NEIGHBORHOOD PLAN AMENDMENT REVIEW SHEET

NEIGHORHOOD PLAN: Oak Hill Combined (West Oak Hill)

CASE#: NPA-2021-0025.02 **DATE FILED**: March 11, 2021

PROJECT NAME: 7715 ½ West State Highway 71

PC DATE: March 8, 2022

ADDRESS/ES: 7715 ½ West SH 71 Hwy

DISTRICT AREA: 8

SITE AREA: 13.62 acres

OWNER/APPLICANT: Stephen Simon, John Simon and Barbara Simon Bierner

AGENT: Drenner Group, PC (Amanda Swor)

CASE MANAGER: Maureen Meredith **PHONE:** (512) 974-2695

STAFF EMAIL: Maureen.Meredith@austintexas.gov

TYPE OF AMENDMENT:

Change in Future Land Use Designation

From: Single Family **To:** Mixed Use/Office

Base District Zoning Change

Related Zoning Case: C14-2021-0130 and C14-85-288.23(RCA)
Addresses: 7817 and 7715 ½ W. SH 71 Hwy
From: LO-NP, RR-NP **To:** GO-MU-NP

NEIGHBORHOOD PLAN ADOPTION DATE: December 11, 2008

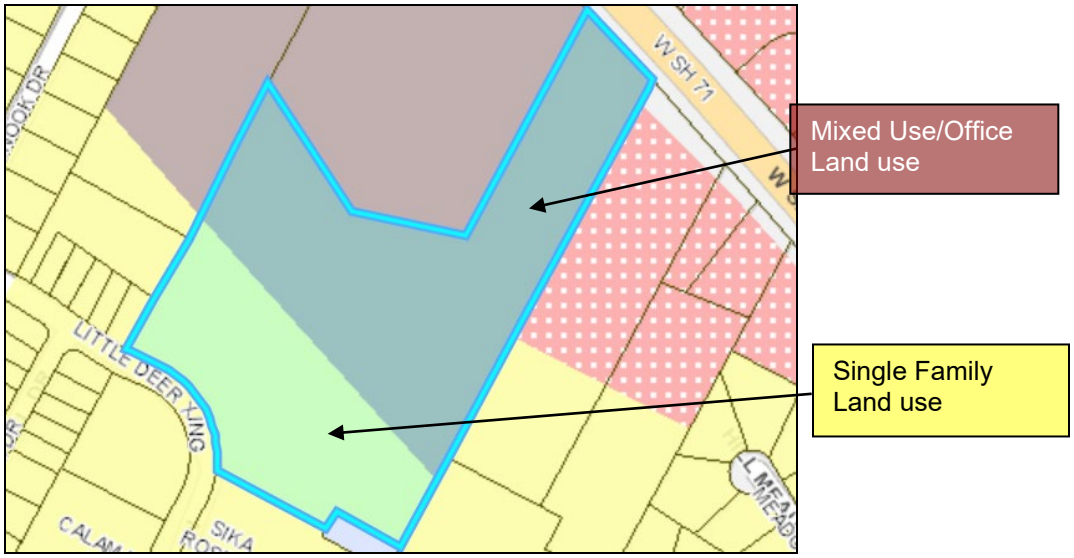
CITY COUNCIL DATE: To be determined **ACTION:**

PLANNING COMMISSION RECOMMENDATION:

March 8, 2022 – (pending)

STAFF RECOMMENDATION: Recommended for the applicant's request for Mixed Use/Office land use.

BASIS FOR STAFF'S RECOMMENDATION: The property is a 13.62-acre undeveloped tract of land with split land use on the future land use map. Approximately three-quarters of the northern part of the property has Mixed Use/Office land use and the southern part has Single Family land use. The applicant proposes to change the Single Family land use to Mixed Use/Office so the entire property will be one land use. The proposed development is a 430-unit multifamily residential development with no more than seventeen townhomes on the southern part of the property. The development will include 8.2 acres for a public park and a 0.7-mile pedestrian and bike trail.



Staff supports the applicant's request to have one land use on the entire tract. The proposed development will provide additional housing options and provide public open space and recreational facilities for the neighborhood and the Oak Hill area.

Below are sections of the Oak Hill Plan that supports the applicant's request:

CHAPTER 6: LAND USE AND DEVELOPMENT

6.A. Provide opportunities for high-quality new development and re-development.

6A.1

Ensure quality of new construction and renovations.

6.B. Balance development and environmental protection by maintaining a vibrant residential and commercial community that demonstrates caring stewardship of the environment.

6.B.1

Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.

6.B.1a—Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.

6.B.1b—Cluster higher density development in appropriate areas, striving to balance the interests of stakeholders while taking into consideration environmental concerns.

CHAPTER 8: HOUSING

8.A. Balance development and environmental protection by maintaining a vibrant residential and commercial community.

8.A.1

Assess and minimize the impact of land development on surface and ground water.

8.A.1a—Every housing development/redevelopment should include an environmental impact analysis and incorporate all necessary measures to address its potential impact on the Edwards Aquifer (impervious cover, drainage, traffic, etc).

8.A.2

Design and place homes to minimize impacts on natural resources and the physical environment and to maximize social resources.

8.A.2a—Clustered development should be encouraged where appropriate (see Chapter 9: Neighborhood Design).

8.A.2b—Residential density should be compatible with surrounding uses and informed by a regional vision of the environmental impact development has over the Edwards Aquifer.

8.A.2c—Whenever possible, new housing development should be located where existing services and infrastructure exist. Their appearance and density should be appropriate to its environment and compatible with surrounding uses.

