

ZONING & PLATTING COMMISSION

~~MINUTES~~ Handouts

JANUARY 21, 2014

PUBLIC HEARING INFORMATION

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.

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An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact listed on a notice); or
- appearing and speaking for the record at the public hearing;

- and:
- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
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A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

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Case Number: SP-2013-0219D
Contact: Brad Jackson, 512-974-3410 or
Rosemary Ramos, 512-974-2784
Public Hearing: Zoning and Planning Commission, Jan 21, 2014

☐ I am in favor
☒ object

8408 DULAC DRIVE, Austin, TX 78729

Muhammad Abdullah
Signature

Daytime Telephone: (512) 468-4411

Comments: I'm concerned about the privacy and additional traffic on Anderson Hill Road.

The proposed construction will be conducted right behind my backyard which can create dust and noise pollution and other environmental issues. The traffic on the Anderson Hill will be terrible. These issues needs to be mitigated before the construction permission is granted.

City of Austin
Planning and Development Review - 4th floor
Brad Jackson
P. O. Box 1088
Austin, TX 78767-1088



CASE: SP-2013-0219D
ADDRESS 8100 Anderson Mill Road

CASE: SP-2013-0219D
ADDRESS: 8100 Anderson Mill Road

[illegible]



NOTICE OF PUBLIC HEARING SITE PLAN APPEAL

Este aviso le informa de una audiencia pública tratando de un propuesto desarrollo o cambio dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-2193.

Mailing Date: 1/07/2014

Case Number: SP-2013-0219D

The City of Austin has sent this letter to inform you that we have received an appeal of a site plan. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application.

Applicant:	ATKINS, Terry Reynolds, (512) 342-3231
Owner:	Alliance Realty Robinson Ranch et al, John Oscar Robinson, (512) 371-5820
Project Name:	Broadstone at Parmer
Project Address:	8100 Anderson Mill Road
Appellants:	Laura Ruffino, Jennifer Ehrlich, Nicole Rivera, Ryan Rivera, Susan Birmingham, Victoria Nickell, Tiffany Asha, Karl Asha, Scott Suitlas, and Cheryl Hull

Nature of Appeal: Appeal of the City of Austin staff's extension of 180 days to the review time for the Broadstone at Parmer site plan application.

This application is scheduled to be heard by the Zoning and Platting Commission on Jan 21, 2014. The meeting will be held at City Hall Council Chambers, 301 West 2nd Street beginning at 6:00 p.m.

You can find more information on this site plan by inserting the case number at the following Web site: https://www.ci.austin.tx.us/devreview/a_queryfolder_permits.jsp. For additional information about the project please contact the applicant, Terry Reynolds, (512) 342-3231. For information about the permitting process, please contact the case manager, Brad Jackson, at 512-974-3410 or via e-mail at brad.jackson@austintexas.gov or Rosemary Ramos at 512-974-2784 or via email, rosemary.ramos@austintexas.gov and refer to the case number located on this notice. The case manager's office is located at One Texas Center, 4th Floor, 505 Barton Springs Road, Austin, Texas. You may examine the site plan at One Texas Center between the hours of 7:45 a.m. and 4:45 p.m., Monday through Friday.

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Case Number: SP-2013-0219D

Contact: Brad Jackson, 512-974-3410 or

Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, Jan 21, 2014

Your Name (please print)

KARL ASKE

13521 Dulles Ave

Your address(es) affected by this application

Signature

1-21-14

Date

Daytime Telephone: 512-796-9019

Comments:

• traffic

• safety

• noise pollution

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

City of Austin

Planning and Development Review – 4th floor

Brad Jackson

P. O. Box 1088

Austin, TX 78767-1088

INFORMACIÓN DE AUDIENCIA PÚBLICA

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Numero de caso: SP-2013-0219D
Persona designada: Brad Jackson, 512-974-3410
Rosemary Ramos, 512-974-2784
Audiencia Pública: Zoning and Platting Commission, Jan 21, 2014

Su Nombre (en letra de molde)

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

Firma	Fecha
Comentarios:	

Si usted usa esta forma para proveer comentarios, puede retornarlos a:
City of Austin / Planning and Development Review Dept., 4th Fl
Brad Jackson
P. O. Box 1088
Austin, TX 78767-1088

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Case Number: SP-2013-0219D

Contact: Brad Jackson, 512-974-3410 or Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, Jan 21, 2014

Your Name (please print)

DOUGLAS STEELE

Your address(es) affected by this application

3328 DULLE DR 78729

Signature

Alvin J. Steele

Date

1-21-14

Daytime Telephone: 512 417 8319

Comments:

My concern is environmental

I am concerned about the

major issue with increased

activity.

I have a concern about flooding and

drainage.

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

City of Austin

Planning and Development Review - 4th floor

Brad Jackson

P. O. Box 1088

Austin, TX 78767-1088

(over)

Other concerns are -
The Agency will increase
with the increase in the
to our present standards to
the substitution.

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Contact: Brad Jackson, 512-974-3410 or

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Public Hearing: Zoning and Platting Commission, Jan 21, 2014

Victoria A. Nickoll

Your Name (please print)

8416 Dulac Drive

Your address(es) affected by this application

Michael

Signature

Daytime Telephone: (512) 258-5479 (408) 590-1173

Date

1/20/14

☐ I am in favor
☒ I object

Comments: I am a single mother who cannot

afford to move I love my home I am

in fear of the crime this may bring as

well as the unsafe traffic conditions we

only have 1 way out of our neighborhood

this will be tremendously impeded by traffic

I object to this strongly and was never

provided notice that the intended use of

the property had been changed.

