

## **ZONING CHANGE REVIEW SHEET**

**CASE:** C14-2015-0016 – Thaxton Road

**Z.A.P. DATE:** April 7, 2015

**ADDRESS:** 7864 Thaxton Road; 6218 Bumpstead Drive

**DISTRICT AREA:** 2

**OWNER:** Laurie Crisp

**AGENT:** Eric Crisp

**ZONING FROM:** I-RR

**TO:** SF-3

**AREA:** 1.026 acres

### **SUMMARY STAFF RECOMMENDATION:**

The Staff recommendation is to grant family residence (SF-3) district zoning.

### **ZONING AND PLATTING COMMISSION RECOMMENDATION:**

April 7, 2015: *APPROVED SF-2 DISTRICT ZONING*

*[G. ROJAS; R. MCDANIEL -2<sup>ND</sup>] (5-0) B. BAKER; S. COMPTON – ABSENT*

### **ISSUES:**

The Applicant is in agreement with the recommendation of the Zoning and Platting Commission.

The McKinney Heights Home Owners Association has provided a letter in opposition to the Applicant's original request for SF-3 zoning. All correspondence is located at the back of the Staff packet.

### **DEPARTMENT COMMENTS:**

The subject zoning area is unplatted and undeveloped, and has frontage on Bumpstead Drive. The property previously contained a single family residence and accessed Thaxton Road to the north via an access easement. The property is surrounded by KB Sheldon 230 subdivision to the east, south and north, and detention/water quality ponds serving this subdivision are located to the north (SF-2). Please refer to Exhibits A (Zoning Map) and A-1 (Aerial Exhibit).

The Applicant has requested family residence (SF-3) district zoning in order to enable the property to be built with residential uses. The SF-3 district allows for a greater variety of housing types to occur, including single family residences, two-family use (defined as one single family residence, plus a second detached unit not to exceed 850 square feet) and duplex use. Staff believes duplexes and two family residences are not incompatible with detached single family residences, and can be successfully incorporated into the existing single family neighborhood. In addition, the surrounding subdivisions include SF-2, SF-3

and SF-4A zoned land and lots, including the presence of SF-3 zoned lots north on Panadero Drive, Panadero Cove and Alum Rock Drive. As information, the maximum allowed density of duplex development is 6.2 lots per acre and is not dissimilar to that of SF-2 development (7 lots per acre).

**EXISTING ZONING AND LAND USES:**

	<b>ZONING</b>	<b>LAND USES</b>
<i>Site</i>	I-RR	Undeveloped
<i>North</i>	SF-2	Undeveloped; Detention/water quality ponds
<i>South</i>	SF-2	Single family residences within the Sheldon 230 subdivision
<i>East</i>	SF-2	Wastewater easement; Single family residences within the Sheldon 230 subdivision
<i>West</i>	SF-2; RR: PUD	Single family residences within the Sheldon 230 subdivision; Pond; Goodnight Ranch PUD

**AREA STUDY:** N/A

**TIA:** Is not required

**WATERSHED:** Onion Creek

**DESIRED DEVELOPMENT ZONE:** Yes

**CAPITOL VIEW CORRIDOR:** No

**SCENIC ROADWAY:** No

**SCHOOLS:**

Blazier Elementary School

Paredes Middle School

Akins High School

**NEIGHBORHOOD ORGANIZATIONS:**

511 – Austin Neighborhoods Council      627 – Onion Creek Homeowners Association  
 742 – Austin Independent School District      1228 – Sierra Club, Austin Regional Group  
 1233 – McKinney Park East Homeowners Association  
 1236 – The Real Estate Council of Austin, Inc.      1340 – Austin Heritage Tree Foundation  
 1363 – SEL Texas      1408 – Go! Austin/Vamos! Austin – Dove Springs  
 1447 – Friends of the Emma Barrientos MACC  
 1495 – Thaxton Place Owners' Association

**CASE HISTORIES:**

<b>NUMBER</b>	<b>REQUEST</b>	<b>COMMISSION</b>	<b>CITY COUNCIL</b>
C814-04-0187.SH – Goodnight Ranch PUD - Old Lockhart Hwy between Nuckols Crossing Rd and	I-RR to PUD	To Grant PUD w/ a Restrictive Covenant for the Traffic Impact Analysis, Integrated Pest Management Plan, a statement of a Public-	Apvd PUD w/a Restrictive Covenant as recommended by ZAP, with additional conds (11-16-2006).

