ZONING CHANGE REVIEW SHEET

CASE: C14-2017-0029 (Great Hills Country Club) **Z.A.P. DATE:** May 16, 2017
June 6, 2017

ADDRESS: 5914 Lost Horizon Drive

DISTRICT AREA: 10

OWNER/APPLICANT: Great Hills Golf Club of Austin, Inc. (Hayden Stewart)

AGENT: Thrower Design (A. Ron Thrower)

ZONING FROM: Tract 1: SF-2, GR-CO **TO:** Tract: 1: CR **AREA:** Tract 1: 61.17 acres
Tract 2: GR-CO Tract 2: CS-1 Tract 2: 1.5188 acres
Total Area: 62.688 acres

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant CR, Community Recreation District, zoning for Tract 1 and CS-1, Commercial Liquor Sales District, zoning for Tract 2.

ZONING & PLATTING COMMISSION RECOMMENDATION:

5/16/17: Postponed to June 6, 2017 at the staff's request by consent (11-0); A. Denkler-1st, J. Duncan-2nd.

DEPARTMENT COMMENTS:

The property in question is developed with a country club that includes a pool area, restaurant, retail shop, meeting rooms, and golf course. A portion of the subject tract was rezoned in October of 1980 from SF-2 to LO and CS-1 (Zoning Case C14-80-0129 – See Case Map as Attachment A). The CS-1 building footprints were granted for the existing club building and the proposed expansion area. In February of 2000, the applicant requested GR zoning for this site. The applicant proposed to downzone the CS-1 footprint and to up zone the remaining SF-2 and LO zoned area (Zoning Case C14-00-2043 – See Case Map as Attachment B). The Planning Commission and City Council approved GR-CO zoning with conditions allowing LO uses and only GR district uses that are accessory to existing club use.

In 2010, the applicant requested a rezoning of the property from GR-CO to GR-CO to amend the conditional overlay to permit some uses that were required for the remodel and expansion of the site (Zoning Case C14-2010-0017 – See Case Map as Attachment C). Specifically, the applicant requested to permit the Community Recreation (Private) use so they could add tennis courts in place of some to the parking lot on the property. In addition, the applicant planned to expand the pool area and remodel the existing buildings to benefit current and future needs of the golf club. The Zoning and Platting Commission approved GR-CO zoning with a conditional overlay to allow the following uses as conditional uses: Community Recreation (Private), Indoor Entertainment, Outdoor Sports and Recreation, Restaurant (Limited), and Restaurant (General); permit all other 'LO' district uses. In August of 2010, the City Council approved the Zoning and Platting Commission's recommendation with additional conditions to 1) provide a 22-foot setback from the right-of-way line on the property for any additional improvements on the site (unless an electrical manhole required reducing the size

to twenty feet); 2) allow for a 10:00 p.m. closing time; 3) require a landscaped buffer on the west side and adjacent to the proposed new tennis courts that is consistent with the City's Grow Green regulations.

In this case, the applicant is requesting a rezoning of the golf course area, Tract 1 (61.17 acres), to the Commercial Recreation (CR) district to bring the Outdoor Sports and Recreation use into conformance. In addition, the applicant is asking to rezone a portion (a 1.5188 acre footprint known as Tract 2) of the existing 6.68 acres of GR-CO zoning area to Commercial-Liquor Sales (CS-1) district to allow for the development of a new club house and associated structures. The applicant is proposing to construct a new club house building that will include a pro-shop, restaurant, cocktail lounge, activity center and other accessory uses to the Community Recreation (Private) use.

The staff recommends CR zoning for Tract 1as it will bring the existing golf course (Outdoor Sports and Recreation use) into conformance with land use regulations in the Land Development Code. The proposed CS-1 zoning for Tract 2 will permit the applicant to redevelop the county club facilities to provide additional services for the community.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	SF-2, GR-CO	Golf Club (includes pool area, restaurant, retail shop, and meeting rooms), Golf Course
North	SF-2	Single-Family Residences
South	SF-2, SF-6	Single-Family Residences, Tennis Courts
East	PUD	Open Space, Single-Family Residences
West	SF-2	Single-Family Residences

AREA STUDY: N/A

TIA: Deferred

WATERSHED: Bull Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Independent School District
Austin Great Hills Homeowners Association, Inc.
Bike Austin
Bull Creek Foundation
Friends of Austin Neighborhoods
Great Hills Park Neighborhood Association
Great Hills Sections IX & X Homeowners Association
Laurel Oaks Neighborhood Association
Long Canyon Homeowners Association
Mountain Neighborhood Association (MNA)
North Oaks Neighborhood Association
Northwest Austin Coalition

SELTEXAS
Sierra Club, Austin Regional Group
TNR BCP- Travis County Natural Resources