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Numero de caso: SP-2013-0219D
Persona designada: Brad Jackson, 512-974-3410
Rosemary Ramos, 512-974-2784
Audiencia Pública: Zoning and Platting Commission, Jan 21, 2014

Su Nombre (en letra de molde)

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

Firma Fecha

Comentarios:

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Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, Jan 21, 2014

T. Henry Asha

Your Name (please print)

13521 Bullock Ave

Your address(es) affected by this application



Signature

Date

1/21/14

Daytime Telephone: 512-419-6839

Comments:

traffic: pattern, access, safety
noise pollution: increase in
traffic; population
safety: personal safety;
student safety - this will
be within the walk zone

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Su Nombre (en letra de molde)

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

Firma	Fecha
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Case Number: SP-2013-0219D

Contact: Brad Jackson, 512-974-3410 or

Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, Jan 21, 2014

Your Name (please print)

Robert Ramos

Your address(es) affected by this application

8308 Duval St

Signature

[Signature]

Date

1/18/14

Daytime Telephone:

512-887-0057

Comments: Personally, I can not believe the city is even considering this project.

There is a statement of single family homes in this ZIP code and an advantage of ABS.

I will lose significant value to my property at no fault of my own. There is no buffer zone between properties. The city is trying to destroy the suburbs.

Here while creating the same environment.

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

City of Austin

Planning and Development Review - 4th floor

Brad Jackson

P. O. Box 1088

Austin, TX 78767-1088

INFORMACIÓN DE AUDIENCIA PÚBLICA

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- que aparecen y habla por el registro en la audiencia pública, y
- ocupa una residencia principal que se encuentra dentro de 500 pies de la propiedad en cuestión o el desarrollo propuesto,
- es el registro dueño de la propiedad dentro de 500 pies de la propiedad en cuestión o desarrollo propuesto,
- es un funcionario de medio ambiente o la organización de la vecindad que tiene un interés o cuyos limites declarados son de 500 pies de la propiedad en cuestión o el desarrollo propuesto.

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Numero de caso: SP-2013-0219D
Persona designada: Brad Jackson, 512-974-3410
Rosemary Ramos, 512-974-2784
Audiencia Pública: Zoning and Platting Commission, Jan 21, 2014

Su Nombre (en letra de molde)

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

Firma	Fecha
Comentarios:	

Si usted usa esta forma para proveer comentarios, puede retornarlos a:
City of Austin / Planning and Development Review Dept., 4th Fl
Brad Jackson
P. O. Box 1088
Austin, TX 78767-1088

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Case Number: SP-2013-0219D

Contact: Brad Jackson, 512-974-3410 or

Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Planning Commission, Jan 21, 2014

ERIC LANGE

Your Name (please print)

13513 DULLES AVE, AUSTIN TX 78729

Your address(es) affected by this application

Eric Lange
Signature

Daytime Telephone: 512-656-7613

Date

1/20/14

☐ I am in favor
☒ I object

Comments: AN APARTMENT COMPLEX ON THE

CORNER OF PARKER AND ANDERSON MILLS,

DESPITE POTENTIALLY LOWLAND PROPERTY VALUES,

ALSO COULD SEVERELY IMPACT THE ALREADY

HEAVY TRAFFIC WHERE OUR NEIGHBORHOOD OF

MILWOOD BLUFFS HAS ONE SMALL (AND ONLY)

EXIT TO ANDERSON MILLS.

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

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Planning and Development Review - 4th floor

Brad Jackson

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Austin, TX 78767-1088

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Case Number: SP-2013-0219D

Contact: Brad Jackson, 512-974-3410 or

Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, Jan 21, 2014

Christopher Thomas Obermeier

Your Name (please print)

13533 Dulles Ave Austin, TX 78729

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 281-382-5941

Comments: There are 6 windows in my house that face directly at the proposed apartment site. Seeing the proposed layout, I believe a dumpster will be placed not 30 feet from my fence. Not only will the view be unsightly but will cause massive rodent issues as well as during the summer months winds blowing directly at my house. The view/smell/rodent issues will make my house unsellable, plummet property value and ultimately force me to surrender the property out.

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NOTICE OF PUBLIC HEARING
SITE PLAN APPEAL

Este aviso le informa de una audiencia pública tratando de un proyecto desarrollo o cambio dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-2193.

Mailing Date: 1/07/2014

Case Number: SP-2013-0219D

The City of Austin has sent this letter to inform you that we have received an appeal of a site plan. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application.

