

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0189 – Tranquilo Trail Park **Z.A.P. DATE:** January 6, 2015

ADDRESS: 2015 Tranquilo Trail

DISTRICT AREA: 2

OWNER/APPLICANT: Los Jardines HOA c/o **AGENT:** Vincent Gerard & Associates,
Goodwin Management, Inc. (Pat Houston) Inc. (Vince Huebinger)

ZONING FROM: SF-4A-CO **TO:** P **AREA:** 0.452 acres
(19,689.12 square feet)

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant public (P) district zoning.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

January 6, 2015: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO JANUARY 20, 2015; MEETING TO BE HELD IN THE COUNCIL CHAMBERS*
[R. MCDANIEL; S. COMPTON – 2ND] (5-0) P. SEEGER; J. GOODMAN – ABSENT

January 20, 2015: *APPROVED P DISTRICT ZONING, AS STAFF RECOMMENDED, BY CONSENT*
[R. MCDANIEL; C. BANKS – 2ND] B. BAKER; S. COMPTON – ABSENT

ISSUES:

All correspondence regarding this rezoning case is located at the back of this packet.

DEPARTMENT COMMENTS:

The subject lot is undeveloped, zoned single family residence-small lot – conditional overlay (SF-4A-CO) combining district and has access to Tranquilo Trail. The plat identifies this lot as well as a linear lot to the north as a public utility easement and drainage easement, and a pipeline easement also runs along the west property line. The lot is part of the Amended Plat of the Meadows at Bluff Springs subdivision and is surrounded by single family residences to the north, east and west (SF-4A-CO). There is undeveloped land and an automotive repair use to the south (I-RR). Please refer to Exhibits A (Zoning Map), A-1 (Aerial View) and B (Recorded Plat).

The Homeowners Association has recently purchased the Property and proposes to rezone the property to the public (P) district as a community recreation (private) use in order to construct a playground and picnic shelter on site. Please refer to the Applicant's

correspondence attached at the back of this report. Staff recommends the Applicant's request based on the following considerations: 1) the proposed use is compatible with the surrounding residential uses, and 2) the proposed improvements will benefit the surrounding community and are considered a civic use.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-4A-CO	Undeveloped
<i>North</i>	SF-4A-CO	Single family residences in the Meadows at Bluff Springs subdivision; Drainage and public utility easement, and pipeline easement
<i>South</i>	I-RR	Undeveloped; Auto repair
<i>East</i>	SF-4A-CO	Single family residences in the Meadows at Bluff Springs subdivision
<i>West</i>	SF-4A-CO	Single family residences in the Meadows at Bluff Springs subdivision

AREA STUDY: N/A

TIA: Is not required

WATERSHED: Onion Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: No

SCENIC ROADWAY: No

SCHOOLS:

Langford Elementary School

Mendez Middle School

Akins High School

NEIGHBORHOOD ORGANIZATIONS:

96 – Southeast Corner Alliance of Neighborhoods 511 – Austin Neighborhoods Council

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

1075 – Bike Austin

1228 – Sierra Club, Austin Regional Group

1236 – The Real Estate Council of Austin, Inc.

1249 – Los Jardines Homeowners Association

1258 – Del Valle Community Coalition 1340 – Austin Heritage Tree Foundation

1363 – SEL Texas

1408 – Go! Austin/Vamos! Austin – Dove Springs

1431 – Indian Hills Neighborhood Watch

1438 – Dove Springs Neighborhood Association

1441 – Dove Springs Proud

1447 – Friends of the Emma Barrientos MACC

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2013-0060 – Bluff Springs Food Mart – 7101 Bluff	SF-4A-CO; LR-CO to LR-CO, to modify the	To Grant LR-CO as requested	Denied the Applicant's request for LR-CO district zoning, to change the

Springs Road	conditional overlay and remove food sales and restaurant (drive-in, fast food) from the prohibited use list		conditional overlay (11-21-2013).
C14-2008-0211 - The Waters at Bluff Springs – 7707 South IH-35 Service Road Northbound	I-RR; GR to MF-4	To Grant MF-4-CO with the CO limiting height to 45 feet and 2,000 vehicle trips per day.	Approved MF-4-CO as Commission recommended (11-20-2008).
C14-2008-0123 – Bennett Tract – 7309 ½ South IH 35 Service Road Northbound	I-RR; GR to MF-3; CS	To Grant CS-MU-CO with the CO prohibiting a list of uses and limiting residential density to 36 u.p.a. RC for the conditions of the TIA and prohibiting commercial businesses within 200' of Bluff Springs. Street deed for 13' additional r-o-w on Bluff Springs.	Approved CS-MU-CO with Restrictive Covenant and Street Deed as recommended by Commission (3-11-2010).

