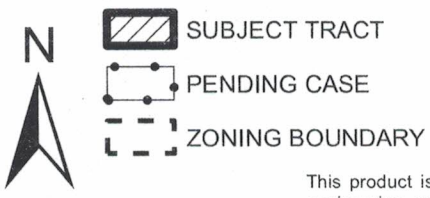
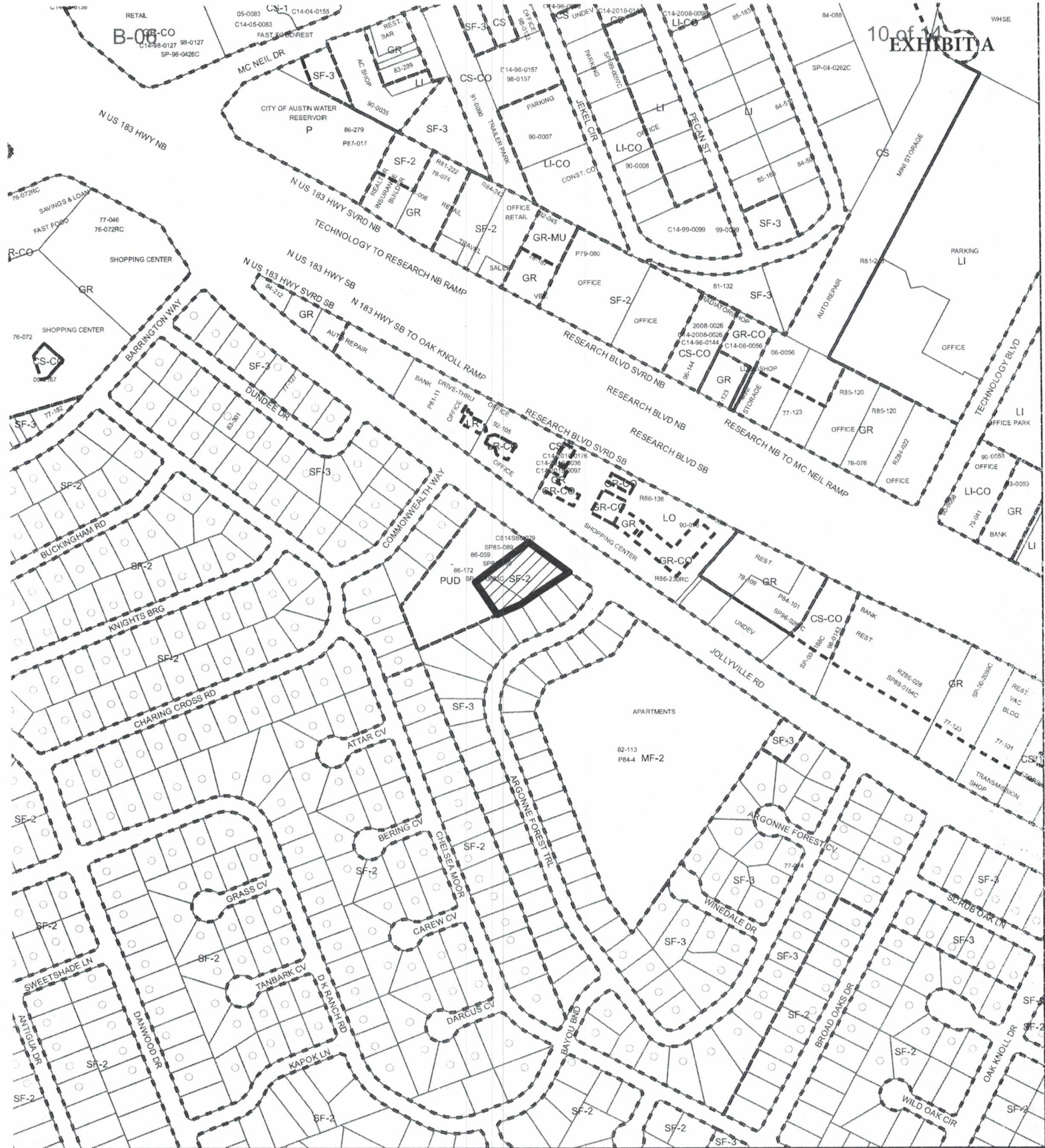


## OBJECTION TO REZONING CASE C14-2020-0046

1. **PRIVACY:** The area is SF-2 and SF-3 properties and have been since being built in the 70's. Similar SF-2/3 construction would not be a problem. The introduction of MF-3 with 2 and 3 story construction will create privacy concerns in backyards and windows facing this project. This will affect 15 SF-2 and SF-3 properties and eliminate family privacy!
2. This rezoning will increase traffic on and off Jollyville road and negatively affect drivers and bicyclist. Since there are no traffic lights or pedestrian crossing areas, residents will be at risk crossing Jollyville Road.
3. There is only one MF-2 construction: SHADOW OAKS APPTS., Low density. The introduction of MF-3, Medium density construction is not consistent with the previous 50 year land zoning and use plan!
4. This will introduce a maximum of 28 units into .7779 acre area which historically would accommodate 7.56 SF-2 units. An increase of 371%.