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2010-0017 (Great Hills Country Club: 5914 Lost Horizon Drive)	GR-CO to GR-CO* * At the ZAP meeting, the applicant offered to amend his request to make the Community Recreation (Private), Indoor Entertainment, Outdoor Sports and Recreation, Restaurant (Limited), and Restaurant (General) conditional uses.	4/20/10: Approved GR-CO zoning, with a conditional overlay that would allow the following uses as conditional uses: Community Recreation (Private), Indoor Entertainment, Outdoor Sports and Recreation, Restaurant (Limited), and Restaurant (General); permit all other 'LO' district uses (7-0); G. Bourgeois-1st, P. Seeger-2nd. 5/18/10: Case re-heard by the Zoning and Platting Commission because of notification issue. Re-approved previous motion of GR-CO zoning, with a conditional overlay that would allow the following uses as conditional uses: Community Recreation (Private), Indoor Entertainment, Outdoor Sports and Recreation, Restaurant (Limited), and Restaurant (General); permit all other 'LO' district uses (7-0); D. Tiemann-1st, B. Baker-2nd.	6/24/10: Approved the Zoning and Platting Commission recommendation of GR-CO zoning, with an additional condition for a 25-foot setback from the right-of-way line on the property for any additional improvements on the site (5-2, Riley & Morrison-No) 8/19/10: Approved GR-CO district zoning to change a condition of zoning (6-1, Morrison-Nay); Shade-1st, Martinez-2nd; including the following amendments: 1) provide a 22-foot setback unless the electrical manhole required reducing the size to twenty feet; 2) allow for a 10:00 p.m. closing time; 3) require a landscaped buffer on the west side and adjacent to the proposed new courts that was consistent with the City's Grow Green regulations.
C14-00-2043	CS-1, LO, SF-2 to GR	9/26/00: Approved GR-CO w/conditions allowing LO uses and only GR district uses that are accessory to existing club use (8-0, SA-absent); BB-1st, JM-2nd.	Approved GR-CO with following conditions: prohibit Automotive Rentals, Automotive Sales, Automotive Repair Services, Automotive Washing, Business or Trade School, Commercial Off-Street Parking, Consumer Repair Services, Consumer Convenience Services, Drop-off Recycling Collection Facility, Exterminating Services, Financial Services, Funeral Services, General Retail Sales (General), General Retail Sales (Convenience), Indoor Sports and Recreation, Indoor Entertainment, Off-site Accessory Parking, Outdoor Entertainment,

			Pawn Shop Services, Personal Improvement Services, Personal Services, Pet Services, Plant Nursery, Research Services, Restaurant (Drive-in, Fast food), Restaurant (Limited), Restaurant (General), Service Station, Theater, Custom Manufacturing, College and University Facilities, Community Recreation (Public), Community Recreation (Private), Congregate Living, Guidance Services, Hospital Services (General), Hospital Services (Limited), Private Secondary Education Facilities, Residential Treatment, Outdoor Sports and Recreation, and Food Sales; (Vote:7-0); all 3 readings
C14-93-0113	I-RR to SF-2	12/14/93: Approved SF-2 (7-0)	1/20/94: Approved SF-2 (5-0); all 3 readings
C14-92-0122	PUD to SF-2	12/15/92: Granted SF-2	12/17/92: Approved SF-2 on al 3 readings
C14-80-129	SF-2 to CS-1	Granted CS-1 and LO zoning	Granted PC rec. for CS-1 and LO zoning on all 3 readings

RELATED CASES: C14-2010-0017 (Previous Zoning Cases)
C14-00-2043
C14-80-129
SP-04-0638CS (Site Plan Case)

ABUTTING STREETS:

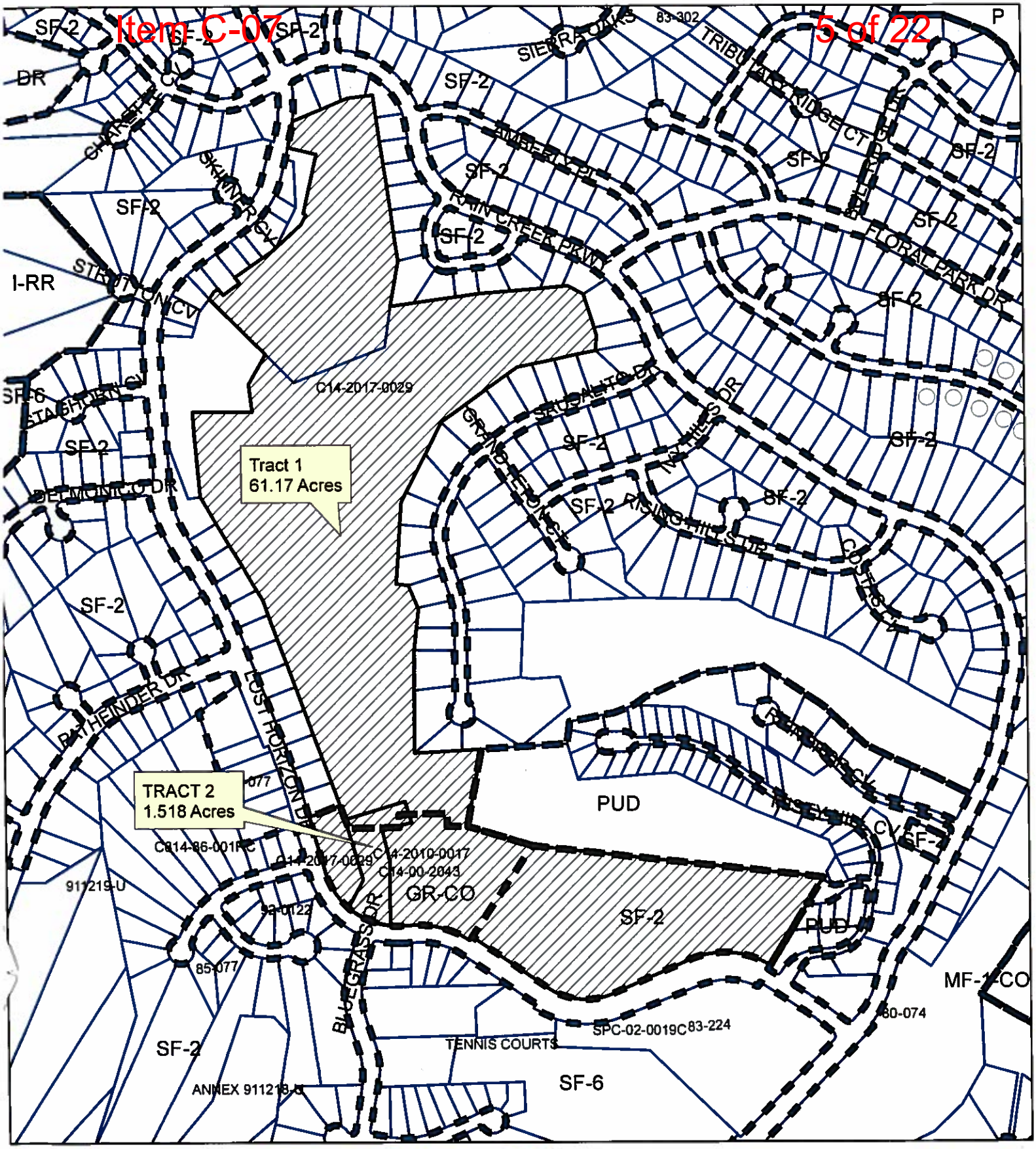
Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro
Lost Horizon Dr	70'	40'	Collector	Yes	Yes	No

