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ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0153 – The Enclave at Oak Parke

Z.A.P. DATE: October 21, 2014
November 4, 2014

ADDRESS: 10301 – 10317 Salmon Drive

OWNER: Mark Alan Cunningham

AGENT: Frie Planning, Development
& Construction (Ross Frie)

ZONING FROM: I-RR; I-SF-2

TO: SF-2

AREA: 12.82 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence – standard lot (SF-2) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

October 21, 2014: *APPROVED A POSTPONEMENT TO NOVEMBER 4, 2014*
[S. COMPTON; B. BAKER – 2ND] (5-0) P. SEEGER; R. MCDANIEL – ABSENT

November 4, 2014:

ISSUES:

The Oak Parke Home Owners Association met on Thursday, October 16, 2014 to discuss the Applicant's request. All correspondence received is attached at the back of the Staff packet.

A conceptual plan was provided to Staff and shows a cul-de-sac extending from the terminus of Salmon Drive and into the adjacent 12.85 acre SF-2-CO zoned tract to the north that accesses Sawmill Drive (the Sawmill tract). The conceptual plan shows a total of 27 lots with all lots except one located on the eastern portion of the property. The conceptual plan shows that the west one-half (approximately) of the property as well as that of the Sawmill tract is within the water quality transition zone (WQTZ) and critical water quality zone (CWQZ) of the 100-year flood plain of Slaughter Creek. In the absence of a variance to the Barton Springs Zone regulations, no development may occur in the WQTZ and CWQZ.

Impervious cover is limited to 15 percent in the Barton Springs Zone which also presents a challenge in development. Staff estimates that approximately 11 single family residential lots could be constructed on the subject 12.82 acre rezoning area. Additional lots could be constructed on the adjacent SF-2-CO property to the north for a unified development, or the properties could be developed independently resulting in cul-de-sac design for both properties. In the absence of a variance, cul-de-sacs are limited to 2,000 linear feet, measured from lot line to the beginning of the "bulb" of the cul-de-sac.

In order to distribute vehicular traffic generated from the proposed development as well as that of the Sawmill tract, adjacent neighbors have expressed an interest in connecting the two developments, with street access provided to Salmon Drive as well as Sawmill Drive. The conceptual plan indicates that the existing ranch house that accesses Sawmill Drive will remain, which may explain why a through-street design is not shown. The 15 percent impervious cover limit includes street infrastructure, hence, a connection between Salmon and Sawmill would result in a higher allocation for street infrastructure, and likely, fewer lots.

DEPARTMENT COMMENTS:

The subject platted lots are undeveloped and located at the terminus of Salmon Drive. The eastern portion of the site is platted for five flag lots and zoned interim – single family residence-standard lot (I-SF-2) district and the western portion of the property is platted as one 10+ acre lot and zoned interim – rural residence (I-RR). At the time the plat was reviewed and recorded, it was subject to Travis County standards. The Applicant reports that water and wastewater lines are in place at the terminus of Salmon Drive and extend to the northeast lot of this subdivision. The property is surrounded by one single family residence to the north (zoned SF-2-CO and limited to 30 units), single family residences to the east and south within the Oak Creek Parke subdivision (SF-2), and the Circle C Ranch Metropolitan Park to the west (I-RR). Slaughter Creek traverses the west property line. Please refer to Exhibits A (Zoning Map), A-1 (Aerial View), B and C (Recorded Plat).

The Applicant has requested the single family residence – standard lot (SF-2) district in order to provide additional single family residential lots on the property (under the current configuration a total of six single family residences could be constructed). One path to accomplish this would be to vacate the existing two plats on the property and plat the property with a new lot configuration. Access would be taken from the terminus of Salmon Drive. The adjacent property to the north zoned SF-2-CO may be developed in conjunction with the subject property. SF-2 zoning is consistent with the adjacent properties in the Oak Creek Parke subdivision which also have SF-2 zoning.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	SF-2-CO	One single family residence
<i>South</i>	DR; SF-2	Parkland (owned by the City of Austin); Single family residences in the Oak Creek Parke Subdivision
<i>East</i>	SF-2	Single family residences in the Oak Creek Parke Subdivision
<i>West</i>	I-RR	Circle C Ranch Metropolitan Park

AREA STUDY: N/A

TIA: Is not required

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

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

NEIGHBORHOOD ORGANIZATIONS:

217 – Tanglewood Forest Neighborhood Association
 298 – Oak Hill Association of Neighbors (OHAN)
 384 – Save Barton Creek Association 427 – Circle C Homeowners Association
 627 – Onion Creek Homeowner's Association 742 – Austin Independent School District
 943 – Save Our Springs Alliance 967 – Circle C Neighborhood Association
 1037 – Homeless Neighborhood Association 1075 – Bike Austin
 1118 – Oak Parke Homeowner's Association
 1200 – Super Duper Neighborhood Objectors and Appealers Organization
 1228 – Sierra Club, Austin Regional Group
 1340 – Austin Heritage Tree Foundation 1363 – SEL Texas

