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ZONING CHANGE REVIEW SHEET

CASE: C14-2013-0126 (Archhill Zoning)

Z.A.P. DATE: December 3, 2013

January 21, 2014

ADDRESS: 11914, 11915, 11919 Archhill Drive

OWNER/APPLICANT: Cindy Spoonts, Jeffrey and Pamela Savage, Robin and Thomas Tucker

AGENT: Site Specifics (John Hussey)

ZONING FROM: SF-1

TO: SF-6

AREA: 5.597 acres (243,805.32 sq. ft.)

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-2-CO, Single Family-Standard Lot-Conditional Overlay Combining District, zoning for this site. The conditional overlay will limit development on the site to less than 300 vehicle trips per day [LDC, Sec. 25-6-114].

ZONING AND PLATTING COMMISSION RECOMMENDATION:

12/03/13: Postponed to January 21, 2014 at the neighbor's request (4-0, J. Meeker, G. Rojas, R. McDaniel-absent).

ISSUES:

On November 12, 2013, the staff received a petition from adjacent property owners who are opposed to any changes to the existing SF-1 zoning on the site (Please see Attachment A-Petition). This petition is valid at 63.29 % and therefore will require an affirmative vote of three-fourths of the members of Council to approve a proposed rezoning.

The excerpt below is from the City of Austin's Land Development Code and explains when the City Council is subject to the three-fourths vote.

Sec. 25-2-284 REQUIREMENT FOR APPROVAL BY THREE-FOURTHS OF COUNCIL.

- (A) *The affirmative vote of three-fourths of the members of Council is required to approve a proposed rezoning if:*
- (1) *the Land Use Commission recommends denial of an application to rezone property to a planned unit development; or*
 - (2) *the proposed rezoning is protested in writing by the owners of not less than 20 percent of the area of land:*
 - (a) *included in the proposed change; or*
 - (b) *immediately adjoining the area included in the proposed rezoning and extending 200 feet from the area.*

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DEPARTMENT COMMENTS:

The property in question consists of three tracts of land that are currently vacant. The applicant is requesting a rezoning from SF-1 to SF-6 to construct a condominium residential development on the property. The staff does not recommend the applicant's request for SF-6 zoning because the property does not meet the intent of the Townhouse & Condominium Residence District as it fronts onto a local residential street, Archhill Drive, and will not provide a transition in between single-family and multifamily residential uses.

The staff recommends SF-2, Single Family-Standard Lot District, zoning for this site as the SF-2 district will permit the applicant to redevelop the property with standard lot size single family residences in an existing neighborhood where the majority of property consists of large or moderate sized single family lots. The proposed SF-2 zoning will provide for a mixture of housing and will promote consistency and orderly planning because there are existing single family residential uses to the north, south, east and west of this site. The property in question is located adjacent to low intensity single family residential zoning, RR to the north and east and SF-1 and SF-2 to the south and southwest.

The applicant has agreed to a conditional overlay to limit the intensity and uses for this development to 300 vehicle trips per day to avoid having to conduct a Neighborhood Traffic Analysis for this site.

The applicant does not agree with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-1	Vacant
<i>North</i>	SF-1	Single-Family Residence
<i>South</i>	SF-1	Single-Family Residences
<i>East</i>	RR	Single-Family Residence with pool and tennis courts
<i>West</i>	SF-1	Single Family Residences

AREA STUDY: N/A

TIA: Not Required

WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
 Austin Monorail Project
 Balcones Village-Spicewood Home Owners Association
 Bike Austin
 Bull Creek Foundation
 Homeless Neighborhood Association
 Long Canyon Homeowners Association
 Long Canyon Phase II & III Homeowner Association Inc.
 SELTEXAS
 Sierra Club, Austin Regional Group

Spicewood Springs Road Tunnel Coalition
 Super Duper Neighborhood Objectors and Appealers Organization
 The Real Estate Council of Austin, Inc.

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CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0097 (11300 Spicewood Parkway)	RR to SF-1	10/01/13: Denied the rezoning request (7-0); G. Rojas-1 st , R. McDaniel-2 nd .	10/17/13: Postponed to November 21, 2013 at the applicant's request (6-0)
C14-2013-0096 (11512 Spicewood Parkway)	RR to SF-1	10/01/13: Denied the rezoning request (7-0); G. Rojas-1 st , R. McDaniel-2 nd .	10/17/13: Postponed to November 21, 2013 at the applicant's request (6-0)
C14-05-0179 (Spring Lake Subdivision: 9009 Spring Lake Drive)	RR to SF-1	11/15/05: Approved SF-1-CO zoning limited to two residential units (7-0, J. Gohil, J. Martinez-absent); M. Hawthorne-1 st , T. Rabago-2 nd .	8/24/06: Approved SF-1-CO zoning with the changes and direction to staff (7-0); Council Member Kim-1 st , Mayor Pro Tem Dunkerley-2 nd . The changes were: limit the buildings on the property to a single residence, provide a 50-foot setback from the wetland area, reduce the size of the original zoning request to 0.36 acres, limit the impervious cover on the property to 2,500 square feet, limit the building coverage to 1500 square feet, allow for only one tree to be removed, and require a pier and beam construction instead of a slab on grade. 12/14/06: Approved SF-1-CO with conditions (6-0); 2 nd /3 rd readings
C14-98-0011 (Hidden Forest: 9907 Anderson Mill Road)	DR to SF-1	3/03/98: Approved SF-1 on consent (7-0)	3/26/98: Approved PC rec. of SF-1(6-0); all 3 readings

RELATED CASES: C14-98-0011 (Previous Zoning Case)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Archill Drive	50'	21'	Local	Not Available

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CITY COUNCIL DATE: January 23, 2014

ACTION:

ORDINANCE READINGS: 1st

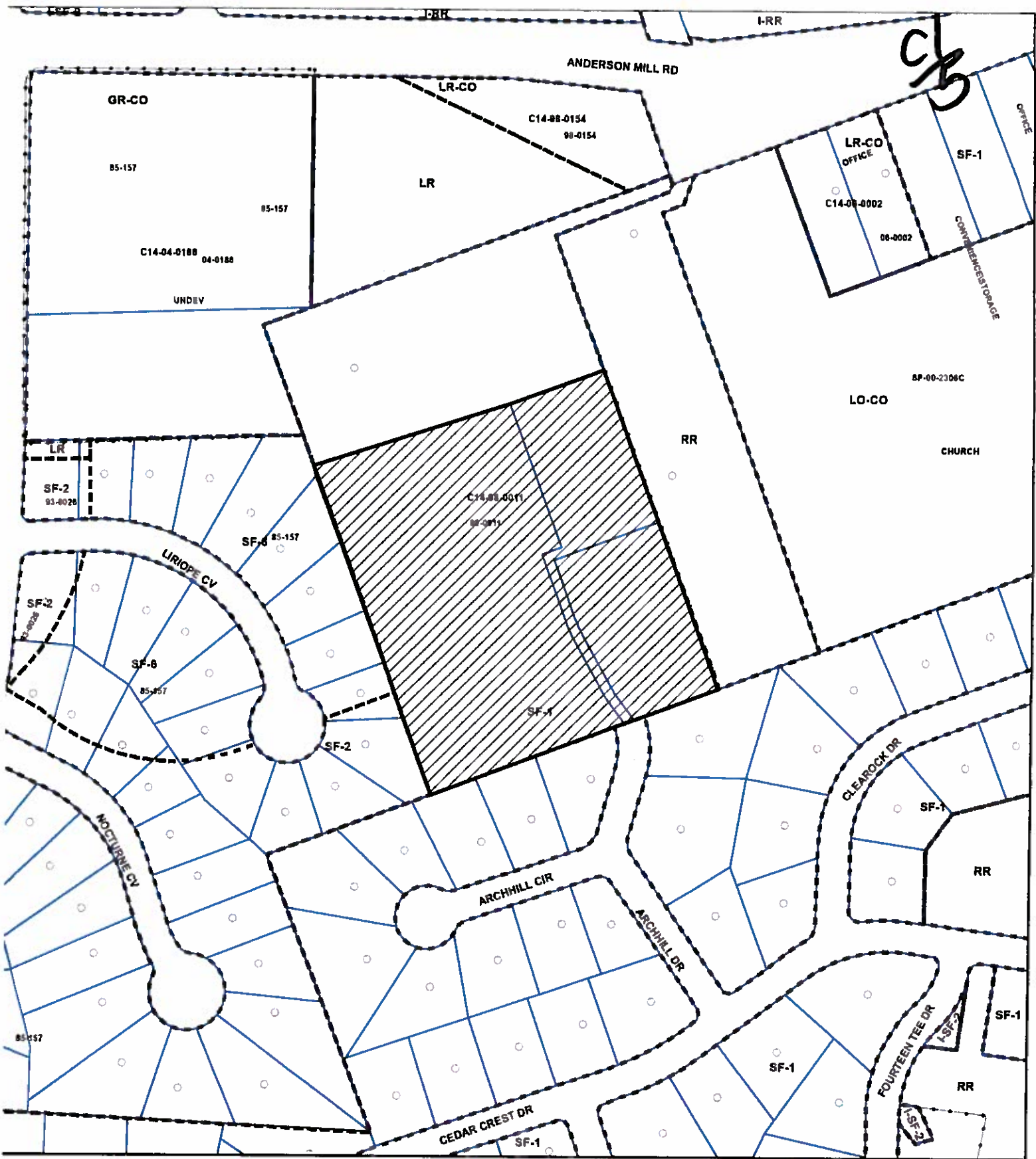
2nd




3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 974-3057,
sherri.sirwaitis@ci.austin.tx.us



