

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0007 – Drew Lane Zoning

Z.A.P. DATE: March 18, 2014

ADDRESS: 2507 Mitchell Lane

OWNERS: Brian Winterowd; Geryl W. Winterowd

AGENT: Site Specifics
(John Hussey)

ZONING FROM: SF-2-CO

TO: SF-3

AREA: 3.789 acres

AMENDED TO: SF-2

(165,048.84 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence – conditional overlay (SF-3-CO) combining district zoning. The Conditional Overlay limits the number of duplex lots to 18.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

March 18, 2014: *TO DENY STAFF'S RECOMMENDATION OF SF-3-CO DISTRICT ZONING AND TO GRANT SF-2-CO DISTRICT ZONING WITH THE CO LIMITING DEVELOPMENT TO A MAXIMUM OF 16 UNITS*

[P. SEEGER; R. MCDANIEL – 2ND] (5-0) G. ROJAS; S. COMPTON – ABSENT

ISSUES:

The Applicant has requested a postponement until April 17, 2014. On April 3, 2014, the Applicant amended the request to the single family residence – standard lot (SF-2) district and desires to discuss the Zoning and Platting Commission's recommendation with Council.

All correspondence received is located at the back of the Staff packet.

DEPARTMENT COMMENTS:

The subject rezoning area is unplatted, contains a portable building, and has frontage on Drew Lane. The area proposed for rezoning and a one acre portion that accesses the terminus of the Mitchell Lane cul-de-sac and will be retained by the owners is zoned single family residence – conditional overlay (SF-2-CO) by a 2002 case. The Conditional Overlay restricts development on the property to one unit per acre. There are single family residences and one duplex on large lots to the north and east that have frontage on Mitchell Lane (DR; SF-3-CO; SF-2), single family residences to the south (County), and Bauerle Ranch, a single family residential subdivision to the west (SF-2-CO). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

The Applicant has requested family residence (SF-3) district zoning in order to enable the property to be built with duplexes. The SF-3 district allows for single family residences in

addition to two-family use (defined as one single family residence, plus a second detached unit not to exceed 850 square feet) and duplex use. Staff believes duplexes are not incompatible with single family residences, and notes the presence of SF-3 zoned lots north of the Riddle Road/Old Manchaca Road intersection that are adjacent to SF-2 zoned lots, and an SF-6 zoned lot on the north side of Lynnbrook Drive, adjacent to Bauerle Ranch that is intended for condominium use. As information, the maximum allowed density of duplex development is 6.2 lots per acre and is not dissimilar to that of SF-2 development (7 lots per acre). An adjacent 4 acre block in Bauerle Ranch (extending to Huxley Street on the west) is built at approximately 5.3 lots per acre, although the overall density of this subdivision is lower due to the amount of open space incorporated into the subdivision's design.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2-CO	Portable building
<i>North</i>	DR; SF-3-CO	One duplex and single family residences on large lots
<i>South</i>	N/A (County)	Single family residences in the Southwest Gate Addition
<i>East</i>	SF-2	One manufactured home; Single family residences on large lots in the Jack Galbreath and the Ford Oaks Annex subdivisions
<i>West</i>	SF-2-CO	Single family residences in the Bauerle Ranch subdivision

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Slaughter Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Kocurek Elementary School

Bailey Middle School

Akins High School

NEIGHBORHOOD ORGANIZATIONS:

217 – Tanglewood Forest Neighborhood Association

627 – Onion Creek Homeowners Association 742 – Austin Independent School District

943 – Save Our Springs Alliance 1037 – Homeless Neighborhood Association

1075 – League of Bicycling Voters

1200 – Super Duper Neighborhood Objectors and Appealers Organization

1214 – Bauerle Ranch Homeowners Association 1224 – Austin Monorail Project

1228 – Sierra Club, Austin Regional Group 1340 – Austin Heritage Tree Foundation

1363 – SEL Texas

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2011-0070 – Bergstrom Duplex Rezoning – 2508 Mitchell Ln	DR; SF-2 to SF-3-CO	To Grant SF-3-CO w/CO limiting development of Lot 27 to 1 duplex use and all SF-2 uses (east lot), and Lot 26 to 1 two-family residence use and all SF-2 uses (west lot).	Apvd. SF-3-CO as Commission recommended (8-25-2011).
C14-02-0171 – Page Rezoning – 10318 Old Manchaca Rd	SF-2 to SF-3-CO	To Deny SF-3-CO	Apvd SF-3-CO w/CO prohibiting duplex use (2-13-2003).
C14-99-2059 – Bauerle Development – 2700-3300 Squirrel Hollow	I-RR to SF-2	To Grant RR for Tract 1 and SF-2 for Tract 2 with conditions of the TIA	Approved RR-CO for Tract 1 and SF-2-CO for Tract 2 with the CO for the conditions of the TIA and restricting access to Squirrel Hollow to emergency access (2-1-2001).