RELATED CASES:

The property was zoned SF-4A-CO on May 6, 1999 (C14-98-0224 – The 33 at Bluff Springs). The Conditional Overlay restricts development of the overall area to 2,000 vehicle trips per day. A Street Deed was recorded for additional right-of-way on Bluff Springs Road.

The property is platted as Lot 13, Block C of the Amended Plat of Meadows at Bluff Springs, a subdivision recorded in August 2003 (C8-03-0100.0A). The lot is identified as a drainage and public utility easement, in addition to a pipeline easement that runs along the west property line. There are no site plan applications on the property.

ABUTTING STREETS:

Name	ROW	Pavement	Classification
Tranquilo Trail	60 feet	50 feet	Local Street

- There are existing sidewalks along both sides of Tranquilo Trail.

- According to the Austin 2009 Bicycle Plan Update approved by Austin City Council in June, 2009, bicycle facilities are existing and recommended along the adjoining streets as follows: Bluff Springs Road serves Route No. 59 and has an existing Shared Lane with a recommended Bike Lane.

CITY COUNCIL DATE: January 29, 2015

ACTION: Approved a Postponement request by Staff to February 12, 2015 (11-0).

February 12, 2015

ORDINANCE READINGS: 1st

2nd

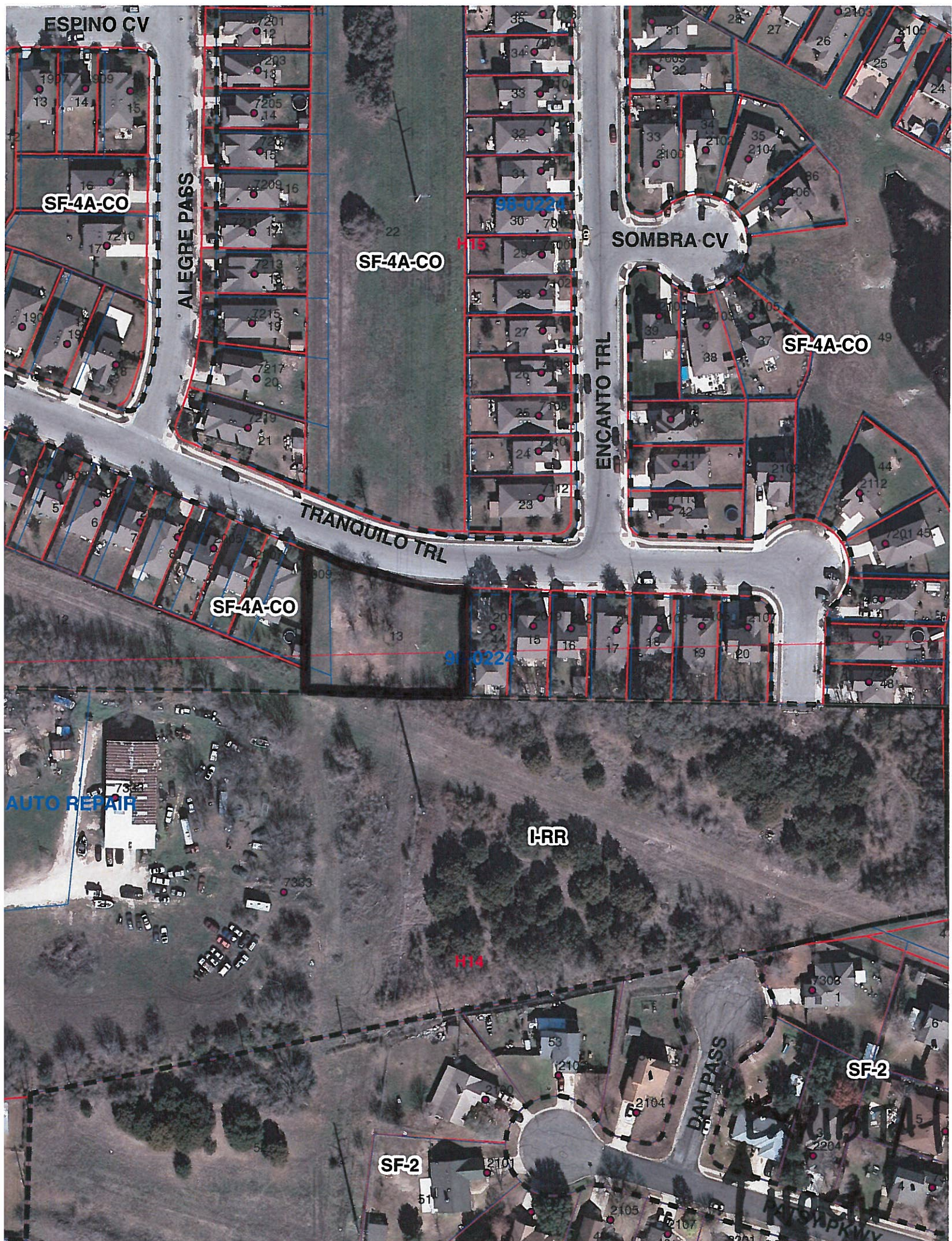
3rd

ORDINANCE NUMBER:

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

PHONE: 512-974-7719

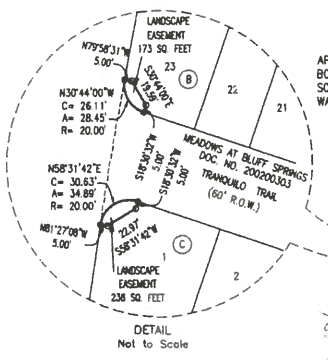
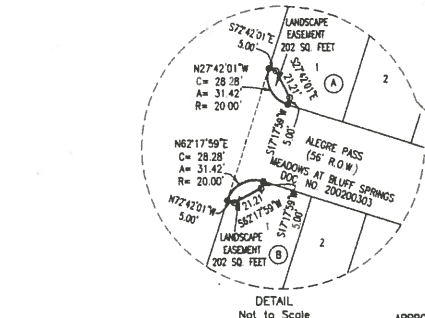
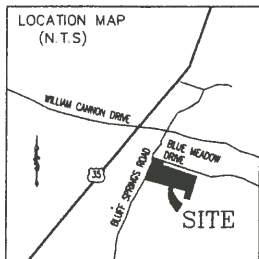
This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



200300218

PHOTOGRAPHIC MYLAR

AMENDED PLAT OF MEADOWS AT BLUFF SPRINGS



LEGEND

- IRON PIN SET
- IRON PIN FOUND
- CONCRETE MONUMENT FOUND
- CONCRETE MONUMENT SET
- BUILDING SETBACK LINE
- WASTEWATER EASEMENT
- PUBLIC UTILITY EASEMENT
- DRAINAGE EASEMENT
- 1 LOT NUMBER
- (A) BLOCK NUMBER
- APPROX. SIDEWALK LOCATION

DATE: SEPTEMBER 5, 2002

OWNER: BLUFF SPRINGS DEVELOPMENT, LTD.
ATTN: BOB GRIFILLAN
2207 LAKE AUSTIN BOULEVARD
AUSTIN, TEXAS 78703
PHONE: (512) 250-8638 FAX: (512) 250-5194