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

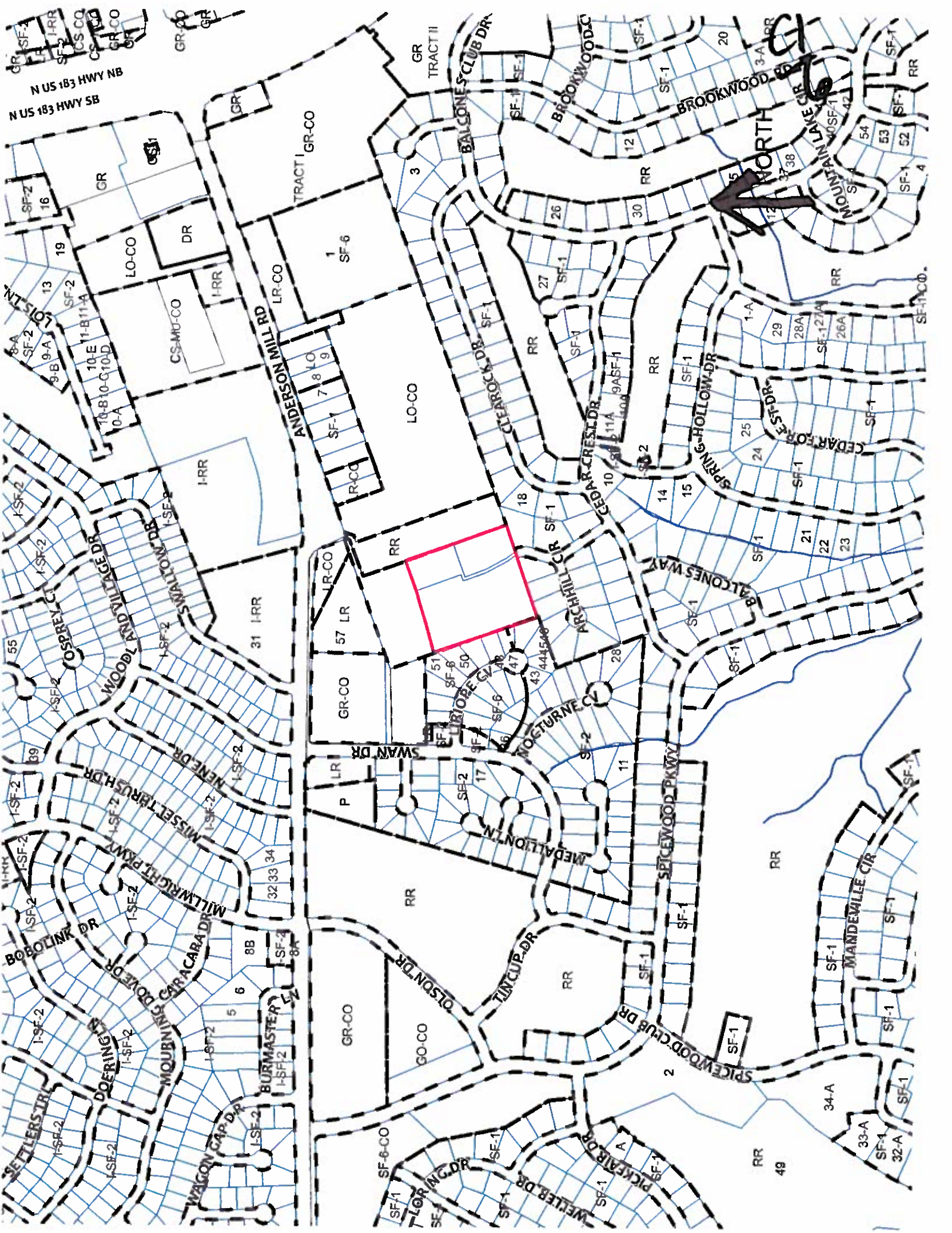
ZONING CASE#: C14-2013-0126

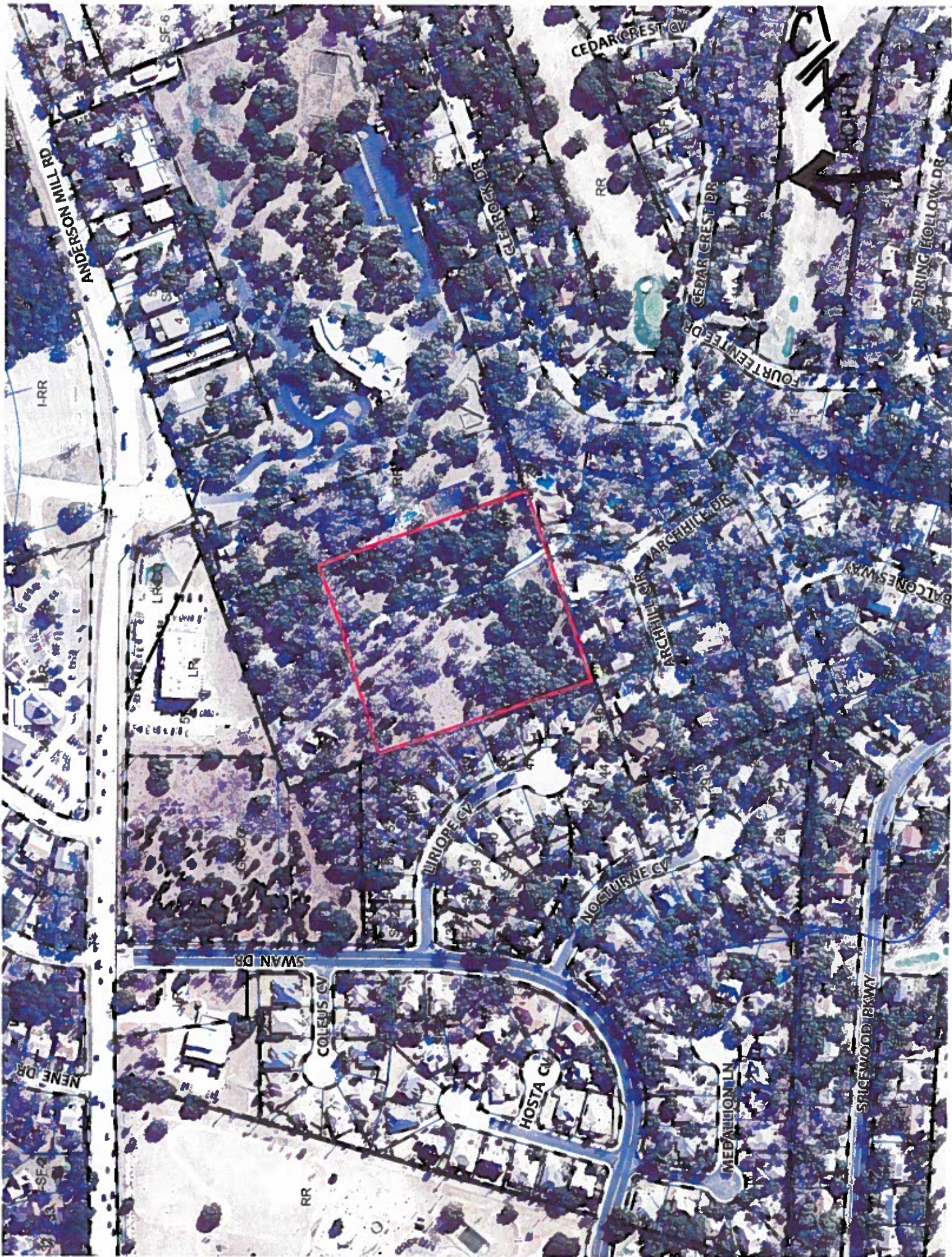


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1" = 200'





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STAFF RECOMMENDATION

The staff's recommendation is to grant SF-2-CO, Single Family-Standard Lot-Conditional Overlay Combining District, zoning for this site. The conditional overlay will limit development on the site to less than 300 vehicle trips per day [LDC, Sec. 25-6-114].

BASIS FOR RECOMMENDATION

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

Townhouse and condominium residence (SF-6) district is the designation for a moderate density single family, duplex, two-family, townhouse, and condominium use that is not subject to the spacing and location requirements for townhouse and condominium use in an SF-5 district. An SF-6 district designation may be applied to a use in an area with large lots that have access to streets other than minor residential streets. An SF-6 district may be used as a transition between a single family and multifamily residential use.

The proposed location is not consistent with the SF-6 district as it only has access to a local residential street, Archhill Drive, and will not provide a transition between single family and multifamily residential uses.

Single-family residence standard lot (SF-2) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. An SF-2 district designation may be applied to a use in an existing single-family neighborhood that has moderate sized lots or to new development of single-family housing on lots that are 5,750 square feet or more.

SF-2-CO zoning will permit the applicant to redevelop the property in question with low density single family uses adjacent to other of large or moderate sized single family lots and zoning.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed SF-2 zoning will promote consistency and orderly planning because there are existing single family residential uses to the north, south, east and west of this site. The property in question is located adjacent to low intensity single family residential zoning, RR to the north and east and SF-1 and SF-2 to the south and southwest.

EXISTING CONDITIONS

Site Characteristics

The site under consideration consists of three tracts of land that are currently vacant. There are single family residential homes developed to the north, south, east and west of the property in question.

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Comprehensive Planning

SF-1 to SF-6

This zoning case is located on a 3.88 acre vacant tract of land, on the west side of an undeveloped portion of Archhill Drive. This property is also located less than 600 ft. south of Anderson Mill Road, a major arterial corridor. This property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes a single family house to the north, south, east and west. The proposed use is a townhouse/condo project.

Imagine Austin

As this case is small in scope, it is not at a level of review that can be considered by Imagine Austin which is broad in scope. Thus, when looking through the lens of Imagine Austin, this case is neutral.

Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, and is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code.

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

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.

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 requirements.

Impervious Cover

The maximum impervious cover allowed by the SF-6 zoning district would be 55%. However, because the Watershed impervious cover is more restrictive than the GR zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

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

Note: The most restrictive impervious cover limit applies.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Compatibility Standards

The site is subject to compatibility standards. Along the all property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
 - No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
 - No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
 - No parking or driveways are allowed within 25 feet of the property line.
 - A landscape area at least 15 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
 - for a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
 - An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- Additional design regulations will be enforced at the time a site plan is submitted.

At least 3500 sq. ft. of site area is required for each condominium dwelling unit (25-2-776)

Open space is required. For a development with less than 10 units, 5% of the gross site area must be reserved for private personal open space according to the regulations in 25-2-776-G. For a development with 10 or more units, 5% of the gross site area must be devoted to private common open space, according to the regulations in Subchapter E, section 2.7.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

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Transportation

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

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo. LDC, Sec. 25-6-114. Please provide current traffic counts for Archhill Drive to the transportation reviewer.*

*A Neighborhood Traffic Analysis for Archhill Drive is waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 300 trips per day [LDC, Sec. 25-6-114].

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]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Daily Traffic
Archhill Drive	50'	21'	Local	Not Available

There are not existing sidewalks along Archhill Drive.

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, there are no bicycle facilities existing and/or recommended along Archhill Drive.

Capital Metro bus service is not available within 1/4 mile of this property.

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. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

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PETITION

Case Number: **C14-2013-0126**

Date: 11/19/2013 (revised on 12/02/13)

Total Square Footage of Buffer:	534768.40
Percentage of Square Footage Owned by Petitioners Within Buffer:	63.29%



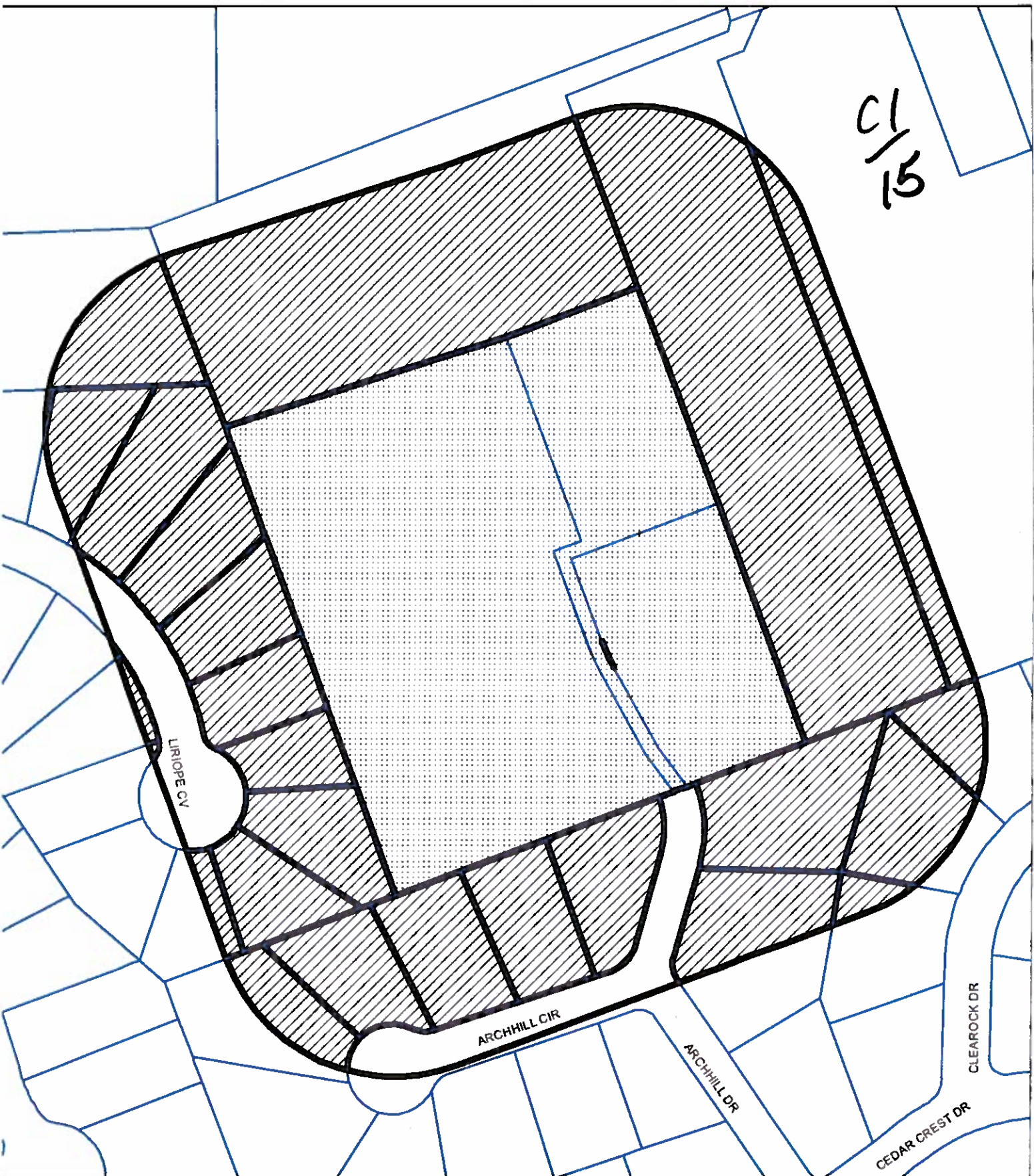
Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. 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.