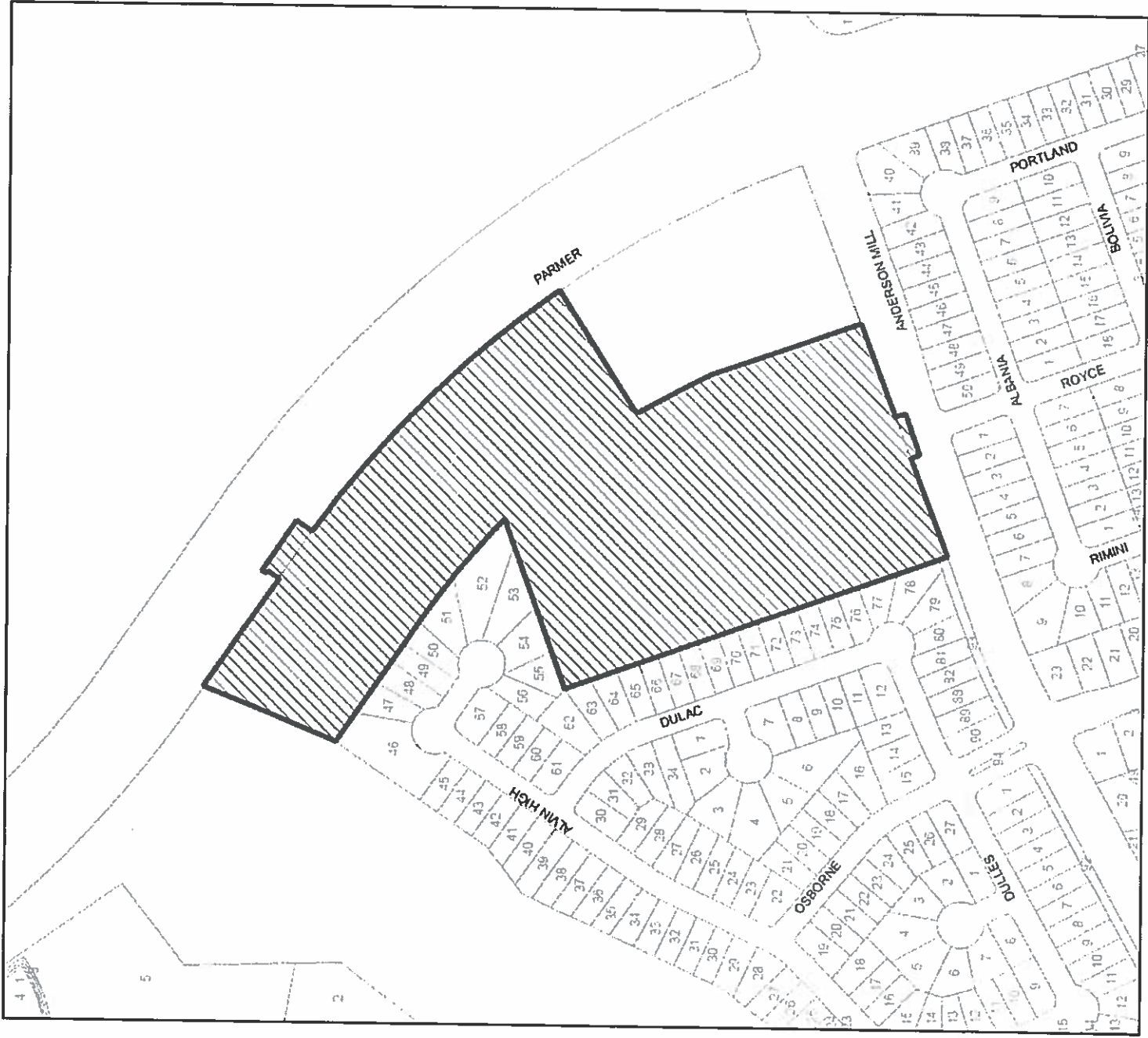
Applicant:	ATKINS, Terry Reynolds, (512) 342-3231
Owner:	Alliance Realty Robinson Ranch et al, John Oscar Robinson, (512) 371-5820
Project Name:	Broadstone at Parmer
Project Address:	8100 Anderson Mill Road
Appellants:	Laura Ruffino, Jennifer Ehrlich, Nicole Rivera, Ryan Rivera, Susan Birmingham, Victoria Nickell, Tiffany Asha, Karl Asha, Scott Suitlas, and Cheryl Hull

Nature of Appeal: Appeal of the City of Austin staff's extension of 180 days to the review time for the Broadstone at Parmer site plan application.

This application is scheduled to be heard by the Zoning and Platting Commission on Jan 21, 2014. The meeting will be held at City Hall Council Chambers, 301 West 2nd Street beginning at 6:00 p.m.

You can find more information on this site plan by inserting the case number at the following Web site: https://www.ci.austin.tx.us/devreview/a_queryfolder_permits.jsp. For additional information about the project please contact the applicant, Terry Reynolds, (512) 342-3231. For information about the permitting process, please contact the case manager, Brad Jackson, at 512-974-3410 or via e-mail at brad.jackson@austintexas.gov or Rosemary Ramos at 512-974-2784 or via email, rosemary.ramos@austintexas.gov and refer to the case number located on this notice. The case manager's office is located at One Texas Center, 4th Floor, 505 Barton Springs Road, Austin, Texas. You may examine the site plan at One Texas Center between the hours of 7:45 a.m. and 4:45 p.m., Monday through Friday.

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-  Subject Tract
-  Base Map



CASE#: SP-2013-0219D
ADDRESS: 8100 Anderson Mill Road

This product is for informational purposes and may not have been created by or be subject to legal engineering or surveying purposes. It does not represent an engineering survey and represents only the approximate relative location of property boundaries.
This product has been produced by the Planning and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Atkins North America, Inc.
6504 Bridge Point Parkway, Suite 200
Austin, Texas 78730
Telephone: +1.512.327.6840
Fax: +1.512.327.2453
www.atkinsglobal.com/northamerica

21 November 2013

Mr. Brad Jackson, Case Manager
City of Austin
Planning and Development Review
505 Barton Springs Road, Fourth Floor
Austin, Texas 78704

DELIVERED VIA E-MAIL

RE: Broadstone at Parmer
City of Austin File No. SP-2013-0219C
Extension Request Letter
Atkins Project No. 100033662

Brad:

On behalf of the applicant, we are requesting a 180 day extension of the Code-mandated review period for the above referenced site plan application. The current expiration date is 12 December 2013.