CHAPTER 10: PARKS, TRAILS, AND OPEN SPACE

10.A. Expand and develop park-like recreational options, especially in underserved neighborhoods.

10.A.1

All neighborhoods in the Oak Hill area should have access to safe, convenient and well-equipped park facilities.

10.A.1a—Provide bathroom facilities and water fountains in Oak Hill parks where needed and appropriate.

10. B. Establish a network of greenspaces and trails connecting neighborhoods.

10.B.1

Create new parks with more active spaces within the planning area to mitigate overcrowding of existing facilities and serve neighborhood residents that are farthest away from existing facilities.

LAND USE DESCRIPTIONS

EXISTING LAND USE ON THE PROPERTY

Single family - Detached or two family residential uses at typical urban and/or suburban densities.

Purpose

1. Preserve the land use pattern and future viability of existing neighborhoods;

2. Encourage new infill development that continues existing neighborhood patterns of development; and

3. Protect residential neighborhoods from incompatible business or industry and the loss of existing housing.

Application

1. Existing single-family areas should generally be designated as single family to preserve established neighborhoods; and

2. May include small lot options (Cottage, Urban Home, Small Lot Single Family) and two-family residential options (Duplex, Secondary Apartment, Single Family Attached, Two-Family Residential) in areas considered appropriate for this type of infill development.

PROPOSED LAND USE ON THE PROPERTY

Mixed Use/Office - An area that is appropriate for a mix of residential and office uses.

Purpose

1. Accommodate mixed use development in areas that are not appropriate for general commercial development; and
2. Provide a transition from residential use to non-residential or mixed use.

Application

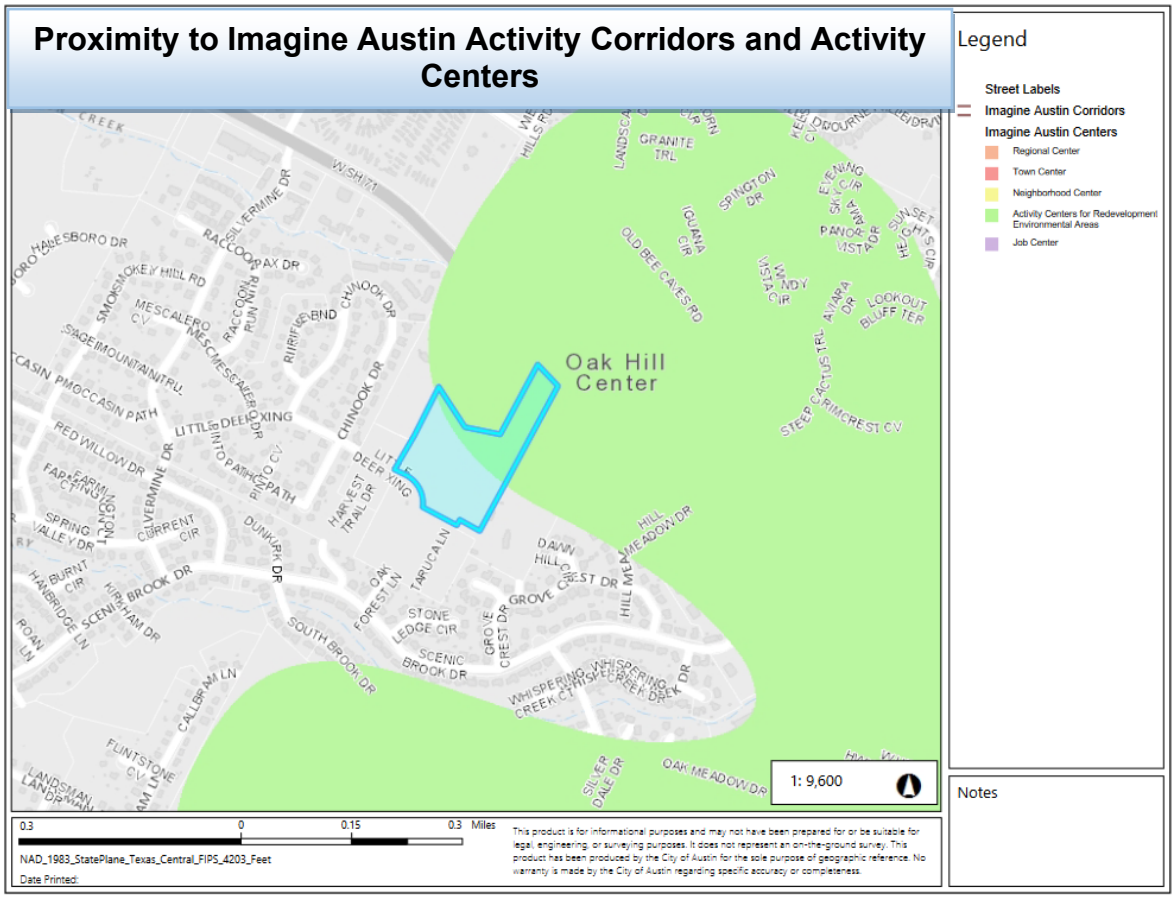
1. Appropriate for areas such as minor corridors or local streets adjacent to commercial areas;
2. May be used to encourage commercial uses to transition to residential use; and
3. Provide limited opportunities for live/work residential in urban areas

IMAGINE AUSTIN PLANNING PRINCIPLES

1. Create complete neighborhoods across Austin that provide a mix of housing types to suit a variety of household needs and incomes, offer a variety of transportation options, and have easy access to daily needs such as schools, retail, employment, community services, and parks and other recreation options.
    - ***The proposed development is a 430-unit multifamily residential development which includes no more than 17 townhomes. The property is located off W. SH 71 Hwy which is a commercial highway with numerous businesses.***
2. Support the development of compact and connected activity centers and corridors that are well-served by public transit and designed to promote walking and bicycling as a way of reducing household expenditures for housing and transportation.
    - ***The property is located off a state highway and is not considered a walkable or bikeable environment, although there is access to public transportation.***
3. Protect neighborhood character by ensuring context-sensitive development and directing more intensive development to activity centers and corridors, redevelopment, and infill sites.
    - ***The request is to change Single Family land use to Mixed Use/Office to make one consistent land use on the property to build a multifamily development with no more than 17 townhomes.***
4. Expand the number and variety of housing choices throughout Austin to meet the financial and lifestyle needs of our diverse population.