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#	TCAD ID	Address	Owner	Signature	Petition Area	Percent
1	172150409	9909 LIRIOPE CV 78750	BLACKHALL REBECCA R & JOHN A	yes	153.98	0.03%
2	172150413	9904 LIRIOPE CV 78750	BURTON L WAYNE & J SUE	yes	13742.94	2.57%
3	170150107	9404 ARCHHILL CIR 78750	CARDWELL GEORGE L III	yes	15834.56	2.96%
4	170150108	9406 ARCHHILL CIR 78750	COOK LARRY W & CLEVIE D	yes	13975.37	2.61%
5	170131301	9404 CLEAROCK DR 78750	CURRIE GEORGE & ANN MARIE P	no	2760.42	0.00%
6	172130219	11909 ARCHHILL CIR 78750	TURNER BENJAMIN & GABRIELLE	yes	23639.61	4.42%
7	172130218	9402 CLEAROCK DR 78750	DEANS JAMES E JR & CATHERINE U	yes	16316.91	3.05%
8	172150415	9912 LIRIOPE CV 78750	DETTMER CAROL S D'SOUZA LEONARD	no	11188.70	0.00%
9	172150417	9920 LIRIOPE CV 78750	JOSEPH & MALISSA RAMELA D'SOUZA	yes	14622.11	2.73%
10	172150407	10001 LIRIOPE CV 78750	FLORENCE TONY & SUSAN	yes	48.05	0.01%
11	172130252	9911 ANDERSON MILL RD	FREZZA ARMANDO L & AMELIA AMELIA FREZZA	yes	120077.50	22.45%
12	172150418	10000 LIRIOPE CV 78750	GONZALES GREGORY H & PENNY L	yes	18914.81	3.54%
13	172150420	10008 LIRIOPE CV 78750	KING AARON & HOLLY	no	171.91	0.00%
14	172150426	9913 ANDERSON MILL RD 78750	KRIEWALD RUSSELL & DARLENE	no	96550.90	0.00%
15	172150416	9916 LIRIOPE CV 78750	LUO SHIGUO & HUAIYING JIANG	yes	12926.19	2.42%
16	170150130	9408 ARCHHILL CIR 78750	MARTIN CHRISTINA & JOSHUA	yes	8770.59	1.64%
17	170150106	9402 ARCHHILL CIR 78750	PETERSON PEGGY L	yes	15106.72	2.82%
18	172150411	9901 LIRIOPE CV 78750	ROGERS MARK & BETTY	yes	2779.65	0.52%
19	172150408	9913 LIRIOPE CV 78750	SHETT YESHWANT & DIVY	yes	1261.68	0.24%
20	172150419	10004 LIRIOPE CV 78750	SLOCUM MICHAEL A & BRIDGET A	yes	10820.75	2.02%

		11711 SWAN DR 78750	SUBRAMANIAN LTD	no	15610.97	0.00%
21	172150429	11906 ARCHHILL DR 78750	TERRY CHARLES W & CHERYL L	yes	15343.51	2.87%
22	170150105					
23	172130253	ANDERSON MILL RD	UNITY CHURCH OF THE HILLS % DON PACE	no	18060.94	0.00%
24	172150414	9908 LIRIOPE CV 78750	WANG NELSON & CHING LIANG WANG & SUPI WANG	no	8679.68	0.00%
25	172130217	9400 CLEAROCK DR 78750	WATERS BETTY ANN	yes	7251.93	1.36%
26	172150412	9900 LIRIOPE CV 78750	WOODS JANE L	yes	11455.19	2.14%
27	170131304	11907 ARCHHILL DR 78750	ZENTE JOSEPH A III & JULIE M	yes	15403.03	2.88%
28						0.00%
Total %						63.29%

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BUFFER



PROPERTY_OWNER



SUBJECT_TRACT

PETITION

CASE#: C14-2013-0126



" = 141' "

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P E T I T I O N

Date: October 26, 2013 — Submitted on 11/12/13

File Number: C14-2013-0126

Address of Rezoning Request: 11914, 11915, and 11919 Archhill Drive

To: Austin City Council

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-1 – Single Family Large.

We belong to a wonderful and highly sought-after community. The Balcones Village/Spicewood neighborhood is a carefully-planned community consisting primarily of well-kept single-family homes on larger lots. It includes peaceful greenbelts and a well-respected golf course. We have highly sought-after schools and the older homes are routinely being purchased and renovated as new families join us.

One of our few complaints is that, as our community has grown, so has the traffic, and some streets that were not intended to be thoroughfares have become quite hazardous. Congestion is common during certain times of day, but more alarmingly, speeding has become a serious, prevalent, and ongoing problem. This is especially acute along Cedar Crest Drive and Clearrock Drive. A particularly dangerous intersection is at Cedar Crest Drive and Archhill Drive where there is limited visibility from a curve in the road and the street is very narrow. When cars are parked on the side of the road, it is very dangerous.

At the end of Archhill Drive are three lots which are presently zoned as SF-1 – Single Family Large. In fact, every residence on Archhill Drive, Archhill Circle, Cedar Crest Drive, Clearrock Drive and numerous surrounding streets is SF-1. Considering the likely route of traffic related to any significantly increased development in this area, there are over 120 homes which will be impacted on a daily basis. Yet, given this backdrop, the developer has petitioned for a zoning change-- and not just a small change-- but to SF-6 Condos.

Given our already deep concern over traffic problems which has its focal point around the intersection of Cedar Crest Drive and Archhill Drive, we are appalled at the idea of placing dense living units at the end of Archhill. We fear that our neighborhood will no longer be a location that is safe for pedestrians and children; this particular intersection is already approaching this condition. We also fear for the taxpayer of Austin who may ultimately need to make expensive changes to Archhill Drive, Cedar Crest Drive, and Clearrock Drive to enhance their safety if dense housing is allowed. (If you haven't already, please come look at these streets; they are very narrow and not intended for heavy traffic. If the city intends to repurpose these streets for heavy traffic, it will be a very expensive proposition.)

We feel that developers who intend to build dense housing at such an obviously inappropriate location are acting irresponsibly, expecting to sacrifice our neighborhood and exploit the taxpayer, so they can gain the highest dollar value for their land. The purpose of zoning is to allow all the members of the community to understand the intended development path and to plan correspondingly. We have all planned and committed accordingly with the purchase and construction of our homes. Considering the 120 homes which will be disrupted, if they are valued conservatively at \$400k, we are talking about an investment of roughly \$50 million already made by our community to make our neighborhood great. Yet, these developers intend to change our neighborhood after-the-fact. It is clear, by the overall plan of the Balcones

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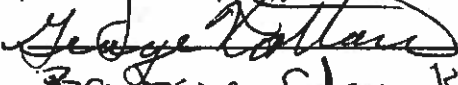
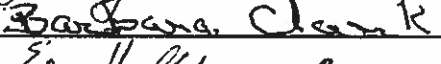
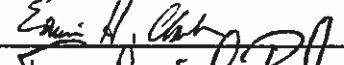
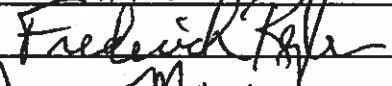
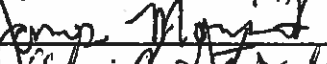

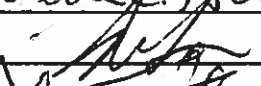

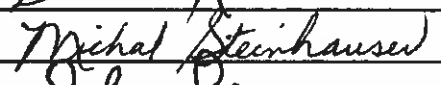

Village/Spicewood neighborhood and the nature of every one of the surrounding and connecting streets to the proposed development, that Archhill Drive should be finished as SF-1. Instead, in order to maximize their own personal profit, the developers intend to spot-zone this land to the detriment (esthetically, financially, and especially in regards to safety) of everyone else in the community.

We note that the city of Austin has created zoning guidelines (see page 3 of http://austintexas.gov/sites/default/files/files/Planning/zoning_guide.pdf). From Austin's own Principles of Zoning, the following points will be violated if this zoning change is granted:

- "Zoning should satisfy a public need and not constitute a grant of special privilege to an individual owner; the request should not result in spot zoning."
- "Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character."
- "Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities."
- "Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors."
- "A change in conditions has occurred within the area indicating that there is a basis for changing the originally established zoning and/or development restrictions for the property."

Please deny the zoning change and reaffirm the long standing and correct zoning of SF-1, Single Family Large.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
	Ginger Kattawar	9909 Nocturne
	George Kattawar	9909 Nocturne
	BARBARA CLARK	9904 Nocturne CV
	Edwin H. Clarke	9904 Nocturne C
	Frederick Rezler	9916 Nocturne Cr
	JAMES MORRIS	9920 Nocturne CV
	ALVIN C. STORVIK	9901 Nocturne CV
	Shiao-Ling	9900 Nocturne CV
	Xiaofang Mian	9920 Nocturne CV
	Michael Steinhäuser	10001 Nocturne CV
	John Perez II	10008 Nocturne CV

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
<i>[Signature]</i>	Veronica Mazet	10001 Nocturne
<i>[Signature]</i>	Alan Barrilleaux	10004 Nocturne Cv.
<i>[Signature]</i>	PATRICK O'FARRELL	10005 Nocturne Cv.
<i>[Signature]</i>	Dolores O'Farrell	10005 Nocturne Cv.
<i>[Signature]</i>	Cindi Perez	10008 Nocturne Cove
<i>[Signature]</i>	ZAHIR MOMIN	10005 LIRIOPE CV.
<i>[Signature]</i>	WILLIAM C. CHIDS	10012 LIRIDPE CV.
<i>[Signature]</i>	MEN-CHOW CHIANG	10000 Nocturne Cove
<i>[Signature]</i>	Tony Florence	10001 Liriope Cove

CL/19

We note that the city of Austin has created zoning guidelines (see page 3 of http://austintexas.gov/sites/default/files/files/Planning/zoning_guide.pdf). From Austin's own Principles of Zoning, the following points will be violated if this zoning change is granted:

- “Zoning should satisfy a public need and not constitute a grant of special privilege to an individual owner; the request should not result in spot zoning.”
- “Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character.”
- “Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.”
- “Zoning should promote the policy of locating retail and more intensive zoning near the intersections of arterial roadways or at the intersections of arterials and major collectors.”
- “A change in conditions has occurred within the area indicating that there is a basis for changing the originally established zoning and/or development restrictions for the property.”

Please deny the zoning change and reaffirm the long standing and correct zoning of SF-1, Single Family Large.

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
[Signature]	Richard J Campbell	9921 Nocturne Cove Austin, Tx
[Signature]	MARINA K CAMPBELL	9921 NOCTURNE COVE AUSTIN TX 78750
[Signature]	SAMUEL XIA	9924, Nocturne Cove Austin, Tx.

C1/20

streets to the proposed development, that Archhill Drive should be finished as SF-1. Instead, in order to maximize their own personal profit, the developers intend to spot-zone this land to the detriment (esthetically, financially, and especially in regards to safety) of everyone else in the community.

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
<i>David Lester</i>	David Lester	11901 Arch Hill Drive 78754
<i>Gabrielle Turner</i>	Gabrielle Turner	11909 Arch Hill Dr. 78750 ✓
<i>Cheryl L Terry</i>	Cheryl L Terry	11906 Arch Hill Dr 78750 ✓
<i>Peggy Peterson</i>	Peggy Peterson	9402 Arch Hill Cr. ✓
<i>George Cardwell</i>	George Cardwell	9404 Arch Hill Cir ✓
<i>Barbara Cardwell</i>	Barbara Cardwell	9404 Arch Hill Circle 78750
<i>Anthony Petrick</i>	ANTHONY PETRICK	9403 Arch Hill Cir 78750
<i>Vicki Newton</i>	Vicki Newton	9405 Arch Hill Cir 78750
<i>Anthony G. Brocato, Jr.</i>	Anthony G. Brocato, Jr.	9409 Arch Hill Cir 78750
<i>Ryan Zingraff</i>	Ryan ZINGRAFF	9406 Cedar Crest Dr 78750
<i>Chachal Zingraff</i>	Chachal Zingraff	9406 Cedar Crest Dr 78750
<i>Anne H. Riggs</i>	Anne H. Riggs	9408 Cedar Crest Dr 78750

2-C

C1/21

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

<u>Signature</u>	<u>Printed Name</u>	<u>Address</u>
<u>Dianna Petrick</u>	Dianna Petrick	9408 Arch Hill Circle ✓
<u>Clevia Cook</u>	Clevia Cook	9406 Arch Hill Cir ✓
<u>LARRY COOK</u>	LARRY COOK	9406 Arch Hill Cir ✓
<u>Joshua Martin</u>	Joshua Martin	9408 Arch Hill Cir ✓
<u>Christy Martin</u>	Christy Martin	9408 Arch Hill Cir ✓
<u>Judy Gentry</u>	Judy GENTRY	10803 Spicewood Club Dr.
<u>Charles Gentry</u>	Charles Gentry	10803 Spicewood Club Dr.
<u>Joseph Zente</u>	Joseph Zente	11907 Arch Hill Dr ✓
<u>Randy Bourgenis</u>	Randy Bourgenis	11902 Arch Hill Dr 78750
<u>Sam R Halburia</u>	Sam R HALBURIA	9909 Anderson Mill Rd 78750
<u>Armando L. Frezza</u>	ARMANDO L. FREZZA	9911 ANDERSON MILL RD
<u>Ame Frezza</u>	AME FREZZA	9911 Anderson Mill 78750

Date: 11/12/13

Contact Name: Gabrielle Turner

Phone Number: 512-539-6771

3-C

200ft

Village/Spicewood neighborhood and the nature of every one of the surrounding and connecting streets to the proposed development, that Archhill Drive should be finished as SF-1. Instead, in order to maximize their own personal profit, the developers intend to spot-zone this land to the detriment (esthetically, financially, and especially in regards to safety) of everyone else in the community.

