

**From:** Gari Gardner

**Sent:** Tuesday, June 12, 2018 9:43 AM

**To:** Siltala, Jeremy <[Jeremy.Siltala@austintexas.gov](mailto:Jeremy.Siltala@austintexas.gov)>

**Cc:**; 'PSS NA' <

**Subject:** letter for Agenda Item # C-16 - Planning Commission Meeting 6-12-2018

Mr. Siltala,

Attached please find a letter pertaining to the issues in Agenda Item C-16.

This letter is from the Pecan Springs Springdale Hills Neighborhood Association.

Please include this document in the Agenda Item C-16 materials provided to each member of the Planning Commission.

If questions, call/write.

Thank you,

Gari Gardner

512-929-3409

# Pecan Springs ♦ Springdale Hills

NEIGHBORHOOD ASSOCIATION

**Re: Case Number: C8-2017-0075.0A**

**June 10, 2018**

To: Planning Commission Members,

The Pecan Springs Springdale Hills Neighborhood Association (PSSNA) is an Austin neighborhood association which includes the streets of Rimrock Trail, Marlo Drive, Kleberg Lane, Touchstone Street, and Pecan Springs Road in the Austin zip code 78723.

The neighborhood of Marlo Heights was established in July, 1949 and deed restrictions were written, recorded and filed. These deed restrictions were recorded and filed to protect the integrity of the neighborhood when lots were purchased and, additionally, specified what type of home could be built. These deed restrictions include:

**Section I Construction** - Limited to newly constructed buildings of frame or better. Residence proper 1,200 square feet or more.

**Section II** - Only one residence to be built on each lot.

**Section IV** - Residence to be completed within one and one-half years from date of sale of lot.

The proposed development plan of four duplexes on two lots (4520 Rimrock Trail) and violates these deed restrictions. Additionally, the purchase date of these two lots was August 2016, and eighteen months has passed so this is another violation of the deed restrictions.

The density of these four duplexes is not wanted or supported by the home owners on surrounding neighborhood streets, or on Rimrock Trail, a short street ending in a dead end.

The PSSNA supports the home owners in this neighborhood in asking that the deed restrictions be upheld, the Re-subdivision be denied, and the four duplexes not be allowed to be built on this street.

Sincerely,

**Nathaniel Bradford**  
PSSNA President



<https://pecansprings.org/>