

SECOND/THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2014-0128 – The Vistas of Western Hills

REQUEST:

Approve second/third readings of an ordinance amending City Code Chapter 25-2 by rezoning property locally known as 2910 West William Cannon Drive (Slaughter Creek Watershed-Barton Springs Zone) from single family residence-standard lot (SF-2) district zoning to multi-family residence-low density – conditional overlay (MF-2-CO) combining district zoning, with conditions. The Conditional Overlay limits vehicle trips to 2,000 per day.

DISTRICT AREA: 5

DEPARTMENT COMMENTS:

The ordinance and the Street Deed are consistent with City Council action taken on First Reading.

The Applicant's Engineer has provided a letter addressing the stability of the existing retaining wall along the West William Cannon Drive frontage. Please refer to attached correspondence following this Summary Sheet.

OWNER & APPLICANT: Umstattd Investments (James Umstattd)

AGENT: Garrett-Ihnen Civil Engineers, Inc. (Norma Raven-Divine)

DATE OF FIRST READING: November 20, 2014, Approved MF-2-CO combining district zoning, with conditions, on First Reading (7-0). Note: At Second Reading, provide description of engineering concern regarding the stability/breakdown of the retaining wall on William Cannon Drive.

CITY COUNCIL HEARING DATE: February 12, 2015

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ASSIGNED STAFF: Wendy Rhoades
e-mail: wendy.rhoades@austintexas.gov

December 23, 2014

M. Wendy Rhoades
Planning and Development Review Department
505 Barton Springs Road, 5th Floor
Austin, Texas 78704

Re: Retaining Wall Engineering Letter
C14-2014-0128 - The Vistas of Western Hills Rezoning Request (the "Application")
2910 West William Cannon Drive
Austin, Travis County, Texas

Dear Ms. Rhoades,

This firm represents and this letter is submitted on behalf of the applicant in the above referenced Application. Please accept this retaining wall engineering letter as requested by Councilmember Spellman, during the first reading held on November 20, 2014, for the rezoning of the above referenced address and rezoning case file.

The retaining wall in question is situated along the north right-of-way line of William Cannon directly in front of Lot 59, Western Hills Subdivision. The retaining wall in question was not the result of slope stabilization but was in fact the result of trying to avoid the lowering of a twenty-four inch concrete-steel water main. The water main was constructed in 1975 as part of C.I.P. No. 54071-4 (City Council Resolution 750206-05). Subsequently, William Cannon was constructed in 1977 as part of C.I.P. No. 77-Pa-102 (City Council Resolution No. 770217-3). A City Council Resolution No. 770519-3 for C.I.P. No. 77-Pa-102 references a "retaining wall designed to protect a twenty-four inch concrete-steel cylinder water main." The plan and profiles of the water main indicate elevations higher than the roadway grade at this location. Therefore, I can conclude that the retaining wall is located along William Cannon as a means of protection for a city water main.

An adjacent resident of the Victory Hill Condominium complex has expressed a concern that new construction would destabilize the hillside by the breaching of this retaining wall. On August 19, 2014, we received a report from our Geotechnical Engineer regarding the soils to be encountered during construction of Lot 59, Western Hills Subdivision. Three (3) borings were advanced on the property "in order to determine the underlying geologies present at the site. Each boring encountered a layer of hard to very hard limestone starting at the near surface and continuing to a depth ranging from approximately 38 feet to 49 feet." Lot 59, Western Hills Subdivision, is land locked by the adjacent Victory Hill Condominium complex, the adjacent Deatonhill Condominium complex, and the adjacent Jefferson at William Cannon Apartment complex, therefore, there is no alternative to a breach of the existing retaining wall to access the property.

Ms. Wendy Rhoades
December 23, 2014
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Given that the elevation of the entrance to the property to the top of the property is approximately eight (8) to ten (10) feet, I can unequivocally attest that all construction will be confined to the Buda Limestone formation encountered on our site, as referenced in our geologic report, and that any new construction will not destabilize the hillside by the breaching of this retaining wall.