SCHOOLS:

Baronoff Elementary School

Bailey Middle School

Bowie High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0125 – Sawmill Rezoning – 4010 Sawmill Dr (12.853 acres)	I-RR to SF-2	To Grant SF-2-CO w/CO for max. 30 units	Apvd as Commission rec. (12-12-2013).
C14-89-0060 – Bowie 200 – Along Brodie Ln and south of W Slaughter Ln	DR to SF-2	To Grant	Apvd SF-2 (1-4-1990).

RELATED CASES:

The subject property was annexed into the City limits on December 31, 1998 (C7a-98-005 – Ordinance No. 981210-I). The eastern portion of the rezoning area is platted as The Enclave at Oak Parke Section One and consists of five flag lots accessed from Salmon Drive. The western portion is platted as The Enclave of Oak Parke Section Two and consists of one 10+ acre lot. Both subdivisions were recorded in October 1998, prior to annexation into the City limits (C8-94-0278.1A; C8-94-0278.2A).

ABUTTING STREETS:

Note: The existing frontage for the site is a stub out which does not extend through the property.

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Salmon Drive	50 feet	30 feet	Local	Yes	No	No

CITY COUNCIL DATE: November 20, 2014

ACTION:

ORDINANCE READINGS: 1st

2nd

3rd

ORDINANCE NUMBER:

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

PHONE: 512-974-7719

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BOWIE HIGH SCHOOL

FRR

SF-2-CO C14-2013-0125

C14-2014-0153

SF-2

N



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2014-0153

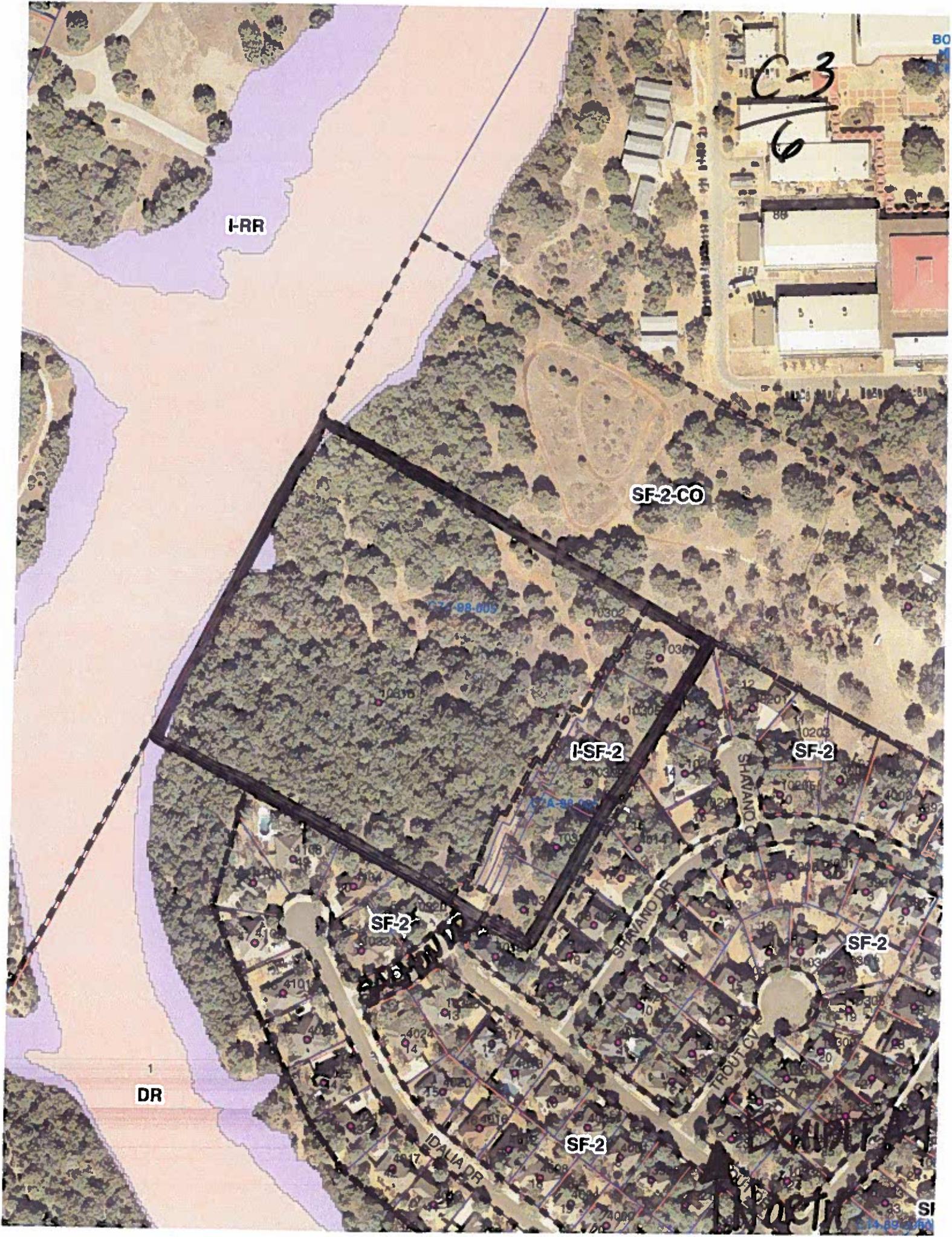
EXHIBIT A

1" = 400'

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

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





I-RR

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SF-2-CO

I-SF-2

SF-2

SF-2

SF-2

SF-2

DR

IDALIA DR

SHAVANO DR

TROUT CREEK

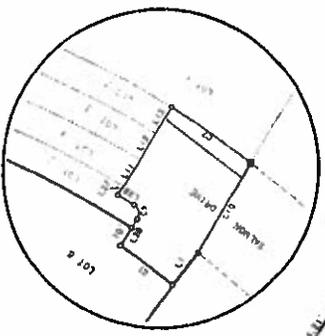
BO

SF

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Job No. 0900

THE ENCLAVE AT OAK PARKE SECTION TWO



DETAILS OF SALMON DRIVE
ENCLOSURE FOR CLARITY

Vol 102 Page 107



SCALE: 1" = 100'

- LEGEND:
- Iron Red Paved Jo Concrete
 - Iron Red Paved Bituminous
 - Iron Red Paved
 - Iron Red Soil
 - Stippled
 - 2.0 Minimum Finish Floor Elevation

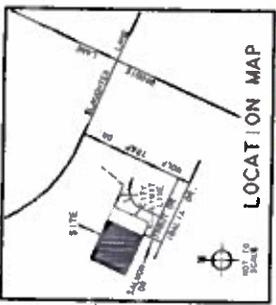
CURVE	DELTA ANGLE	PIED IN	ARC	TANGENT	CHORD	CHORD BEARING
C 1	07:44:22"	500.00'	28.18'	18.18'	28.17'	N 27°28'54"E
C 2	07:12:10"	500.00'	28.18'	42.78'	86.87'	N 20°40'42"E
C 3	07:28:16"	545.00'	23.18'	11.60'	23.18'	N 75°42'30"E
C 4	09:00:00"	5.00'	7.65'	3.00'	7.65'	N 75°50'48"E
C 5	07:33:37"	420.00'	47.40'	23.78'	47.40'	N 27°54'20"W
C 6	07:33:37"	420.00'	47.40'	23.78'	47.40'	N 27°54'20"W
C 7	07:33:34"	545.00'	23.18'	11.60'	23.18'	N 75°42'30"E
C 8	07:33:34"	545.00'	23.18'	11.60'	23.18'	N 75°42'30"E
C 9	07:07:56"	500.00'	28.22'	18.12'	28.22'	N 27°54'20"W
C 10	10:31:02"	420.00'	76.75'	38.49'	76.84'	N 25°41'14"E
C 11	10:31:02"	420.00'	76.75'	38.49'	76.84'	N 25°41'14"E
C 12	07:08:32"	540.00'	31.31'	17.08'	31.31'	N 27°28'54"E
C 13	07:08:32"	540.00'	31.31'	17.08'	31.31'	N 27°28'54"E
C 14	07:31:02"	440.00'	31.29'	17.25'	31.29'	N 27°28'54"E
C 15	07:31:02"	440.00'	31.29'	17.25'	31.29'	N 27°28'54"E
C 16	07:09:35"	500.00'	28.22'	18.12'	28.22'	N 27°54'20"W
C 17	10:31:02"	420.00'	76.75'	38.49'	76.84'	N 25°41'14"E

LINE TABLE

LINE	MEASURE	DISTANCE
L 1	0:00:00.00	15.01'
L 2	0:00:00.00	80.20'
L 3	0:00:00.00	15.00'
L 4	0:00:00.00	15.00'
L 5	0:00:00.00	15.00'
L 6	0:00:00.00	15.00'
L 7	0:00:00.00	15.00'
L 8	0:00:00.00	15.00'
L 9	0:00:00.00	15.00'
L 10	0:00:00.00	15.00'
L 11	0:00:00.00	15.00'
L 12	0:00:00.00	15.00'
L 13	0:00:00.00	15.00'
L 14	0:00:00.00	15.00'
L 15	0:00:00.00	15.00'
L 16	0:00:00.00	15.00'
L 17	0:00:00.00	15.00'
L 18	0:00:00.00	15.00'
L 19	0:00:00.00	15.00'
L 20	0:00:00.00	15.00'
L 21	0:00:00.00	15.00'
L 22	0:00:00.00	15.00'
L 23	0:00:00.00	15.00'
L 24	0:00:00.00	15.00'
L 25	0:00:00.00	15.00'
L 26	0:00:00.00	15.00'
L 27	0:00:00.00	15.00'
L 28	0:00:00.00	15.00'