RELATED CASES:

The property was annexed into the City's full-purpose jurisdiction on December 18, 1997 (C7a-97-012). On October 25, 2001, the rezoning area as well as the one acre that takes access to the Mitchell Lane cul-de-sac was rezoned to the SF-2-CO with the Conditional Overlay establishing a minimum one acre lot size (C14-01-0122 – Hidden Forest).

There are no related subdivision or site plan applications on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Daily Traffic
Drew Lane	45 – 53 feet	25 feet	Local	Not available

- Capital Metro bus service is not available within 1/4 mile of this property.
- There are no sidewalks along Drew Lane.
- According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, a bicycle facility is not identified on Drew Lane.

CITY COUNCIL DATE: April 10, 2014

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 512-974-7719


$$1'' = 400'$$

ZONING

ZONING CASE#: C14-2014-0007

EXHIBIT A



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant family residence – conditional overlay (SF-3-CO) combining district zoning. The Conditional Overlay limits the number of duplex lots to 18.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The family residence (SF-3) district is the designation for a moderate density single-family residential use and a duplex use on a lot that is a minimum of 5,750 square feet. An SF-3 district designation may be applied to a use in an existing single-family neighborhood with moderate sized lots or to new development of family housing on lots that are 5,750 square feet or more. A duplex use that is designated in an SF-3 district is subject to development standards that maintain single-family neighborhood characteristics.

2. *The proposed zoning should allow for a reasonable use of the property.*

Staff believes duplexes are not incompatible with single family residences, and notes the presence of SF-3 zoned lots north of the Riddle Road/Old Manchaca Road intersection that are adjacent to SF-2 zoned lots, and an SF-6 zoned lot on the north side of Lynnbrook Drive, adjacent to Bauerle Ranch that is intended for condominium use. As information, the maximum allowed density of duplex development is 6.2 lots per acre and is not dissimilar to that of SF-2 development (7 lots per acre). An adjacent 4 acre block in Bauerle Ranch (extending to Huxley Street on the west) is built at approximately 5.3 lots per acre, although the overall density of this subdivision is lower due to the amount of open space incorporated into the subdivision's design.

EXISTING CONDITIONS**Site Characteristics**

The rezoning area contains a portable building and has moderate vegetative cover. There appear to be no significant topographical constraints on the site.

Impervious Cover

The maximum impervious cover allowed by the *SF-3 zoning district* is 45%, which is based on the more restrictive *zoning* regulations.

Comprehensive Planning

This rezoning case is located on Drew Lane, which is located to the west of Wommack Road. The property is approximately 3.7 acres in size and is not located with the boundaries of a

neighborhood planning area. The property is surrounded by single family houses. The proposed use is a residential.

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. When looking at basic planning principles, the proposed use is similar to the adjacent uses and helps to further the consistency among the uses within the block.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Slaughter Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

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

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to 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 512-974-1876. 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 requires water quality control with increased capture volume and control of the 2 year storm on site.

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

Site Plan

If rezoned to the SF-3 district, the site shall be subject to the following BASE DISTRICT REQUIREMENTS:

- The building shall maintain a minimum 25 foot setback from the front (south property line).
- The interior side yards shall maintain minimum 5 foot setbacks from the east and west property lines.
- The rear yard setback shall maintain a minimum of 10 feet from the north.
- Maximum height is 35 feet.
- Maximum building coverage is 40% and maximum impervious cover is 45%.

Transportation

Additional right-of-way may be required at the time of subdivision and/or site plan.

While the site falls within the Full Purpose jurisdiction of the City of Austin, Drew Lane is within the 2 Mile ETJ and is maintained by Travis County. Additional roadway improvements may be required at time of site plan by the County.

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

Water / 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 and suitability for operation and maintenance. 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.

Case Number C14-2014-0007

Wendy Rhoades

City of Austin

Planning & Development Review Department

Wendy,

As seller of the nearly 4 acres under review in this rezoning case, we naturally see value in this action. Beyond any financial concerns, however, the following are many reasons which support this rezoning effort:

- 1) The existing development context would be maintained or improved.
 - a. As can be seen from an attachment provided herewith, a large presence of SF3 zoning already exists within ¼ mile of the subject site. One such zoning exists 2 addresses from the subject site on Mitchell Lane as seen on the same attachment herewith provided.
 - b. Additionally, per another attachment herewith provided, at least 7 mobile home sites exist within ¼ mile of the subject site.
 - c. The density of the proposed rezoning is only slightly greater than the existing density of the adjacent Bauerle Ranch development.
- 2) The existing roadway, drainage and utility conditions would be greatly improved.
 - a. Drew Lane is currently in very poor repair and without curb and gutter.
 - b. Drew Lane will be upgraded to meet City of Austin transportation and utility requirements.
- 3) Real Estate valuations would be improved for all neighbors.
 - a. The quality of construction for the units to be built will be above average.
 - b. The housing units to be constructed at the subject site would list at a price between \$275,000 and \$325,000.
 - c. The average sale price of 7 current home listings in Bauerle Ranch is \$261,129 as per the attachment herewith provided. This value is higher than the average home value elsewhere in the expanded neighborhood. As a result, the value of all neighboring real estate will improve.