Capitol View Dr		Private Partnership between the Developer and Travis County for the construction of Slaughter Ln thru the property	
C14-03-0090.SH – KB Sheldon 230 – Thaxton Rd at Salt Springs Dr	I-SF-2; SF-3; I-SF-4A to SF-2 – Tracts 1 & 7; RR – Tracts 2 & 3; SF-4A – Tracts 4, 5 & 6	To Grant RR; SF-2; SF-4A w/conditions of the Traffic Impact Analysis	Approved ZAP recommendation, including a Restrictive Covenant for the Traffic Impact Analysis (01-08-2004).

**RELATED CASES:**

The property was annexed into the City's full-purpose jurisdiction in 2003 (C7a-03-003; C7a-03-004).

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

**EXISTING STREET CHARACTERISTICS:**

Name	ROW	Pavement	Classification	ADT
Bumpstead Drive	50 feet	30 feet	Local	N/A

- Bumpstead Drive is not classified in the Bicycle Plan.
- Capital Metro bus service is not available along Bumpstead Drive.
- There are existing sidewalks along Bumpstead Drive.

**CITY COUNCIL DATE:** May 14, 2015

**ACTION:**

**ORDINANCE READINGS:** 1<sup>st</sup>                      2<sup>nd</sup>                      3<sup>rd</sup>

**ORDINANCE NUMBER:**

**CASE MANAGER:** Wendy Rhoades  
e-mail: [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

**PHONE:** 512-974-7719


$$1'' = 400'$$

## EXHIBIT A

The logo of the City of Austin, featuring a shield with a red and white design, a blue banner across the middle, and a blue and white crest on top. The shield is set within a circular border containing the text "CITY OF AUSTIN" at the top and "FOUNDED 1839" at the bottom.

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.





SF-4A-CO

SF-3

RR

03-0090.SH

PUD

C7L-05-002

I-SF-2

I-SF-2

SF-2

UNDEV

I-RR

C7A-03-00

SF-2

SF-2

SF-2

SF-2

SF-2

03-0090.SH

C7A-03-003

SF



**SUMMARY STAFF RECOMMENDATION:**

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

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

Staff believes duplexes and two family residences are not incompatible with detached single family residences, and notes the surrounding subdivisions include SF-2, SF-3 and SF-4A zoned land and lots, including the presence of SF-3 zoned lots north on Panadero Drive, Panadero Cove and Alum Rock Drive. As information, the maximum allowed density of duplex development is 6.2 lots per acre and is not dissimilar to that of SF-2 development (7 lots per acre).

**EXISTING CONDITIONS****Site Characteristics**

The zoning area is undeveloped and has moderate vegetative cover. There appear to be no significant topographical constraints on the site.

**Impervious Cover**

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

**Comprehensive Planning**

The zoning case is located on the north side of Bumstead Drive on an undeveloped piece of land approximately 1.02 acres in size and is not located within the boundaries of an existing neighborhood planning area. Surrounding land uses includes single family housing to east, west and south, and undeveloped land to the north. The proposed use is a residential.

### **Imagine Austin**

The comparative scale of this site relative to other residential subdivisions immediately adjacent to this property, as well as the site not being located along an Activity Corridor or within an Activity Center, falls below the scope of Imagine Austin, which is broad in scope, and consequently the plan is neutral on this proposed residential rezoning.

### **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.

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

**Site Plan**

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

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

**Transportation**

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

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

**Water / Wastewater**

FYI: 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, 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.