CITY OF ASTORIA INFORMATION SERVICES
 ADDRESSED BY *Accutex* DATE *10/18/19*
 GMD *C-15* FILE # *10247*
 ADDRESS QUESTIONS, CALL 503-486-2777

ACCUTEX SURVEY SYSTEMS
 PROFESSIONAL SURVEYING & MAPPING
 ASTORIA, OREGON



CB-94-0278-2A Plat No D-056 e SHEET 1 OF 2

EXHIBIT C
RECORDED PLAT

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant single family residence – standard lot (SF-2) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The single family residence standard lot (SF-2) district is intended for a moderate density single-family residential use on a lot that is a minimum of 5,750 square feet. This district is appropriate for existing single-family neighborhoods having moderate sized lots or to new development of single-family housing areas with minimum land requirements.

- 2. Zoning changes should promote compatibility with adjacent and nearby uses.*
- 3. Zoning should be consistent with approved and existing residential densities.*

SF-2 zoning is consistent with the adjacent lots in the Oak Creek Parke subdivision which also have SF-2 zoning.

EXISTING CONDITIONS

Site Characteristics

The subject property is undeveloped and slopes to the west, towards Slaughter Creek. The western portion of the rezoning area is identified as a drainage easement. In particular, the western portion of the site has dense tree cover.

Impervious Cover

The maximum impervious cover allowed by the SF-2 zoning district is 15% based on the more restrictive watershed regulations.

Comprehensive Planning/ Imagine Austin

This zoning case is located on 12.8 acres of undeveloped land, to the north of Salmon Drive. This property is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes undeveloped land and Bowie High School to the north, single family houses to the south and east, and the Circle C Ranch Metro Park to the west. The proposed use is a single family.

Imagine Austin

The site is situated over the Barton Springs Zone and the Edwards Aquifer Recharge Zone as identified on the Imagine Austin's Environmental Resources Map, found in the Image Austin Comprehensive Plan (IACP). An aquifer contributing zone is an area where runoff from precipitation flows to the recharge zone of an aquifer. Streams in the contributing zone flow

downstream into the recharge zone and “contribute” water to the aquifer. The following Imagine Austin policies are relevant to this case:

- **LUT P21.** Ensure that redevelopment in the Edwards Aquifer’s recharge and contributing zones maintains the quantity and quality of recharge of the aquifer.
- **LUT P22** Protect Austin’s natural resources and environmental systems by limiting land use and transportation development in sensitive environmental areas and preserving areas of open space.
- **CE P2.** Conserve Austin’s natural resources systems by limiting development in sensitive environmental areas, including the Edwards Aquifer, its contributing and recharge zones, and endangered species habitat.

Staff believes that the proposed single family subdivision is consistent with the Imagine Austin Comprehensive Plan. However, due to the site’s location over an environmentally sensitive area, there will be at the site planning stage an environmental review to determine if any critical environmental features are located on the site. If any are located, mitigation and setbacks necessitated by the land development code will be required.

Environmental

This site is 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 Barton Springs Zone Watershed by Chapter 25-8 of the City’s Land Development Code. It is in the Drinking Water Protection Zone.

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

According to floodplain maps there is a floodplain within the project location. In addition, COA GIS shows a Water Quality Transition Zone and a Critical Water Quality Zone within the project location. Construction within these areas is limited.

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. Runoff from

the site is required to comply with pollutant load restrictions as specified in Land Development Code.

Transportation

If the requested zoning is granted for this site, 50 feet of right-of-way should be dedicated from each side of the centerline of Salmon Drive in accordance with the Transportation Criteria Manual, in order to accommodate traffic anticipated to be generated by this site. LDC, 25-6-55; TCM, Tables 1-7, 1-12.

If the requested zoning is granted, it is recommended that, as a condition of zoning, Salmon Drive is extended and stubbed out at the northern edge of the property line at time of site plan or subdivision.

Please contact Nadia Barrera, Urban Trails, Public Works Department regarding pedestrian connectivity per the Council Resolution.

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

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria 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.

Site Plan and Compatibility Standards

No site plan comments. The site is proposed to be zoned SF-2 and does not trigger Commercial Design Standards or Compatibility, and is not located within any Overlays.