I trust that you will find the retaining wall engineering letter complete and satisfactory for the intended purpose of our rezoning request. Should you have any questions or require additional information, please don't hesitate to contact me at 512-497-8988.

Sincerely,

Steven L. Ihnen, P.E.
President



ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0128 – The Vistas of Western Hills **Z.A.P. DATE:** September 16, 2014
November 4, 2014

ADDRESS: 2910 West William Cannon Drive

DISTRICT AREA: 5

OWNER: Umstattd Investments
(James Umstattd)

AGENT: Garrett-Ihnen Civil Engineers, Inc.
(Norma Raven Divine)

ZONING FROM: SF-2

TO: MF-2

AREA: 1.91 acres

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant multi-family residence-low density – conditional overlay (MF-2-CO) combining district zoning. The Conditional Overlay limits the number of daily vehicle trips to 2,000.

The Austin Metropolitan Area Transportation Plan calls for a total of 140 feet of right-of-way for William Cannon Drive. If the requested zoning is granted, then 70 feet of right-of-way should be dedicated from the existing centerline of William Cannon in accordance with the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

ZONING AND PLATTING COMMISSION RECOMMENDATION:

September 16, 2014: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO NOVEMBER 4, 2014. NOTE: MEETING TO BE HELD AT CITY COUNCIL CHAMBERS.*

[C. BANKS; R. MCDANIEL – 2ND] (6-0) P. SEEGER – ABSENT

November 4, 2014: *APPROVED MF-2-CO DISTRICT ZONING WITH ADDITIONAL RIGHT-OF-WAY ON WEST WILLIAM CANNON DRIVE AS STAFF RECOMMENDED*

[S. COMPTON; R. MCDANIEL – 2ND] (5-2) B. BAKER; J. GOODMAN – NAY

ISSUES:

The Applicant's Engineer has provided a letter addressing the stability of the existing retaining wall along the West William Cannon Drive frontage. Please refer to attached correspondence following this Summary Sheet.

The case was re-notified for the November 4, 2014 Zoning and Platting Commission meeting in order to identify the change in location from the City Council Chambers to the One Texas Center, 505 Barton Springs Road, 3rd Floor.

DEPARTMENT COMMENTS:

The subject lot is located on the West William Cannon Drive west of its intersection with Deatonhill Drive and has single family residence – standard lot (SF-2) district zoning. The property contained a sports court that has been available to the residents of the adjacent condominiums to the east and there is currently a retaining wall along the William Cannon frontage. There are condominiums adjacent to the east (MF-2), apartments and a church across William Cannon Drive to the south (LO; LO-CO), and apartments to the west (MF-2-CO). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The Applicant proposes to rezone the lot to the multi-family residence – low density (MF-2) district in order to develop the property with 8 condominium units. Ingress and egress to the site will be taken by way of a driveway from William Cannon.

Staff thinks the rezoning request is consistent and appropriate in the context of the surrounding zoning and land uses, and roadway. The property has access to a major arterial roadway and is adjacent to other MF-2 zoned properties developed with condominiums and apartments. The Conditional Overlay (CO) is for a 2,000 daily vehicle trip limit and right-of-way dedication is required on West William Cannon Drive.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Sports court
<i>North</i>	MF-2	Condominiums
<i>South</i>	LO-CO	Church; Apartments
<i>East</i>	MF-2	Condominiums; Service station w/food sales; Apartments
<i>West</i>	MF-2-CO	Apartments

AREA STUDY: N/A**TIA:** Is not required**WATERSHED:** Williamson Creek –
Barton Springs Zone – Recharge Zone**DESIRED DEVELOPMENT ZONE:** No**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No**NEIGHBORHOOD ORGANIZATIONS:**