CITY COUNCIL DATE: June 15, 2017 **ACTION:**

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

ZONING CASE MANAGER: Sherri Sirwaitis **PHONE:** 512-974-3057
E-mail: sherri.sirwaitis@austintexas.gov



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SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 500 '

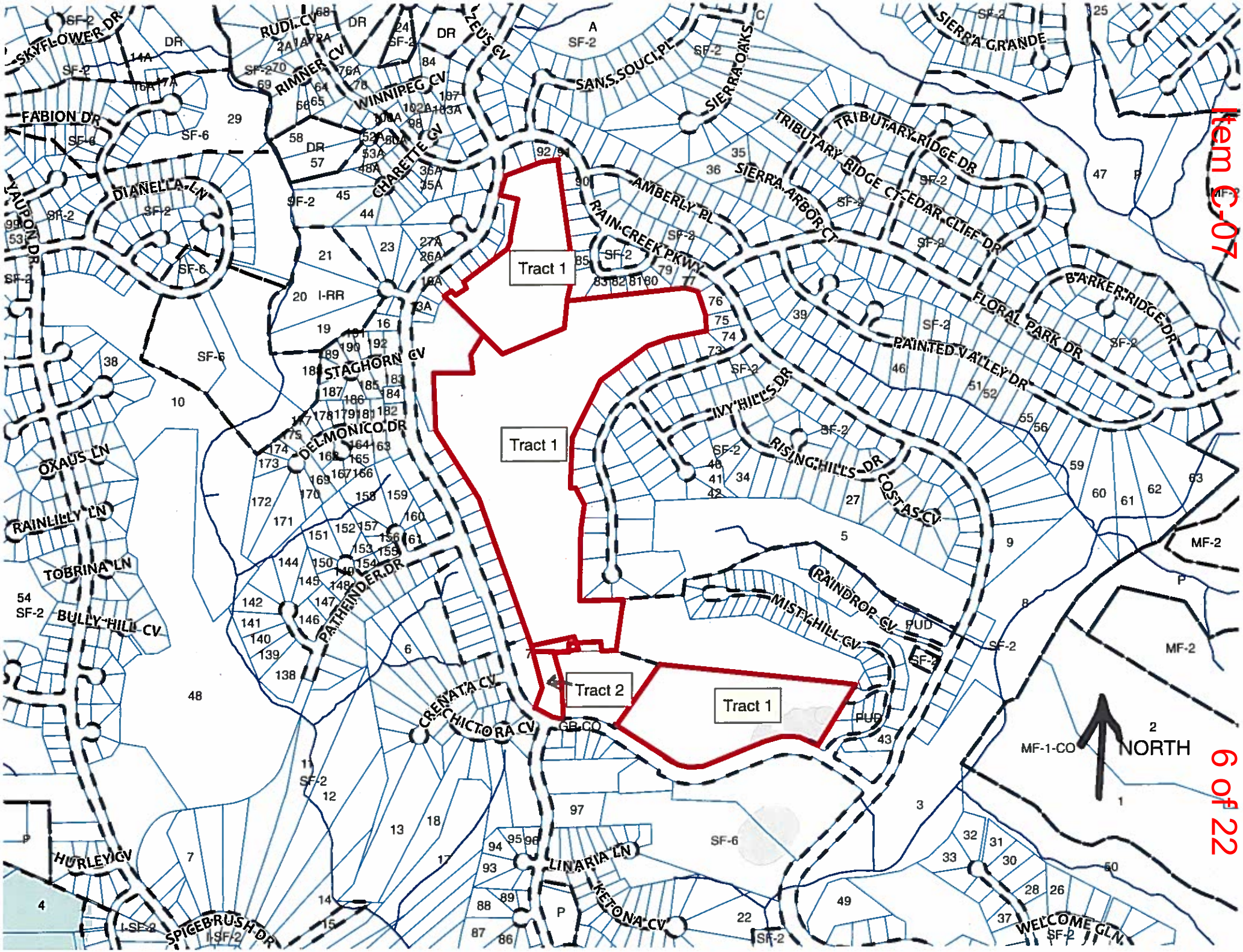
ZONING

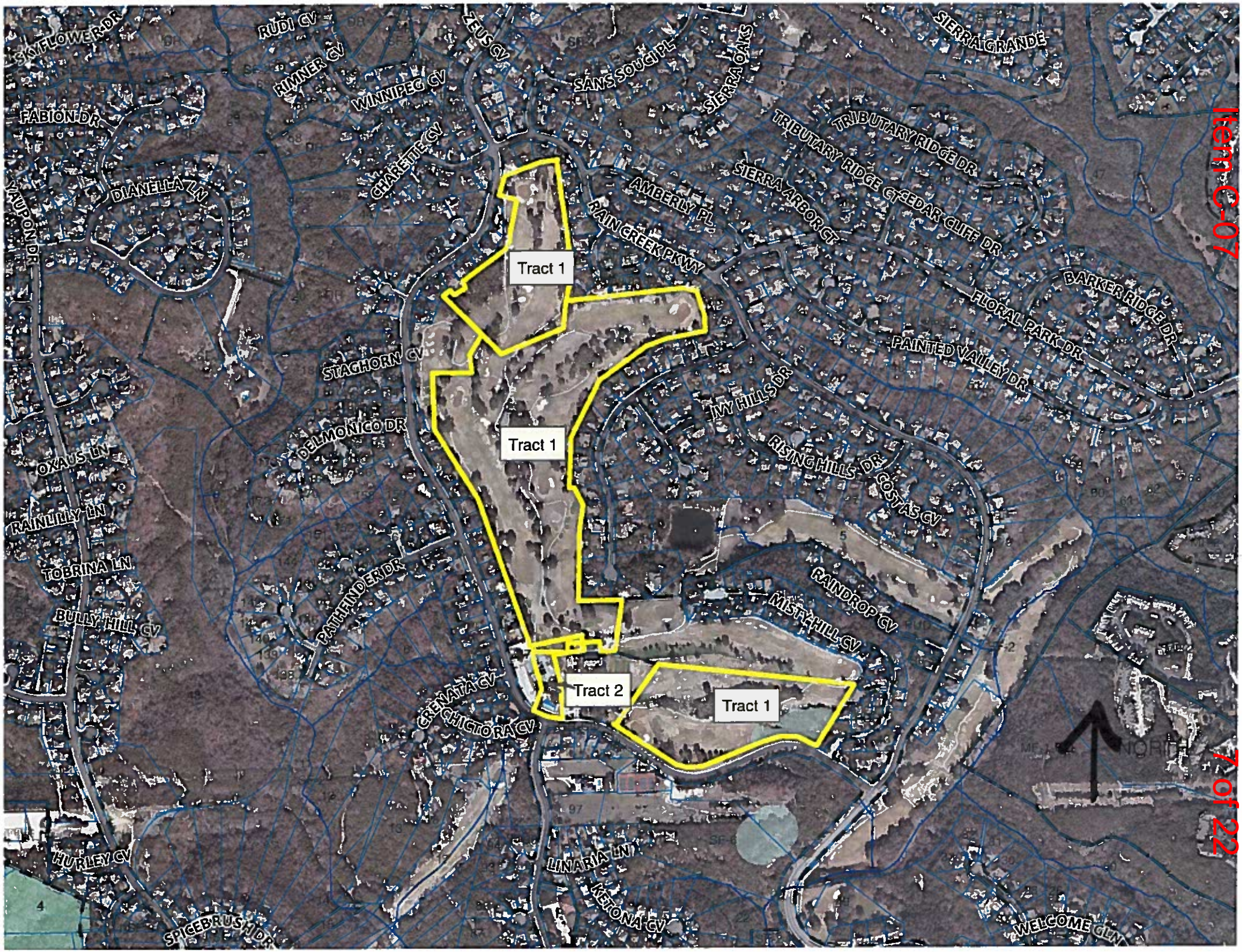
Zoning Case: C14-2017-0029

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

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

CITY OF AUSTIN FOUNDED 1839


Tract 1
Tract 1
Tract 1
Tract 2
NORTH
SKYFLOWER DR
FABION DR
YAUPON DR
DIANELLA LN
RUDI CV
RIMNER CV
WINNIPEG CV
ZEUS CV
CHARETTE CV
SANS SOUCI PL
SIERRA OAKS
SIERRA GRANDE
TRIBUTARY RIDGE DR
TRIBUTARY RIDGE CT
CEDAR CLIFF DR
SIERRA ARBOR CT
AMBERLY PL
RAIN CREEK PKWY
BARKER RIDGE DR
FLORAL PARK DR
PAINTED VALLEY DR
IVY HILLS DR
RISING HILLS DR
COSTAS CV
STAGHORN CV