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:
<http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the 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: C14-2014-0153

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: October 21, 2014, Zoning and Platting Commission
November 20, 2014, City Council

GARY W. TRUETT

Your Name (please print)

4018 TROUT DRIVE, AUSTIN 78749

Your address(es) affected by this application

I am in favor
 I object

10/20/14
Date

Signature

Daytime Telephone: 512-698-7498

Comments: OUR BIGGEST CONCERN IS
LOSING OUR PRIVACY. A BIG
REASON WE PICKED THIS HOME IS
BECAUSE OF THE PRIVACY BEHIND
US.
WE HOPE THESE WILL BE A
TALL FENCE SO WE MAY CONTINUE
TO HAVE A PRIVATE YARD.

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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Contact: Wendy Rhoades, 512-974-7719
Public Hearing: October 21, 2014, Zoning and Platting Commission
November 20, 2014, City Council

Scott Stacher

Your Name (please print)

3633 Malone Dr, Austin TX 78749

Your address(es) affected by this application

10-22-14

Date

Signature

Daytime Telephone: (512) 222-9935

Comments:

I don't think anyone in the community has any serious objections to expanding the development, i.e. adding more homes. There will be objections if the area is rezoned for anything more than single family homes (SF2). Based on feedback I've been exposed too the primary objection (as well as mine) is related to traffic flow, during construction, as well as after (and emergency services). The streets as built may be able to accommodate the expected traffic flow per some city engineer, but the reality of the situation is that's not what the existing residents want. As long as the development plan has traffic routed through a single point of failure (Salmon via Trout) to the new homes, the plan will continue to be objected too. Two routes are desired. The primary path should be Wolfrap to Sawmill to the new homes, Wolfrap to Trout to Salmon should be secondary. Merge the open properties if necessary, but as a resident of Oak Parke, I implore you to reject any development plan that does not require extending Sawmill and access via Sawmill, or any plan that allows a housing density greater than that of the existing community.

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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<p>LIA Engineering, Inc. 13110 Highway 280 West Austin, TX 78735 Phone 512-438-4700 Fax 512-438-4700 Page 1-1300</p>	<p>LIA THIS DOCUMENT IS RELEASED FOR THE PURPOSES OF PUBLIC ACCESS UNDER THE AUTHORITY OF CHAPTER 251, SUBCHAPTER C, ACT 1999, 56th LEGISLATIVE SESSION, HOUSE BILL NO. 1900, APPROVED FOR THE LAWS OF THE STATE OF TEXAS.</p>	DATE	1/22/75	<table border="1"> <tr> <th>NO.</th> <th>REVISION</th> <th>BY</th> <th>DATE</th> </tr> <tr> <td> </td> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	REVISION	BY	DATE				
		NO.	REVISION		BY	DATE						
<p>DESIGNED BY: [initials]</p> <p>DRAWN BY: [initials]</p> <p>CHECKED BY: [initials]</p> <p>SCALE: [initials]</p> <p>DATE: [initials]</p>	<p>SAW MILL RD. PROPERTY TRAVIS CO., TX</p> <p>FEASIBILITY LAND PLAN</p>											

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 Contact: Wendy Rhoades, 512-974-7719
 Public Hearing: October 21, 2014, Zoning and Platting Commission
 November 20, 2014, City Council

JEAN - DAN MILLER
 Your Name (please print)

I am in favor
 I object

4104 DALEA DR, 78749

Your address(es) affected by this application

[Signature]

10-21-14

Date

Daytime Telephone: 512-750-7868

Comments:

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

City of Austin
 Planning & Development Review Department
 Wendy Rhoades
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Case Number: C14-2014-0153

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: October 21, 2014, Zoning and Platting Commission
November 20, 2014, City Council

Theima and Saul Garza

Your Name (please print)

I am in favor
 I object

Your address(es) affected by this application

4022 Shavano Drive

10/20/2014

Date

Signature
Daytime Telephone: 512-292-3435

Comments:

We object because of the possibility that the land and the adjoining

land to the South that was recently re-zoned will be platted like

the attached draft. We received this draft at the most recent

meeting of the Oak Parke Homeowners Association meeting.

This platt would be a traffic hazard for our street and neighborhood.

It would create a safety hazard to the people on the proposed

extension of Salmon Drive. Salmon Drive through the two new areas

needs to connect to Sawmill Drive and Trout Drive to eliminate this problem. We will fight this platt with all legal means at our disposal.

If you use this form to comment, it may be returned to: including the courts.