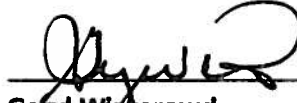
Thank you for your professional assistance in this rezoning effort.



Brian Winterowd
2507 Mitchell Lane
Austin, TX 78748

3/16/14

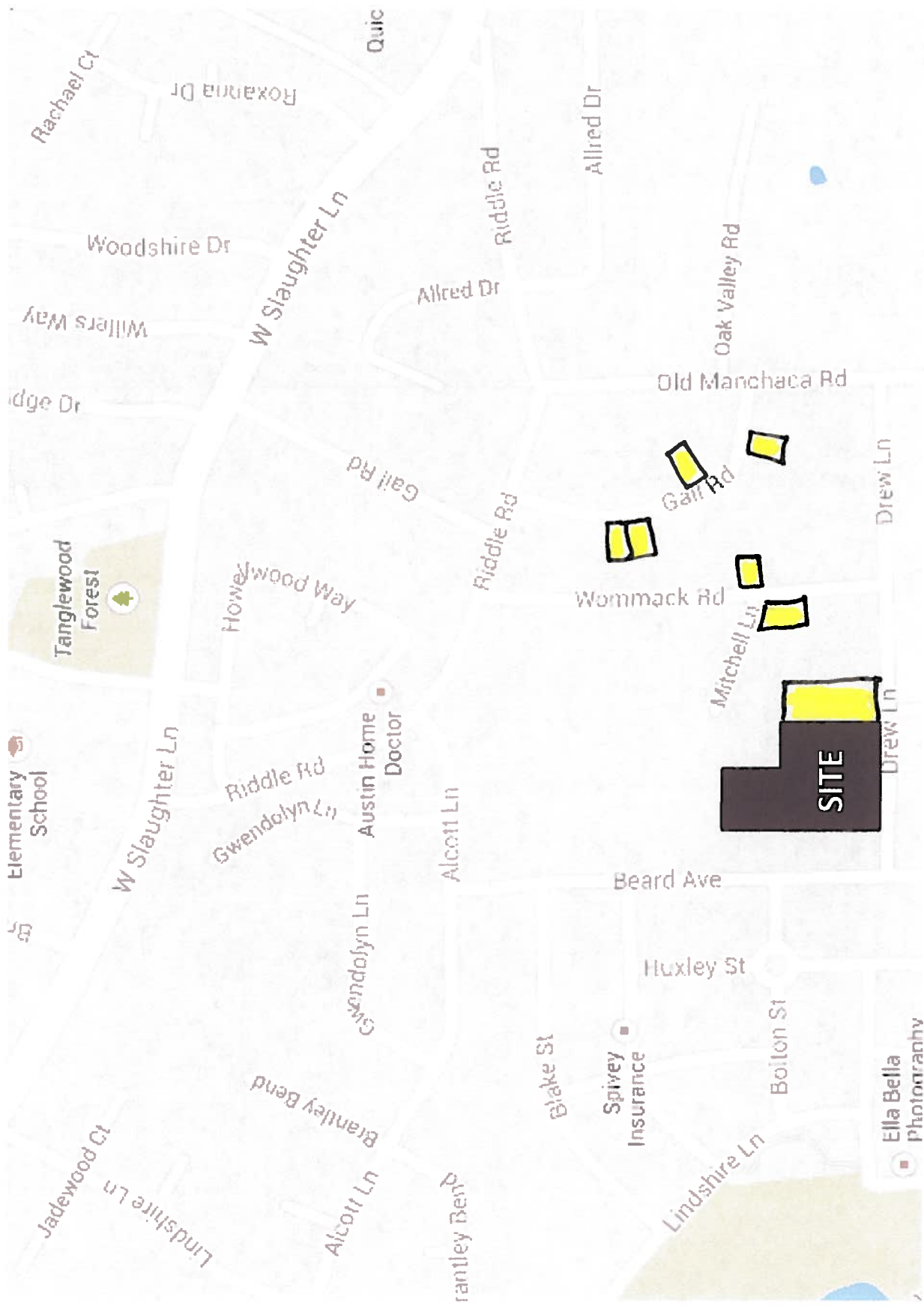
Date



Geryl Winterowd
2507 Mitchell Lane
Austin, TX, 78748

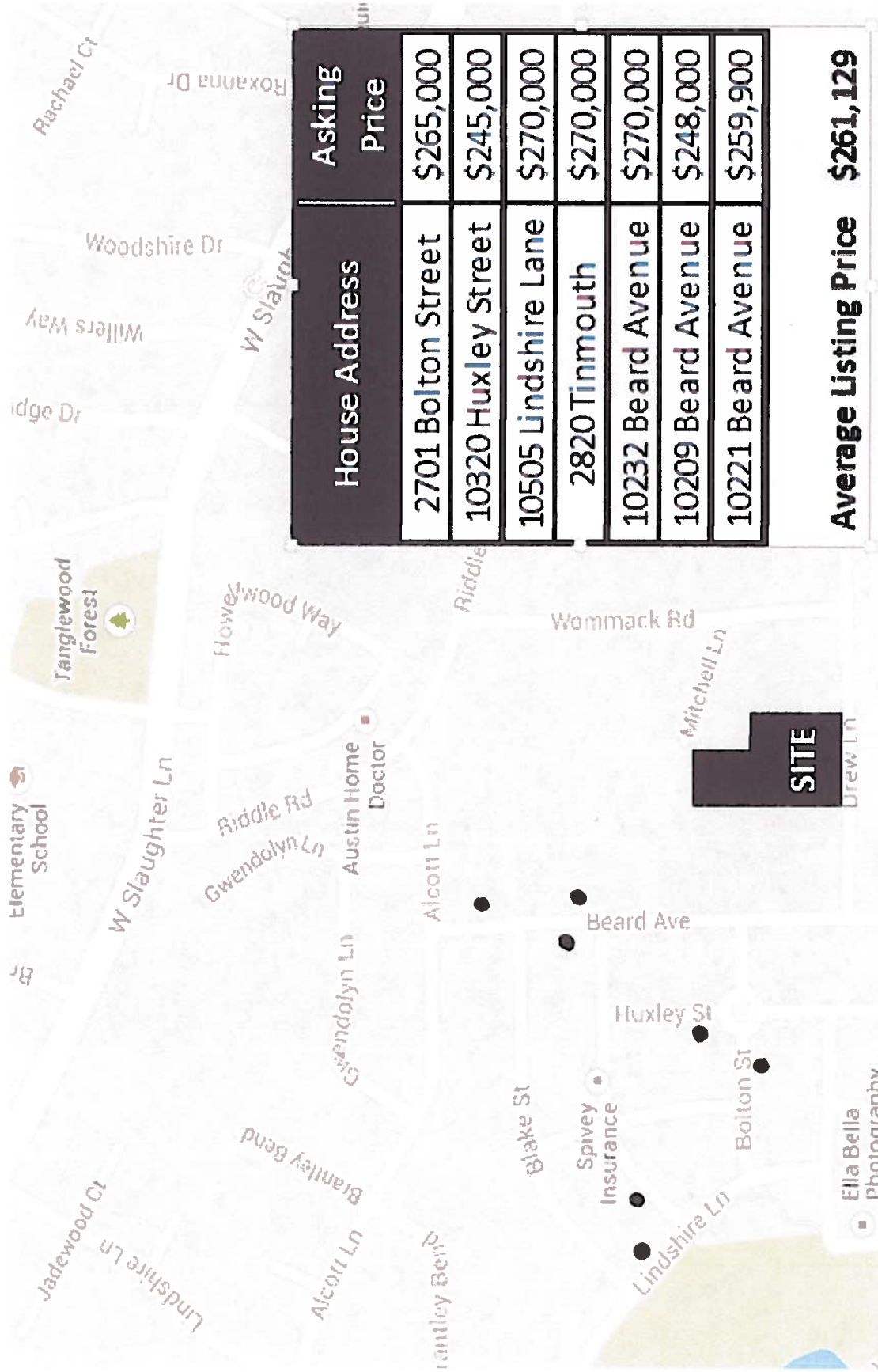
3/16/14

Date



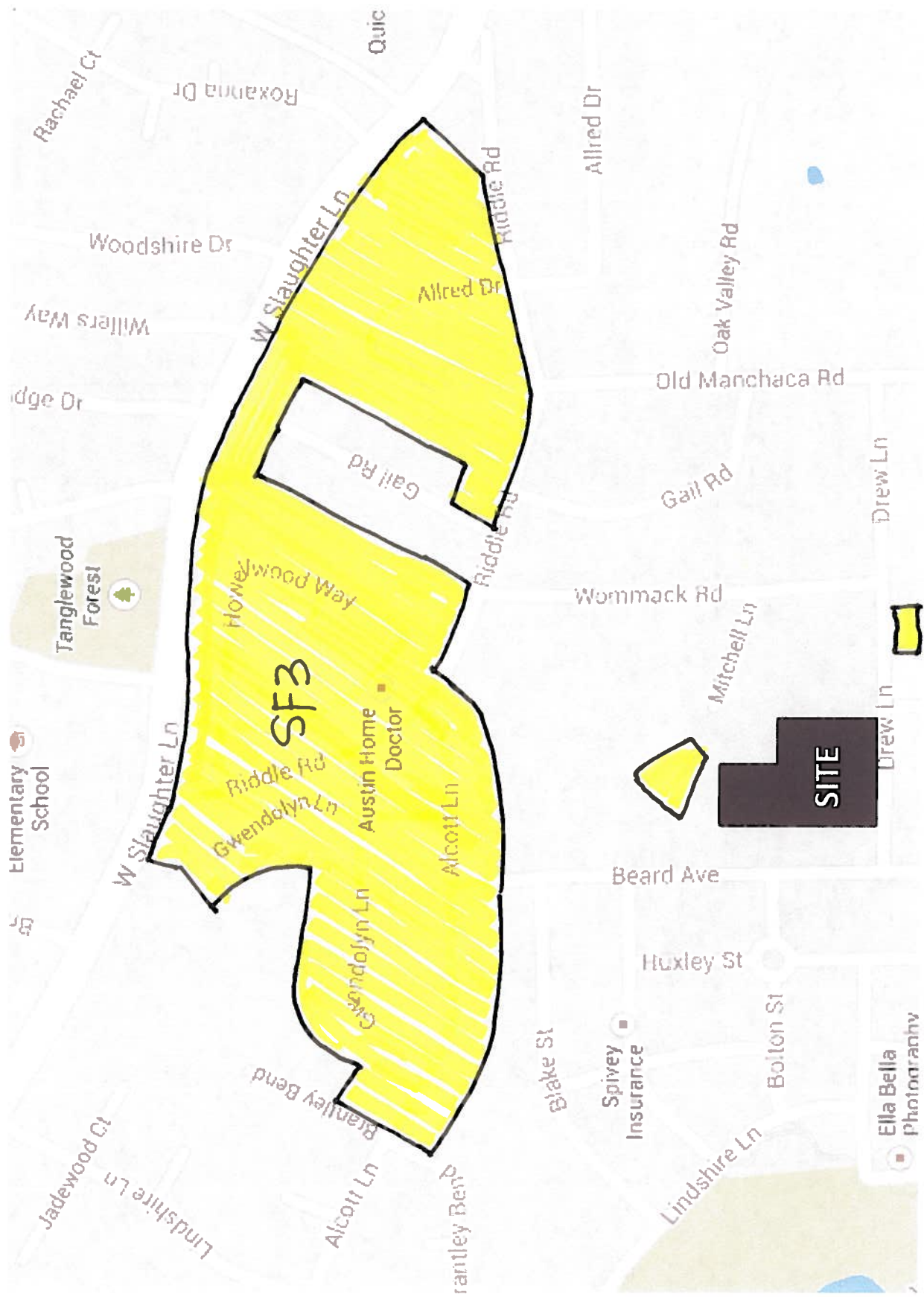
ReZoning Application – 2507 Mitchell Lane

Nearby Trailer Homes



ReZoning Application – 2507 Mitchell Lane

Nearby Home Sale Listing Prices



ReZoning Application – 2507 Mitchell Lane Nearby Existing SF3 Zoning

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: C14-2014-0007

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: March 18, 2014, Zoning and Platting Commission
April 10, 2014, City Council

Michael W. Izyk
Your Name (please print)

10333 Beard Ave Austin TX
Your address(es) affected by this application

Michael W. Izyk
Signature

3/8/2014
Date

Daytime Telephone: 512-348-0956

Comments: My wife and I recently purchased our home in Bauerle Ranch; our property backs up to the proposed rezoning property. We purchased this home at a premium price because there were no developments behind us. We realized that single family homes could be built there one day. One week after closing on our home we learned about the rezoning. If the rezoning takes place our property will be devalued.
See Attached

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