01/22

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(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature	Printed Name	Address
	James C. Nagle	10013 Liriope Cove
	Beverly B. Harlan	10009 Liriope Cove
	BRINDA P.	9905 Liriope Cove
	Mark J. Rogers	9901 Liriope Cove ✓
	Betty S. Rogers	9901 Liriope Cove ✓
	J. Sue Burton	9904 Liriope Cv ✓
	CAROL GALOVICH	9912 LIRIOPE CV ✓
	DIVYA SHETTY	9913 Liriope Cove ✓
	LEONARD D'SOUSA	9920 LIRIOPE Cove ✓
	GREG GONZALEZ	10000 Liriope Cove ✓
	M. Scott Balfour	10008 Liriope Cove -

9400 Clearrock 200ft
11711 Swan Dr.

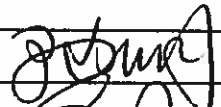
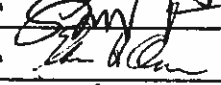
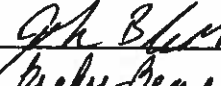
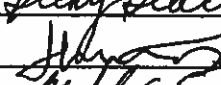
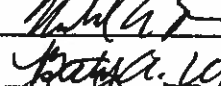
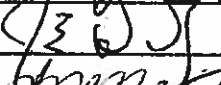
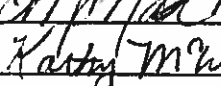
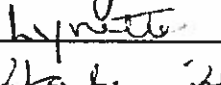
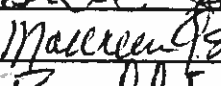
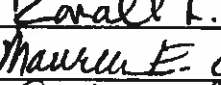
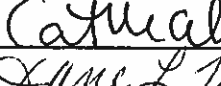
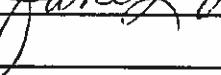
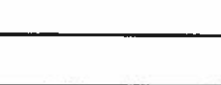
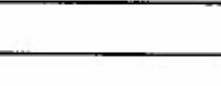

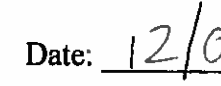

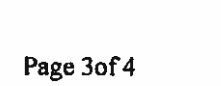
CL
23

(PLEASE USE BLACK INK WHEN SIGNING PETITION)

Signature

Printed Name

Address

9909A		Jianming Ma	10016 Liriope Cove
9909A		SOUVIK MITRA	9908 NOCTURNE COVE
		EDWIN H. CLARK	9904 NOCTURNE COVE
		JOHN BLACKHALL	9909 LIRIOPE COVE
		BECKY BLACKHALL	9909 LIRIOPE CV
		Huaiying Jiang	9916 LIRIOPE COVE
		Michael A Slocum	10004 Liriope Cove
		BETTY A. WATERS	9400 Clearrock Drive
		JAMES E. DEAN JR	9402 CLEAROCK DR
10098A		Eliana McNair	9406 Clearrock DR
10098A		KATHY MCWILLIAMS	9300 CLEAROCK DR
10098A		Lynette Havens	11504 Medallion Ln
10098A		Harlan Havens	11504 Medallion Ln
5006A		MAUREEN Q. SHIVER	9407 ARCH HILL CIR
15004A		RONALD L. SHIVER	9407 ARCH HILL CIR
15004A		MAUREEN E. QUINN	9407 ARCH HILL CIR
15004A		Cathi Alkebe	9403 Clearrock Dr.
		Jane L. Woods	9900 Liriope Cove

Date: 12/01/13

Contact Name: Gabrielle Turner

CL/24

November 25, 2013

Ms. Sherri Sirwaitis
City of Austin
Planning and Development Review Department
P.O. Box 1088
Austin, Texas 78767-8810

Re: Case No. C14-2013-0126, Project at 11914, 11915, and 11919 Archhill Drive

Dear Ms. Sirwaitis,

My neighbors and I request that the City of Austin's Zoning and Platting Commission's hearing on the above project that is scheduled for December 3, 2013, be postponed to at least January 21, 2014. My husband, Benjamin Turner, and I own the house at 11909 Archhill Drive and we are within 200 feet of the proposed project. We oppose re-zoning of the property of the proposed project, which is currently zoned SF-1 Single Family Residence (Large Lot).

We need a postponement for a number of reasons.

First, we have requested copies of reports of traffic studies on three of our neighborhood streets, Clearrock Drive, Cedar Crest Drive, and Spicewood Parkway. The rezoning and potential Conditional Overlay would permit an additional 300-vehicle trips per day, all of which would feed onto these streets. This is a significant increase from the current traffic flow from Archhill Drive. The consequences of allowing so many additional vehicle trips through the intersection of Archhill Drive and Cedar Crest Drive also needs to be analyzed, as that intersection is a dangerous one and a large increase in traffic will have a significant impact on Archhill Drive, which is currently only the length of three houses. We need time to receive and analyze these traffic reports.

Second, there are issues with this land relative to the flow of water. There are concerns that improper development could lead to flooding. Additionally, these three parcels of the proposed project, like our entire neighborhood (Balcones Village/Spicewood), are within the Bull Creek Watershed. Bull Creek is located just downhill from our neighborhood. The waters of the Edwards Aquifer flow into Bull Creek in an area downhill from our neighborhood. We will need to obtain the services of an expert who can educate us about the possible adverse effects to our homes through flooding and to the creek and our environment if the proposed zoning change or the Conditional Overlay goes into effect with subsequent development.

Third, we have had discussions with the developer. It is possible that the developers and our neighborhood may reach an amicable agreement that precludes the necessity of our neighborhood objecting to the development. More time would allow for the negotiation process to work. In fact, the developer told us "we are not currently pushing SF6", and that he needs time to consider the issues we have discussed.

Finally, we need more time to meet with neighbors, discuss the project, and collect signatures on our petition.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Gabrielle Frandsen Turner". The signature is fluid and cursive, with a long horizontal flourish at the end.

Gabrielle Frandsen Turner

11909 Archhill Drive

Austin, Texas 78750

C1
1/25

Sirwaitis, Sherri

From: [REDACTED]
Sent: Monday, November 25, 2013 2:53 AM
To: Sirwaitis, Sherri
Subject: Opposition to Case No. C14-2013-0126

C1
/26

Dear Sherri Sirwaitis:

My name is Benjamin Turner, and I live at 11909 Archhill Drive.

I am writing to inform the City staff and the Zoning and Platting Commission that I oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-0126. Allowing higher density development than SF-1 in the heart of our community with access from a minor residential street would negatively impact the health, safety and welfare of the families that live here, especially our children. I would like my email to become part of the public record.

Due to the popularity of our schools, the proposed development would bring many additional children to the area. If the development were built, the intersection of Archhill and Cedar Crest, being narrow, blind, and heavily traveled, would likely lead to unnecessary tragedy.

Additionally, I believe that the city would eventually feel it necessary to widen the streets in the area (they are very narrow). This would be a very expensive proposition. It is not fair for the developer to pass these costs onto the tax payer.

Finally, where my house is located, it is likely to be flooded if the developer covers up too much of the ground. This area originally was only given 20,000 sq. feet of impervious coverage for 4 acres for a reason.

Sincerely,
Benjamin Turner

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.

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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.

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: C14-2013-0126

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 3, 2013, Zoning and Platting Commission

Jan 23, 2014, City Council

Richard J. Campbell
Your Name (please print)

☐ I am in favor
☒ I object

9921 Necturus Cove Austin, TX 78750
Your address(es) affected by this application

[Signature] 11/24/13
Signature Date

Daytime Telephone: _____

Comments: Traffic in this area is too
dense to support a multi-family development.

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

C1
27

PUBLIC HEARING INFORMATION

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Case Number: C14-2013-0126

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 3, 2013, Zoning and Platting Commission

Jan 23, 2014, City Council

A Catherine Tolson
Your Name (please print)

28750
9307 Ute Area Dr Austin TX
Your address(es) affected by this application

A Catherine Tolson
Signature

11/26/13
Date

Daytime Telephone: 512-258-6759

☐ I am in favor
☒ Object

Comments: This would adversely affect
the neighborhood! A hundred or
more people driving through street
with over 30 children playing in the
street, riding bikes etc. We have
no sidewalks here. This street
is the closest to HW 183 and it would
be a killer for traffic and our
kids. Please do not let this happen.

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

City of Austin
Planning & Development Review Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

C1
28

Sirwaitis, Sherri

From: Jason Brackhahn@gmail.com
Sent: Wednesday, November 27, 2013 9:49 AM
To: Sirwaitis, Sherri
Subject: Opposition to Case No. C14-2013-0126

C1/29

Dear Sherri Sirwaitis:

My name is Jason Brackhahn, and I live at 9804 Bordeaux Lane.

I am writing to inform the City staff and the Zoning and Platting Commission that I oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-0126. Allowing higher density development than SF-1 in the heart of our community with access from a minor residential street would negatively impact the health, safety and welfare of the families that live here, especially our children. I would like my email to become part of the public record.

I am writing to inform the City staff and the Zoning Commission that I oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-0126.

The additional traffic generated from the proposed condominiums would congest our neighborhood streets which are currently highly trafficked by walkers and runners with children. In addition, the subject area is currently filled with many trees and wildlife. New construction would be damaging to the eco-life of the neighborhood.

I kindly ask that you prevent the rezoning of this area. Thank you for your time.

Regards,
Jason Brackhahn

Sincerely,
Jason Brackhahn

Sirwaitis, Sherri

From: Suzanne Lester [REDACTED]
Sent: Monday, December 02, 2013 1:01 PM
To: Sirwaitis, Sherri
Subject: C14-2013-0126 Opposition of Rezoning Application (for Public Record)

1/30

Opposition to Case No. C14-2013-0126

Dear Ms. Sirwaitis:

I live at 11901 Archhill Drive with my family. I am writing to inform the City staff and the Zoning and Platting Commission that I oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-0126. Allowing higher density development than SF-1 (large lot) in the heart of our community with access from a minor interior residential street would negatively impact the health, safety and welfare of the families that live here, especially our children. I would like my email to become part of the public record.

- With the current development boom in Austin and particularly Northwest Austin, traffic has become an imminent and very real threat to the safety and welfare of everyone in our community. As major arterial streets and highways like Anderson Mill, 620 and 183 become overflowed and thoroughly congested, frustrated drivers take to cutting through our minor interior residential streets. More than a nuisance and in spite of our efforts requesting city help, this traffic issue remains unmitigated and a dangerous threat not only to neighbors, friends, and family but also threatens the safety of those who enjoy biking, running, walking and playing in our peaceful neighborhood. Of greatest concern is the safety of all the children who live and play in our yards and streets. As we are in close proximity to the exemplary Spicewood Elementary school, our homes and streets are filled with precious children whose safety and welfare is our greatest concern. We are confident that you share in this concern.
- With very real and close encounters with speeding drivers, I personally know of one friend who was knocked by a speeding car on Cedar Crest. Local traffic exceeds desirable operating levels and presently endangers the public safety. Let us not wait for a tragedy involving a child to occur before we realize this high density development on our tiny interior street in the heart of our neighborhood is a mistake.
- Incessant and pervasive speeding has made our streets a danger to everyone who lives in and passes through all surrounding neighborhoods. Despite numerous attempts and requests to the City for mitigation plans and assistance, our streets remain bulging and burdened and pose great risk to the safety and welfare of your current and future constituents.