## Rhoades, Wendy

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**From:** ~~bi-nay-sun-set@yahoo.com~~  
**Sent:** Monday, April 06, 2015 7:33 PM  
**To:** Rhoades, Wendy; mckinneyheightsboard@gmail.com  
**Subject:** Bumpstead Rezoning Case # C14-2015-0016

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 6th

Dear Ms. Rhoades,

I live in the McKinney Heights subdivision in Southeast Austin and would like to respectfully request the above referenced zoning request be approved. The zoning request would seem to adhere to the City Council's political platform to keep Austin affordable. My family got pushed out to the suburbs because of inflation. I have worked with many people and lost clients because they could no longer afford to live in Austin. Soon, the Easton Park and new KB Cliff subdivisions are sure to raise overall property values in our area. When one in six adults and one in four children in Central Texas are suffering from food scarcity, offering duplexes in our neighborhood seems like the right thing to do. I always vote for affordable housing measures. I hope that the City of Austin continues to approve such measures and will approve this zoning request.

Thank you for your consideration,

Joanne Hawley  
McKinney Heights Resident

~~bi-nay-sun-set@yahoo.com~~



**MCKINNEY HEIGHTS HOME OWNERS ASSOCIATION**  
**A SOUTH EAST AUSTIN COMMUNITY**

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

RE: Case # C14-2015-0016

April 6, 2015

Ms. Rhoades,

It has come to the attention of the McKinney Park East (commonly known as McKinney Heights) Home Owner's Association Board of Directors that the owner of 6218 Bumpstead Drive, which is located in the McKinney Heights neighborhood has applied to the City of Austin to have the lot rezoned from I-RR to SF-3.

Acting on behalf of over 1,000 homeowners, who make up the McKinney Heights HOA, the Board has voted unanimously to oppose this rezoning and has concerns about the development of this property.

This property is surrounded by homes that are required to participate in and abide by the HOA restrictions, including a home currently being built on the adjacent lot which when completed will be one of the last homes built before the development is completed. If this property were to be rezoned SF-3 that would make it the only lot in the entire neighborhood eligible to be developed as a duplex. This prospect is very concerning to not only the residents in the immediate vicinity of the subject property, but also the neighborhood at large.

If this property were to be rezoned at all, we would ask that it be a zone that is consistent with the rest of the neighborhood. We would also request that the developer be required to either enter into an agreement with or be entirely subject to the covenants and restrictions of the McKinney Heights HOA.

This lot is, to all intents and purposes, in the middle of our neighborhood and thus HOA. As a result, we feel very strongly that any developments should have to comply with the same restrictions as the rest of the neighborhood to protect property values and consistency throughout the neighborhood.





**MCKINNEY HEIGHTS HOME OWNERS ASSOCIATION**  
**A SOUTH EAST AUSTIN COMMUNITY**

We respectfully request that you not approve the application to rezone 6218 Bumpstead – case # C14-2015-0016.

Sincerely,  
McKinney Heights HOA Board of Directors

Michael Bullock – President

James Janus – Vice President

Mark Heaps – Secretary

Teresa Garza

Guadalupe Martinez

CC: Zoning and Platting Commission  
Councilwoman Delia Garza, District 2

MICHAEL BULLOCK – PRESIDENT  
JAMES JANUS – VICE PRESIDENT  
MARK HEAPS – BOARD SECRETARY  
(512) 900-6525

JIM SMITHERMAN – PROPERTY MANAGER  
GOODWIN MANAGEMENT  
11149 RESEARCH BLVD., SUITE 100  
AUSTIN, TX 78759-5227

## 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: C14-2015-0016**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearing: April 7, 2015, Zoning and Platting Commission  
May 14, 2015, City Council**

Aisred Rangel  
Your Name (please print)

8604 KEYNES LN.  
Your address(es) affected by this application

Aisred Rangel  
Signature

3-26-15  
Date

Daytime Telephone: 512-276-2676

Comments: I feel we homeowners  
and not renters to rent garages  
appts. we already having a lot  
about the land owner, I oppose  
the 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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However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