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

Public Hearing: March 18, 2014, Zoning and Platting Commission
April 10, 2014, City Council
Case Number: C14-2014-0007
Contact: Wendy Rhoades, 512-974-7719

My wife and I recently purchased our home in Bauerle Ranch; our property backs up to the proposed rezoning property. We purchased this home at a premium price because there were no developments behind us. We realized at purchase that single family houses could be built there one day. One week after closing on the house we learned that there could be a complex of duplexes behind our home as a result of rezoning. If the rezoning does take place our original reason for purchase will be diminished and the property will be devalued.

This rezoning is on a 3.789 acre piece of property that is in the middle of other SF-2-CO zoned properties.

At present approximately 9 single family homes could be built on the property Rezoning could add an additional 9 units in duplex housing.

Duplexes normally:

- Devalue other single family homes in the neighborhood
- Cost up to 100K less than a house
- Do not have adequate parking for tenants
- Depreciate more rapidly than a house
- Limited yard space for two family activities

Drew Lane is an unimproved asphalt road that is:

- Narrow (difficult to pass)
- No Shoulders
- Poor Condition
- No road markings
- No sidewalks
- No Drainage

Environmentally:

- Majestic trees will be destroyed
- Deer, Birds, and other wild life will be displaced
- Drainage will be displaced to other adjacent properties

Other Issues

- Parking should not be allowed on Drew Ln.
- Children will not have a place to play in the neighborhood
- Public transportation almost 1 mile
- Stores approx 1 mile away

Beard Ave. Properties already have a burden of a French Drain that occupies 15 feet of their border to the proposed rezoned property.

Michael W. Gipe *3/8/2014*

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Case Number: C14-2014-0007

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: March 18, 2014, Zoning and Platting Commission
April 10, 2014, City Council**

Charles E. Clinger
Your Name (please print)

2503 Mitchell Ln, Austin, TX.
Your address(es) affected by this application

☐ I am in favor
☒ I object

Charles E. Clinger
Signature

Date

Daytime Telephone: 512-282-1374

Comments: See attachment
dated 10 march 2014

Thanks
etc

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

TO: Wendy Rhodes

FROM: Charles E. Clinger

Charles E. Clinger

SUBJECT: Case Number: C14-2014-0007

Contact: Wendy Rhodes

Public Hearing:

March 28, 2014, Zoning and

Platting Commission

April 10, 2014, City Council

DATE: 10 March 2014

In accordance with instructions on Notice of Public Hearing For Rezoning received by me on 8 March 2014 I submit my comments in objection of the subject rezoning.