C1/31

- At risk with this proposed development is a matter that all Austinites share – the integrity and success of our public schools. Currently, the exemplary Spicewood Elementary school, which was designed for 554 students, has overflowed capacity with an enrollment of 763. Even school crossing guards have personally expressed their worry as speeding cars race through elementary school cross walks on a daily basis. No one wants a child injured by this very real and serious threat.
- Most distressing is the potential for a punch through from our minor interior residential street to Anderson Mill, classified as a four lane major arterial roadway. Should the City decide to bust open our minor residential street, that is only three houses long, to a major arterial, the results would be absolutely devastating not only to the families on the abutting and adjacent streets but throughout the surrounding area.
- As we have tragically seen in recent days, flooding has become a fundamental and crucial problem for our city as a whole and our neighborhood in particular. Combining the extreme drought with intense overdevelopment means that with heavy rains come flooding for which the City is not prepared. We have neighbors who live in a 500 year flood plain, yet their homes have already been flooded twice this year. They have had to purchase FEMA flood insurance to cover their devastating losses.
- Considering our shared love of and responsibility for our environment, particularly our water integrity and supply, it bears reminding that we are in the Edwards Aquifer Recharge Zone within the Bull Creek Watershed. As mindful constituents, we do not oppose development in general. Rather, we fully support responsible and sustainable development that does not sacrifice our precious resources.

Thank you so much for considering my email. I respectfully request the Zoning and Platting Commission vote to deny the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-0126. As an alternative, I ask that the Zoning and Platting Commission rezone the above-referenced lots strictly with conditions designed to protect the safety and welfare of every person who uses our streets, such as closing Archhill Drive access and finding an alternative access point.

Denying this rezoning application is not anti-business. With the current zoning of SF-1 (large lot), the land in question can be fully developed making a handsome profit for the developers without sacrificing the rest of us. We are not anti-development. Instead, we support responsible and sustainable development that benefits us all.

Thank you,

C1
1/32

PUBLIC HEARING INFORMATION

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Case Number: C14-2013-0126

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 3, 2013, Zoning and Platting Commission

Jan 23, 2014, City Council

LARRY W COOK / CLOVIE S. COOK
Your Name (please print)

9406 ARCH HILL CIRCLE

Your address(es) affected by this application

Larry W Cook Clovia S Cook

Signature

Date

11-26-13

Daytime Telephone: 512 258 5422

Comments: We are 77 and 79 years old with disabilities and have lived at this address since 1973. We do NOT WANT the added TRAFFIC AND CONGESTION to our neighborhood THAT THIS will bring. Please Vote NO

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

33/C

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: C14-2013-0126

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 3, 2013, Zoning and Platting Commission
Jan 23, 2014, City Council

Stephanie Tompkins
Your Name (please print)

☐ I am in favor
☒ I object

11518 Spicewood Pkwy
Your address(es) affected by this application

Signature

11/26/13
Date

Signature

Daytime Telephone: 512-258-7135

Comments: This property does not have the required "access to other than major residential streets" of the zoning code. The property owner is requesting that the City Council allow the property to be rezoned to a less intensive zoning. The property owner is requesting that the City Council allow the property to be rezoned to a less intensive zoning. The property owner is requesting that the City Council allow the property to be rezoned to a less intensive zoning.

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

C1
34

PUBLIC HEARING INFORMATION

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Case Number: C14-2013-0126

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 3, 2013, Zoning and Platting Commission

Jan 23, 2014, City Council

LEONARD D'SOUZA

Your Name (please print)

9920 LIRIOPE CV, AUSTIN TX

Your address(es) affected by this application

[Signature]

Signature

11/24/13

Date

Daytime Telephone: 3162372032

Comments: We don't support rezoning the project location at 11914, 11915 & 11919 Archhill Dr to Townhouse & Condominiums as this a single family residence and it will lead to inconvenience & noise to the neighborhood

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

C/S

Sirwaitis, Sherri

From: gingerbread3211@hotmail.com
Sent: Tuesday, December 03, 2013 10:57 AM
To: Sirwaitis, Sherri
Subject: Opposition to Case No. C14-2013-0126

C1
36

Dear Sherri Sirwaitis:

My name is Tim and Ginger Kennedy, and I live at 9500 Cedar Crest Dr, Austin, TX 78750.

I am writing to inform the City staff and the Zoning and Platting Commission that I oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-0126. Allowing higher density development than SF-1 in the heart of our community with access from a minor residential street would negatively impact the health, safety and welfare of the families that live here, especially our children. I would like my email to become part of the public record.

The traffic in this area is already at a high enough volume that we do not allow our children to play in the front yard. Increasing the volume more will even make it dangerous for us to walk our dogs.

Sincerely,
Tim and Ginger Kennedy

Sirwaitis, Sherri

From: Jane Woods [REDACTED]
Sent: Tuesday, December 03, 2013 11:41 AM
To: Sirwaitis, Sherri
Subject: Fwd: Case Number: C14-2013-0126

C1/31

Ms. Sirwaitis,

I was unable to send handwritten response to the Notice of Public Hearing for Rezoning for this case as I have been out of town. I am mailing that response today for your records. But here are my objections to the zoning change proposed for this subject tract:

1. The single-lane residential streets that access the property are insufficient to support the traffic that dense development would generate.
2. The areas north and west of the subject tract drain through the tract. Drainage in the entire zoning boundary would be adversely affected by dense development. Single family homes with lawns development would allow drainage almost unimpeded, where the density of condos, apartments, etc. would block the natural flow of water to the lower land toward the south and east of the subject tract.

Please contact me if further information is needed. Thank you for including this objection in your presentations.

Jane L. Woods
9900 Liriope Cove
Austin, TX 787850

Phone: 512-219-8290

Sirwaitis, Sherri

From: vnewton@austintexas.com
Sent: Tuesday, December 03, 2013 1:35 PM
To: Sirwaitis, Sherri
Subject: Opposition to Case # C14-2013-0126

C1
38

Hi Ms. Sirwaitis,

I am writing to inform the City staff and the Zoning and Platting Commission that I oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-0126. Allowing higher density development than SF-1 in the heart of our community with access from a minor residential street would negatively impact the health, safety and welfare of the families that live here, especially our children. I would like my email to become part of the public record.

Changing the zoning of this land parcel, in our neighborhood of single family homes on large lots, with no sidewalks and few streetlights, from SF-1 severely threatens the safety of the residents. And for what?

Many of the residents in our neighborhood are children who enjoy walking and bicycling to school, or elderly retirees who ride golf carts to access our neighborhood golf course. Intentionally introducing an increased traffic load in an environment not designed to support it would create a liability by threatening our pedestrians, cyclists, and golfers.

More specifically, of the 36 residents on quiet, short Arch Hill Drive/Circle 12 are small children, 7 are elderly, and 3 are disabled residents. By permitting this rezoning, the increased traffic generated by the multi-unit development will compromise their safety and hinder access to these residents by emergency vehicles. This would be irresponsible and a disservice to the citizens.

Early on Christmas morning 2009, a fire destroyed our home on Arch Hill Circle. The AFD Fire Captain on site that day told me that he had never, in his 20+ year career, seen a fire of the magnitude of ours, that occurred at that hour, and in which everyone survived. I am convinced that the prompt response and expert guidance of the AFD saved our lives. I shudder to think of what the outcome would have been if AFD's access to our small, narrow street had been impeded or blocked by additional traffic, parked cars, or construction vehicles.

Anyone who supports this rezoning clearly either has never visited the proposed site, or they stand to gain financially from the rezoning. A multi-unit development has no place in this location, and does not benefit the majority. It only serves to line the pockets of a very small minority.

Please don't sacrifice the safety of many long term Austin residents so that a few new-comers can get rich(er). Maintain the SF-1 zoning that was intended in the design of our neighborhood many years ago. Surely Mr. Jordano can be satisfied with the money he will make off of half a dozen single family residences on that parcel that align with the look and feel of our existing homes, and preserve the safe and secure neighborhood that he was drawn to for his project.

Thanks kindly,
Vicki Newton

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39/C

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Case Number: C14-2013-0126

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 3, 2013, Zoning and Platting Commission

Jan 23, 2014, City Council

Anthony G. Brocato, Jr.

Your Name (please print)

9409 Arch Hill Circle

Your address(es) affected by this application

Anthony G. Brocato, Jr.

Signature

12-3-2013

Date

Daytime Telephone: 512-586-3757

Comments: I oppose re-zoning of the property of the proposed project, which is currently zoned SF-1 Single Family Residence (Large Lot). The proposed project is in an environmentally sensitive area. It is in the ~~Beltway~~ Bull Creek Watershed, which is home to the Jollyville Plateau Salamander. The Salamander was declared an endangered species in Sept 2013. Bull Creek is down hill from this project. Also, 300 trips cannot be on If you use this form to comment, it may be returned to:

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

Tiny Arch Hill Drive (3 houses long).

This is a serious safety issue with the narrowing streets

Sirwaitis, Sherri

From: claudia_p_barlow@yahoo.com
Sent: Wednesday, December 04, 2013 7:51 AM
To: Sirwaitis, Sherri
Subject: Opposition to Case No. C14-2013-0126

C1/HO

Dear Sherri Sirwaitis:

My name is Claudia Barlow, and I live at 9903 Richelieu Road.

I am writing to inform the City staff and the Zoning and Platting Commission that I oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-0126. Allowing higher density development than SF-1 in the heart of our community with access from a minor residential street would negatively impact the health, safety and welfare of the families that live here, especially our children. I would like my email to become part of the public record.

The proposed development would bring additional traffic to the area. If the development were built, the intersection of Archhill and Cedar Crest, being narrow, blind, and heavily traveled, would likely lead to unnecessary tragedy.

Regards,
Claudia Barlow

Sincerely,
Claudia Barlow

Sirwaitis, Sherri

From: claudia_n_barlow@yahoo.com
Sent: Wednesday, December 04, 2013 7:51 AM
To: Sirwaitis, Sherri
Subject: Opposition to Case No. C14-2013-0126

C1
/41

Dear Sherri Sirwaitis:

My name is Thomas Barlow, and I live at 9903 Richelieu Road.

I am writing to inform the City staff and the Zoning and Platting Commission that I oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-0126. Allowing higher density development than SF-1 in the heart of our community with access from a minor residential street would negatively impact the health, safety and welfare of the families that live here, especially our children. I would like my email to become part of the public record.

The proposed development would bring additional traffic to the area. If the development were built, the intersection of Archhill and Cedar Crest, being narrow, blind, and heavily traveled, would likely lead to unnecessary tragedy.

Regards,
Thomas Barlow

Sincerely,
Thomas Barlow

Sirwaitis, Sherri

From: si_aslam@hotmail.com
Sent: Wednesday, December 04, 2013 4:07 PM
To: Sirwaitis, Sherri
Subject: Opposition to Case No. C14-2013-0126

C1
/42

Dear Sherri Sirwaitis:

My name is Sohail Aslam, and I live at 10621 Spicewood Parkway, Austin, TX 78750.

I am writing to inform the City staff and the Zoning and Platting Commission that I oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-0126. Allowing higher density development than SF-1 in the heart of our community with access from a minor residential street would negatively impact the health, safety and welfare of the families that live here, especially our children. I would like my email to become part of the public record.

We take pride in our neighborhood and would like to maintain a safe area with our exemplary schools and tolerable traffic.

Sincerely,
Sohail Aslam

Sirwaitis, Sherri

From: [REDACTED]
Sent: Wednesday, December 04, 2013 7:15 PM
To: Sirwaitis, Sherri
Subject: Opposition to Case No. C14-2013-0126

C1
/43

Dear Sherri Sirwaitis:

My name is Tina Venetis, and I live at 10504 Spicewood Pkwy.

I am writing to inform the City staff and the Zoning and Platting Commission that I oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-0126. Allowing higher density development than SF-1 in the heart of our community with access from a minor residential street would negatively impact the health, safety and welfare of the families that live here, especially our children. I would like my email to become part of the public record.

Due to the popularity of our schools, the proposed development would bring many additional children to the area. If the development were built, the intersection of Archhill and Cedar Crest, being narrow, blind, and heavily traveled, would likely lead to unnecessary tragedy."

Sincerely,
Tina Venetis

Sirwaitis, Sherri

From: Janice Lehman [mailto:janicelehman@earthlink.net]
Sent: Wednesday, December 04, 2013 9:23 PM
To: Sirwaitis, Sherri
Subject: Opposition to Case No. C14-2013-0126

C1
44

Dear Sherri Sirwaitis:

My name is Janice Lehman, and I live at 10507 Weller Drive.

I am writing to inform the City staff and the Zoning and Platting Commission that I oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-0126. Allowing higher density development than SF-1 in the heart of our community with access from a minor residential street would negatively impact the health, safety and welfare of the families that live here, especially our children. I would like my email to become part of the public record.

There is already too much traffic on the streets throughout our neighborhood. Rezoning these lots will only serve to add more traffic to our already overcrowded roads. I am asking you to please consider the safety of our neighborhood and deny the rezoning request.