At this time, we are involved in ongoing discussions with Austin Energy to resolve proposed improvement encroachments into their existing easements along West Parmer Lane and with Watershed Engineering to determine the final disposition of our request for participation in the Regional Stormwater Management Program (RSMMP) for the Lake Creek watershed. It is our goal to resolve these issues as soon as possible and proceed with any redesign that is necessitated as a result.

Thank you for your consideration of this request. Please call me at 342-3231 if you have any questions.

Sincerely,

Terry S. Reynolds
Project Coordinator

Cc: Brandon Easterling - Alliance
Scott A. Smiley - Atkins

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Case Number: SP-2013-0219D

Contact: Brad Jackson, 512-974-3410 or

Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, Jan 21, 2014

Rhet M. Brown

Your Name (please print)

8433 Alvin High Lane Austin, TX 78729

Your address(es) affected by this application

Rhet M. Brown

Signature

Date

Alvin 2014

Daytime Telephone: 512.249.8612

Comments: I object to this Apartment complex being built because.

- Additional traffic will make for an unsafe traffic congestion

- making almost impossible to exit or enter bluffs at Mt. Laurel

- Decrease in property value & quality of life

- Strain on water services, electrical, phone, tv, internet, Fire & EMS

- Noise and light pollution

- Privacy, cars parking in our neighborhood, looking down off the out yards

- drainage into our yards & neighborhood

- ~~Additional traffic~~ will make for a very unsafe area.

- Traffic congestion is already bad, if you use this form to comment, it may be returned to:

City of Austin

Planning and Development Review - 4th floor

Brad Jackson

P. O. Box 1088

Austin, TX 78767-1088

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Numero de caso: SP-2013-0219D
Persona designada: Brad Jackson, 512-974-3410
Rosemary Ramos, 512-974-2784
Audiencia Pública: Zoning and Platting Commission, Jan 21, 2014

Su Nombre (en letra de molde)

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

Firma	Fecha
Comentarios:	

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Brad Jackson
P. O. Box 1088
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Case Number: SP-2013-0219D
Contact: Brad Jackson, 512-974-3410 or
Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, Jan 21, 2014

Susan Birmingham

Your Name (please print)

8437 Alvin High Ln Austin, 78729

Your address(es) affected by this application

Signature

Daytime Telephone: 512-415-2268

1/20/14

Date

☐ I am in favor
☒ I object

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

City of Austin
Planning and Development Review - 4th floor
Brad Jackson
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Comments: I object to the development of the apartment complex. The increase in traffic and potential accidents are a concern of mine. Along with potential environmental effects (i.e. drainage issues) the value of my property will decrease with the addition of the rents of the complex. I have been a resident for 8 years and want to keep the Bluffs, the small, intimate neighborhood it is.

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Persona designada: Brad Jackson, 512-974-3410
Rosemary Ramos, 512-974-2784
Audiencia Pública: Zoning and Platting Commission, Jan 21, 2014

Su Nombre (en letra de molde)

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

Firma	Fecha
-------	-------

Comentarios:

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and:

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Case Number: SP-2013-0219D

Contact: Brad Jackson, 512-974-3410 or

Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, Jan 21, 2014

Justin Birmingham
Your Name (please print)

8437 Alvin Hwy Ln Austin, 78729
Your address(es) affected by this application

Your address(es) affected by this application

Signature

Daytime Telephone: 512-465-2268

Comments: The development of Broadstone at

Turner will bring unnecessary traffic and

accidents to the already ~~heavy~~ heavy

traffic patterns in Anderson Mill near Osborne.

The noise, light, and environmental issues to

what the complex will present disrupt the

small, intimate, quiet feel that The Bluffs

are known for. Drainage will become a

factor that I feel will impact the value of

my property, perhaps lowering the value of

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

City of Austin

Planning and Development Review - 4th floor

Brad Jackson

P. O. Box 1088

Austin, TX 78767-1088

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Numero de caso: SP-2013-0219D
Persona designada: Brad Jackson, 512-974-3410
Rosemary Ramos, 512-974-2784
Audiencia Pública: Zoning and Platting Commission, Jan 21, 2014

Su Nombre (en letra de molde)

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

Firma	Fecha
Comentarios:	

Si usted usa esta forma para proveer comentarios, puede retornarlos a:
City of Austin / Planning and Development Review Dept., 4th Fl
Brad Jackson
P. O. Box 1088
Austin, TX 78767-1088

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Contact: Brad Jackson, 512-974-3410 or

Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, Jan 21, 2014

☐ I am in favor
☒ I object

Your Name (please print) Laura & Michael Ruffino

8529 Alvin Highway 78729

Your address(es) affected by this application

Signature [Signature]

Date 1/19/14

Daytime Telephone: 512 799 6759

Comments: I am extremely concerned about the effect this development will have on my property value. A home that is adjacent to an apt complex is not appealing to those with children. The increased traffic & light pollution will affect my quality of life. The privacy my family has will be impacted. Our home is adjacent to a water retention area. In five all of the address run-off

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Numero de caso: SP-2013-0219D
Persona designada: Brad Jackson, 512-974-3410
Rosemary Ramos, 512-974-2784
Audiencia Pública: Zoning and Platting Commission, Jan 21, 2014

Su Nombre (en letra de molde)

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

Firma

Fecha

Comentarios:
cortd will greatly increase the water
in the containment & potential flooding.
Please do not approve this extension.
I would love to see this land
rezoned for single family homes.