I live at 2503 Mitchell Lane, Austin, TX. I was born in Austin in 1930, raised in Travis Heights area and have called Austin my home for over 83+ years. My wife was also born and raised in Austin. We grew up across the street from each other on Alameda Drive. She died in Feb. 2013 of pancreas cancer.

After I returned from Korea, we purchased the lot (about an acre) at 2503 Mitchell Lane in 1956. In 1964 we built our home based on my wife's design. We raised 4 children in this quiet

friendly rural environment. Over the years the City of Austin annexed our area and residential and commercial properties developed. These developments did not adversely affect our desired environmental life style. The reasons were basically because of buffer zones - distance, sound and sight obstructions such as trees, off of main travel routes without direct access to Manchaca Road or Slaughter Lane. Our present roads (Wommack, Mitchell, Drew) are very narrow 2 lane County built paved (?) roads with ditches on both sides. Most of us still use propane for gas services. There are no gas lines along these roads.

In response to my question as to the basis for Staff recommending rezoning the reply I received was , “ ...it is not incompatible with single family residences.” That basis is unacceptable, as it represents only the viewpoint of the City of Austin’s concept of density. The recommendation does not take into consideration my or my neighbors feelings about our desire to maintain the quiet friendly environment we have experienced over 50 years. This is very disrespectful toward the present owners. The only purpose of the Staff’s

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recommendation are increase density and \$\$\$\$ for the applicant and developer.

It is projected 36 duplex units are to be constructed. That means -

- . 3 - 4 cars per unit = 108 - 144 added cars**
- . 3 - 4 persons per unit - 108-144 added persons.**
- . Considerable added traffic on rural roads and In neighborhood. Another Austin traffic gridlock.**
- . Most of the renters will be transient - that is recent moved to Austin and/or college students They will have no interest in supporting continuing family style living. This is evident along Alcott and other places.**

The list can continue. I understand the applicant needs to do something with their excess land. I would suggest delete any reference to duplex and construct single family homes like Mitchell Lane. That would mean about 3 - 4 homes with stable families. Also, develop the excess land into a community park.

I apologize for not being able to attend due to medical matters. I know two others along

- 4 -

Mitchell Lane who object to the rezoning but will be unable to attend.

We can work out something for the benefit of the applicant and retain our present standard of living. At this time the only benefit for rezoning are - 1) \$\$\$ for the applicant and developer which is understandable and 2) squeeze as many people as the City of Austin desires into a site not suitable for such. The second benefit for the City of Austin should not be a factor.

Thanks,

**Charles E. Clinger
2503 Mitchell Lane
Austin, TX .78748-1329
Phone - 512-282-1374 (line)
512-431-6476 (cell)**

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

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Case Number: C14-2014-0007

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: March 18, 2014, Zoning and Platting Commission

April 10, 2014, City Council

WALE CANOLY
Your Name (please print)

☐ I am in favor
☒ I object

10305 WORMACK RD.

Your address(es) affected by this application

Wendy Rhoades 3/9/2014
Signature Date

Daytime Telephone: (512) 658-2042 AND 917-0818

We do not support this zoning change as it would change the nature of the established rhythm and harmony of a neighborhood that is mostly middle aged and older single family home owners. We believe that the noise of increased traffic would further hinder our ability to enjoy the outdoors on our daily walks. There are no sidewalks and the road is in bad condition. Traffic in this area already speeds beyond posted speed limits. Children are waiting for school buses while standing in the street. To increase these problems with perhaps hundreds of additional cars and noise would be intolerable to us.

We are mostly people who have spent years developing good relationships with each other. We know whose pets are out roaming and whose kids are playing in the yard. We respect each other's property and keep watch.

We do not believe that the multi-family units being planned would be a harmonious fit to this neighborhood. The tenants are more likely to be short term and not inclined to understand the established common issues and concerns.

Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

Rhoades, Wendy

From: Lew Baker [REDACTED]
Sent: Wednesday, March 12, 2014 1:14 PM
To: Rhoades, Wendy
Subject: Case # C14-2014-0007

Attn: Wendy Rhoades
Case Number: C14-2014-0007
Public Hearing: March 18, 2014

I retired from the US Air Force in 1967 and settled in the Austin area with my family. I purchased two lots in the Ford Oaks Annex, a rural sub-division just south of Austin city limits, and built our home. The lots were at least an acre each and had deed restrictions of single family unit per lot.

Later, without regard for my neighbors or my wishes, we were annexed into the city. Still later, the city re-zoned our area and permitted the move in of a surplus Bergstrom AFB duplex. Now you are again re-zoning which will further deteriorate the original intended environment for this area. The high density duplex plotting will overload the area, including the narrow, no sidewalk, country lanes.