- ***The applicant proposes 430 multifamily residential units with no more than 17 townhomes, which will expand the number and variety of housing choices.***

5. Ensure harmonious transitions between adjacent land uses and development intensities.
    - ***The property has split land use with Mixed Use/Office on the top portion of the property and Single Family on the southern part. The applicant's request for Mixed Use/Office land use on the part with Single Family will make one cohesive land use on the property.***
6. Protect Austin's natural resources and environmental systems by limiting land use and transportation development over environmentally sensitive areas and preserve open space and protect the function of the resource.
    - ***The proposed development reduces the allowable impervious cover, preserves open space on property.***
7. Integrate and expand green infrastructure—preserves and parks, community gardens, trails, stream corridors, green streets, greenways, and the trails system—into the urban environment and transportation network.
    - ***The 13.62 acres tract will have 8.2 acres set aside for a public park and will include a 0.7-mile walking trail open to the public.***
8. Protect, preserve and promote historically and culturally significant areas.
    - ***To staff's knowledge, there is no historic or cultural significance to this property.***
9. Encourage active and healthy lifestyles by promoting walking and biking, healthy food choices, access to affordable healthcare, and to recreational opportunities.
    - ***The property is located off West State Highway 71, which not considered a walkable and bikeable environment with easy access to services, although the development proposes a public walking trail and 8.2-acre park on the property.***
10. Expand the economic base, create job opportunities, and promote education to support a strong and adaptable workforce.
    - ***Not applicable.***
11. Sustain and grow Austin's live music, festivals, theater, film, digital media, and new creative art forms.
    - ***Not applicable.***
12. Provide public facilities and services that reduce greenhouse gas emissions, decrease water and energy usage, increase waste diversion, ensure the health and safety of the public, and support compact, connected, and complete communities.
    - ***Not applicable.***


Proximity to Imagine Austin Activity Corridors and Activity Centers
Oak Hill Center
Legend
Street Labels
Imagine Austin Corridors
Imagine Austin Centers
Regional Center
Town Center
Neighborhood Center
Activity Centers for Redevelopment Environmental Areas
Job Center
Notes
1: 9,600
0.3 0 0.15 0.3 Miles
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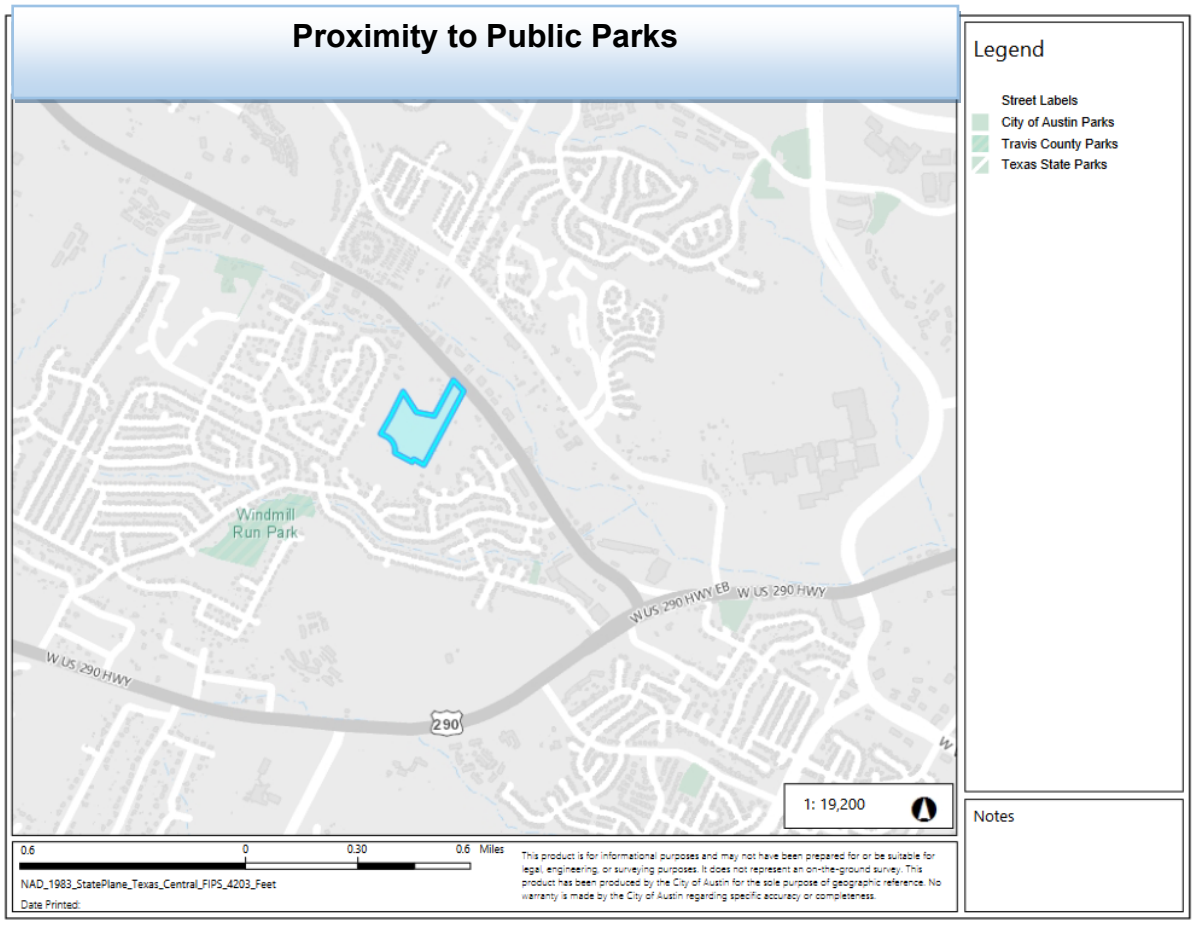
Date Printed:
This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey. This product has been produced by the City of Austin for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.