DELMONICO DR
OXAUS LN
RAINLILLY LN
TOBRINA LN
BULLY HILL CV
PATHFINDER DR
RAINDROP CV
MISTY HILL CV
CRENATA CV
CHICTORA CV
LINARIA LN
KETONA CV
HURLEY CV
SPICEBRUSH DR
WELCOME GLN
SF-2
SF-6
I-RR
MF-2
MF-1-CO
GR-CO
PUD
DR
P


Tract 1
Tract 1
Tract 1
Tract 2
SKYFLOWER DR
RUDI CV
RIMNER CV
ZEUS CV
WINNIPEG CV
SANS SOUCI PL
SIERRA OAKS
SIERRA GRANDE
FABION DR
CHARETTE CV
TRIBUTARY RIDGE DR
TRIBUTARY RIDGE CT
CEDAR CLIFF DR
SIERRA ARBOR CT
AMBERLY PL
RAIN CREEK PKWY
DIANELLA LN
HAUPON DR
BARKER RIDGE DR
FLORAL PARK DR
PAINTED VALLEY DR
STAGHORN CV
IVY HILLS DR
DELMONICO DR
RISING HILLS DR
COSTAS CV
OXAUS LN
RAINLILLY LN
TOBRINA LN
RAINDROP CV
MISTY HILL CV
PATHFINDER DR
BULLY HILL CV
GRENATA CV
CHICTORA CV
HURLEY CV
LINARIA LN
KETTONA CV
SPICEBRUSH DR
WELCOME GLEN
NORTH

STAFF RECOMMENDATION

The staff's recommendation is to grant CR, Community Recreation District, zoning for Tract 1 and CS-1, Commercial Liquor Sales District, zoning for Tract 2.