Sincerely,
Janice Lehman

Sirwaitis, Sherri

From: [REDACTED]
Sent: Thursday, December 05, 2013 10:24 AM
To: Sirwaitis, Sherri
Subject: Opposition to Case No. C14-2013-0126

C1
45

Dear Sherri Sirwaitis:

My name is John Marshall, and I live at 12002 Mossbrook Cove.

I am writing to inform the City staff and the Zoning and Platting Commission that I oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-0126. Allowing higher density development than SF-1 in the heart of our community with access from a minor residential street would negatively impact the health, safety and welfare of the families that live here, especially our children. I would like my email to become part of the public record.

I am writing to inform the City staff and the Zoning and Platting Commission that I oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-0126. Allowing higher density development than SF-1 in the heart of our community with access from a minor residential street would negatively impact the health, safety and welfare of the families that live here, especially our children. I would like my email to become part of the public record.

Sincerely,
John Marshall

Sincerely,
John Marshall

Sirwaitis, Sherri

From: Allison Craig <charal929@yahoo.com>
Sent: Friday, December 06, 2013 8:46 AM
To: Sirwaitis, Sherri
Cc: joannacday@gmail.com
Subject: Opposition to Case No. C14-2013-1026

C146

Subject: Opposition to Case No. C14-2013-1026

Dear Sherri:

I live at 11809 Balcones Way, Austin, 78750 with my family. I am writing to tell the city staff and the Zoning and Platting Commission that I adamantly oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-1026. Allowing higher density development than SF-1 in the heart of our community will negatively impact the health, safety, and welfare of the families that live here. I would like my email to become part of the public record. With this development there will be increased traffic on our neighborhood streets and will create a dangerous cut-through from Anderson Mill Road that will cause even more cars to use our streets as ways to get around sitting in traffic. This is dangerous for all of the walkers and runners in our neighborhood, even dangerous to the children and adults that ride their bikes on our neighborhood streets.

Thank you so much for considering my email. I ask that the Zoning and Platting Commission vote to deny the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-1026. In the alternative, I ask that Zoning and Platting Commission rezone the above-referenced lots with conditions designed to protect the safety and welfare of every person who uses our streets, such as closing Archhill Drive access and finding alternative access point.

Thank you,
Dana and Charles Craig

Sirwaitis, Sherri

From: Jay Smith <jay@lividinstruments.com>
Sent: Monday, December 09, 2013 10:02 AM
To: Sirwaitis, Sherri
Subject: Opposition to Case No. C14-2013-0126

C147

Dear Sherri Sirwaitis,

My name is Jason Smith, and I live at 9002 Jolly Hollow Dr, Austin, TX 78750.

I am writing to inform the City staff and the Zoning and Platting Commission that I oppose the application to rezone I1914, I1915, and I1919 Archhill Drive, Case No. C14-2013-0126. Allowing higher density development than SF-1 in the heart of our community with access from a minor residential street would negatively impact the health, safety and welfare of the families that live here, especially our children. I would like my email to become part of the public record.

Due to the popularity of our schools, the proposed development would bring many additional children to the area. If the development were built, the intersection of Archhill and Cedar Crest, being narrow, blind, and heavily traveled, would likely lead to unnecessary tragedy.

Best Regards,

Jay Smith
Livid Instruments | Founder - CEO

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CL/48

Sirwaitis, Sherri

From: Joanna Day [joannaday@gmail.com]
Sent: Friday, December 06, 2013 2:35 PM
To: Baker, Betty - BC; Rojas, Gabriel - BC; Banks, Cynthia - BC; Meeker, Jason - BC; Seeger, Patricia - BC; Compton, Sean - BC; McDaniel, Rahm - BC; Sirwaitis, Sherri
Subject: Opposition to Case No. C14-2013-1026 and Related Easement Agreement
Attachments: Archhill Access Easement Agreement.pdf

Dear Commissioners and Ms. Sirwaitis,

I am a resident of the Balcones Village/Spicewood neighborhood. I was recently elected to our HOA Board and am a member of a group of concerned citizens working to oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-1026, from SF-1 to SF-6. It has come to my attention that a number of neighbors have emailed the Commission and its staff their concerns about a potential "cut through" or "punch through" from Anderson Mill Road to Archhill Drive as a result of any proposed development on Archhill. In order to understand our concerns and to put them in context, I have attached a 1997 Easement Agreement, filed with the recorder of deeds and affecting these lots. I ask that this 1997 Easement Agreement become part of the public record associated with the above-referenced case number.

The attached Easement Agreement affects four lots, the three that are the subject of the application pending before this Commission and the lot just north and adjacent to those four lots, 9913 Anderson Mill Road. This parcel of land has direct access to Anderson Mill Road at the stop light between Bethany United Methodist Church at 10010 Anderson Mill Road and Unity Church of the Hills at 9905 Anderson Mill Road. The 1997 Easement Agreement provides an easement for the owners of 9913 Anderson Mill over 11914, 11915, and 11919 Archhill Drive in order to provide 9913 Anderson Mill Road access to Archhill Drive. The current owners of 9913 Anderson Mill Road regularly use this easement.

It's our understanding that 9913 Anderson Mill Road is currently under contract for sale to a developer, Empirico Development. 9913 Anderson Mill is approximately 2.5 acres. It's our understanding that Empirico Development desires to build multi-family units on this acreage. It is also our understanding that Empirico Development has contacted the developer of the Archhill lots to alert him that Empirico wants residents of the future development to have easement access to Archhill Drive.

Neighbors are very concerned that these future developments may unintentionally create a public easement from Anderson Mill Road to Archhill Drive, creating a new access point from Anderson Mill Road, a major arterial street in Northwest Austin, through our residential neighborhood at a minor residential street, Archhill Drive. We want to be sure that this Commission and its staff are aware of the 1997 Easement Agreement and the potential of a public easement when considering the applicants' request to rezone. The HOA shares this concern and we are currently assessing the situation. Nobody wanted our residents concerns about a "cut through" or "punch through" to be misunderstood because the 1997 Easement Agreement is not yet part of the public record.

Thank you so much for your time and consideration. Should you have any further questions, please do not hesitate to contact me.

Best,
Joanna Day
9204 Clearrock Drive
202 247 5395

02/17/12 1:12 PM 1P3/B3/1P2
Ret Austin Title Company
1111 N. I-H 35 Suite 210
Round Rock, TX 78664

FILM CODE

00005642148

29.75
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4

AGREEMENT REGARDING ACCESS EASEMENT

THE STATE OF TEXAS

COUNTY OF TRAVIS

C1
49

WHEREAS, James S. Gilfillan, Trustee ("Gilfillan") is the owner of certain real property located in Travis County, Texas, (the "Property"), described as follows:

8.790 acres of land out of the JAMES C. IRVINE SURVEY NO. 122 in Travis County, Texas, also being Lots 1, 2, 3 and 4 of the proposed HIDDEN FOREST subdivision in Travis County, Texas, said 8.790 acres of land being more particularly described by metes and bounds in Exhibit "A" attached hereto and incorporated herein by reference.

WHEREAS, the proposed plat of Hidden Forest subdivision creates an Access Easement ("Easement No. 1") to provide access to Arch Hill Drive from the Property;

WHEREAS, Gilfillan intends to sell the proposed Lots 1, 2, 3 and 4 and in the conveyance of Lots 1, 3 and 4, Gilfillan intends to grant a 30' access easement over and across Lot 2 ("Easement No. 2"), said Easement No. 2 being more particularly described in Exhibit "B" attached hereto and incorporated herein by reference.

WHEREAS, Gilfillan desires to impose certain rights and obligations upon and with respect to the use and maintenance of Easement No. 1 and Easement No. 2 for the benefit and protection of the present and future owners of the Property;

NOW, THEREFORE, Gilfillan hereby declares that Easement No. 1 and Easement No. 2 (hereinafter collectively called the "Easement") shall be used subject to the following:

1. The Driveway.

1.1 Construction of Driveway. Within 120 days after the date of this Agreement, Gilfillan shall construct, at its sole expense, a fifteen (15) foot wide private asphalt driveway (the "Driveway") within the Easement.

1.2 Maintenance of the Driveway. The owners of the four (4) proposed Lots comprising the Property shall be jointly responsible for the costs of maintaining, repairing and

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replacing the Driveway. The owner of each of the Lots constituting the Property shall pay one-quarter (1/4) of the total costs from time to time incurred for maintaining, repairing and replacing the Driveway due to normal wear.

The party owning the land underlying the portion of the Driveway in need of repair or replacement due to normal wear, and such party's successors and assigns, shall be solely responsible for arranging for the maintenance and repair of the Driveway on such party's land so that such portion shall be maintained in good and useable repair and condition (but the costs of such repair or replacement shall be contributed by the parties as set forth above); provided, both the arrangements for repair and the costs of repairing damages to the Driveway caused by any Lot owner and their respective heirs, successors, or assigns, or any such party's contractors, tenants, employees, or invitees, other than normal wear, shall be borne entirely by the party causing (or the party whose contractors tenants, employees, or invitees caused) such damage. If the party responsible (or their heirs, successors, or assigns) shall fail to effect such maintenance or repair as required herein within thirty (30) days after written notice from any other Lot owner (or their heirs, successors, or assigns) the party giving such notice may (but shall not be required to) cause such repair and maintenance to be performed, whereupon the party receiving such notice shall reimburse the party performing such work, upon demand at such address in Travis County, Texas, as the performing party specified, an amount equal to the non-performing party's share, as set forth above, multiplied by the performing party's reasonable total costs actually incurred to perform such work, plus twelve percent (12.00%) thereof to cover administrative and overhead costs. Such performing party shall have such reasonable access to and over all portions of the Easement as is necessary and appropriate for such repair and maintenance work.

2. Duty of Subsequent Owners. Upon the sale, exchange or other conveyance of any part of the Property, the new owner(s) thereof shall assume the cost of maintenance of the Driveway incurred after the date such new owner(s) acquires the property, in the same proportions as set forth in the paragraph 1.2.

3. Indemnity. Each Lot owner hereby agrees to indemnify and hold harmless the other Lot owners from and against any and all losses, costs, claims, demands, or expenses suffered by any person as a result of any action on the part of a Lot owner or their heirs, successors, assigns, contractors, employees, tenants, or invitees with respect to any occurrence on or adjacent to the Easement.

4. Use of the Easement. The owners of the Property shall be responsible for ensuring that they and their respective contractors, tenants, employees and invitees keep the Easement free and unobstructed at all times for the use of each Lot owner. No Lot owner shall allow any motor vehicle to be parked on the Easement or allow any other obstructions to

C1
51

accumulate thereon. All Lot owners shall at all times conduct operations on and with respect to the Easement in such a manner as not to create a nuisance or cause detrimental effects (except normal wear and tear) to the asphalt drive on the Easement.

5. Subordination by Lenders. By its execution hereof, Lenders expressly subordinate its liens to the terms and provisions of the Agreement and in the event of foreclosure of its liens, the purchaser of the foreclosed property, or the grantee in any deed in lieu of foreclosure, shall be bound by the terms and provisions hereof.

6. No Grant to the General Public. The Easement and the covenants running with the land as created hereby are for the sole benefit of the Property, the owners hereof, and their respective successors, assigns, tenants, employees, contractors and invitees. Nothing contained herein shall be construed to grant any right to the general public or to any governmental body or agency to use or enter upon the Easement.

7. Miscellaneous.

7.1 Severability. If any provision of this Agreement is hereafter expressly declared by a court of proper jurisdiction to be invalid or unenforceable, then such provision shall be cancelled and severed from this Agreement and the other provisions of this Agreement shall continue in full force and effect.

7.2 Binding Effect. The terms of this Agreement shall run with the land described herein and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns, as owners of the Property.

7.3 Amendment. This Agreement may be amended only by a written agreement recorded in the Real Property Records of Travis County, Texas, executed by owners of seventy-five percent (75.00%) of the Lots comprising the Property. The owners of each Lot shall together have one (1) vote for each Lot so owned.

7.4 Governing Law and Jurisdiction. This Agreement shall be governed by and interpreted under the laws of the State of Texas. Any litigation arising hereunder shall take place in Travis County, Texas.

7.5 Default. Upon the default by any owner of the Property to perform under the terms of this Agreement, and such owner's failure to cure such default, the other owners shall have the right, at their sole election, to obtain specific performance by injunction, or to pursue any other remedy available by law or in equity.

7.6 Restrictions. This Agreement shall be subject to any and all terms,

conditions and provisions contained in any Restrictions affecting the Property and recorded in the Real Property Records of Travis County, Texas.