Proximity to Public Parks
Legend
Street Labels
City of Austin Parks
Travis County Parks
Texas State Parks
Windmill Run Park
W US 290 HWY
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290
1: 19,200
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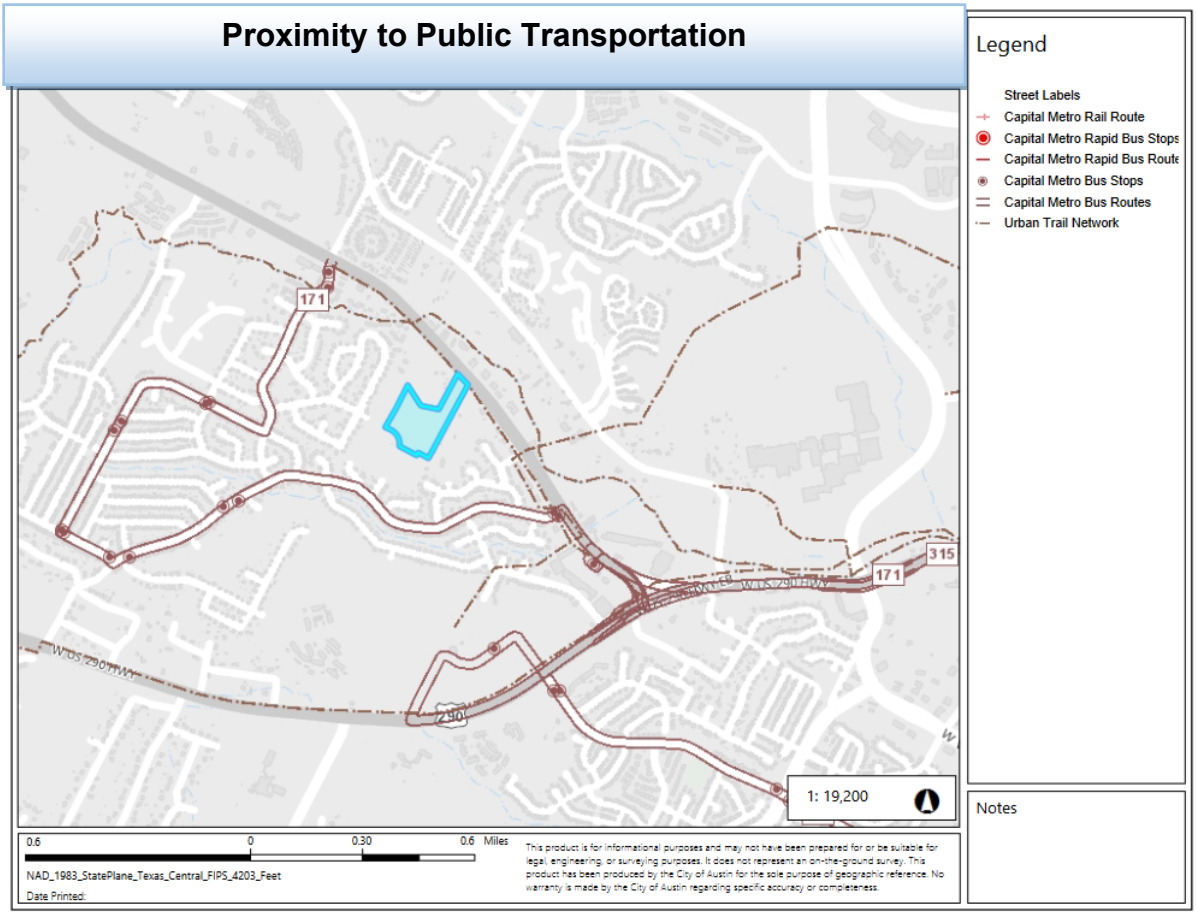
Proximity to Public Transportation
Legend
Street Labels
Capital Metro Rail Route
Capital Metro Rapid Bus Stops
Capital Metro Rapid Bus Route
Capital Metro Bus Stops
Capital Metro Bus Routes
Urban Trail Network
171
315
290
W US 290 HWY
1: 19,200
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Date Printed:
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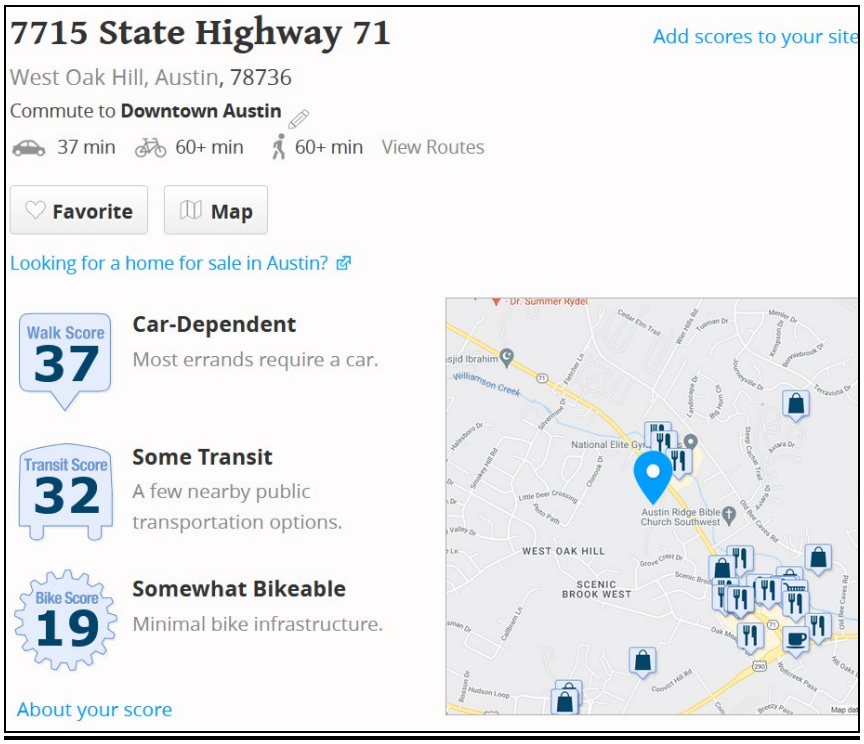