BASIS FOR RECOMMENDATION (ZONING PRINCIPLES):

1. *Zoning should allow for reasonable use of the property.*

   The proposed rezoning will make it possible for the applicant to improve the country club facility by developing a new clubhouse building that will include a pro-shop, restaurant, cocktail lounge, activity center and other accessory uses to the Community Recreation (Private) use on the existing site.

2. *The proposed zoning should satisfy a real public need and not provide special privilege to the owner.*

   The proposed CR zoning for Tract 1will bring the existing golf course (Outdoor Sports and Recreation use) into conformance with land use regulations in the Land Development Code. The proposed CS-1 zoning for Tract 2 will permit the applicant to redevelop the county club facilities to provide additional services for the community.

EXISTING CONDITIONS

Site Characteristics

The site is developed with a country club that includes a pool area, restaurant, retail shop, meeting rooms, and golf course. The property is surrounded by a single-family residential neighborhood.

Comprehensive Planning

SF-2 and GR-CO to CR and CS-1

This zoning case is located on the north side of Lost Horizon Drive, on 62 acres, which is part of a larger 126 acre tract of land that makes up the Great Hills Country Club. This case is not located within the boundaries of an area that has a neighborhood plan. Surrounding land uses includes single family housing to the north, east and west, and single family housing and a tennis facility to the south. The proposal is to change the zoning designation on approximately 62 acres of this 126 acre site, so the property is rezoned to reflect the current use, which is a private golf course, which includes a club house/restaurant/cocktail lounge (including the proposed expansion of the club house), pool, and pro-shop. Approximately 1.5 acres, is proposed to have CS-1 zoning for the expanded clubhouse/restaurant/cocktail lounge, which is smaller than the existing 6.68 acres of GR-CO zoning that is now on the site.

Connectivity: There is a public sidewalk located along Lost Horizon Drive but no public transit stop located within walking distance to this property. The Walkscore for this site is 9/100, meaning almost all errands require a car.

Imagine Austin
The property is not located within the boundaries of an Activity Center or Corridor. Page 107 of the IACP states, "*While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, larger apartments, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city.*"

Based on this site: (1) not being located along an Activity Corridor or within an Activity Center; (2) the country club/golf course with a clubhouse being a pre-existing use on this site for years; and (3) the minimal changes proposed for the property (1.5 acres out of 126 acres to expand the clubhouse/restaurant/cocktail lounge) this case falls below the scope of Imagine Austin; and consequently the plan is neutral on the proposed rezoning.

Environmental

The site is located over the Edwards Aquifer Recharge Zone. The site is in the Bull Creek Watershed of the Colorado River Basin, which is classified as a Water Supply Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Drinking Water Protection Zone.

Development within a Water Quality Transition Zone is limited to 18%.

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 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.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the CS-1 zoning district would be 95% and the CR district would be 60%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

Under the current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Net Site Area*	*% NSA with Transfers*
One or Two Family Residential	30%	40%
Multifamily Residential	40%	55%
Commercial	40%	55%

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.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

Compatibility Standards

The site is subject to compatibility standards. Along the property line, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property line.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 25 feet in width is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

Additional design regulations will be enforced at the time a site plan is submitted.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable

flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

A Traffic Impact Analysis or Neighborhood Traffic Analysis shall be required at the time of site plan if triggered per LDC 25-6-113 and LDC 25-6-114. LDC, Sec. 25-6-113, 25-6-114.

It is recommended that when the property is redeveloped, joint access be provided for the two lots along Lost Horizon Drive.

Janae Ryan, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056.

According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a shared lane is recommended for Lost Horizons Drive.

Additional right-of-way maybe required at the time of subdivision and/or site plan.