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EXECUTED to be effective for all purpose as of the 7 day of October 1997.

"GILFILLAN"

James S. Gilfillan
James S. Gilfillan, Trustee

"LENDERS"

Mary Alice Shaw Newcomb formerly known as Mary Alice Shaw
Mary Alice Shaw Newcomb formerly known as Mary Alice Shaw

James S. Gilfillan
James S. Gilfillan, Trustee

RECORDS
13047 0400

C1
53

Consent and Ratification by Owners of
Lots 1, 2, 3 and 4 of proposed Hidden Forest Subdivision

The undersigned owners hereby agree to and ratify the foregoing Agreement Regarding
Access Easement.

Owner Lot 1

Russell Kriewald
Russell Kriewald
Darlene Kriewald
Darlene Kriewald

Owner Lot 2

Chris Spoonts
Chris Spoonts
Cindy Spoonts
Cindy Spoonts

Owner Lot 3

Jeffrey Thomas Savage
Jeffrey Thomas Savage
Pamela Jean Savage
Pamela Jean Savage

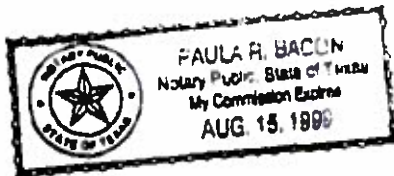
Owner Lot 4

Thomas J. Tucker
Thomas J. Tucker
Robin Tucker
Robin Tucker

STATE OF Tx
COUNTY OF Williamson

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54

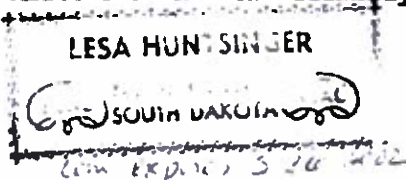
This instrument was acknowledged before me on the 14 day of October, 1997, by James S. Gilfillan, Trustee.



[Signature]
Notary Public, State of _____

STATE OF ~~TEXAS~~ South Dakota
COUNTY OF Minnehaha

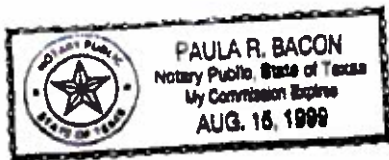
This instrument was acknowledged before me on the 7th day of October, 1997, by Mary Alice Shaw Newcomb formerly known as Mary Alice Shaw.



[Signature]
Notary Public, State of Texas

STATE OF TEXAS
COUNTY OF WILLIAMSON

This instrument was acknowledged before me on the 10th day of October, 1997, by Russell Kriewald and Darlene Kriewald

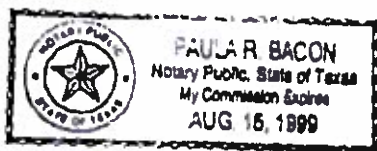


[Signature]
Notary Public, State of _____

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STATE OF TEXAS
COUNTY OF WILLIAMSON

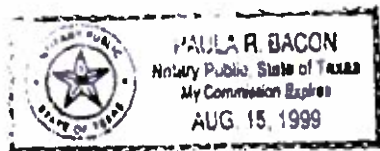
This instrument was acknowledged before me on the 10 day of October,
1997, by Jeffrey Thomas Savage and Pamela Jean Savage



[Signature]
Notary Public, State of _____

STATE OF Texas
COUNTY OF Williamson

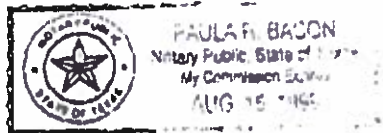
This instrument was acknowledged before me on the 14 day of October,
1997, by Thomas C. Tucker and wife Robin Tucker



[Signature]
Notary Public, State of _____

STATE OF Texas
COUNTY OF Williamson

This instrument was acknowledged before me on the 15 day of October,
1997, by Chris Sports and wife Cindy Sports



[Signature]
Notary Public, State of _____

3forest.1

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56

EXHIBIT A
METES AND BOUNDS DESCRIPTION
8.790 ACRES

BEING 8.790 ACRES OUT OF THE JAMES C. IRVINE SURVEY NO. 122 IN TRAVIS COUNTY, TEXAS, AND WILLIAMSON COUNTY, TEXAS, AND BEING THAT SAME TRACT OF LAND CONVEYED TO MARY ALICE SHAW IN VOLUME 6428, PAGE 503 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS, SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 5/8 inch iron rod found at the northwest corner of said Shaw tract of land, being also an inside corner of that certain 5.80 acre tract of land conveyed to Helen Ltd in Volume 12369, Page 1710 of the Travis County Real Property Records, for the northwest corner and PLACE OF BEGINNING hereof;

THENCE with the north line of said Shaw tract of land, being also a south line of said Helen Ltd tract of land, N 71° 14' 04" E (bearing basis for this survey) at a distance of 79.98 feet pass a 1/2" rebar found at a southeast corner of said Helen Ltd tract of land, being also the southwest corner of the easterly remainder portion of that certain tract of land conveyed to United Bethany Methodist Church in Volume 11728, Page 1073 of the Travis County Real Property Records, and continuing for a total distance of 682.30 feet to a 1/2" iron rod found in the west r.o.w. line of Anderson Mill Road (r.o.w varies) at the northeast corner of said Shaw tract of land, for the most easterly northeast corner hereof;

THENCE with the westerly r.o.w. line of Anderson Mill Road, being also an east line of said Shaw tract of land, S 13° 57' 31" E 14.89 feet to a chainlink fence post occupying an angle point in the northerly line of that certain tract of land conveyed to Larry D. Collman in Volume 1227, Page 1557 of the Travis County Deed Records, being also an angle point in said Shaw tract of land, for an angle point hereof;

THENCE with the easterly line of said Shaw tract of land, being also a northerly line of said Collman tract of land, S 18° 45' 21" W 11.41 feet to a chainlink fence post occupying an ell corner of said Shaw tract of land, being also an angle point of said Collman tract of land, for an ell corner hereof;

THENCE continuing with a southerly line of said Shaw tract of land, being also a northerly line of said Collman tract of land, S 70° 23' 26" W 193.13 feet to a 3/8" iron pipe found at an inside corner of said Shaw tract of land, being also the northwest corner of said Collman tract of land, for an inside corner hereof;

METES AND BOUNDS DESCRIPTION
8.790 ACRES

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THENCE with the east line of said Shaw tract of land, being also the west line of said Collman tract of land, S 18° 23' 53" E 759.39 feet to a chainlink fence post occupying the southeast corner of said Shaw tract of land, being also the southwest corner of said Collman tract of land, and being in the north line of Lot 26, Block H of Balcones Village Section Seven, a subdivision in Travis County, Texas, as recorded in Volume 53, Page 85 of the Travis County Plat Records, for the southeast corner hereof;

THENCE with the south line of said Shaw tract of land, being also a north line of said Balcones Village Section Seven, S 71° 31' 02" W at a distance of 122.9 feet pass a 1/2" rebar found at the northwest corner of said Lot 26, Block H, being also in the east r.o.w. of the terminus of Arch Hill Drive, for a total distance of 481.66 feet to a 1/2" iron rod found at the southwest corner of said Shaw tract of land, being also in the north line of Lot 13, Block A, of said Balcones Village Section Seven, and being the southeast corner of Lot 46, Block B, Balcones Greene Subd. Sec. 1, a subdivision in Travis County, Texas, as recorded in Volume 94, Page 369 of the Travis County Plat Records, for the southwest corner hereof;

THENCE with the west line of said Shaw tract of land, being also the east line of Lots 46 thru 51, Block B of said Balcones Greene Subd. Sec. 1 and said Helen Ltd tract of land, N 18° 21' 40" W at a distance of 219.74 feet pass a 1/2" rebar found at the common easterly corner between said Lots 47 and 48, at a distance of 307.02 feet pass a 1/2" rebar found at the common easterly corner between said Lots 48 and 49, at a distance of 420.77 feet pass a 1/2" rebar found at the common easterly corner of said Lots 49 and 50, at a distance of 531.23 feet pass a 1/2" rebar found at the common easterly corner between said Lots 50 and 51, at a distance of 600.52 feet pass a 1/2" rebar found at the northeast corner of said Lot 51, being also the most southerly southeast corner of said Helen Ltd tract of land, and continuing for a total distance of 783.75 feet to the PLACE OF BEGINNING and containing 8.790 acres of land, more or less.

NOTE: See survey plat prepared to accompany this metes and bounds description.

AS SURVEYED BY:
RALPH HARRIS SURVEYOR INC.
1406 HETHER, AUSTIN, TEXAS 78704

Ralph W. Harris
RALPH W. HARRIS
R.P.L.S. NO. 1729
MAY 14, 1996

PB:18:25513



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13047 0405

EXHIBIT "B"

METES AND BOUNDS DESCRIPTION
30' ACCESS EASEMENT

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BEING A 30' ACCESS EASEMENT OUT OF THAT CERTAIN 0.790 ACRE TRACT OF LAND OUT OF THE JAMES C. IRVINE SURVEY NO. 122 IN TRAVIS COUNTY, TEXAS, CONVEYED TO MARY ALICE SHAW, A.K.A. MARY SHAW NEWCOMB, IN VOLUME 6428, PAGE 503 OF THE TRAVIS COUNTY REAL PROPERTY RECORDS, BEING ALSO A PORTION OF LOT 2 OF THE PROPOSED HIDDEN FOREST SUBDIVISION, SAID 30' ACCESS EASEMENT BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING FOR REFERENCE at a chain link fence post found at the southeast corner of said Shaw tract of land, being also the southeast corner of Lot 4 of said proposed subdivision, being also the southwest corner of that certain tract of land conveyed to Larry D. Collman in Volume 1227, Page 1557 of the Travis County Deed Records, and being in the north line of Lot 26, Block H of Balcones Village Section Seven, a subdivision in Travis County, Texas, as recorded in Plat Book 53, Page 85 of the Travis County Plat Records

THENCE with the common line between said Shaw and Collman tracts of land, being also the east line of Lots 3 and 4 of said proposed subdivision, N 18° 23' 53" W 533.52 feet to a 1/2" rebar set at the common easterly corner of Lots 1 and 3 of said proposed subdivision;

THENCE with the common line between said proposed Lots 1 and 3, S 71° 36' 07" W 155.95 feet to a 1/2" rebar set at the northwest corner of said proposed Lot 3, being also the northeast corner of Lot 2 of said proposed subdivision, and being an angle point in the south line of said proposed Lot 1, for the northeast corner and PLACE OF BEGINNING hereof;

THENCE with the east line of said proposed Lot 2, being also a west line of said proposed Lot 3, S 18° 28' 56" E 239.37 to a 1/2" rebar set at an ell corner of said proposed Lot 2, being also an inside corner of said proposed Lot 3, for the southeast corner hereof;

THENCE with a south line of said proposed Lot 2, being also a north line of said proposed Lot 3, S 71° 31' 04" W 30.00 feet to a 1/2" rebar set at an inside corner of said proposed Lot 2, being also an ell corner of said proposed Lot 3, for the southwest corner hereof;

THENCE crossing said proposed Lot 2, N 18° 28' 56" W 240.84 feet to a point in the north line of said proposed Lot 2, being also the north line of said proposed Lot 1, for the northwest corner hereof;

THENCE with the common line between said proposed Lots 1 and 2, N 74° 18' 23" E 30.04 feet to the PLACE OF BEGINNING and containing 0.165 acres of land, more or less.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

13047 0406

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1/59

FILED

97 OCT 23 PM 4:26

DANA DEBEAUVOR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

RECORDERS MEMORANDUM-At the time of
recording this instrument was found to be inadequate
for the best photographic reproduction, because of
illegibility, carbon or pham copy, discolored paper, etc.
All blockouts, additions and changes were present at the
time the instrument was filed and recorded.

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

OCT 23 1997



Dana Debeauvoir
COUNTY CLERK
TRAVIS COUNTY, TEXAS

RECEIVED RECORDS
TRAVIS

13047 0407

RECEIPT#: 800088814 TRANS#: 86385 DEPT: REGULAR RECORDS \$23.75
CASHIER: KHTHU FILE DATE: 10/23/97 TRANS DATE: 10/23/97
PAID BY: CHECK# 22577

Sirwaitis, Sherri

From: robynlewis@gmail.com
Sent: Friday, December 06, 2013 11:48 AM
To: Sirwaitis, Sherri
Subject: Opposition to Case No. C14-2013-0126

cl
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Dear Sherri Sirwaitis:

My name is Robyn Lewis, and I live at 11911 Brookwood Cir.