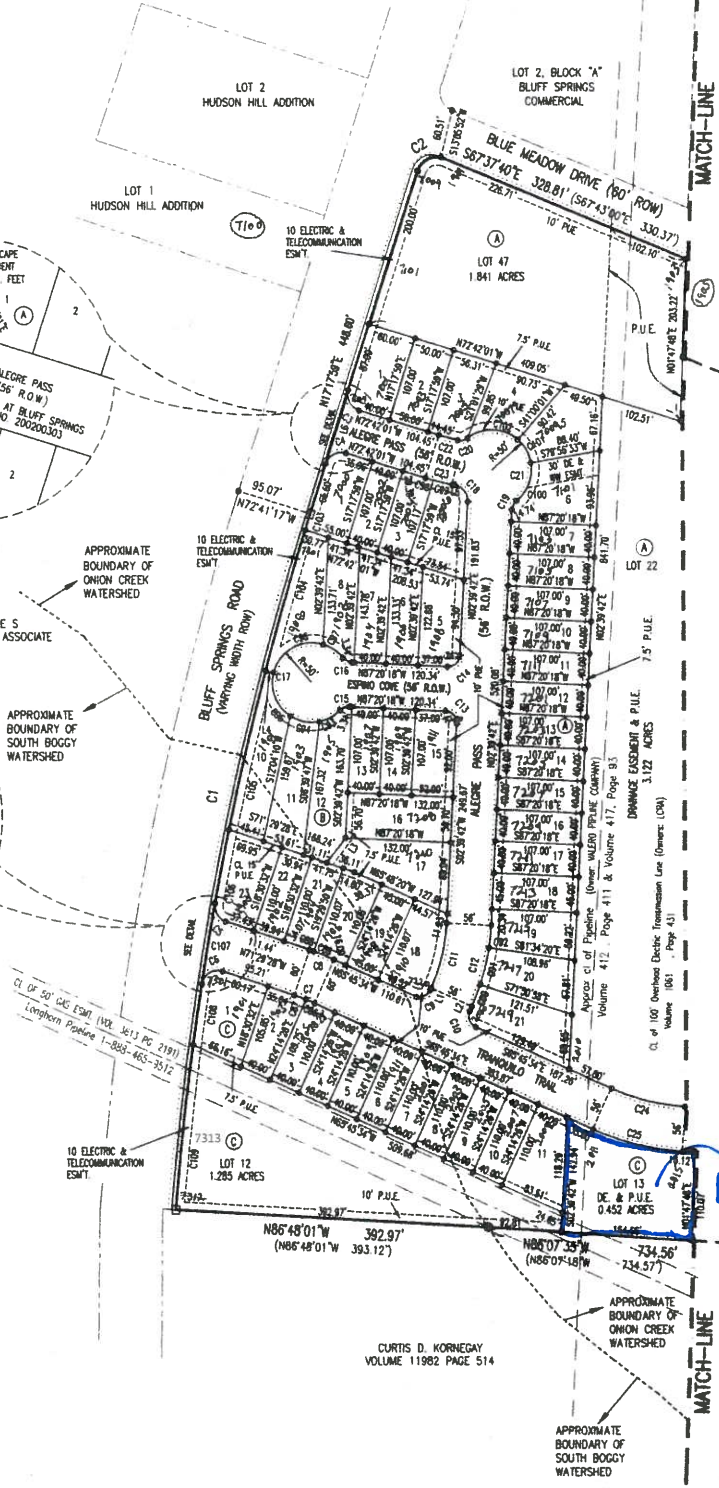
ENGINEER AND SURVEYOR:
CARLSON, BRIGANCE & DOERING, INC.
3401 SLAUGHTER LANE WEST
AUSTIN, TEXAS 78748
PHONE: (512) 280-5160 FAX: (512) 280-5165

TOTAL ACRES: 33.26 ACRES
SURVEY: THE DEL VALLE SURVEY, ABS. 24

NO. OF BLOCKS: 4
NO. OF P.U.E. AND D.E. LOTS: 2
NO. OF D.E. AND W.Q. LOTS: 1
NO. OF SINGLE FAMILY LOTS: 135
NO. OF COMMERCIAL LOTS: 1
TOTAL: 139 LOTS

F.E.M.A. MAP NO. 48453C 0215 F
TRAVIS COUNTY, TEXAS DATED: JUNE 5, 1997

PLAT-amended.dwg 6-17-03 5:00 pm EST
PLAT.dwg 9-5-02 4:24:53 pm EST



REZONING AREA

SHEET 1 OF 5



C9-03-0100.0A

EXHIBIT B
RECORDED PLAT

11870

SUMMARY STAFF RECOMMENDATION:

The Staff recommendation is to grant public (P) district zoning.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

P, Public district zoning is intended to accommodate uses of a governmental, civic, public service, or public institutional nature, including major public facilities. This district is intended for properties, used, reserved, or intended to be used for a civic or public institutional purpose or for major public facilities. The proposed rezoning of the property to accommodate the water pump expansion is consistent with the purpose statement of the district sought.