Regards,
Laura & Michael
Puffin

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Brad Jackson
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Austin, TX 78767-1088

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Public Hearing: Zoning and Planning Commission, Jan 21, 2014

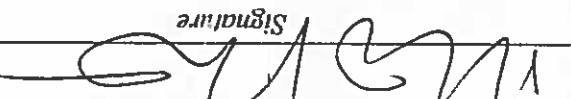
Michael Ruffalo

Your Name (please print)

☐ I am in favor
☒ I object

8529 Alvin High Austin TX 78729

Your address(es) affected by this application



Signature

1/21/14

Date

Daytime Telephone:

Comments: As a property owner whose house will be directly adjacent to the proposed apartment complex, I am concerned about decreased property value, decreased privacy, light pollution and increased traffic.

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Case Number: SP-2013-0219D

Contact: Brad Jackson, 512-974-3410 or
Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Planning Commission, Jan 21, 2014

Faye + Claude Manth

Your Name (please print)

8401 Alvin High Lane

Your address(es) affected by this application

Faye W. Manth

Signature

Daytime Telephone: (512) 940-0247

Comments: I am concerned that traffic on our street is limited and we have concerns that noise will be a factor and will have a direct impact on our neighborhood. Also more traffic means more automobiles or even accidents.

Date

1/20/14

☒ I am in favor of the project

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Case Number: SP-2013-0219D

Contact: Brad Jackson, 512-974-3410 or

Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Planning Commission, Jan 21, 2014

Guillermo & Maria Lopez

Your Name (please print)

8329 OSBORNE DR. AUSTIN TX 78729

Your address(es) affected by this application

Date

Daytime Telephone: 512-739-2818 / 512-709-8214

Comments: Entering/Exiting the subdivision is, and has been, very challenging and risky. An increase in traffic would be very dangerous, as well as the noise. Our quality of life is going to be impacted. We see more cars + have to pay to this proposed development.

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City of Austin
Planning and Development Review - 4th floor

P. O. Box 1088
Brad Jackson

Austin, TX 78767-1088

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Contact: Brad Jackson, 512-974-3410 or

Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Planning Commission, Jan 21, 2014

PABLO PHAGUA

Your Name (please print)

8330 OSBORNE DR. AUSTIN, TX. 78729

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512-905-0704

Comments:

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Public Hearing: Zoning and Planning Commission, Jan 21, 2014

Sarah Edwards

Your Name (please print)

8333 Osborn Dr

Your address(es) affected by this application

S. Edwards

Signature

Daytime Telephone: 512-468-3353

Comments:

The development of an apt complex will affect me in the following ways and object this development because: of the increased traffic, with our neighborhood only having one entrance this is my biggest concern. The potential for an increase in crime, decrease in value by our subdivision as well as the potential for decrease in home's value. For others in the neighborhood, the development of this apt. would cause a big concern regarding the damage from rain runoff from the complex

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Case Number: SP-2013-0219D
Contact: Brad Jackson, 512-974-3410
Rosemary Ramos, 512-974-2784
Public Hearing: Zoning and Platting Commission, Jan 21, 2014

KINDA B. TEAM

Your Name (please print)

1804 Willow Street 78702

Your address(es) affected by this application

Signature

Date

Daytime Telephone: 512-472-1930

Comments:

This property is adjacent to single family neighborhood and this is not compatible with a residential neighborhood

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

City of Austin
Planning and Development Review - 4th floor
Brad Jackson
P. O. Box 1088
Austin, TX 78767-1088

INFORMACION DE AUDIENCIA PÚBLICA

Aunque solicitantes y/o su(s) agente(s) se les requiere atender la audiencia publica, usted no esta bajo requisito de atender. De todos modos, si usted atiende la audiencia publica, tendrá la oportunidad de hablar a FAVOR o EN CONTRA al propuesto desarrollo o cambio. Usted también puede contactar a una organización de protección al medio ambiente o organización de vecinos que ha expresado interés en la aplicación teniendo implicaciones a su propiedad.

Durante la audiencia publica, la comisión podría postergar o continuar audiencia del caso en una fecha futura, o recomendar aprobar o negar la aplicación. Si la comisión anuncia fecha y hora especifica para postergar o continuar discusión, y no se extiende más de 60 días, no tendrá obligación de otra notificación publica.

La decisión de la Comisión puede ser apelada por una persona con pie de recurso o por una persona que ha sido identificado como una parte interesada. El organismo obteniendo la audiencia publica determinara si una persona esta legitimada para apelar una decisión.

Una enmienda de la ordenanza de zonificación puede incluir una superposición condicional que incluiría las condiciones aprobadas por la Comisión de Uso de la Tierra o el Ayuntamiento. Si la aprobación final es por la acción del Consejo de la Ciudad, no hay apelación de la acción de la Comisión de Uso de la Tierra.

Una parte interesada, se define como una persona que es el solicitante o el titular de registro de la propiedad en cuestión o que se comunica el interés de una junta o comisión por:

- la entrega de una declaración por escrito a la junta o comisión, antes o durante la audiencia pública que generalmente se identifica los temas de interés (que puede ser entregado al contacto que aparece en un anuncio), o
- que aparecen y hablan por el registro en la audiencia pública, y
- ocupa una residencia principal que se encuentra dentro de 500 pies de la propiedad en cuestión o el desarrollo propuesto,
- es el registro dueño de la propiedad dentro de 500 pies de la propiedad en cuestión o desarrollo propuesto,
- es un funcionario de medio ambiente o la organización de la vecindad que tiene un interés o cuyos límites declarados son de 500 pies de la propiedad en cuestión o el desarrollo propuesto.

