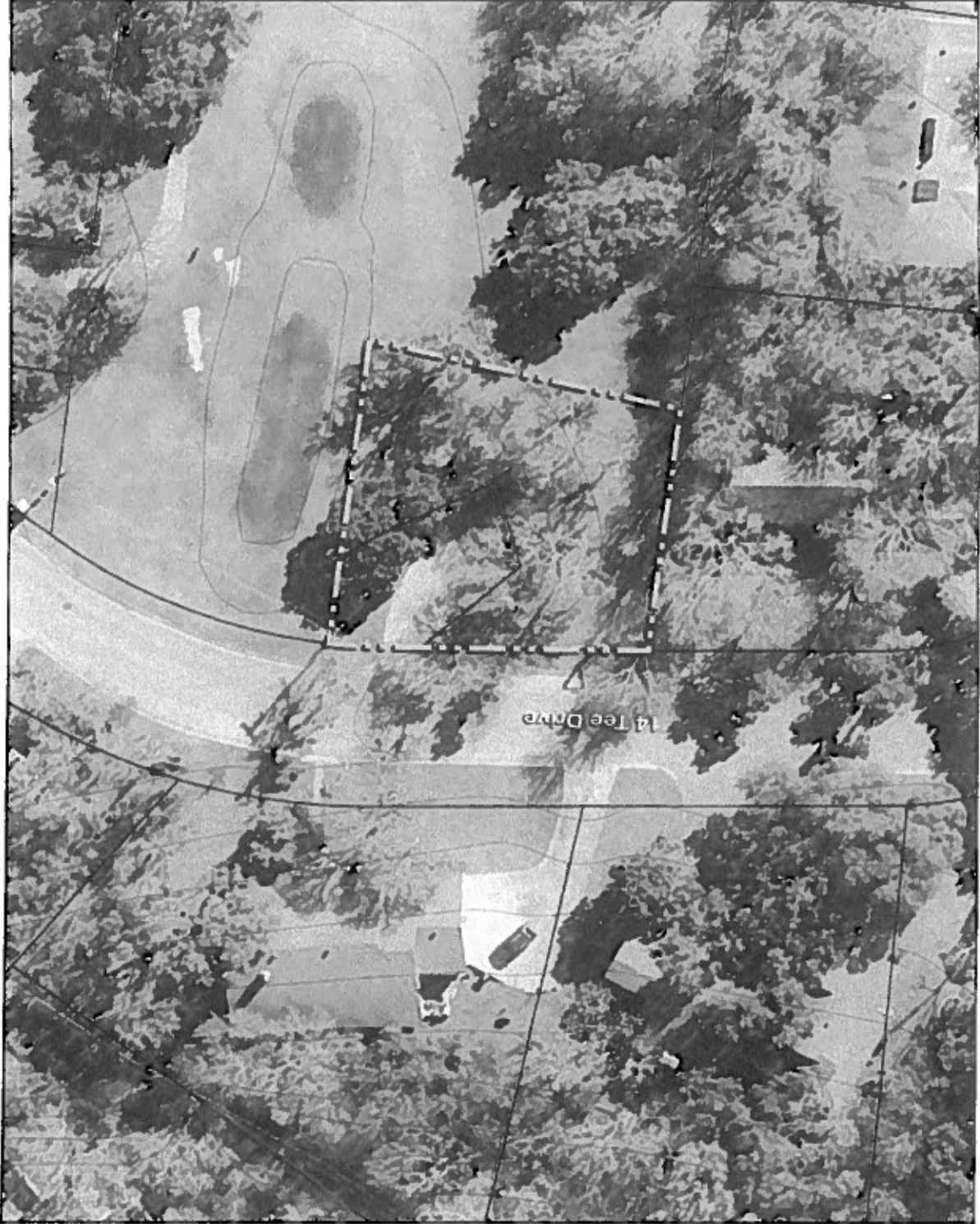


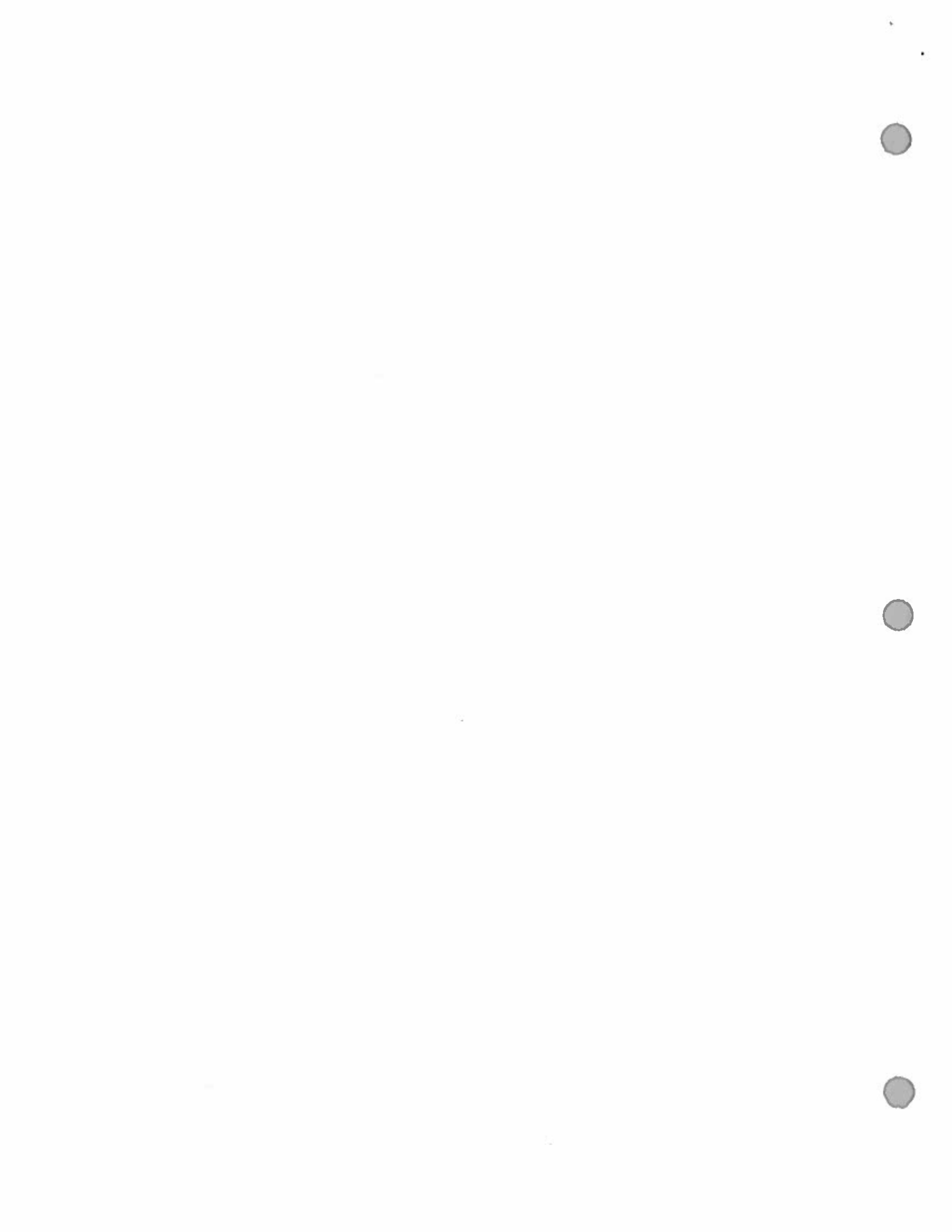
Scale



GRAPHIC SCALE: 1" = 30'
Date: 10-26-12

Hutson Land Planners
Development Consultants, LLC





Best Practices in Development Review

Faster! Smoother! Smarter!

October 15, 2013 | 6:30-8:30 P.M. | Free | Light refreshments
George Washington Carver Museum - 1165 Angelina Street

Attendees will hear from four experts who will share their experiences and perspectives to improve review process, and will have the opportunity to speak with the panelists afterwards during a meet-and-greet open house.



**BUILDING PLAN
INTAKE, REVIEW
& QUICK
TURN-AROUND**



Neva Dean, Peter Park, Mark White, & Paul Zucker

4-Expert Panel of Former Planning Directors and Current Consultants

- Learn how other cities have improved their development review processes
- Share your feedback in an open house with expert panelists, members of the LDC Advisory Group, and City Staff
- Help the Land Development Code Consultant Team integrate your development review concerns

The City of Austin has a goal to provide faster, smoother city review services and aspires to enhance community benefits of new projects.

About the Panelists

Peter Park is the former Planning Director of Denver, CO, and Milwaukee, WI, and is acclaimed for streamlining development permitting systems.

Mark White is a recognized expert in zoning and subdivision law, and co-author of the American Planning Association's model land development code.

Paul Zucker has 30 years of experience in planning, and public and private management specializing in process and systems analysis.

Neva Dean Dallas' Sustainable Development Department boasts a one-stop shop, Form-Based Codes, small area plans and a well-implemented comprehensive plan adopted in 2006.



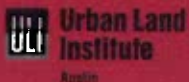
RECA
REAL ESTATE COUNCIL
OF AUSTIN

IMAGINEAUSTIN & CODENEXT
SHAPING THE AUSTIN WE IMAGINE

www.imagineaustin.net

Vision to Action: Priority Programs

- Revise Austin's development regulations and processes for a compact and connected city



Building Compact and Connected 2013-2014 Speaker Series

A series of talks by experts in the fields of land use, development, and policy focused on Austin growing as a compact and connected city. Visiting speakers are hosted by the City of Austin Planning and Development Review with funding from the Health and Human Services Department.

CodeNEXT is the new city initiative to revise the Land Development Code which determines how land can be used throughout the city - including what can be built, where it can be built, and how much can be built. **CodeNEXT** is an unprecedented opportunity for Austinites to shape the way we live now and for generations to come.