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**Case Number: C14-2015-0016**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearing: April 7, 2015, Zoning and Platting Commission  
May 14, 2015, City Council**

Leila Haydari

*Your Name (please print)*

corner

8600 PANADERO DR. OF PARADERO/

*Your address(es) affected by this application* BUMP STEAK

JEHRS

*Signature*

*Daytime Telephone:* (925) 818-4117

*Date*

3/26/15

☐ I am in favor  
☒ I object

*Comments:* ACCORDING TO THE MAP OF THE PLAN  
DEVELOPMENT THIS WILL DIRECTLY AFFECT MY  
DAILY LIFE BY INCREASING TRAFFIC AND NOISE  
ASSOCIATED WITH MANY VEHICLES ENTERING &  
EXITING THE AREA. I REALLY DON'T UNDERSTAND  
WHY A DUPLEX WOULD BE BUILT IN BETWEEN SINGLE  
FAMILY HOMES. PERSONALLY I THINK IT LOOKS  
TACKY AND COULD POSSIBLY BRING DOWN  
PROPERTY VALUE.

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

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**From:** [REDACTED]  
**Sent:** Friday, April 03, 2015 1:48 PM  
**To:** Rhoades, Wendy  
**Subject:** case number: C14-2015-0016  
**Attachments:** c14-2015-0016.pdf

Wendy Rhoades-

RE: I oppose the zoning change from I-RR to SF-3.

Attached please find my objection for case C14-2015-0016.

The current vacant lot a 7864 Thaxton Road: 6218 Bumstead Drive is located within a suburban neighborhood with single family homes (no duplexes or apartments). The lot sit between to houses.

I believe the developer intends to cram duplexes into the lot. The addition of duplexes may negatively affect property values for the neighborhood and will certainly alter the characteristic of the neighborhood.

I understand the status of this application is "Recommended for Approval". However, the families of our community do not want the application approved.

Sincerely,  
Chris Hooper

## 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.

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: C14-2015-0016

Contact: Wendy Rhodes, 512-974-7719

Public Hearing: April 7, 2015, Zoning and Platting Commission

May 14, 2015, City Council

Chris Hooper

Your Name (please print)

8908 Milton Leise Dr. 75747

Your address(es) affected by this application

Chris Hooper

Signature

April 2, 2015

Date

Daytime Telephone: 512-669-3379

Comments: This is a suburban neighborhood with single-family homes (no duplexes or apartments). The addition of duplexes will negatively affect property values for the neighborhood and will alter the character of the neighborhood.

The families of our community do not want the application approved.

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



## Rhoades, Wendy

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**From:** Mark Schmidt <[mschmidt@stratunomics.com](mailto:mschmidt@stratunomics.com)>  
**Sent:** Monday, April 06, 2015 12:03 PM  
**To:** Rhoades, Wendy  
**Subject:** RE: Case # C14-2015-0016

"City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 5th

Ms.Rhoades

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring un necessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration."

## Rhoades, Wendy

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**From:** M A <maranda179@gmail.com>  
**Sent:** Monday, April 06, 2015 12:57 PM  
**To:** Rhoades, Wendy; mckinneyheightsboard@gmail.com  
**Subject:** Case #C14-2015-0016

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 6, 2015

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Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank you for your time and consideration.

Concerned McKinney Heights resident, Miranda Arrington

## Rhoades, Wendy

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**From:** Cassie Cole <~~cassiecole@earthlink.net~~>  
**Sent:** Monday, April 06, 2015 1:04 PM  
**To:** Rhoades, Wendy  
**Subject:** Case # C14-2015-0016

Ms. Rhoades,

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring un necessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration,

Cassie Cole  
Homeowner-9116 Edmundsbury Dr.



## Rhoades, Wendy

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**From:** utah...72@...  
**Sent:** Monday, April 06, 2015 1:25 PM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** RE: Case # C14-2015-0016

"City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

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Thank You for your consideration."