How about considering the wishes of the original homesteaders for a change. Not everything should revolve around the \$\$\$\$, and unbridled growth.

Sincerely,

Herman L Baker
2504 Mitchell Ln.
Austin, Tx 78748
512-282-1150

Rhoades, Wendy

From: ann gilland [REDACTED]
Sent: Thursday, March 13, 2014 11:56 AM
To: Rhoades, Wendy
Subject: Case No. C14-2014-0007

Regarding the above case, I am OPPOSED to the rezoning request.

I live in Bauerle Ranch. Because this community has an active HOA, standards are maintained and enforced.

The nearby many duplexes along Alcott Ln etc. are unsightly in general. Garbage/Recycle containers are kept on the curb or in the street, yards are not maintained in many cases, and I see no evidence of regulating standards of acceptance.

Since duplex houses are often rental properties with absentee landlords I would expect the proposed development would be similar.

I strongly object to the rezoning request.

Rhoades, Wendy

From: Janice Yonkin [REDACTED]
Sent: Thursday, March 13, 2014 7:41 PM
To: Rhoades, Wendy
Subject: Comments on Rezoning

Case Number: C14-2014-0007

I object to the rezoning from single family housing for the following reasons:

Drew Lane is a narrow road where cars traveling in opposite directions pull to the edge or off the road to pass. A school bus and a car going in opposite directions cannot pass. It is a county road, whereas the property in question is actually in the city.

We've been told Drew Lane is too narrow for dividing lines. The only access roads to Drew Lane do not have center stripes, except for short distances where Old Manchaca and Riddle intersect.

There's already a lot of new traffic on Drew Lane from Bauerle Ranch. We were told Drew Lane was only going to be open for construction of Bauerle, but now it's a regular egress.

Wommack Road (one of the access roads to Drew Lane) is also narrow and on trash pickup days, becomes a one-lane road, because there's no room for the trash cans except on the road.

Same with Riddle Road, which becomes a dangerous situation, especially with people also walking on that road. The road is bordered with ditches where people in the apartments, that were squeezed in there, park. Two cars cannot pass in opposite directions on trash day or if people are walking. I don't even drive down Old Manchaca Road on trash day, because there are deeper ditches on either side of the road.

Please don't extend those problems into the middle of our neighborhood.

Houses have been built so that widening Drew Lane would cut driveways down to less than the length of a single vehicle. The power poles are just a few feet from the edge of the pavement (as are our shade trees and everyone's fences).

We've been living in this house since 1977, and to my knowledge and memory, the lot in question has only been cleaned up once. It used to have a firing range on it. Is anyone looking for unspent cartridges?

This neighborhood is currently a safe place for children to play. Moving 36 new families into this tight little situation will destroy that. And, as of now, we can still see the stars out here.

Our neighborhood is quiet. We welcome families, but don't want an apartment complex. We cannot absorb 36 new families without destroying our neighborhood.

Our address is: 10403 Margra Lane, which is across the street from this property.

Thank you for your consideration,

Janice and Dale Yonkin

PUBLIC HEARING INFORMATION

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www.austintexas.gov

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Case Number: C14-2014-0007

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: March 18, 2014, Zoning and Platting Commission
April 10, 2014, City Council

Jorge and Bernarda Rodriguez
Your Name (please print)

10408 Margrahn, Austin TX 78748

Your address(es) affected by this application

Jorge Rodriguez Bernarda Rodriguez 3/13/14
Signature Date

Daytime Telephone: 512-791-6401 / 512-784-5329

Comments: We purchased our home in May 1996 and have lived in it for 18 years. One of the main reasons we liked our home was because it was in a Country Setting with land all around us. Then the land behind us was developed into Bayville Ranch, which brought in a lot more traffic. Since then you continue to rezone all around us and the quiet Country Setting doesn't exist anymore. If you allow this rezoning it will devalue existing family properties and cause greater congestion. It is already difficult leaving for work in the mornings. Please do not allow the rezoning of this property!

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

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

☐ I am in favor
☒ I object

PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0007

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: March 18, 2014, Zoning and Planning Commission

April 10, 2014, City Council

Billy Boyd

Your Name (please print)

2509 Mitchell Ln

Your address(es) affected by this application

Billy Boyd

Signature

3/14/14

Date

Daytime Telephone: 512-531-9533

Comments: 18 duplexes = 36 residences = 72 or more people & cars. This is too many people & cars and it would affect our roads with too much traffic. We would like to keep it a nice quiet neighborhood. Just single family homes it what it should be kept at for the quality of the neighborhood.