7715 State Highway 71
Add scores to your site
West Oak Hill, Austin, 78736
Commute to Downtown Austin
37 min 60+ min 60+ min View Routes
Favorite
Map
Looking for a home for sale in Austin?
Walk Score 37
Car-Dependent
Most errands require a car.
Transit Score 32
Some Transit
A few nearby public transportation options.
Bike Score 19
Somewhat Bikeable
Minimal bike infrastructure.
About your score
Williamson Creek
National Elite Gym
Austin Ridge Bible Church Southwest
WEST OAK HILL
SCENIC BROOK WEST

IMAGINE AUSTIN GROWTH CONCEPT MAP

Definitions

Neighborhood Centers - The smallest and least intense of the three mixed-use centers are neighborhood centers. As with the regional and town centers, neighborhood centers are walkable, bikable, and supported by transit. The greatest density of people and activities in neighborhood centers will likely be concentrated on several blocks or around one or two intersections. However, depending on localized conditions, different neighborhood centers can be very different places. If a neighborhood center is designated on an existing commercial area, such as a shopping center or mall, it could represent redevelopment or the addition of housing. A new neighborhood center may be focused on a dense, mixed-use core surrounded by a mix of housing. In other instances, new or redevelopment may occur incrementally and concentrate people and activities along several blocks or around one or two intersections. Neighborhood centers will be more locally focused than either a regional or a town center. Businesses and services—grocery and department stores, doctors and dentists, shops, branch libraries, dry cleaners, hair salons, schools, restaurants, and other small and local businesses—will generally serve the center and surrounding neighborhoods.

Town Centers - Although less intense than regional centers, town centers are also where many people will live and work. Town centers will have large and small employers, although fewer than in regional centers. These employers will have regional customer and employee bases, and provide goods and services for the center as well as the surrounding areas. The buildings found in a town center will range in size from one-to three-story houses, duplexes, townhouses, and rowhouses, to low-to midrise apartments, mixed use buildings, and office buildings. These centers will also be important hubs in the transit system.

Regional Centers - Regional centers are the most urban places in the region. These centers are and will become the retail, cultural, recreational, and entertainment destinations for Central Texas. These are the places where the greatest density of people and jobs and the tallest buildings in the region will be located. Housing in regional centers will mostly consist of low to high-rise apartments, mixed use buildings, row houses, and townhouses. However, other housing types, such as single-family units, may be included depending on the location and character of the center. The densities, buildings heights, and overall character of a center will depend on its location.

Job Centers - Job centers accommodate those businesses not well-suited for residential or environmentally- sensitive areas. These centers take advantage of existing transportation infrastructure such as arterial roadways, freeways, or the Austin-Bergstrom International airport. Job centers will mostly contain office parks, manufacturing, warehouses, logistics, and other businesses with similar demands and operating characteristics. They should nevertheless become more pedestrian and bicycle friendly, in part by better accommodating services for the people who work in those centers. While many of these centers are currently best served by car, the growth Concept map offers transportation choices such as light rail and bus rapid transit to increase commuter options.