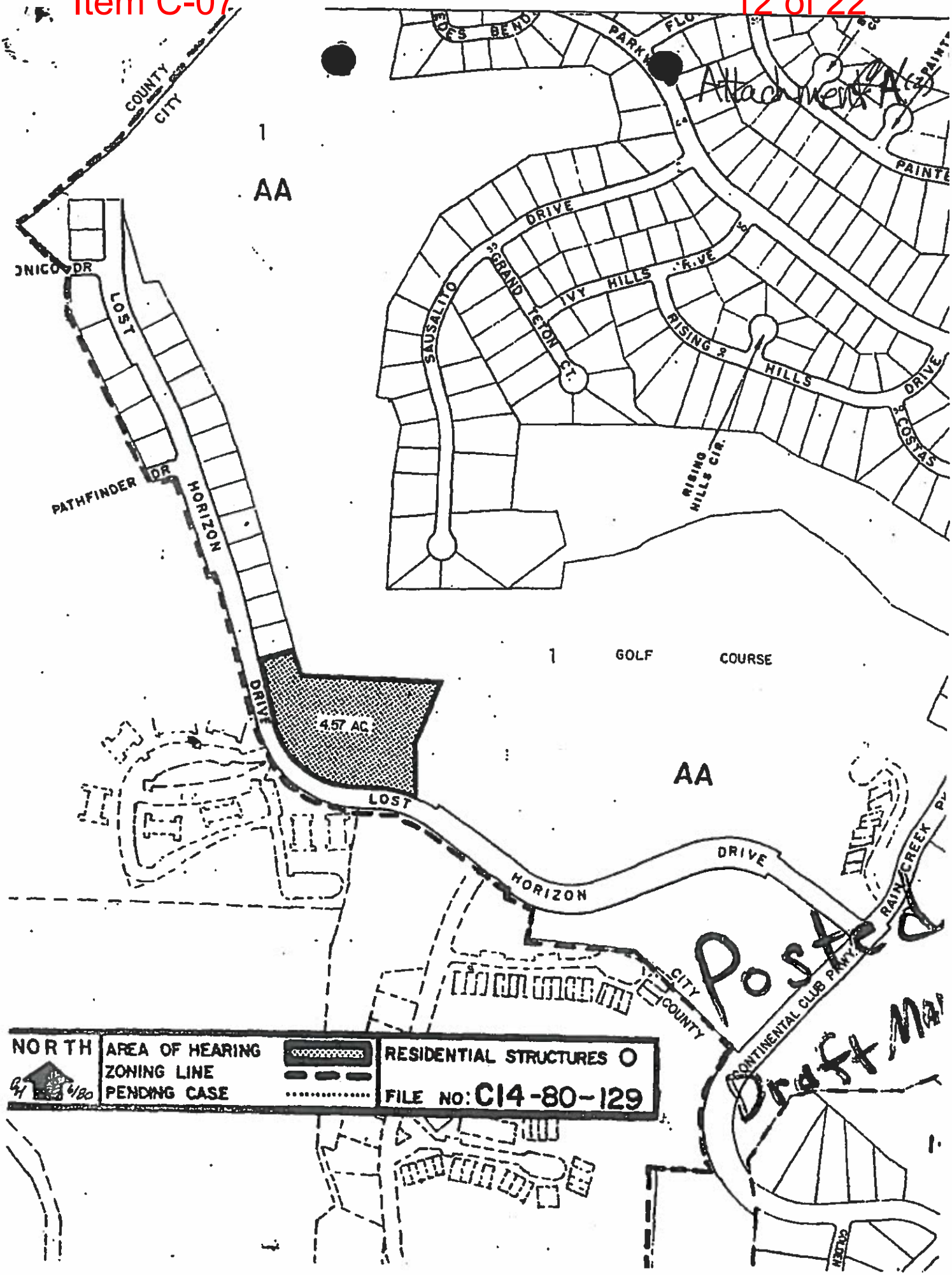
Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Lost Horizons Drive	67 ft.	44 ft.	Collector	Yes, portions on one side only	Yes, wide shoulder	No

Water and 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 development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water 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 fees once the landowner makes an application for Austin Water utility tap permits.

Attachment A (2)



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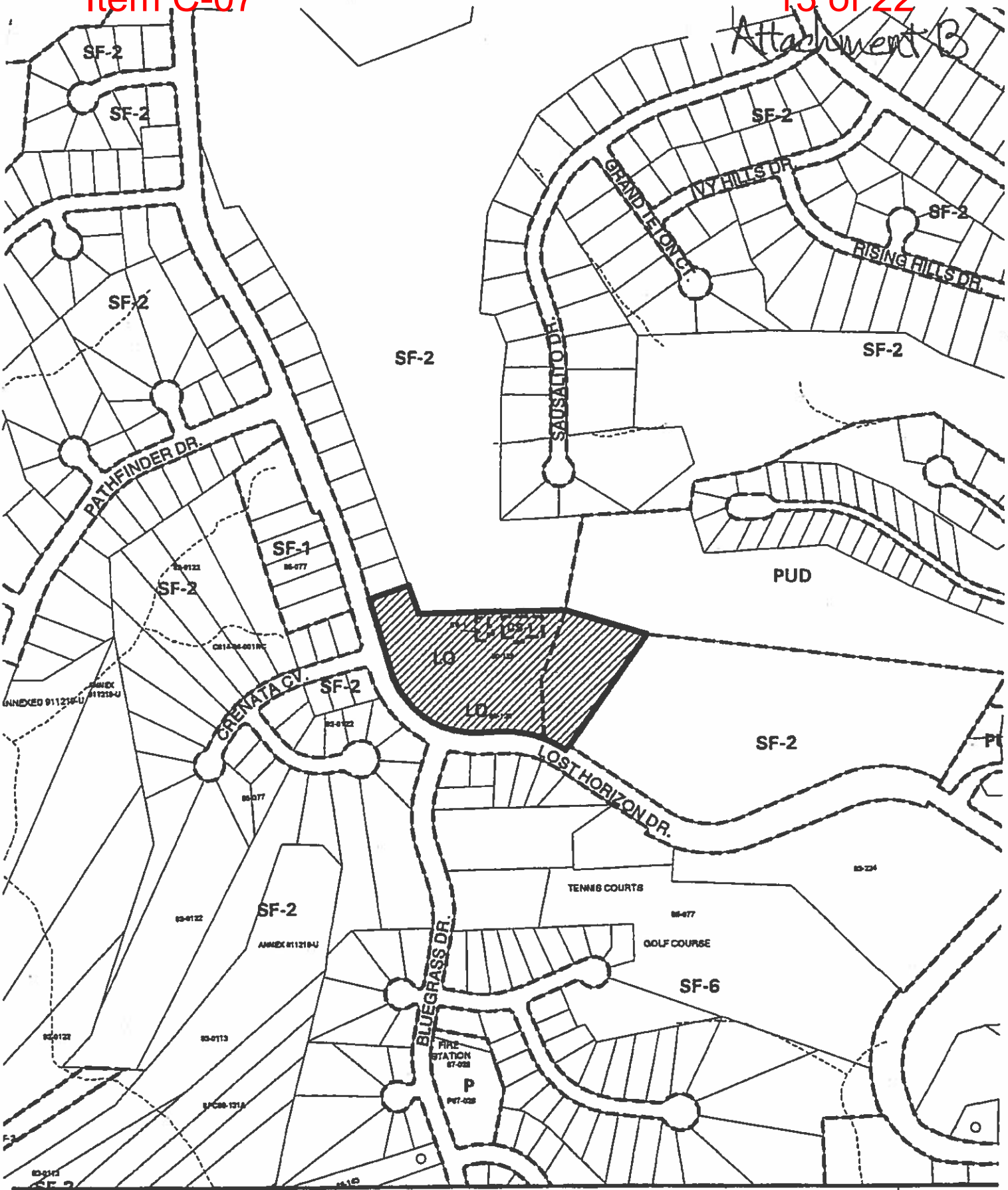
Attachment B