Un aviso de apelación debe ser presentada con el director del departamento responsable, a más tardar 14 días después de la decisión. Un formulario de apelación puede estar disponible en el departamento responsable.

Para obtener información adicional sobre el proceso de desarrollo de la ciudad de Austin, visite nuestro sitio Web: 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 publica. Sus comentarios deben incluir el nombre de la comisión, la fecha de la audiencia publica, el número de caso, y el nombre de la persona designada en la noticia oficial.

Numero de caso: SPC-2013-0405A
Persona designada: Brad Jackson, 512-974-3410,
Rosemary Ramos, 512-974-2784
Audiencia Pública: Planning Commission, Jan 14, 2014

Su Nombre (en letra de molde)

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

Firma Fecha

Comentarios:

Si usted usa esta forma para proveer comentarios, puede retornarlos a:
City of Austin / Planning and Development Review Dept., 4th Fl
Brad Jackson
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: SP-2013-0219D
Contact: Brad Jackson, 512-974-3410 or
Rosemary Ramos, 512-974-2784
Public Hearing: Zoning and Platting Commission, Jan 21, 2014

Your Name (please print) Robert Kurzweil
☐ I am in favor
☒ I object

8353 Alvin High Lane Austin, TX
Your address(es) affected by this application 78729
1/21/2014
Signature
Daytime Telephone: (512) 296-2052

Comments: Zoning & Platting Commission

Case # SP-2013-0219D - Brad Jackson

My concern with this project is the effect it will have on traffic on Anderson Mill and at the entrance to my neighborhood (Anderson Mill and suburb). It would create a large flow out onto the road without a traffic light.

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Planning and Development Review - 4th Floor
Brad Jackson
P. O. Box 1088
Austin, TX 78767-1088

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Case Number: SP-2013-0219D

Contact: Brad Jackson, 512-974-3410 or
Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, Jan 21, 2014

JOHN W. LAVERRIERE

Your Name (please print)

☐ I am in favor
☒ I object

8353 ALVIN HIGH LANE

Your address(es) affected by this application



Signature

1-21-2014

Date

Daytime Telephone: 512-627-6497

Comments: Zoning & Platting Commission

CASE # OSP-2013-0219D

- Brad Johnson

SEE ATTACHED
LETTER

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

City of Austin

Planning and Development Review - 4th floor

Brad Jackson

P. O. Box 1088

Austin, TX 78767-1088

jlaverriere@hotmail.com

From: <jlaverriere@hotmail.com>
Date: Friday, July 26, 2013 10:26 AM
To: <brad.jackson@austintexas.gov>
Subject: Notice of Filing of Application for Administrative Approval of Site Plan case no: 3013-0219D

When we bought our residence at The Bluffs at Milwood two years ago this month we were buying in a community of homes with families and private one way in and one way out to deter any unwanted visitors. We bought this house after being in Texas for the last 13 years as our retirement home. We do not want a noisy apartment community next door to our complex. We bought here and are connected to Rattan Creek in regards to use of their facilities and are members.

We lived off Great Hills Trail in Arboretum for the last 8 years with a heavy concentration of apartments from highway 360 all the way to the retail area on Great Hills Trail and I have to say the noise of departing vehicles at all hours at high speed made for lots of noise. We even had apartment residents walking their dogs on Great Hills Trail and leaving their mess on our lawn for me to clean up. I want single family homes in my new neighborhood and not transient tenants in apartment complexes.

John W. Laverriere
Robert A. Kurzweil
Home owners @ 8353 Alvin High Lane

Please respond with any further info regarding the above subject matter.

Thanking you in advance

7/26/2013

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Case Number: SP-2013-0219D

Contact: Brad Jackson, 512-974-3410 or
Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, Jan 21, 2014

Nelda Young

Your Name (please print)

8540 Alvin High Ln

Your address(es) affected by this application

Nelda Young

Signature

1-17-13

Date

Daytime Telephone: 512 699 7376

Comments: This project will
be very harmful to my
property & its value.

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

City of Austin
Planning and Development Review - 4th floor
Brad Jackson
P. O. Box 1088
Austin, TX 78767-1088

Jackson, Brad

From: Young, Nelda <nyoung@ichorystems.com>
Sent: Friday, January 17, 2014 4:58 PM
To: Jackson, Brad
Subject: Case number: SP-2013-0219D

Follow Up Flag: Follow up
Flag Status: Flagged

Brad Jackson, City of Austin
Case number: SP-2013-0219D
P.O. Box 1088
Austin, Texas 78767
512-974-3410

Brad.Jackson@ausintexas.gov

Dear Mr. Jackson:

The homeowners of the Bluffs at Milwood, located at the North West corner of Parmer and Anderson Mill Road, would like to appeal to you regarding zoning of land that borders our properties. We ask for your assistance to maintain the zoning as it stands - all commercial, and reject the extension granted to "Broadstone at Parmer".