12 – Brodie Lane Homeowners Association	511 – Austin Neighborhoods Council
627 – Onion Creek Homeowners Association	742 – Austin Independent School District
943 – Save Our Springs Alliance	997 – Tanglewood Oaks Owners Assn.
1037 – Homeless Neighborhood Association	1075 – Bike Austin
1200 – Super Duper Neighborhood Objectors and Appealers Organization	
1228 – Sierra Group, Austin Regional Group	

1236 – The Real Estate Council of Austin, Inc. 1340 – Austin Heritage Tree Foundation
 1363 – SEL Texas 1408 – Go! Austin/Vamos! Austin (GAVA)-78745
 1424 – Preservation Austin 1447 – Friends of the Emma Barrientos MACC

SCHOOLS:

Sunset Valley Elementary School Covington Middle School Crockett High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-95-0106 – Jubilee Christian Center - 2903 - 3011 Block of W William Cannon Dr	SF-2 to LO	To Grant LO-CO with conditions	Apvd LO-CO w/CO for 2,000 trips/day (04-11-1996).
C14-95-0109 – 2900-3200 Block of W William Cannon Dr	SF-2 to RR	To Grant RR-CO	Apvd RR-CO w/CO prohibiting community recreation (private and public), club or lodge, kennels, safety services, stables and telecommunications tower (06-27-1996).
C14-94-0147 – Cherry Creek – 2900-3200 William Cannon Dr (even #s).	SF-2 to MF	Apvd MF-2-CO w/conds & direct Staff to initiate rezoning on adjacent greenbelt area zoned SF-2 (see C14-95-0109)	Apvd MF-2-CO w/CO for 12.44 units per acre (08-03-1995).
C14-73-240 – Cannon West Shopping Center (Both sides of William Cannon)	Interim A Residence, First Height and Area to BB Residence, First Height and Area (Tract E, adjacent to east)		Apvd BB Residence, First Height and Area (06-20-1974). Note: This converted to MF-2 zoning in 1984.

RELATED CASES:

The property was annexed into the full-purpose City limits on January 11, 1979 (C7a-78-007 – Ordinance No. 790111-D).

A rezoning application on the subject property was filed with the City in 1981, but was withdrawn by the Applicant (C14-81-124).

The subject rezoning area is platted as Lot 59 of Western Hills subdivision, recorded in January 1953 (C8-1953-2104 – Western Hills). Please refer to Exhibit B. There are no site plan applications approved or in process on the subject property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
West William Cannon Drive	120 feet	82 feet	Arterial	Yes	Yes	Yes

CITY COUNCIL DATE: October 16, 2014

ACTION: Approved a Postponement request by Staff to November 20, 2014 (7-0).

November 20, 2014 Approved MF-2-CO district zoning, with conditions as Zoning and Platting Commission recommended, on First Reading (7-0). Note: At Second Reading, provide description of engineering concern regarding the stability/breakdown of the retaining wall on William Cannon Drive.