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1" = 400'

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

CASE MGR: K.LARSEN

ZONING

CASE #: C14-00-2043

ADDRESS: 5914 LOST HORIZON DR.

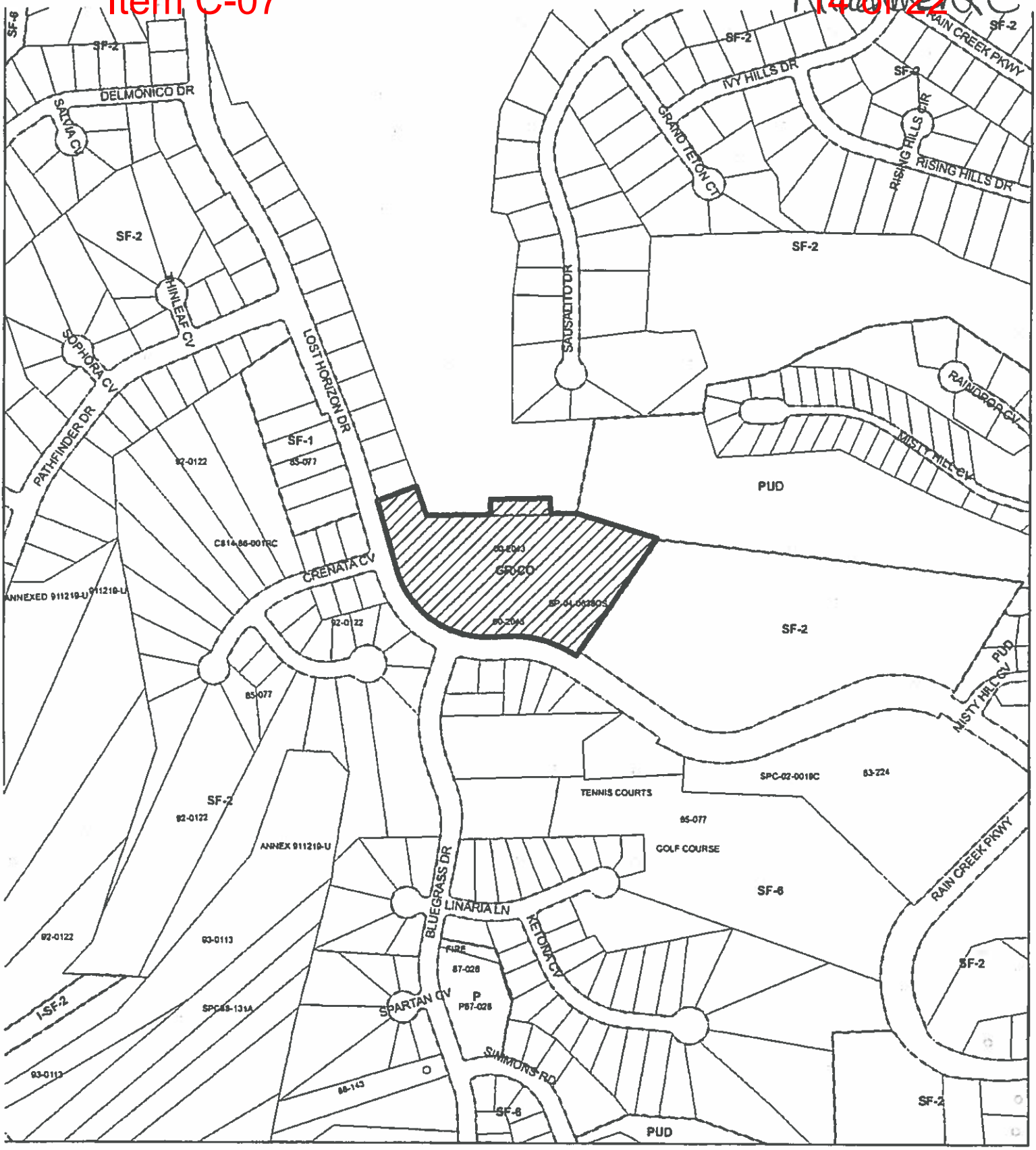
DATE: 00-10

SUBJECT AREA (acres): 8.689

INTLS: TRC

CITY GRID REFERENCE NUMBER

H34



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SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