2. Zoning changes should promote an orderly and compatible relationship among land uses.

Staff recommends the Applicant's request based on the following considerations: 1) the proposed use is compatible with the surrounding residential uses, and 2) the proposed improvements will benefit the surrounding community and are considered a civic use.

EXISTING CONDITIONS**Site Characteristics**

The subject zoning area is undeveloped. The property is platted as a drainage and public utility easement, in addition to a pipeline easement that runs along the west property line.

Impervious Cover

The maximum impervious cover allowed by the P zoning district is established by a conditional use site plan.

Comprehensive Planning

This zoning case is located on south side of Tranquilo Trail, on a vacant .45 acre piece of land situated within an electrical utility easement. The property is also not located within the boundaries of a neighborhood planning area. Surrounding land uses include single family houses to the east and west, and an electrical utility easement to the north and south. The proposed use is neighborhood park, which will include a picnic pavilion and a playground area.

Imagine Austin

Although this case is small in scope, and is not located along an Activity Corridor or within an Activity Center, it will be adding a much needed neighborhood amenity to this residential

neighborhood, namely a parklet. The following Imagine Austin policies are relevant to this case:

- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and **parks and recreation** options.
- **CFS P41.** Ensure and increase equitable access to and opportunities for arts, **recreation, and leisure activities** for all ages throughout the City.
- **CFS P42.** Increase connectivity between neighborhoods and from neighborhoods to **parks and greenways** through the use of sidewalks, bicycle lanes, multi-use paths, and trails
- **CFS P43.** Maximize the **role of parks and recreation** in promoting healthy communities and lifestyles.
- **S P3.** Encourage more active lifestyles through new and redevelopment that supports walking and bicycling. Locate retail, services, and **public facilities such as parks**, health services, and libraries in or near neighborhoods to reduce traffic congestion and contribute to an improved sense of community.

Based on the Imagine Austin policies above that support park and recreational areas being located adjacent or within residential neighborhoods, this project is supported by the Imagine Austin Comprehensive Plan.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Onion 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.

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.

Site Plan

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

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

There is a pipeline overlay on the property.

Development on P zoning over one acre in size requires a Conditional Use Permit.

Transportation

Water / Wastewater

FYI: If development requiring water or wastewater utilities is proposed, the landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.

C. P. Houston

7108 Encanto Trail
Austin, Texas 78744

November 4, 2014

Vincent G. Huebinger
Vincent Gerard & Associates, Inc.
1715 Capital of Texas Hwy South, Suite 207
Austin, Texas 78746

Sir:

I am the President of Los Jardines (Austin) Homeowners Association, a non-profit Texas corporation. On June 30, 2014, at the Association's annual meeting, I was unanimously re-elected as President by Association members.

By verbal agreement of the Board of Directors, I was authorized to negotiate for the purchase of a lot from Bluff & Cannon Investments, Inc., and to execute any and all documents necessary for the purchase of that lot, and further, to execute any and all documents necessary to construct a playground for children at the site. The purchase was settled at Independence Title Company on June 20, 2014, at a cost to the Association of \$12,649.38 which was paid in cash.

The property is described as Lot 13, Block C of the Amended Plat of Meadows at Bluff Springs, more commonly known as 2015 Tranquilo Trail, Austin 78744.

The foundation for the Board's authorization will be found in the Association's controlling documents, as follows: (1) Declaration of Covenants, Conditions and Restrictions for Los Jardines, document 2003218165 as filed in Travis County, (2) Bylaws of Los Jardines Homeowners Association, document 0003108571 as filed in Travis County, and (3) Amendment to Bylaws of Los Jardines Homeowners Association, document 2010080208 as filed in Travis County.

We seek to re-zone the property such that a playground and picnic shelter may be built for the benefit of our community.

Please distribute this letter to all necessary parties in support of our zoning request.