City of Austin
Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0153
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: October 21, 2014, Zoning and Platting Commission
November 20, 2014, City Council

Mike and Elizabeth Cochran

Your Name (please print)

3921 Trout Drive Austin, TX 78749

Your address(es) affected by this application

10/20/2014

Date

Daytime Telephone: 512-415-2854

Comments:

We object because of the possibility that the land and the adjoining land to the South that was recently re-zoned will be platted like the attached draft. We received this draft at the most recent meeting of the Oak Parke Homeowners Association meeting. This platt would be a traffic disaster for our street and neighborhood. It would create a safety hazzard to the people on the proposed extension of Salmon Drive. Salmon Drive through the two new areas needs to connect to Sawmill Drive and Trout Drive to eliminate this problem. We will fight this platt with all legal means at our disposal, If you use this form to comment, it may be returned to: including the City of Austin courts.
Planning & Development Review Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

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Rhoades, Wendy

From: Kristian Koellner <Kristian.Koellner@lcra.org>
Sent: Tuesday, October 21, 2014 2:08 PM
To: Rhoades, Wendy
Cc: hoa@ophoa.org; Monique Wells; Thelma Alvarado-Garza; Anne Koellner
Subject: Citizen comments re: Salmon Drive re-zoning application
Attachments: 20141014075216800.pdf; Cook-Cunningham Subdivision Design 6-3-14.pdf

Wendy,

Regarding the attached zoning case, as an affected homeowner in the immediate area, I would like to provide the following comments for consideration at this evening's Zoning and Platting commission meeting:

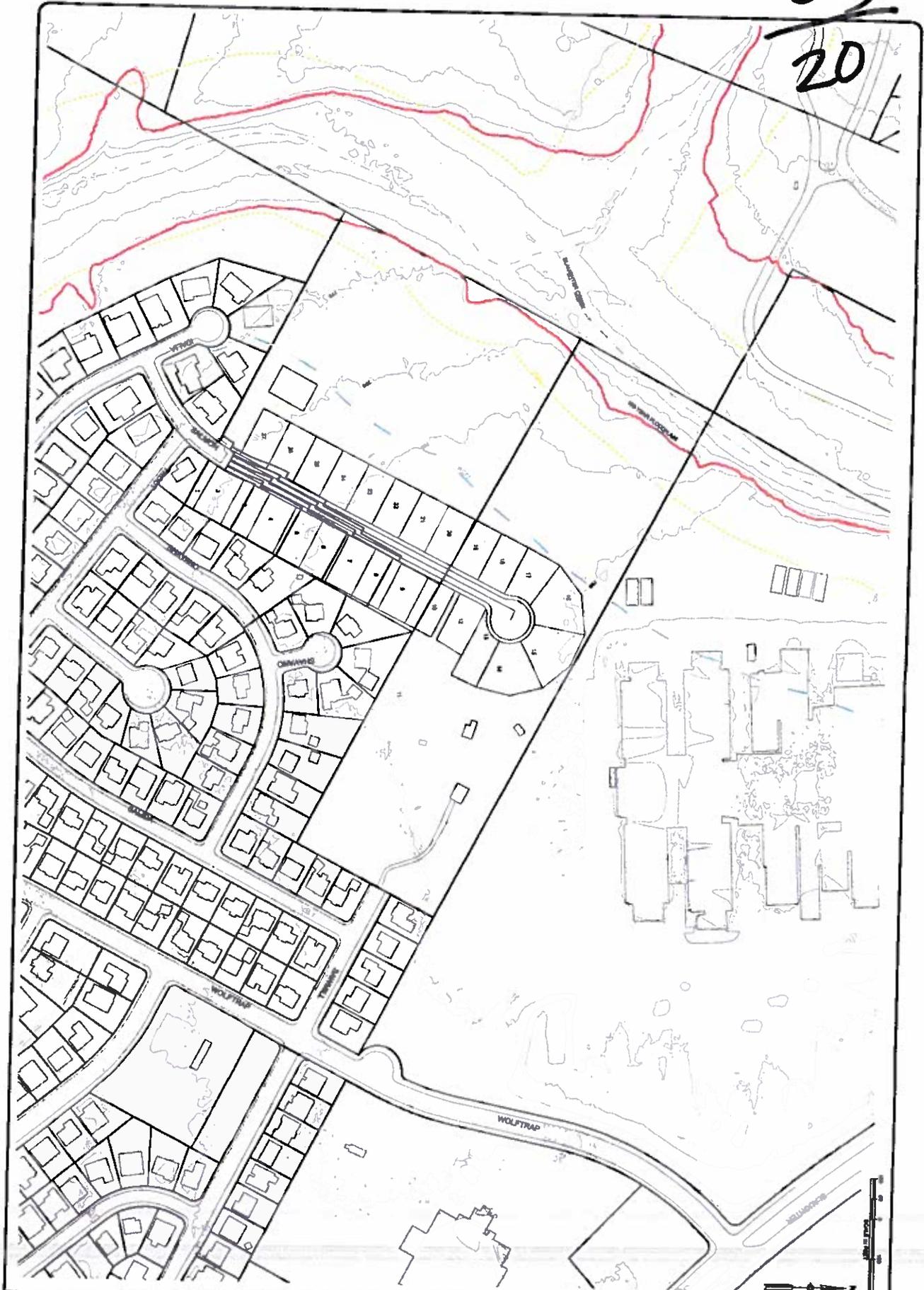
1. I oppose the zoning change from RR to SF-2. I feel that the areas designated as RR ought to stay RR and there is no justification to revise the zoning from RR to SF-2. Due to the area's location within the aquifer zone, the character of the area, proximity to Slaughter Creek, proximity to the Veloway, and proximity to the future Violet Crown trail, etc I feel the burden of illustrating the need & justification to revise from RR to SF-2 ought to be placed on the applicant, and they have not made a suitable case for that revision. The "default" ought to be that RR zoning remain RR, and SF-2 zoning remain SF-2.
2. The applicant has erroneous content in their application. They have included an endorsement letter from the Oak Parke HOA, which does not apply to this zoning case. I question if this was an error or intentional on the part of the applicant. I would hope that all aspects of the application be placed under sufficient scrutiny.
3. The initial layout showing entry only via Salmon Drive (and not Sawmill) is not desirable or feasible or practical. I realize the initial layout is not being ruled or decided upon today, but I want to provide this comment "early and often" to ensure this input is heard.