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**Rhoades, Wendy**

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**From:** Victor Lujan <[REDACTED]>  
**Sent:** Monday, April 06, 2015 2:03 PM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** RE: Case # C14-2015-0016

April 6

Ms. Rhoades,

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring unnecessary burdens in the form of increased traffic, parking and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration.

Sincerely,  
Victor Luján

This e-mail is intended only for the named person or entity to which it is addressed and contains valuable business information that is proprietary, privileged, confidential and/or otherwise protected from disclosure. If you received this email in error, any review, use, dissemination, distribution or copying of this email is strictly prohibited. Please notify us immediately of the error via email to [disclaimeringquiries@gsdm.com](mailto:disclaimeringquiries@gsdm.com) and please delete the email from your system, retaining no copies in any media. We appreciate your cooperation.  
-----gsdm.legal.disclaimer.03242011

## **Rhoades, Wendy**

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**From:** Annie Valdez <Avaldez@mcclintock.com>  
**Sent:** Monday, April 06, 2015 2:07 PM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** RE: Case # C14-2015-0016

RE: Case # C14-2015-0016

April 5th

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Thank You for your consideration."

Thank you,

Annie Valdez  
Assistant Club Manager  
The Owners Club at Barton Creek  
8212 Barton Club Dr  
Austin, TX 78735  
512-329-4663

Like us on Facebook  
<https://www.facebook.com/TheOwnersClubAtBartonCreek>



## Rhoades, Wendy

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**From:** Cottonwood Investments <[REDACTED]>  
**Sent:** Monday, April 06, 2015 2:17 PM  
**To:** Rhoades, Wendy  
**Subject:** RE: Case # C14-2015-0016

"City of Austin  
Planning & Development Review Department Wendy Rhoades [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 5th

Ms.Rhoades

I own a home in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring un necessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration

Sincerely,

Stephanie Fitzpatrick

Sent from my iPhone

**Rhoades, Wendy**

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**From:** Brooks Milam <[REDACTED]>  
**Sent:** Monday, April 06, 2015 2:20 PM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** Zoning

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 5th

Ms.Rhoades

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring un necessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration.

Sincerely,

Brooks Milam  
Resident of McKinney Heights

## Rhoades, Wendy

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**From:** ms.melissa.allison <~~ms.melissa.allison@cityofaustin.org~~>  
**Sent:** Monday, April 06, 2015 2:30 PM  
**To:** Rhoades, Wendy  
**Subject:** Rezoning case #C14-2015-0016

Attn: City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 5th

Ms.Rhoades

We live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring unnecessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration.

Sincerely,  
Jason & Melissa Allison



## Rhoades, Wendy

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**From:** Patricia Bourgeois <pbourgeois4136@gmail.com>  
**Sent:** Monday, April 06, 2015 2:55 PM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** Case # C14-2015-0016

City of Austin

Planning & Development Review Department Wendy Rhoades [wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 5th

Ms.Rhoades

I live on Bumpstead Drive two houses away from the lot in question in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring unnecessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration.

Sincerely,  
Patricia Bourgeois  
6212 Bumpstead Drive  
Austin, Texas 78747

## Rhoades, Wendy

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**From:** Moe Sanchez <[REDACTED]>  
**Sent:** Monday, April 06, 2015 2:58 PM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** Case # C14-2015-0016

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 5th

Ms.Rhoades

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring un necessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration.”

Moe Sanchez  
Commercial Driver  
Ace Contractors Supply  
[Moecoyote1@yahoo.com](mailto:Moecoyote1@yahoo.com)

## 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: C14-2015-0016**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearings: April 7, 2015, Zoning and Platting Commission  
May 14, 2015, City Council**

Rosa & Alejandro Delgado

*Your Name (please print)*

6216 Bumpstead Dr.

*Rosa Delgado*

*Signature*

Daytime Telephone: 512-496-7382

4/6/15

*Date*

☐ I am in favor  
☒ I object

### Comments:

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced rezoning application be denied. The rezoning application is not consistent with the zoning surrounding the parcel and has the potential to bring unnecessary burdens in the form of increased traffic, parking, and noise to existing homeowners and would affect property values in our 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