C. P. Houston
President, Los Jardines (Austin) Homeowners Association, Inc.

cc:

Anthony Horsley
Director
7000 Encanto Trail
Austin, Texas 78744

Carlton Chase
Director
7106 Encanto Trail
Austin, Texas 78744

PUBLIC HEARING INFORMATION

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During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

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

For additional information on the City of Austin's land development process, visit our website:
<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: C14-2014-0189

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: January 6, 2015, Zoning and Platting Commission
January 29, 2015, City Council**

C.P. HOUSTON

Your Name (please print)

7108 ENCANTO TRL

Your address(es) affected by this application

C.P. Houston

Signature

Daytime Telephone: **512-550-4630**

Date

12-28-14

☒ I am in favor
☐ I object

Comments: **THIS PARK WILL BE A WONDERFULL
IMPROVEMENT FOR OUR 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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Contact: Wendy Rhoades, 512-974-7719

Public Hearing: January 6, 2015, Zoning and Platting Commission
January 29, 2015, City Council

Nancy Isles Nation
Your Name (please print)

☒ I am in favor
☐ I object

7207 Dan Pass, Austin 78744
Your address(es) affected by this application

Nancy Isles Nation 12-27-14
Signature Date

Daytime Telephone: 415-233-1669

Comments: This part will be
a nice addition to
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: C14-2014-0189

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: January 6, 2015, Zoning and Platting Commission
January 29, 2015, City Council**

Rhup Khawza Tuang

Your Name (please print)

Austin, TX

1904 Espino Cave

78744

Your address(es) affected by this application

12/26/14

Signature

Date

Daytime Telephone: *512 920 7049*

Comments:

I am in favor of this 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: C14-2014-0189

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: January 6, 2015, Zoning and Platting Commission
January 29, 2015, City Council**

Angel Fernandez

Your Name (please print)

2019 Tranquilo Trail Austin, TX 78744

Your address(es) affected by this application

Angel Fernandez

Signature

Date

Daytime Telephone: (512) 484-0477

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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Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: January 6, 2015, Zoning and Platting Commission
January 29, 2015, City Council**

2101 Tranguilo Trail

Your Name (please print)

Lillie Moncivais

Your address(es) affected by this application

Lillie Moncivais

12/30/14
Date

Signature

Daytime Telephone: (512) 369-3798

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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**Public Hearing: January 6, 2015, Zoning and Platting Commission
January 29, 2015, City Council**

Faith Salas

Your Name (please print)

2021 Tranquilo Trl

Your address(es) affected by this application

Faith Salas

Signature

12/29/14

Date

Daytime Telephone: 512 999 4126

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

PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0189

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: January 6, 2015, Zoning and Platting Commission
January 29, 2015, City Council

Matt Pelkey
Your Name (please print)

2125 Nogales Trail, 78744
Your address(es) affected by this application

Matt Pelkey
Signature

12/29/14
Date

Daytime Telephone: 512-962-2872

Comments:

The land to be used
exclusively for a playground
and nothing else. Kids can
ride bikes and make friends.
No commercial use is
supported by this
household.

Kids need places to hang out
close to home.

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Case Number: C14-2014-0189

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: January 6, 2015, Zoning and Planning Commission
January 29, 2015, City Council**

Mary Elise Trentham

Your Name (please print)

2103 Trancuilo Trail

Your address(es) affected by this application

Elise Trentham

Signature

1/2/15

Date

Daytime Telephone: (512) 434-3311

Comments: I am in favor of
existing built
playground

☒ I am in favor
☐ I object

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Wendy Rhoades
P. O. Box 1088
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Case Number: C14-2014-0189

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: January 6, 2015, Zoning and Platting Commission
January 29, 2015, City Council

FELIPE SALDAÑA

Your Name (please print)

2005 TRANQUILLO TAL. AUSTIN TX.

Your address(es) affected by this application 78744

[Signature]

Signature

01-02-15

Date

Daytime Telephone: 512-535-7477 512-704-2310

Comments:

IN THIS COMMUNITY THERE'S NO
PLACE TO GO OUT WITH THE KIDS. WE
WOULD REALLY LIKE A PARK WITH LIGHTING
TO BE SAFE.