Thank-you for considering this input as part of the decision-making process.

Kris & Anne Koellner
10325 Salmon Drive
512-467-4184 (home)

Kristian M. Koellner, PE
Supervisor, System Protection
kristian.koellner@lcra.org
512.578.4573

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LJA Engineering, Inc.
 1010 Highway 280 West
 Suite 100
 Austin, Texas 78716
 Phone: (512) 251-1210
 Fax: (512) 251-1210
 FID# 1-1210

This document is prepared for the purposes of design and construction of the project. It is not to be used for any other purpose without the written consent of LJA Engineering, Inc.

DATE	BY	REVISED	BY	DATE
02/10/2010	JLL	PRELIMINARY		
02/10/2010	JLL	REVISED		
02/10/2010	JLL	REVISED		
02/10/2010	JLL	REVISED		
02/10/2010	JLL	REVISED		
02/10/2010	JLL	REVISED		
02/10/2010	JLL	REVISED		
02/10/2010	JLL	REVISED		

SAW MILL RD. PROPERTY
TRAVIS CO., TX
FEASIBILITY LAND PLAN

PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0153
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: October 21, 2014, Zoning and Platting Commission
November 20, 2014, City Council

Terry Ann Albright
Your Name (please print)

3917 Trout Drive

Your address(es) affected by this application

A. Albright

Signature

10.21.14

Date

Daytime Telephone: 512-983-7306

I am in favor
 I object

Comments: I object to the development plan to route ALL traffic from the area of new development (both proposed new and in the future) out onto Salmon and then Trout. I request that a second exit route be made onto Sawmill, which is a shorter and more direct route to wolf trap and slaughter. The increased traffic on Trout will be dangerous and have a negative impact on 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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PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0153

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: October 21, 2014, Zoning and Platting Commission
November 20, 2014, City Council

Michael Rosh

Your Name (please print)

3917 Trout Drive

Your address(es) affected by this application

[Signature]

Signature

10/22/14

Date

Daytime Telephone: 512-983-5096

Comments: Would like to see the development

limited to ~~30~~ fewer than 30 homes.

Traffic exiting from the development & Salmon

Dr would have to travel through most of

existing homes. Traffic should exit the

proposed development at Sawmill - avoiding

95% of existing homes. Much faster car

well. Existing streets cannot absorb

additional traffic safety - many children

in neighborhood.

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

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Austin, TX 78767-8810

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Case Number: C14-2014-0153
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: October 21, 2014, Zoning and Platting Commission
November 20, 2014, City Council

Judy B. Skeen
Your Name (please print)

I am in favor
 I object

4101 Idalia Dr. & 4021 Skavano Dr.
Your address(es) affected by this application

Subject to the access point.
10-21-14
Date

Judy B. Skeen
Signature
Daytime Telephone: 512-963-1465

Comments: Access to this property via our neighborhood streets is problematic. If rezoned it should be done so only as 'RR' to limit the number of new houses (whose residents will access via our streets). An SF2 designation would seriously increase the traffic on our streets which already have to handle Bowie High School traffic. We cannot take the additional traffic. Landowner needs to find a solution that doesn't

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Wendy Rhoades
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Austin, TX 78767-8810

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include Trout and/or Sawmill as their access points.