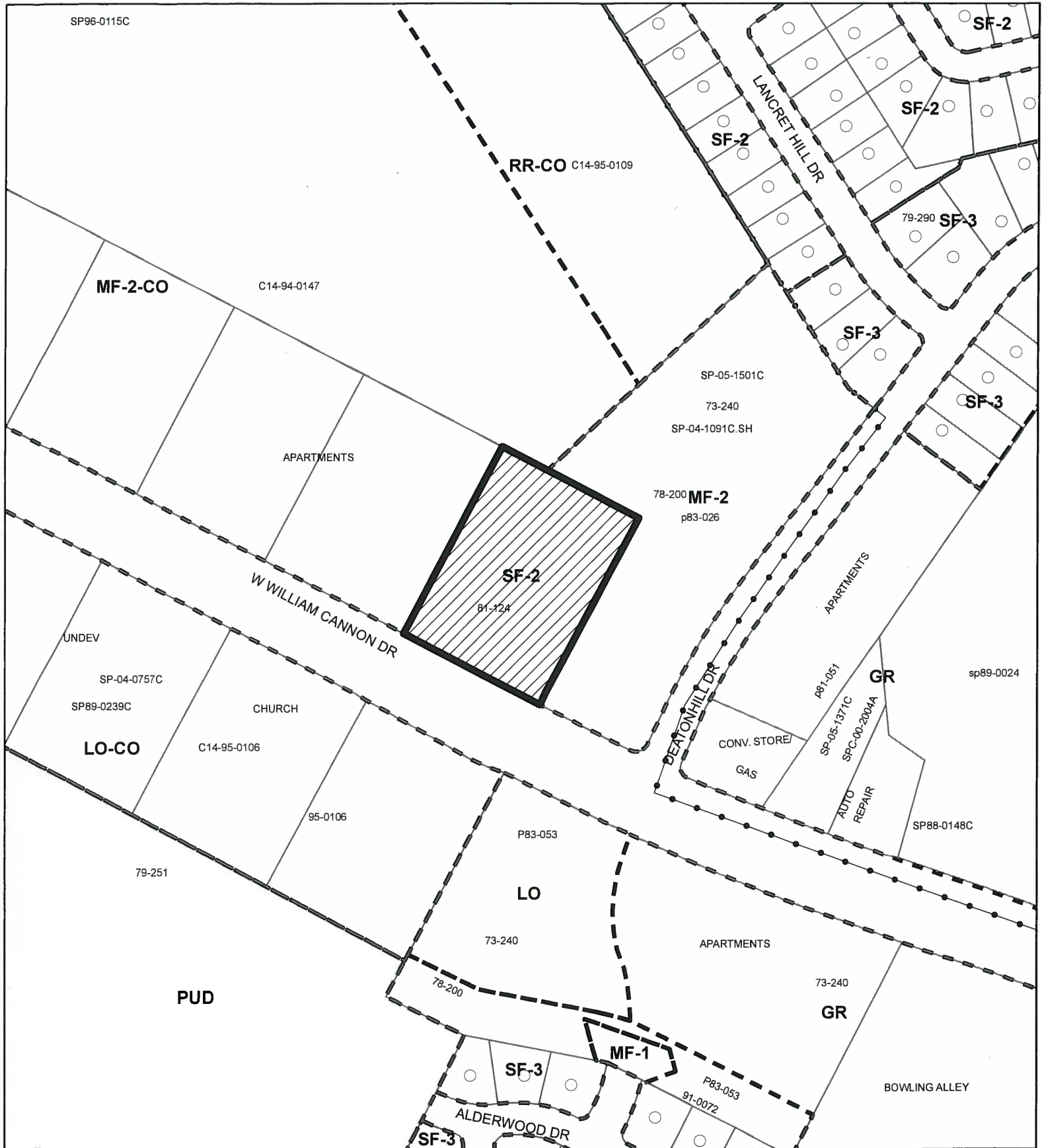
February 12, 2015

ORDINANCE READINGS: 1st November 20, 2014 2nd 3rd

ORDINANCE NUMBER:

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




PHONE: 512-974-7719



ZONING
CASE#: C14-2014-0128

Exhibit A



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

1" = 200'

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.





EXHIBIT A1

Walden Hills

REZONING AREA

STATE OF TEXAS :
COUNTY OF DAVIS :
I, Miss Emilia Lindberg, Clerk of the County Court within and for the County, do hereby certify that

STATE OF TEXAS: }
COUNTY OF TRAVIS: } KNOW ALL MEN BY THIS PARENTS:
That Wirtum Hill, Inc. a corporation organized and existing
under the laws of the State of Texas, having its principal

In approving this plat by the Commissioners Court of this County, Texas, it is understood that the building of all streets, roads or other public thoroughfares shown on this plat, over bridges or culverts necessary to be placed in such streets, roads or other public thoroughfares or in connection therewith shall

STATE OF TEXAS:
COUNTY OF TRAVIS:

I, Miss Emily Limberg, County Clerk of Travis County, Texas, do hereby certify that on this 5th day of July, AD 1933, the Commissioners Court of Travis County, Texas, passed an order authorizing the filing for record of this plat and that said authorizing the filing for record in this plat and said Court in Book 10, page 104, duly recorded in the Minutes of said Court in Book 10, page 104.