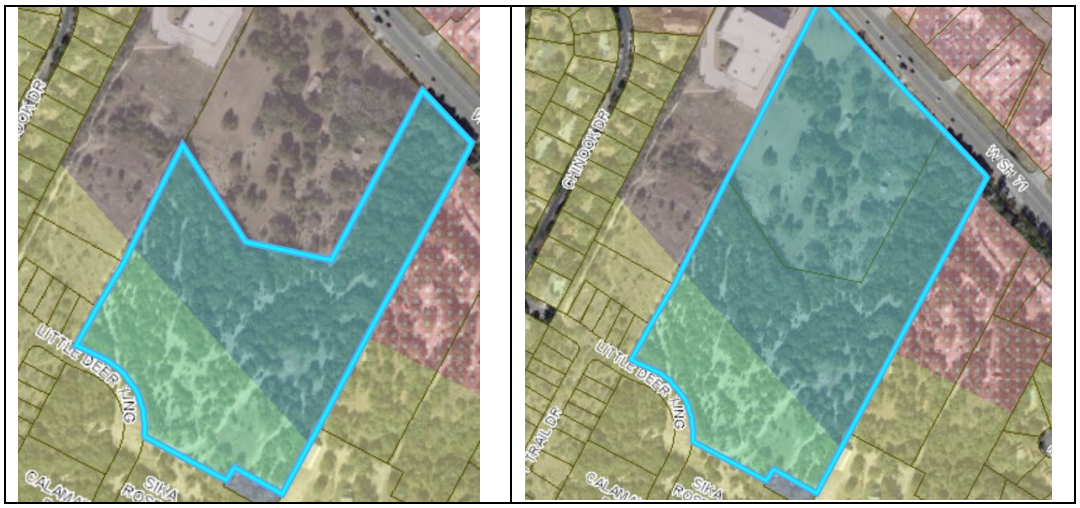
Activity Centers for Redevelopment in Sensitive Environmental Areas - Five centers are located over the recharge or contributing zones of the Barton Springs Zone of the Edwards Aquifer or within water-supply watersheds. These centers are located on already developed areas and, in some instances, provide opportunities to address long-standing water quality issues and provide walkable areas in and near existing neighborhoods. State-of-the-art development practices will be required of any redevelopment to improve stormwater retention and the water quality flowing into the aquifer or other drinking water sources. These centers should also be carefully evaluated to fit within their infrastructural and environmental context.

Corridors - Activity corridors have a dual nature. They are the connections that link activity centers and other key destinations to one another and allow people to travel throughout the city and region by bicycle, transit, or automobile. Corridors are also characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, apartments, public buildings, houses of worship, mixed-use buildings, and offices. Along many corridors, there will be both large and small redevelopment sites. These redevelopment opportunities may be continuous along stretches of the corridor. There may also be a series of small neighborhood centers, connected by the roadway. Other corridors may have fewer redevelopment opportunities, but already have a mixture of uses, and could provide critical transportation connections. As a corridor evolves, sites that do not redevelop may transition from one use to another, such as a service station becoming a restaurant or a large retail space being divided into several storefronts. To improve mobility along an activity corridor, new and redevelopment should reduce per capita car use and increase walking, bicycling, and transit use. Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations. Site design should use building arrangement and open space to reduce walking distance to transit and destinations, achieve safety and comfort, and draw people outdoors.

BACKGROUND: The application was filed on March 11, 2021, which is considered in-cycle because staff extended the February open filing period due to the severe winter storm in February.

The applicant proposes to amend the future land use map from Single Family to Mixed Use/Office land use. The property has split land use with the northern part of the property with Mixed Use/Office and the southern part with Single Family land use. The applicant seeks to make the entire property one land use, Mixed Use/Office. The proposed development is a 430-unit multifamily development with no more than 17 townhomes.

The applicant proposes to change the zoning on the property from RR-NP, Rural Residential-Neighborhood Plan and LO-NP, Limited Office-Neighborhood Plan to GO-MU-NP, General Office-Mixed Use-Neighborhood Plan. The applicant submitted a rezoning application, which cover more area than the plan amendment application because the additional tract with the zoning application did not require a change in the land use. For more information on the zoning case see report for C14-2021-0130. There is also a request to amend an existing restrictive covenant. See report for C14-85-288.23(RCA).



Plan Amendment area Zoning Change Area

PUBLIC MEETINGS: The ordinance-required community meeting was virtually held on January 20, 2022. The recorded meeting can be found at https://www.speakupaustin.org/npa. Approximately 251 meetings notices were mailed to people who rent or own property within 500 feet of the subject tracts. Two city staff members attended the meeting, Maureen Meredith and Mark Walters, in addition to the applicant's agent, Amanda Swor and Kate Kniejski from Drenner Group. Other attendees associated with the application were Josh Miksch, Matthew Strub, Jason Hauck and Travis Russell, who provided development and engineering information regarding the proposed project. Thirty-four people from the neighborhood also attended.

Amanda Swor, the applicant's agent, provide this information:

- There are three applications on the property that will move forward together: A plan amendment application, a zoning change application and application to amend the restrictive covenant.
- There is Tract 1 and Tract 2. Tract 1 is not part of the plan amendment application because it already has the Mixed Use/Office land use on the property. This Tract will be developed under the current code.
- Tract 2 is known as the Simon Tract. This tract is subject to all three applications and is still owned by the respective families who have the property under contract to be sold along with Tract 1 to the Morgan Group.
- The northern part of the tract already has the Mixed Use/Office land use. The southern part of the tract has Single Family land, but the current zoning on the property isn't even zoned single family and doesn't allow residential as a permitted use.
- The Kretzschmar tract is zoned RR-NP, Rural Residential Neighborhood Plan, and we are asking for a GO-MU-NP, General Office-Mixed Use-Neighborhood Plan zoning.

- Tract 2, the Simon Tract is 13 acres and Tract 1 is 8.8 acres for a total of 22.16 acres.
- The Restrictive Covenant amendment application was put on the property in 1985 when the City did the Oak Hill Area Study when the properties we annexed into the City. These properties have restrictive covenants that grandfathered the properties to the rules and regulations of the Code from 1981, which is not to Code today.
- On the Simon Tract, the current maximum impervious cover is 65% by-right. It has a buildable square footage amount of 146,000 square feet. With the current LO, Limited Office zoning you could have an office building with a very large surface parking lot. We are proposing a maximum of 60% impervious cover.
- We have been through 17 different site plans on this project, working with the City's Environmental staff. We are proposing a multifamily residential project with a maximum of 450 dwelling units, but we are right now at 430 dwelling units.
- On the site plan there is an area in light green that will be dedicated for TXDOT right-of-way.
- The dark green that surrounds the project is 8.2 acres to be dedicated to the City as parkland because this part of the city is underserved for parkland.
- There will be a 0.7-mile hike and bike trail and any ancillary improvements as well as some trailhead parking that we will build
- The tallest building in the project will be four-stories and placed on the western side of the property by the adjacent property that is zoned CS that has 60 feet building height.
- Parking will be structured parking garage to reduce the impervious cover on the property. The garage will be fully screen from a lighting perspective to protect future residents from headlights. It will be designed to not be taller than the buildings
- Our buildings transition down in height on the east side of the property where the buildings are three-stories and there will be two-story townhomes on the southern part of the property.
- All construction access will be from W. SH 71. There will be an emergency vehicular access to the south, but there will be no day-to-day access from the south.
- There are 42 Heritage Tress on the property that will be in compliance with current Code.