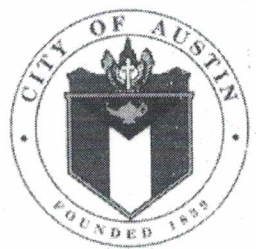
## ZONING

ZONING CASE#: C14-2020-0046

1" = 400'

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.



Created: 4/2/2020

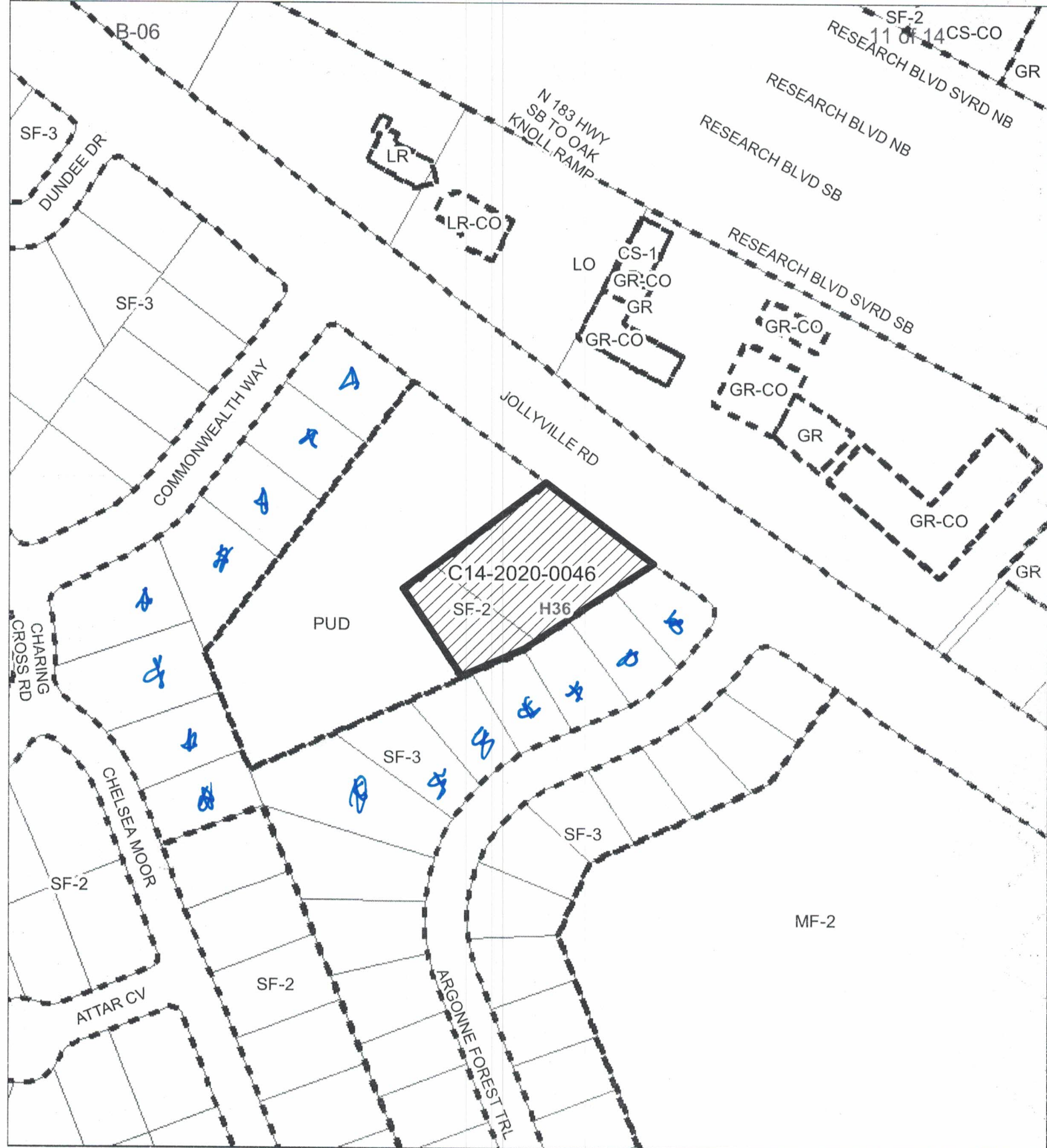


5. The Austin Telco property is approximately 2 acres and could be developed in the future into 72 MF-3 units. The introduction of MF-3 zoning could change this property from a green belt into a crowded area with a 100 units!
6. Introducing MF-3 medium density housing into this area will negatively affect property values, City, County School District taxes and reduce the quality of life in this area.

Sincerely,

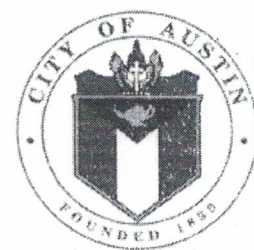






Rick F. Anderson,  
Owner, Trustee and Executor of  
Ruby J. Anderson Trust



## JOLLYVILLE APARTMENTS

ZONING CASE#: C14-2020-0046  
 LOCATION: 12182 JOLLYVILLE APARTMENTS  
 SUBJECT AREA: .7779 ACRES  
 GRID: H36  
 MANAGER: Sherri Sirwaitis



-  SUBJECT TRACT
-  ZONING BOUNDARY
-  PENDING CASE
-  CREEK BUFFER

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made

1" = 150'