As you know, the 16 acres in question have always been zoned for retail/commercial space; the developers are attempting to change the zoning to multi-family. As the plan exists to date, apartment complex will begin a mere 25 feet from our property line. The homeowners of the Bluffs at Milwood, and the greater Milwood subdivision would succumb to a vast number of negative cascading effects, and we only have to look to our own neighbors down the street on Dallas Drive or Turtle Rock, both invaded by multifamily, to validate the following concerns:

- **Investment.** Multifamily located next to our property will **decrease our property values**. This has in fact *already* happened in our neighborhood. Milwood consists of working middle class families, when we have to move and can not sell our homes, we are forced to rent out the house. This is exactly what happened on Dallas Drive, and Turtle Rock; those streets have been completely changed by the apartments and renters.
- **Traffic.** "Preliminary" traffic studies by the developer estimate that traffic would at least double on Anderson Mill Road as the main entry/exit point for the apartment complex is less than 200 feet from our property. Our subdivision has only **one** entry/exit point; this scenario would make commuting to and from work utterly impossible. This area of Anderson Mill Road already has a high rate of traffic violations, traffic accidents, and traffic related fatalities at the intersection in front of our subdivision at Osborne and Anderson Mill Road. This will also have a major impact on traffic on Parmer Lane. What involvement has TxDOT had in assessing traffic patterns and projected road issues for this project? How can we be assured that we will have safe entry and exit into our subdivision?
- **Easement.** The current 25 foot easement does not protect our properties from excess storm water, and runoff, which will cause damage to the homes that directly border the proposed site. Even if the grading of the land is changed, after a year when the ground settles again, the gradation will have changed, and not in our favor.
- **Crime.** Again, we only have to look at our neighbors on Dallas Drive and Turtle Rock to validate our concerns with apartments bringing in crime to the neighborhood. After the apartment complex the IMT at Rattan Creek was occupied, theft, burglary, and car vandalism all increased on Dallas Drive.
- **Specs.** To date the apartment buildings will be three stories tall, providing a clear view from the balconies into everyone's home – located a mere 25 feet from our fence line.

- **Decline in quality of life.** Apartments will have negative cascading effects in our neighborhood. When we can't sell our homes, surrounded by excessive traffic, noise pollution, crime, and overcrowded schools, making the neighborhood that we all moved into will cease to exist.

Please help us keep the land zoned retail only for the 16 acres in question. The neighborhood has joined together to appeal to all involved parties in the hopes that land would be developed with something that would maintain the community's value.

Thank you,

Nelda Young

8540 Alvin High Ln

Austin, TX 78729

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Case Number: SP-2013-0219D

Contact: Brad Jackson, 512-974-3410 or
Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, Jan 21, 2014

Minghui Zhang

Your Name (please print)

☐ I am in favor
☒ I object

8551 ALVIN HIGH LN, Austin, TX

Your address(es) affected by this application

[Signature]

Signature

Jan/20/2014

Date

Daytime Telephone: 512-909-8636

Comments:

① Noise pollution, my baby is just 2 years old, I don't want her to be affected by noise all days!

② Personal Privacy.

③ Traffic. Only the entry/exit point.

④ Property Value. It would be reduced due to the loss of the back forest and personal privacy.

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

City of Austin

Planning and Development Review - 4th floor

Brad Jackson

P. O. Box 1088

Austin, TX 78767-1088

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Case Number: SP-2013-0219D

Contact: Brad Jackson, 512-974-3410 or
Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, Jan 21, 2014

Nanyela Tejchma

Your Name (please print)

☐ I am in favor
☒ I object

B504 Dulac CV Austin TX 78729

Your address(es) affected by this application

N. Tejchma

Signature

1/20/2014

Date

Daytime Telephone: 512 300 9794

Comments:

I am concerned about the overall traffic impact of the development. It is already difficult for residents in the Bluffs to take left turns onto Anderson Mill during rush hour and it would be even more difficult if there was increased traffic just up the road.

Traffic backs up on Anderson Mill to Parmer a lot during rush hour, it would be difficult and dangerous for cars out of the apartments to take left turns onto Anderson Mill as well since they'd have to turn left into standing traffic.

The apartments would have an exit onto Parmer, currently there is a long drawn out right turn only lane where people blaze through at 60mph+ and there are many cyclists using the shoulder, I can't foresee that ending very well, cars trying to exit the apartments onto Parmer, not paying attention to cyclists/cars coming too fast from their left. Also there will be cars exiting the apartments to cut across all lanes on Parmer in 60+mph traffic to do a u-turn at the light to go W on Parmer.

There are plenty of accidents happening both on the AM+Parmer light and the Anderson Mill/Osborne and Anderson Mill/Amasia crossings, adding any more complicated exits will not improve the situation.

In addition to that, it is already almost impossible to cross Anderson Mill for pedestrians from the Bluffs to get to the other side to access the park. Cars at the light on Parmer simply ignore the pedestrian light, and the next light to safely cross is way far down Anderson Mill/Morris RD.

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City of Austin

Planning and Development Review - 4th Floor

Brad Jackson

P. O. Box 1088

Austin, TX 78767-1088

Jackson, Brad

From: Hong Yuan Guo <guohongy@sbcgloba.net>
Sent: Monday, January 20, 2014 11:39 PM
To: Jackson, Brad
Subject: Objection, Case No. SP-2013-0219D

Follow Up Flag: Follow up
Flag Status: Flagged

Re: Case Number SP-2013-0219D
Contact: Mr. Brad Jackson
Public Hearing: Zoning and Platting Commission, Date: Jan. 21, 2014

Dear Mr. Brad Jackson:

Purpose: I object the proposed development by Broadstone at Parmer Project.

Comments:
I am a member of The Bluffs of Milwood Home Owner Association, and I own a property at 13529 Dulles Ave., Austin, Tx 78729.
My property backs up to both Anderson Mill Road and proposed development by Broadstone at Parmer Project. I do not want to be suffering more from traffic and noise pollution caused by Broadstone at Parmer Project. Thanks for the opportunity to express my concern and objection of the Project.