Q: Will you add trees from what is already there? And will you do native landscaping?
A: Yes, we will mitigate trees and add trees and landscaping. We will work to preserve the Park in as natural a state as possible. We hired a local landscaping company who specializes in native design. We also designed around the Heritage Trees because they are bigger and much more interesting and beautiful than newer ones.

Q: What is the total impervious cover for the project as a whole and what are the current height limitations?
A: Under the LO zoning, the maximum height is 40 feet and three-stories and the total impervious cover on the project is 40%.

Q: What is the elevation difference between the south and north side the tract?
A: There is an 80-foot difference. We placed the buildings so that they are at the lowest points, so we are not creating large cuts.

Q: What ways can the residents make sure the gated entry onto Little Deer Crossing will not be opened later?
A: We could put that in a conditional overlay as part of the zoning or a restrictive covenant amendment, both of which would be enforced by the City.

Q: Why not put the park near the KB Homes pocket park and the building on the north part of the property?
A: Because the tract that has the park is subject to existing Code regulations and we cannot put more buildings there because of the low impervious cover. Also, that area where the park is proposed has most of the Heritage Trees.

Q: What hours and days of construction will the project have?
A: We'll maintain the hours regulated by the City of Austin. I don't know what those are at this time.

Q: With an 80-foot difference in elevation, how safe would it be for a child to ride down the trail to have access to the public park?
A: This is something we've been working with the Parks Department to make sure that at least one side of the park is completely ADA accessible so that a pedestrian or bicycle rider can get form the south side to the north side of the property. We know there are a couple areas that will likely have switchbacks or a little different grade.

Q: What rent range are you proposing?
A: We will have a mix of one-, two-, and three-bedrooms on the site, so each one will be priced different. We anticipate will start at $1,300 and then exceed well over $3,000 a month. Construction will take some time. We will price the units about 90 days before we open. We proposed to have 40% of the units as family-friendly units that are two- and three-bedroom units.

Q: Why not wrap around the three buildings on the east side of the property to minimize your surface parking?
A: We looked into that, and it doesn't have any impact on impervious cover as you would think.

Q: Is there any way to make all the buildings three-stories or less in height? This is a concern many neighbors who live close to the property.
A: We looked at a lot of different building heights and we ended up with four-stories because it reduced the impervious cover and allowed us to remove a building.

Q: What are the guarantees that the 8.2 acres of parkland won't turn into a homeless camp?
A: Yes, we will dedicate this as a public park, but the property will be maintained by the project so that it does not fall into dilapidation.

Q: Where will the foot access points be located around the park hike and bike trails?

A: There will be an entrance point at the southwest corner of the project that will align with the pocket park that is under constructions. There will also be a couple of trailhead entrances on the northside of the property. There will be three of four locations where there will be access.

Q: Who is the target renter for this property?
A: This is proposed to be a market-rate project. We are still working through what an affordable component of the project would look like.

Q: Can you make a 3-D model available to the public?
A: We don't have one. The details will be in the site development process, but we don't have this for the zoning part.

Q: What access do you have planned for the Scenic Brook neighborhood?
A: There might be a bike or pedestrian access. The only vehicular access was for Fire Department emergency access that we are required to provide.

Q: How high will the light poles be?
A: This project will be subject to the City of Austin lighting regulations which required all new lights to be fully hooded and shielded, which means our lights cannot cross the property line.

Q: Will the entire property have fence lines around the perimeter?
A: No. There will be fencing and landscaping between the park and the project, which the Parks and Recreation Department wanted. There will not be a large fence along W. SH 71 or along the south end of the site. The parkland will be accessible for anybody to use.

Q: What will the height of the parking garage be?
A: It will be four stories to match the height of the building so each resident will be able to park on the level that they live, but the parking garage will be under the top of the buildings, so it won't be visible from the exterior.

Q: Will the park area include bathrooms, picnic area, playset, or other structures?
A: It will not have bathrooms, which is something the Parks Departments does not allow in privately maintained parks even though it will be public. There will be picnic area, but not playsets.

Q: Will this be a mixed-use project with residential, retail, restaurants, and office?
A: It will be all residential at this point.

Q: Why not just follow the future land use map and put single-family there?
A: We have modeled our project to embody the spirit of the future land use map by putting the townhomes there to provide a buffer. Right now, with the zoning of LO, Limited Office, we couldn't even put single family homes there.

Q: How would you say this development is improving the land and lives of those that currently own property and live in the surrounding areas?
A: We will provide better water quality environment than what is there today in the undeveloped state. We will be removing more solids and providing better outflow, which has been verified by engineers, even the city's engineers. We are providing a far better project than what could be built under the existing restrictive covenant today which would be something with a massive sea of surface parking. We are donating over a third of our property, eight acres, as a public park to this area that is an under-served with park facilities.