## Rhoades, Wendy

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**From:** Nicole B <~~nhanhba@yahoo.com~~>  
**Sent:** Monday, April 06, 2015 7:00 PM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** Case # C14-2015-0016

Ms.Rhoades

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring un necessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration,  
Nicole

**Rhoades, Wendy**

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**From:** John Hickson ~~jihickson@gmail.com~~  
**Sent:** Monday, April 06, 2015 9:14 PM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** Rezoning of Property on Bumpstead Drive

RE: Case # C14-2015-0016

Ms. Rhoades

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring unnecessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration.

Respectfully,

John Hickson  
6200 Bumpstead Drive  
512 330-0175

## Rhoades, Wendy

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**From:** Kimberly Grauzer <[REDACTED]>  
**Sent:** Tuesday, April 07, 2015 8:59 AM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** Case #C14-2015-0016, rezoning in McKinney Heights Subdivision

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

Ms.Rhoades

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied.

The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring unnecessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

We bought our home in McKinney Heights because we wanted to be in a quiet neighborhood of single family homes. The possibility of duplexes in our community will, in my opinion, change the character and integrity of our subdivision. Also, I strongly feel that any new residences in our subdivision should be required to become member(s) of the Home Owners Association, as all the existing homes already are.

Thank You for your consideration.

Kimberly Grauzer  
6720 Doyal Dr., Austin, TX 78747

## Rhoades, Wendy

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**From:** JBdf <junebrowning@gmail.com>  
**Sent:** Tuesday, April 07, 2015 9:53 AM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** RE: Case # C14-2015-0016

"City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 5th

Ms.Rhoades

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring un necessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration."

JUNE BROWNING  
MCKINNEY HEIGHTS RESIDENT



## Rhoades, Wendy

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**From:** Cassie Brown <[REDACTED]>  
**Sent:** Tuesday, April 07, 2015 10:48 AM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** Case # C14-2015-0016

Ms. Rhodes,

I live in the McKinney Heights subdivision in South Austin. I would like to formally oppose the above referenced zoning request and urge its denial.

I live very near to this parcel (Ipswich Bay Drive and Bumpstead). The rezoning of this parcel as proposed is inconsistent with the surrounding parcels and has the potential to bring unnecessary burdens in the form of increased traffic, increased street parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the surrounding neighborhood would seem a more suitable choice.

Thank you for your consideration.

Cassandra Brown

Sent from my iPhone

**Rhoades, Wendy**

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**From:** Paul Fitzgibbon <[REDACTED]>  
**Sent:** Tuesday, April 07, 2015 1:42 PM  
**To:** Rhoades, Wendy  
**Cc:** mckinneyheightsboard@gmail.com  
**Subject:** McKinney Heights

City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 7th

Ms. Rhoades

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring un necessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration

Paul Fitzgibbon  
6824 Walkup Lane  
Austin TX 78747



This email has been checked for viruses by Avast antivirus software.  
[www.avast.com](http://www.avast.com)

**Rhoades, Wendy**

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**From:** Martinezwhodaman <[REDACTED]>  
**Sent:** Tuesday, April 07, 2015 5:14 PM  
**To:** Rhoades, Wendy  
**Subject:** McKinney Heights subdivision zoning

"City of Austin  
Planning & Development Review Department  
Wendy Rhoades  
[wendy.rhoades@austintexas.gov](mailto:wendy.rhoades@austintexas.gov)

RE: Case # C14-2015-0016

April 5th

Ms.Rhoades

I live in the McKinney Heights subdivision in South Austin and would like to respectfully request the above referenced zoning request be denied. The zoning request is not consistent with the zoning surrounding the parcel and has the potential to bring un necessary burdens in the form of increased traffic, parking, and noise to existing homeowners. Zoning the parcel identical to the rest of the neighborhood would seem a more suitable choice.

Thank You for your consideration."