WITNESS MY HAND AND SEAL OF THE COUNTY COURT OF SAID COUNTY, this 5th day of July, AD 1933.

EXHIBIT B
RECORDED PLAT

APPROVED FOR ACCEPTANCE

APPROVED BY CITY PLANNING COMMISSION

COUNTY OF TRAVIS:

FILED FOR DECORD 11:10 CLOCK P.M. ON THE 5 DAY OF
JAN 10 1954
JESSE EMIL LINDBERG, CLARK COUNTY CLERK
BY: Gene Hight (S.F.A.)

Surveyed by: *Alfred G. B. Smith* Date: *June 1, 1911*
1911 (SEAL)

Easement Note
In addition to the easements shown on this plat, an easement five (5) feet in width is reserved along the rear of each lot and along either side of the dividing line of all lots, also along the east side of lots 58 and 59.

the def and died of said corporation, and in the capacity
therein stated
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the
9th day of December AD 1952
Dwight C. Burkhardt
OWELL E. INGLETON, Attorney Public of and for the State of
(SEA)

Surveyor's sig: *Alfred G. P. [Signature]* Date: *March 2, 1960*
 Census of Fish and Wildlife Service
 (SEAL)

C8-1953-2104

5: Dind Records

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant multi-family residence-low density – conditional overlay (MF-2-CO) combining district zoning. The Conditional Overlay limits the number of daily vehicle trips to 2,000.

The Austin Metropolitan Area Transportation Plan calls for a total of 140 feet of right-of-way for William Cannon Drive. If the requested zoning is granted, then 70 feet of right-of-way should be dedicated from the existing centerline of William Cannon in accordance with the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

The multi-family residence low density (MF-2) district is intended to accommodate multifamily use with a maximum density of up to 23 units per acre, depending on unit size. This district is appropriate given its location near supporting transportation and commercial facilities.

- 2. Intensive multi-family zoning should be located on major arterials and highways.*

Staff thinks the rezoning request is consistent and appropriate in the context of the surrounding zoning and land uses, and roadway. The property has access to a major arterial roadway and is adjacent to other MF-2 zoned properties developed with condominiums and apartments. The Conditional Overlay (CO) is for a 2,000 daily vehicle trip limit and right-of-way dedication is required on West William Cannon Drive.

EXISTING CONDITIONS**Site Characteristics**

The rezoning area is developed with a sports court that was at one time used by residents of the adjacent condominiums to the east and portions are densely vegetated. The property slopes downward from north to south, towards William Cannon Drive.

Impervious Cover

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

Comprehensive Planning

This zoning case is located on the north side of West William Cannon Drive, on an undeveloped parcel that is approximately 1.9 acres in size, which is just located just outside

the boundaries of the South Austin Combined Neighborhood Planning Area. Surrounding land uses include apartments to the north, east and west, and a church to the south. The proposed zoning is multi-family.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP), identifies this property as being along an **Activity Corridor**. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, **apartments**, public buildings, houses of worship, mixed-use buildings, and offices. The site is also 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). However, based on the comparative scale of this site relative to other multi-family uses along this busy corridor, this case falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on the proposed rezoning, as long as environmental ordinances are considered and enforced.

Environmental

This site is located over the Edwards Aquifer Recharge Zone. The site is in the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone 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 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. Runoff from the site is required to comply with pollutant load restrictions as specified in Land Development Code.

Transportation

The Austin Metropolitan Area Transportation Plan calls for a total of 140 feet of right-of-way for William Cannon. If the requested zoning is granted, then 70 feet of right-of-way should be dedicated from the existing centerline of William Cannon in accordance with the Transportation Plan [LDC, Sec. 25-6-51 and 25-6-55].

A traffic impact analysis was 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 2,000 vehicle trips per day [LDC, 25-6-117].