OPERATOR: S. MEEKS

1" = 400'

ZONING

ZONING CASE#: C14-2010-0017
ADDRESS: 5914 LOST HORIZON DR
SUBJECT AREA: 6.689 ACRES
GRID: H33-34
MANAGER: S. SIRWAITIS

This map has been produced by G.I.S. Services for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

Thrower Design
510 S. Congress Avenue, Ste. 207
P. O. Box 41957
Austin, Texas 78704
(512) 476-4456

March 13, 2017

Mr. Greg Guernsey
Director
Planning and Zoning Department
City of Austin
PO Box 1088
Austin, Texas 78767

RE: Rezoning, 5914 Lost Horizon Drive

Dear Mr. Guernsey,

This firm represents the Owners of the property for the above referenced address, The Great Hills Golf Course and Country Club, in this rezoning request.

The 126 acre golf course located in northwest Austin was established in the 70's with the club house constructed in the early 80's. This rezoning application addresses 62.64 acres of the property.

A large portion, 55.96 acres, of the subject property is currently zoned SF-2 which does not allow for outdoor sports and recreation use (golf course). The remaining property, 6.68 acres, has GR-CO zoning that establishes conditional and prohibited uses and is the location of the club house building. The club house includes the pro-shop, restaurant and cocktail lounge for club members. The request with this application is to rezone 61.17 acres to Commercial Recreation (CR) and 1.5 acres to CS-1 zoning.

At 1.5 acres, the CS-1 footprint is smaller than the existing 6.68 acres of GR-CO. The footprint will host the location of the new club house and associated buildings. The club house building will include a pro-shop, restaurant, cocktail lounge, activity center and other customary, accessory uses to a golf course and country club (community recreation, private) use. Austin

Country Club is set up in the same manner with CR zoning and a footprint of CS-1 for the club house.

A successful rezoning to CR and CS-1 will rectify the nonconforming uses of the property and will also allow the Country Club to expand their services and amenities beyond what is currently offered to their members. With this, we respectfully request a favorable recommendation that is consistent with the Austin Country Club.

Should you have any questions or need additional information, please contact me at my office.

Sincerely,

A. Ron Thrower

A. Ron Thrower

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: www.austintexas.gov/planning.

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: C14-2017-0029
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: May 16, 2017, Zoning and Platting Commission
June 16, 2017, City Council

PATRICIA CHAPMAN
Your Name (please print)

☐ I am in favor
☑ I object

6204 LOST HORIZON DR, 78759
Your address(es) affected by this application

Patricia A. Chapman 5/16/2017
Signature *Date*

Daytime Telephone: 512 422-5589

Comments: Children swimming pool very close + family tennis courts across the street - Lost Horizon DR is a major jogging, biking and walking area. Lots of children & lots of old people

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

Sirwaitis, Sherri

Subject: FW: Case No. C14-2017-0029

From: Flaxbart, David W []
Sent: Thursday, May 11, 2017 8:14 AM
To: Sirwaitis, Sherri
Subject: Case No. C14-2017-0029

To Zoning and Platting Commission:

I'm writing in support of this rezoning application for a portion of Great Hills Country Club. Our property adjoins the said section to the north, and we are members of the club. Allowing construction of a more modern and attractive clubhouse and pool facility will benefit the area, entice more neighbors to join, and have minimal impact on surrounding streets and homes including ours after the construction is complete.

Thanks for your attention in this matter.

David & Jenifer Flaxbart
9902 Sausalito Dr
Austin TX 78759

PUBLIC HEARING INFORMATION

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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: C14-2017-0029
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: May 16, 2017, Zoning and Platting Commission
June 16, 2017, City Council

David Livingston

Your Name (please print)

☐ **I am in favor**
☐ **I object**

6530 Lost Horizon Dr.

Your address(es) affected by this application

David Livingston — 5/10/17

Signature — *Date*

Daytime Telephone: 512-343-6521

Comments: The CS-1 Liquor Sales permit should only be granted as a temporary permit usuable only for the Golf Club. This permit should not extend to future property owners. Please call or write a response. Thank You!

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: May 16, 2017, Zoning and Platting Commission
June 16, 2017, City Council

Patricia A. Chapman
Your Name (please print)

☒ **I am in favor**
☐ **I object**

6204 Lost Horizon Austin, Tx 78759
Your address(es) affected by this application

Patricia Chapman — 5/13/2017
Signature — *Date*

Daytime Telephone: (512) 422-5589

Comments: This is to replace previous vote that was incorrectly voting to object.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2017-0029
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: May 16, 2017, Zoning and Platting Commission
June 16, 2017, City Council

Todd Panter
Your Name (please print)

☑ I am in favor
☐ I object

5914 Lost Horizon Dr. Austin, TX 78759
Your address(es) affected by this application

Signature: Todd Panter
Signature

5/11/17
Date

Daytime Telephone: 512-656-6431

Comments: _____

If you use this form to comment, it may be returned to:
City of Austin
Planning and Zoning Department
Sherri Sirwaitis
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2017-0029
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: May 16, 2017, Zoning and Platting Commission
June 16, 2017, City Council

James C Conner
Your Name (please print)

☑ **I am in favor**
☐ **I object**

5911 Rising Hills Dr. Austin 78759
Your address(es) affected by this application

Signature 5-14-17 *Date*

Daytime Telephone: 512-848-2665

Comments:

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810