I am writing to inform the City staff and the Zoning and Platting Commission that I oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-0126. Allowing higher density development than SF-1 in the heart of our community with access from a minor residential street would negatively impact the health, safety and welfare of the families that live here, especially our children. I would like my email to become part of the public record.

My husband and I live at 11911 Brookwood Cir. I am writing to tell the city staff and the Zoning and Platting Commission that I oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-1026. Allowing higher density development than SF-1 in the heart of our community will negatively impact the health, safety, and welfare of the families that live here. I would like my email to become part of the public record. My husband and I moved to this neighborhood two years ago, as we want to have children soon. We fell in love with the safe streets and good schools in this area and feel like it will be a wonderful place to raise a family. I am very concerned that having higher density development in the neighborhood will increase traffic and create safety concerns. I am also very concerned that the high density development would increase overcrowding at Spicewood Elementary School. Thank you so much for considering my email. I ask that the Zoning and Platting Commission vote to deny the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-1026. In the alternative, I ask that Zoning and Platting Commission rezone the above-referenced lots with conditions designed to protect the safety and welfare of every person who uses our streets, such as closing Archhill Drive access and finding alternative access point.

Sincerely,
Robyn Lewis

Sirwaitis, Sherri

Chel

From: Marina Rusch <marina@marinarusch.com>
Sent: Monday, December 09, 2013 1:08 PM
To: Baker, Betty - BC; Rojas, Gabriel - BC; Banks, Cynthia - BC; Meeker, Jason - BC; Seeger, Patricia - BC; Compton, Sean - BC; McDaniel, Rahm - BC; Sirwaitis, Sherri
Cc: dynamo@swbell.net
Subject: Rezoning of Archhill Dr

Subject: Opposition to Case No. C14-2013-1026

Dear Commissioners:

I live at 9813 Mandeville Circle with my family. I am writing to tell the city staff and the Zoning and Platting Commission that I oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-1026. Allowing higher density development than SF-1 in the heart of our community will negatively impact the health, safety, and welfare of the families that live here. I would like my email to become part of the public record.

We love our peaceful, quiet neighborhood and do not want to see it overcome by through traffic that would be introduced by the condos. We have many people who ride their bikes around the neighborhood, walk the neighborhood with strollers, and people who run, and their safety would be significantly impaired by additional traffic.

Thank you so much for considering my email. I ask that the Zoning and Platting Commission vote to deny the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-1026. In the alternative, I ask that Zoning and Platting Commission rezone the above-referenced lots with conditions designed to protect the safety and welfare of every person who uses our streets, such as closing Archhill Drive access and finding an alternative access point.

Thank you,

Marina Rusch
Independent Sales Director
Mary Kay Inc.
Are YOU wearing the Best Selling Brand of Skin Care and Cosmetics?
(512) 431-1756

marusch@marykay.com

Shop at my award winning website 24/7 www.marykay.com/mrusch

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: C14-2013-0126

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 3, 2013, Zoning and Planning Commission

Jan 23, 2014, City Council

Jane L. Woods

Your Name (please print)

0900 Liriope Cove Austin

Your address(es) affected by this application

Jane L. Woods

Signature

12-01-2013

Date

Daytime Telephone: *512-219-8290*

Comments *① The residential streets that access the property are insufficient to support the traffic that dense development would generate. ② The area north and west of the subject tract drain through the tract. Drainage in the entire zoning boundary would be adversely affected by dense development.*

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

62/C

C1/63

Sirwaitis, Sherri

From: foress@aol.com
Sent: Monday, December 09, 2013 6:49 PM
To: Sirwaitis, Sherri

re: case # c14-2013-1026 11914, 11915, 11919 Archhill drive rezoning from sf-1 (single family large lot) to sf-6 (multi-family condos and town homes)

We are very much opposed to this rezoning. Our local schools are already overcrowded, Spicewood elementary was built to accomodate 554 students and the current enrollment is 763. With the increase in traffic it becomes more dangerous for our children walking to and from school. There would be more Westwood high students walking and driving as well. There would also be a decrease in property values.

We ask that you deny any change in the present zoning (SF-1).

Thank you,

sincerely,

John Stockton

9442 Spring Hollow Dr.
Austin, Tx 78750

foress@aol.com

Sirwaitis, Sherri

From: kdavis5802@att.net
Sent: Sunday, December 15, 2013 4:50 PM
To: Sirwaitis, Sherri
Subject: Opposition to Case No. C14-2013-0126

C1
/64

Dear Sherri Sirwaitis:

My name is Karen Davis, and I live at 11305 Taterwood Dr.

I am writing to inform the City staff and the Zoning and Platting Commission that I oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-0126. Allowing higher density development than SF-1 in the heart of our community with access from a minor residential street would negatively impact the health, safety and welfare of the families that live here, especially our children. I would like my email to become part of the public record.

I am concerned that there will be excessive and dangerous amount of traffic on streets that were not designed for such dense development.

Sincerely,
Karen Davis

Sirwaitis, Sherri

From: Pat DuBois [REDACTED]
Sent: Thursday, January 02, 2014 7:56 AM
To: Sirwaitis, Sherri
Cc: [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
Subject: Opposition to Case No. C14-2013-1026

cl/bb

Dear Commissioners:

My husband and I live at 9103 Cedar Crest Dr., Balcones Subdivision. I am writing to tell the city staff and the Zoning and Planning Commission that we oppose the application to rezone 11914, 11915, and 11919 Archhill Dr., case No. C14-2013-1026. Allowing higher density development other than SF-1 in the heart of our community will negatively impact the health, safety, and welfare of the families that live here. I would like my e-mail to become part of the public record. My husband and I built the 25th house in Balcones Village Subdivision, which was developed before the Spicewood Subdivision was even started. We live in the first house on the left on Cedar Crest Dr. after turning off of Balcones Club Drive. It has become EXTREMELY difficult for us to get into or out of our driveway due to the heavy amount of traffic that is now using our street as a by-pass to get to Hwy 183. We have come very close several times to being hit by cars as they come from either direction on Cedar Crest, as have our neighbors. We feel that if this zoning is changed to allow multi-family dwellings and the amount of traffic is that much more, accidents will happen.

Thank you so much for considering my e-mail and we hope you will take this into consideration when voting to rezone 11914, 11915, and 11919 Archhill Dr., Case No. C14-2013-1026. Please vote to deny this application and close Archhill Dr. access and find an alternative access point.

Thank you.

Charles and Pat DuBois

Sirwaitis, Sherri

From: penguin1@austin.rr.com
Sent: Monday, December 30, 2013 5:18 PM
To: Sirwaitis, Sherri
Subject: Opposition to Case No. C14-2013-0126

*cl
le*

Dear Sherri Sirwaitis:

My name is Wendy LeVine, and I live at 11600 Medallion.

I am writing to inform the City staff and the Zoning and Platting Commission that I oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-0126. Allowing higher density development than SF-1 in the heart of our community with access from a minor residential street would negatively impact the health, safety and welfare of the families that live here, especially our children. I would like my email to become part of the public record.

I walk this neighborhood daily and can trust the residents to not run me over as sidewalks do not exist in all areas. The increased traffic from condominiums would not only overload the peaceful community, but put many walkers and cyclists at risk. The roads in this area have blind curves, severe dips in the road, and hidden intersections. I think the planned condos should move to the other side of Anderson Mill.

Sincerely,
Wendy LeVine

Sirwaitis, Sherri

To: John Hussey
Subject: RE: FW: Updated Petition for Case C14-2013-0126

From: John Hussey [mailto:john.hussey@cityofaustin.com]
Sent: Friday, December 27, 2013 10:29 AM
To: Sirwaitis, Sherri
Subject: Re: FW: Updated Petition for Case C14-2013-0126

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Sherri,

As the applicant for the Archhill Zoning, case C14--2013-0126, I would like to request an indefinite postponement due to issues yet to be worked out with the neighborhood.

Thank you,

John Hussey

Site Specifics

> Hi John,
>
> Please see the updated petition information for case C14-2013-0126
> (Archhill Zoning). The petition now stands at 63.29% valid.
>
> Thank you,
>
> Sherri Sirwaitis
> City of Austin
> Planning & Development Review Department
> sherri.sirwaitis@austintexas.gov
> 512-974-3057(office)

Sirwaitis, Sherri

From: [REDACTED]
Sent: Sunday, January 05, 2014 12:50 PM
To: Sirwaitis, Sherri
Subject: Opposition to Case No. C14-2013-0126

C1/68

Dear Sherri Sirwaitis:

My name is Rahul Gadkari, and I live at 11302 Spicewood Pkwy.

I am writing to inform the City staff and the Zoning and Platting Commission that I oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-0126. Allowing higher density development than SF-1 in the heart of our community with access from a minor residential street would negatively impact the health, safety and welfare of the families that live here, especially our children. I would like my email to become part of the public record.

I am writing to inform the City staff and the Zoning and Platting Commission that I oppose the application to rezone 11914, 11915, and 11919 Archhill Drive, Case No. C14-2013-0126. Allowing higher density development than SF-1 in the heart of our community with access from a minor residential street would negatively impact the health, safety and welfare of the families that live here, especially our children. I would like my email to become part of the public record.

Due to the popularity of our schools, the proposed development would bring many additional children to the area. If the development were built, the intersection of Archhill and Cedar Crest, being narrow, blind, and heavily traveled, would likely lead to unnecessary tragedy.

Sincerely,
Rahul Gadkari

Balcones Village/Spicewood Homeowners Association

A Community of Neighbors

C/19

January 10, 2014

Ms. Sherri Sirwaitis
Senior Planner
Planning and Development Review Department
City of Austin
505 Barton Springs Road
Austin, Texas 78704

RE: Archhill Zoning, 11914, 11915 and 11919 Archhill Drive, Case Number C14-2013-0126

Dear Ms. Sirwaitis,

The Balcones Village/Spicewood Homeowners Association represents the 1168 homes in our neighborhood. The two subdivisions encompass a large area surrounding both the Spicewood and the Balcones golf courses.

In November of 2013, we learned of the application to rezone the above three parcels, consisting of 5.9 acres, from Single Family 1, Large Lots (SF-1) to Single Family 6 Townhomes and Condominium Residences (SF-6.) The only access to this development is through one of our neighborhood streets – Archhill Drive. Archhill Drive has five houses on it plus a cul de sac off one side. It feeds solely to Cedar Crest Drive, a narrow, 21-foot wide roadway:

- with no bike lanes or sidewalks
- a City of Austin designated Pedestrian Zone with a speed limit of 25 mph
- part of existing Bicycle Network, Sector A2 as defined by the City of Austin and a designated high comfort road on Austin's Public Work's Bike Map
- site of a school bus stop for middle and senior high students who frequently walk to the bus stop
- used by elementary school children to walk or ride to Spicewood Elementary
- golf carts and golfers on foot cross to access parts of the Balcones Golf Course
- winding road with blind corner at Archhill

The general public drives Cedar Crest to get to Spicewood Parkway and Balcones Club to avoid the congestion on Anderson Mill Road. Clearrock is another street used. It runs between Cedar Crest and Balcones Club. A recent Local Area Traffic Management (LATM) study found that Cedar Crest averages over 2300 vehicles on an average day! A LATM study of Clearrock showed over 800 vehicles per day. Speeding is prevalent. According to the LATM study 85% of vehicles on both streets exceed the speed limit. Cedar Crest and Clearrock are neighborhood streets; they

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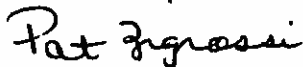
were not designed or meant to be main arteries or even neighborhood collectors. Parked cars, delivery trucks, repair trucks, the mailman and Wednesday trash cans can make the drive difficult due to the narrow streets.

The HOA has been concerned about the traffic situation for some time. The possibility of additional traffic from Archhill has greatly increased our concerns about neighborhood safety. We have met with Mr. John Jordano of Haven Blue Development, the proposed buyer of the three properties, regarding our concerns. We support his request for a postponement of the rezoning hearing. This will allow time to consider options.

We have also met with the potential buyer of the property adjoining Mr. Jordano's proposed development to the north. This property not only has access to Anderson Mill Road, but also has an easement allowing access to Archhill Drive. We are working with both potential buyers of these properties to extinguish the easement should their contracts to purchase succeed.

The BV/S HOA supports the request by Site Specifics and John Hussey for an indefinite postponement regarding his Zoning and Platting hearing on January 21, 2014. We believe that this additional time will allow us to come to a resolution that meets the needs of our neighborhood and the developers.

Sincerely,



Pat Zigrossi
President

Balcones Village/Spicewood HOA