According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, dedicated bike lanes are recommended along the adjoining streets as follows: William Cannon Drive.

Chad Crager in the Public Works Department and Eric Bollich in the Austin Transportation Department may have additional comments regarding multi-modal facility enhancements.

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

Compatibility standards are required for any project within 540 feet of SF-5 zoning district or land use permitted within the SF-5 or more restrictive zoning district. SF-2 zoning district property is located approximately 390 feet to the north of the subject tract.

Parkland fees are required and will be paid during the site plan process.

Private common open space is required, as per Subchapter E, Section 2.7.

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: C14-2014-0128

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: September 16, 2014, Zoning and Planning Commission

October 16, 2014, City Council

Dylan LeMelleur

Your Name (please print)

3014 W. William Cannon Dr.

Your address(es) affected by this application

9-10-14

Signature

Date

Daytime Telephone: *830-456-9308*

Comments:

My first thought on this matter was, "Are they for real? Who would want to build a home in between two apartment complexes?" Then I realized it's just the typical red tape. Yes, I am for this zoning change. Anyone with a lick of common sense should be as well. We need more housing in the city, and the land is sitting undeveloped and unkept. Let's do the right thing -- the smart thing, and approve this change.

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: C14-2014-0128

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: September 16, 2014, Zoning and Platting Commission
October 16, 2014, City Council

Rebecca Lee Varady
Your Name (please print)

☐ I am in favor
☐ I object

2805 W. William Cannon, C208

Your address(es) affected by this application

Rebecca Lee Varady
Signature

6 Sep 2014
Date

Daytime Telephone: 440-823-1356

Comments: if these will be condo yes but
apartments NO! we don't need
apartments we need affordable
housing so people want to stay and
raise a family.

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: C14-2014-0128

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: September 16, 2014, Zoning and Platting Commission
October 16, 2014, City Council

JENNIFER JUNICL
Your Name (please print)

6903 DEATHWILLOW DR #35

Your address(es) affected by this application


Signature

9/12/14
Date

Daytime Telephone: 702-301-4224

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

Rhoades, Wendy

From: Julie . [REDACTED]
Sent: Sunday, September 21, 2014 7:16 PM
To: Rhoades, Wendy
Subject: Please do not approve development at 2910 West William Cannon Drive 78745
Attachments: IMG_0277.JPG; IMG_0276.JPG

September 20, 2014

City of Austin Planning and Development Review Department Attention: Ms. Wendy Rhoades

I am writing to you today to voice my opposition to the proposed project at 2910 West William Cannon Drive Austin, TX 78745. I believe the case number is C14-2014-0128, Title: The Vistas of Western Hills.

My family owns a condominium at 6810 Deatonhill Unit 303, Austin TX 78745, in the Victory Hill Condominium complex. A group of Victory Hill homeowners met this past week, and agreed that we are all very concerned about this project.

The concerns of the owners of the Victory Hill Condominium are: how close the new development will be to the back of our complex, how much noise will be generated during construction, how many units are being proposed in. We are also concerned about the safety of in/out traffic at the blind spot at the crest of the hill.

Main concern, however, is whether the new construction would destabilize the hillside.

Are you aware of the problems that our neighboring complex, the Deaton Hill Condominium complex, has had with hillside instability and foundation issues? We are very concerned that if the hillside down the hill from us is going to be aggressively dug into, will it cause our complex to shift? We have unfortunate example at the condos across the street, the Flagstone, have also had foundation issues due to a ground movement. It would seem that more development on this hill would be ill advised.

The homeowners are also concerned with the impact of proposed development on wildlife: deer, nesting birds, frogs, and others. We are concerned about hillside erosion, and any potential hazards to the watershed.

And finally, the greenbelt view is a very important feature for homeowners. Without it the monetary value of the units that currently have this view, will drop drastically. Before all of those mature trees get torn down, destroying the environmentally irreplaceable area, we all are asking you: Please reconsider approving the lot at 2910 West William Cannon Dr. for development.