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Case Number: C14-2014-0153
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: October 21, 2014, Zoning and Planning Commission
November 20, 2014, City Council

Michael Peter

I am in favor
 All object

Your name (please print)

4030 Shavano Dr

Your address(es) affected by this application

Adil S. Dabb

Signature

10/20/14

Date

Daytime Telephone: 512-300-4293

Comments: The Cook Farmington development off Salmon & San Mill in Oak Creek Park. Show remain zoned as RR or rezone at least 7500 sq ft lots. Certainly make sure never jets to SFL. There needs to be access on both Salmon and San Mill for emergency and to reduce traffic. Please consider SOS + important cover ordinances in this Environmentally Sensitive area near Bowie Wild Flare Cords - and provide with. This property should be purchased by the City of Austin and of Austin and preserved.

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

24/0-3

Fax - 974-6054, 974-2669*

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Case Number: C14-2014-0153
Contact: Wendy Rhoades, 512-974-7719
Public Hearing: October 21, 2014, Zoning and Platting Commission
November 20, 2014, City Council

Your Name (please print)

Sean Wamsted

I am in favor
 I object

Your address(es) affected by this application

4021 Idalia Dr

Signature

Daytime Telephone: 512-413-9457

Date

10/23/14

Comments:

This address to be a very
Advanced & unusual fixit
for these new houses. This
fixit routes them through an
established community adding cars
increased danger to children & time
for ingress & egress. All of
this could be avoided by simply
fixing SE & linking up to

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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PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0153
 Contact: Wendy Rhoades, 512-974-7719
 Public Hearing: October 21, 2014, Zoning and Platting Commission
 November 20, 2014, City Council

Michael Tefer
 Your Name (please print)

4030 Shavano Dr.
 Your address(es) affected by this application

I am in favor
 I object

Michael Tefer
 Signature
 10/26/14
 Date

Daytime Telephone: 512-300-4419

Comments: The Cook Birmingham development off Salmon & Sam Mill in Oak Creek Park. Show remain zoned as RR or require at least 7500 sq ft lots. Certainly make sure never jets to S.F.I. There need to be access on both Salmon and Sam Mill for emergency and to reduce traffic. Please consider SOS + informal cover ordinances in this environmentally sensitive area near Bowie Wild Flower Center and Brodie Wildlife. This property should be purchased by the City of Austin and preserved.

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

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070 0054 974-2669 *

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Rhoades, Wendy

From: Shelley Delayne [REDACTED]
Sent: Wednesday, October 29, 2014 2:30 PM
To: Rhoades, Wendy
Subject: Case C14-2014-0153
Attachments: Zoning hearing OP - comment form only.pdf

Dear Wendy,

This is in regards to the rezoning request/plans for the land immediately adjacent to our Oak Creek Parke subdivision in south Austin.

My concerns about the development of these properties largely has to do with traffic. Is it possible to require the developer to manage the approval and installation of appropriate traffic signals to keep our little neighborhood safe?

We live on the corner of Wolftrap and Sawmill. In the mornings, it is nearly impossible to exit our subdivision via Aspen Creek Parkway onto Brodie northbound, because the cars come north in a steady line and will seldom let you in. So the vast majority of cars leaving our subdivision in the morning do so via Wolftrap. And since the entrance to Bowie High School is also on Wolftrap, and a great many cars cut through our subdivision to to get to it — well, you can imagine the backup in the morning during the 8-9am hour. The reverse happens at 4-5pm; with it being very difficult to re-enter the subdivision.

Adding construction trucks and then significantly more cars to those logjams will be horrible. And unsafe. There are so many little kids in the neighborhood, including ours, and cars speed down Wolftrap as it is. More of them will only make matters worse.

If there were a stop sign at Wolftrap/Sawmill, it would be less of a concern to me. Same if there were a signal or stop sign at Aspen Creek/Brodie, to increase the options for traffic leaving the subdivision in the morning.

So... unless there is something done about traffic impact, I'd like to be on record as being against any increase of density to those parcels of land.

Thank you,
Shelley

Shelley Siracusa
10200 Wolftrap Dr

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Case Number: C14-2014-0153

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: October 21, 2014, Zoning and Platting Commission
November 20, 2014, City Council

Shelley Siracusa

Your Name (please print)

10200 Wolftrap Dr

Your address(es) affected by this application

I am in favor

I object

Signature

Date

Daytime Telephone: 512-522-7730

Comments:

I am firmly opposed to increasing the density of these

parcels to any more than RR. Because of the heavy traffic on

Brodie that likes to cut through our subdivision, over Aspen Creek to

Wolftrap to Slaughter, and because of the impossibility of exiting

northbound on Brodie from Aspen Creek in the morning, the existing

backups on Wolftrap in the morning will become horrific if

more houses are built back there. I would support SFI zoning

if it can somehow be tied to traffic signals or stop signs

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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