Kindly Regards,
Hong-Yuan Guo, property owner within 500 feet

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Case Number: SP-2013-0219D

Contact: Brad Jackson, 512-974-3410 or
Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, Jan 21, 2014

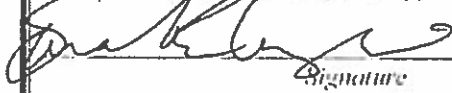
Sarah Loghin

Your Name (please print)

☐ I am in favor
☒ I object

8324 Dulac Dr. Austin TX 78729

Your address(es) affected by this application



Signature

1/20/2014

Date

Daytime Telephone: 512-461-6468

Comments: My property backs to the land in question. I object to a multi-family use, specifically this project, because I feel my privacy will be invaded by those who can see over my back fence. The development will significantly impede my family's ability to enjoy our outdoor space. We are not convinced that the drainage plan will prevent flooding, the additional traffic will create a hazard as we enter/discard our neighborhood, and the noise level from both construction and tenant life will be unbearable.

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City of Austin

Planning and Development Review - 4th Floor

Brad Jackson

P. O. Box 1088

Austin, TX 78767-1088

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A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (it may be delivered to the contact listed on a notice); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

For additional information on the City of Austin's land development process, visit our web site: www.ci.austin.tx.us/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 name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SP-2013-0219D

Contact: Brad Jackson, 512-974-3410 or

Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, Jan 21, 2014

OMAR DYE

Your Name (please print)

☐ I am in favor
☒ I object

8417 DULAC DRIVE, AUSTIN, TX 78729

Your address(es) affected by this application

[Signature]

Signature

1/21/14

Date

Daytime Telephone: 512-762-4228

Comments: I STRONGLY OBJECT TO APPAARSTONE
APARTMENTS AT ANDERSON MILL + PARMER. THIS
IS AN ALREADY BUSY INTERSECTION AND
THERE ARE CURRENTLY NO APARTMENTS
ALONG PARMER LANE THAT ARE LOCATED
AT A BUSY INTERSECTION. THERE SHOULD BE
NO DIFFERENCE FROM THE LAST APARTMENT
PROJECT BEING DENIED - THIS SITE IN THE
PAST. THIS WILL ALSO LOWER PROPERTY VALUES OF
EXISTING HOMES NEAR THE SITE.

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

City of Austin

Planning and Development Review - 4th floor

Brad Jackson

P. O. Box 1088

Austin, TX 78767-1088

Jackson, Brad

From: Judy Hessewick <judy@westwindmortgage.net>
Sent: Tuesday, January 21, 2014 4:36 PM
To: Jackson, Brad
Subject: Case number: SP-2013-0219D Hearing January 21,2014
Attachments: Case Number SP-2013-0291D Jan 21 2014.pdf

Mr. Jackson,

Please see attached comments regarding the Broadstone at Parmer site plan application. I have a number of concerns regarding the negative effect this apartment complex will have on our neighborhood. However, setting aside my concerns regarding the effect the apartments will have on our property values and potential water issues with the MUD (we already have issues with inadequate water pressure), the traffic issue is a major concern. We only have one entrance/exit in our subdivision. Leaving the subdivision can be a challenge at any time during the day, but mornings and evenings are especially challenging. The increased traffic from the apartment complex will make it even more difficult. If the apartment complex is approved, a signal at this intersection will become essential.

Regards.

Judy Hessewick
8400 Alvin High Lane
Austin, TX 78729
512-250-0901 Fax 512-918-2403
judy@westwindmortgage.net

January 21, 2014

To Whom It May Concern:

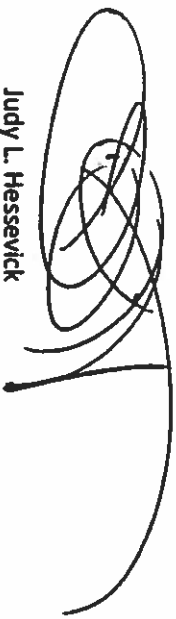
Re: Case No. SP-2013-0219D

I am concerned about the traffic that this project will cause and the damage it will do to our neighborhood here at The Bluffs at Milwood.

At present there is only one way in or out of our neighborhood via Anderson Mill Lane. In both the morning and early evening getting out of the subdivision can be quite challenging due to the volume of traffic and sight lines. Additionally, there are often pedestrians and children who cross Anderson Mill Lane at this point. My concern is that the additional traffic caused by this proposed apartment development will make exiting our subdivision extremely difficult and, at best, very unsafe.

I think it would be appropriate to require the developer to be responsible for getting a traffic signal installed so that the flow of traffic can be regulated and so that the intersection is much safer. It is in everyone's best interest to create the safest traffic environment possible and to mitigate the negative impact of the additional traffic from construction vehicles and residents of the new apartment complex.

Regards,

A handwritten signature in black ink, appearing to read "Judy L. Hessewick", written over a large, loopy, circular scribble.

Judy L. Hessewick
8400 Alvin High Lane
Austin, TX 78729
512-250-0901

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Case Number: SP-2013-0219D

Contact: Brad Jackson, 512-974-3410 or
Rosemary Ramos, 512-974-2784

Public Hearing: Zoning and Platting Commission, Jan 21, 2014

Judy Hesscrick

Your Name (please print)

☐ I am in favor
☒ I object

8400 Alvin Highland, Austin, TX 78729

Your address(es) affected by this application

[Signature]

Signature

1/21/14

Date

Daytime Telephone: 512-250-0901

Comments: PLEASE SEE ATTACHED

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City of Austin

Planning and Development Review - 4th floor

Brad Jackson

P. O. Box 1088

Austin, TX 78767-1088