Sincerely,

Inna Babbitt
Owner, 6810 Deatonhill, #303.





PUBLIC HEARING INFORMATION

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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: C14-2014-0128

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Nov 4, 2014, Zoning and Platting Commission

Nov 20, 2014, City Council

Linda Stanchak

Your Name (please print)

6810 Deatonhill #217

Your address(es) affected by this application

Linda Stanchak

Signature

Date

Daytime Telephone: 512 442-2408

10-30-14

☐ I am in favor
☒ I object

Comments: I object to the rezoning

for the following reasons:

1. Creates a hazard to the

traffic on Wm. Cannon & the corner

of Deatonhill & Victory Hill Cinders

will not allow access to this

property from our drive.

2. The development may cause

damage to our property - land shift,

water drainage

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: C14-2014-0128

5th floor

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Nov 4, 2014, Zoning and Platting Commission

Nov 20, 2014, City Council

Dominique DUTARTE

Your Name (please print)

☐ I am in favor
☒ I object

6810 Deaton hill #115

Your address(es) affected by this application

78745 Austin

Putarte

11/4/2014

Signature

Date

Daytime Telephone: 512 426 0805

Comments: Accessing this new development through William Cannon seems very hazardous and dangerous (visibility) so it is more than likely that if the developer obtains a zoning change they will ~~not~~ and want to access their units through 6816 Deaton hill Dr (Victory Hill Condos) This is where my condo is ^{located} and a sewer sewer happened with Deaton Hill Condos who now access their units through our driveway creating a lot of traffic, conflicts and affecting the value of my property (ies)! I do not want this to happen again this time. Thank you. [Developer!!!]

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

Rhoades, Wendy

From: Rhoades, Wendy
Sent: Wednesday, November 19, 2014 1:03 PM
To: 'Jen Glynn'
Subject: RE: C14-2014-0128

Dear Ms. Glynn,

The 2,000 daily vehicle trip limit is a standard conditional overlay that is added to many zoning cases, and is designed to limit the number of units, square footage and massing of a building.

For development that exceeds 2,000 trips per day, a traffic impact analysis is required, however, for development that does not exceed 2,000 trips/day, then a Conditional Overlay is usually added to the zoning string to add the trip limit. As information, the 2,000 trips/day equates to approximately 300 dwelling units. However, this particular tract is located in the Recharge Zone of the Barton Springs Zone which limits impervious cover (the area covered by buildings, parking and driveways) to 15%, and because new development is involved, does not have the ability to use old regulations that had more generous impervious cover limits. So, the impervious cover limit really functions as the limiting constraint on development of this property. Each multifamily unit is estimated to generate 6.72 trips per day and the owner's agent stated that approximately 10 condominium units were proposed, which would be approximately 68 vehicle trips/day. The driveway location on William Cannon will be studied in more detail at the site plan stage and may involve a sight distance study, given the roadway characteristics you have described below.

I hope this information is helpful to you.

Sincerely,
Wendy Rhoades

From: Jen Glynn [mailto:jamjenglynn@gmail.com]
Sent: Wednesday, November 19, 2014 10:26 AM
To: Rhoades, Wendy
Subject: C14-2014-0128

Dear Ms. Rhoades,

I was reviewing this rezoning online and noticed that the traffic impact study was waived. Would you please tell me why? That area (Wm Cannon near Deaton Hill) is an area rife with traffic difficulties as it is. Deaton Hill comes exits at the top of the hill to Wm. Cannon. Visibility is terrible, and the people trying to pull onto W William Cannon there have a difficult time as it is, let alone once there will be construction on that side of W Wm Cannon shortly after they pull onto the street. Also, on the other side directly across from this entrance is the entrance/exit to Sterling Springs apartments. Every time you pull out and across W Wm Cannon to head west, it is like taking your life in your hands. I personally DO worry about how construction on West William Cannon there will affect this already dicey intersection.

I'd greatly appreciate hearing why the traffic study was waived.

Many thanks for your help,
Jennifer Glynn