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2014-0007

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: March 18, 2014, Zoning and Platting Commission

April 10, 2014, City Council

Michael Zeyda

Your Name (please print)

10417 Beard Ave

Your address(es) affected by this application

Michael Zeyda

Signature

03/17/14

Date

Daytime Telephone: *512-920-8126*

Comments:

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

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

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Case Number: C14-2014-0007

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: March 18, 2014, Zoning and Platting Commission
April 10, 2014, City Council**

Ilana Perez-Zeyda
Your Name (please print)

Austin,

10417 Beard Ave., TX 78748

Your address(es) affected by this application

Ilana Perez-Zeyda
Signature

3/17/14
Date

Daytime Telephone: 512-992-2216

Comments:

I believe that the proposed development would significantly alter the fabric of the area and amount to cramming in what is a low-density area. By creating an area for modern density single-family residential use with a minimum of 5,750 square feet, you will be bringing more noise and traffic to the area.

The proposed site of development is at such an angle that the backyards of many of our neighbors will be overlooked from top rooms of new developments and will result in an invasion of privacy. We will be losing the peaceful tranquility of a backyard that is home to trees, birds and other wildlife.

In addition there is already inadequate access from Riddle off of Slaughter and more homes will only create more traffic and accidents.

For these reasons I object to the proposed rezoning.

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

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

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Case Number: C14-2014-0007

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: March 18, 2014, Zoning and Platting Commission

April 10, 2014, City Council

SUSAN WILLMAN

Your Name (please print)

10401 Beard Ave Austin 78746

Your address(es) affected by this application

Susan Willman

Signature

3-18-14

Date

Daytime Telephone: 512 709 6420

Comments: I am concerned about

increased crime

loss of property value

aesthetic loss

increased traffic

I strongly object.

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

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Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2014-0007

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: March 18, 2014, Zoning and Platting Commission

April 10, 2014, City Council

Chrissa Turner

Your Name (please print)

10505 Beard Ave.

Your address(es) affected by this application

Clawson

3/18/14

Date

Signature

Daytime Telephone: *214 693 8322*

Comments:

was not able to attend hearing, but please let us know how else we can help to keep this property from being rezoned.

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

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2014-0007

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: March 18, 2014, Zoning and Platting Commission

April 10, 2014, City Council

DANNY E. CHERYL GLOVER

Your Name (please print)

☐ I am in favor
☒ I object

10313 BEARD AV. AUSTIN 78748

Your address(es) affected by this application

[Signature] *[Signature]* 3-17-14

Date

Signature

Daytime Telephone: 512-503-7543

Comments: We very much oppose the proposed rezoning because of the impact this will certainly have on our neighborhood's quality of life by way of increased traffic (= danger), increased noise, & decreased property values. The one question that we asked over & over before deciding to purchase this particular house was "Will the properties backing up to us be remaining undeveloped / quiet ^{BE} ~~dead~~?" Please don't approve this request!

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

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

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Case Number: C14-2014-0007

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: March 18, 2014, Zoning and Platting Commission

April 10, 2014, City Council

Abigail L. Bailey
Your Name (please print)

78748

2609 Balton St. Austin, TX
Your address(es) affected by this application

Abigail L. Bailey
Signature

3/27/14
Date

Daytime Telephone: *281-798-1751*

Comments:

I do not want a single family residence broken up into a duplex. I do not want renters to be in a house along with other renters or the owners. It would devalue the homes in the subdivision.

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

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

Rhoades, Wendy

From: John Hussey <john@sitespecificsaustin.com>
Sent: Thursday, April 03, 2014 3:42 PM
To: Rhoades, Wendy
Subject: Drew Lane Zoning C14-2014-007

Wendy,

The Winterowd's have informed me that they will be out of town the week of April 10, which I believe is when their zoning case is scheduled to go to City Council. They want to be in attendance for the meeting and therefore, would like to request a postponement to Council of one week.

I would also like to confirm our request for SF- 2 zoning with no conditions rather than the ZAP recommended SF-2 CO limiting to 16 lots. We still feel that the original request of SF-3 on this property is a reasonable and compatible use however understand the that the adjacent neighbors primary concerns and objections were that of potential duplexes on the site. SF-2 with out conditions will allow for similar development and density provided to Bauerle Ranch with the passing of their zoning in 2001.

Please contact me if you have any questions or comments.

Best regards,

John Hussey

Site Specifics
700 N. Lamar Blvd. 200A
Austin, TX. 78703

512-472-5252 (Office)
512-72-5252 (Fax)

April 4, 2014

Mayor Leffingwell
City Council
City of Austin
P.O. Box 1088
Austin, Texas 78767

Re: Drew Lane Zoning
C14-2013-0007

Dear Mayor Leffingwell,

The purpose of this letter is to respectfully request a postponement of the City Council public hearing scheduled April 10, 2014, for the above referenced zoning case. The owner's of the property, Mr. and Mrs. Winterowd will have to be out of town on April 10, and wish to attend the meeting. We would ask that the case be postponed until the April 17, 2014 City Council agenda meeting.

Thank you for your consideration. If you have any questions or need additional information, please contact me at specificsites@aol.com or 472-5252.

Sincerely,


John Hussey
Site Specifics



S I T E S P E C I F I C S

700 North Lamar Blvd., Suite 200A
Austin, Texas 78703

Call 512 472-5252
Fax 512 472-2224
info@sitespecificsaustin.com