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

INFORMACIÓN DE AUDIENCIA PÚBLICA

Esta petición de zonificación / rezonificación será repasada y acción será tomada de acuerdo a dos audiencias públicas: ante la Comisión de Usos Urbanos y el cabildo municipal. Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia pública, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia pública, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo urbano o cambio de zonificación. Usted también puede contactar a una organización de protección al medio ambiente u organización de vecinos que haya expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia pública, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o puede evaluar la recomendación de los oficiales municipales y las del público al mismo tiempo mandando su recomendación al cabildo municipal. Si la comisión anuncia una fecha y hora específica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación pública.

El cabildo municipal, durante su audiencia pública, puede otorgar o negar una petición de zonificación, rézonificar el terreno a una clasificación de zonificación menos intensiva que lo que es pedida. En ningún caso se otorgara una clasificación de zonificación más intensiva de la petición.

Para otorgar un desarrollo de usos urbanos mixtos, el cabildo municipal puede agregar la designación USO MIXTO (MU) DISTRITO COMBINADO, *Mixed-use (MU) Combining District*, a ciertos usos urbanos de comercio. La designación MU- Distrito Combinado simplemente permite usos urbanos residenciales en adición a los usos ya permitidos el los siete distritos con zonificación para comercio. Como resultado, la designación MU- Distrito Combinado, otorga la combinación de oficinas, comercio, y usos urbanos residenciales en el mismo sitio.

Para más información acerca del proceso de desarrollo urbano de la ciudad de Austin, por favor visite nuestra página de la *Internet*: <http://www.austintexas.gov/development>.

Comentarios escritos deberán ser sometidos a la comisión (o a la persona designada en la noticia oficial) antes o durante la audiencia pública. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia pública, y el número de caso de la persona designada en la noticia oficial.

Numero de caso: C14-2014-0189

Persona designada: Wendy Rhoades, 512-974-7719

**Audiencia Publica: Jan 6, 2015, Zoning and Platting Commission
Jan 29, 2015, City Council**

Esmeralda Clark

Su nombre (en letra de molde)

Esmeralda Clark Sean Busbey 7208 Alegre Pass

Su domicilio(s) afectado(s) por esta solicitud

Esmeralda Clark

Firma

1/19/2015

Fecha

Daytime Telephone: *765-460-6462*

Comments:

Si usted usa esta forma para proveer comentarios, puede retornarlos :

City of Austin

Planning & Development Review Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2014-0189

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: January 6, 2015, Zoning and Platting Commission
January 29, 2015, City Council**

TOBY CROSS
Your Name (please print)

7112 ENCANTO TRL. AUSTIN, TX 78744

Your address(es) affected by this application

[Signature] 12-26-14
Signature Date

Daytime Telephone: 512-740-2822

Comments: THERE IS TOO MUCH RIFF RAFF IN THIS

SUBDIVISION WITHOUT ANY ENCLOSAGEMENT PUTTING
IN A PLAY GROUND FOR KIDS. THE RESIDENTS HERE
WILL HAVE TO ULTIMATELY PAY FOR IT AND I DO

NOT FEEL LIKE IT. THIS PROPOSED PLAYGROUND IS WAY
TO CLOSE TO MY HOUSE AND I DO NOT WANT TO HEAR
THE NOISE OF KIDS. NOT TO MENTION THERE ARE

TOO MANY REGISTERED SEX OFFENDERS IN THIS

AREA. EVEN IF EVERY ONE IS IN FAVOR OF

THIS, I AM NOT AND THERE WILL NEVER BE

A PENNY FORTHCOMING FROM ME TO HELP PAY FOR IT.

I OBJECT

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Case Number: C14-2014-0190

Contact: Wendy Rhoades, 512-974-7719

**Public Hearing: January 6, 2015, Zoning and Platting Commission
February 12, 2015, City Council**

James B Worth

Your Name (please print)

8717 Dandelion Trl

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: *281-989-8243*

12/30/14

Date

Comments:

High density will lead to too much traffic, is an over-sited well to handle its proposed update will decrease privacy. That I chose this location for in back yard.

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

☐ I am in favor
☒ Object