Q: I'm concerned about the current wildlife that lives in this space. Is there any consideration to the environmental impact this project creates?
A: As mentioned earlier, about a third of the area is dedicated to parkland, which you would not get under the current restrictive covenant. We employ a local construction team that employs construction practices that are as environmentally friendly as possible. We are limiting cut and fill on the site to eight feet.

Q: The design looks impressive, especially the area designated for the park, but how can we be assured that the green spaces as proposed?
A: The restrictive covenant amendment lets us put these items in there, as well as the zoning case. We have also entered into agreements with neighborhoods through private restrictive covenants. Also, if we wanted to take out any of these big trees, it would require us to go to the City Council and Planning Commission for a variance as part of the public process.

Q: How many projects has Morgan developed in Austin and how many do you still own?
A: We've development two in Austin and we still manage them as part of our current portfolio. There is Pearl Lantana on Southwest Parkway and one in Tech Ridge. We are currently working on building our local team in Austin.

Q: It seems there will be access problems coming northwest on W. SH 71 because now they would have an unprotected left turn and, in the future, they will need to use a turn around and quickly get over into the right lane to access the project.
A: Now with COVID, TIA's are done at the time of site development permit. We have had preliminary conversation with TXDOT to make sure we accounted for the right-of-way they will need. We had to make sure the Simon Tract had the driveway locations and valid access points that we will need. Right now, there will be right-in and right-out only. There will not be a left-in and left-out at the beginning. There will be main lanes and frontage roads once the project gets going and there will most likely be a deceleration lane and an acceleration lane.

Q: I'd love to know if you're considering any other areas in the city to put your project. Our neighborhood has enjoyed the rural field within the city, and this will take this way from us. Why not build elsewhere?
A: The reality is that the property owners want to sell the property. Morgan was able to work with the two families to create a better project versus what could be build under the existing restrictive covenant.

Q: How can you justify disregarding the Oak Hill Combined Plan which as been agreed upon by the City and the residents. The Park is only a result of the fact that there was nothing else to do with the tract. Why not reduce the impervious cover on the Simon tract?
A: We have reduced the impervious cover on the Simon Tract which has an impervious cover by right of 65%, we have it down to 60%. Also, the impervious cover on the park tract is 25% and we have it down to 15%. The current zoning on the FLUM does not even allow residential uses, so what we are providing is consistent with the future land use map.

Q: How much right-of-way will TXDOT take within the next ten to twenty years?
A: The 8.2 acres for the park excludes the right-of-way already accounted for by TXDOT. We also worked with TXDOT to make sure that any future right-of-way is taken into consideration.

Q: How long would this development take to complete?
A: From start to finish, about two years.

Q: You said that single family couldn't be built under the current restrictive covenant, why not ask for a change to allow single family units?
A: Single family cannot be built under the currently zoning of LO, Limited Office, the restrictive covenant is silent on uses.

Q: Why not just build single family on the entire property?
A: We worked hard to create the transition to provide the little bit of single family on the south side that was only a portion of the property that was even contemplated for single family. The rest of it was contemplated for higher density residential uses which was evident with the mixed-use designation. If it was all intended to be single family, that's what would have been on the future land use map.

Q: Why not provide more townhomes?
A: Townhomes increase the impervious cover, so to achieve the housing goals of city, we need to make the development compact.

Q: Will this development start after the Oak Hill Parkway Project is complete? I'm concerned about the amount of additional traffic at our existing intersection.
A: We are at the beginning of the development process. We still have to go through the public hearing process, then the site development permit process. We are looking at 2025 completion.

Q: How does this project meet the vision of the Oak Hill Neighborhood Plan?
A: I don't know all the visioning points of the plan, but I talked about the FLUM and the initial designation of mixed use.

Comment:

- I appreciate that you have shared your time to defend your case. I would like to make sure that I voice, as a resident of this neighborhood, that I do not support this effort.

We have enjoyed the greenspace in our neighborhood and is a reason why we moved here. You will have to work extremely hard to impress me.

Applicant Summary Letter from Application

DRENNER GROUP

Amanda Swor
direct dial: (512) 807-2904
aswor@drennergroup.com

March 11, 2021

Ms. Rosie Truelove
Housing and Planning Department
City of Austin
6310 Wilhelmina Delco Dr.
Austin, TX 78752

Via Electronic Delivery

Re: 7715 West State Highway 71 – Neighborhood plan amendment application for the 13.6245-acre piece of property located at 7715 West State Highway 71 in Austin, Travis County, Texas (the "Property")

Dear Ms. Truelove:

As representatives of the owner of the Property, we respectfully submit the enclosed neighborhood plan amendment application package. The project is titled 7715 West State Highway 71, consists of 13.6245 acres, and is located on the south side of West State Highway 71, approximately 0.42 miles south of the intersection of State Highway 71 and Fletcher Lane, and approximately 0.85 miles northwest of the intersection of State Highway 71 and U.S. Highway 290. The Property is currently undeveloped.

The Property is located within the boundaries of Oak Hill Combined Neighborhood Planning Area with Future Land Use Map (FLUM) designations of "Mixed Use/Office" and "Single Family". This application is submitted request a change of the portion designated "Single Family" to "Mixed Use/Office".

The site is currently zoned LO-NP, Limited Office – Neighborhood Plan. Following the submittal of this neighborhood plan amendment application, a rezoning application from LO-NP to GO-MU-NP, General Office – Mixed Use – Neighborhood Plan, zoning district and a restrictive covenant amendment application will be submitted. The rezoning is proposed to allow a residential development with up to 450 multifamily on the Property. This request is consistent with surrounding uses.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Very truly yours,

Amanda Swor

cc: Maureen Meredith, Housing and Planning Department *(via electronic delivery)*
Joi Harden, Housing and Planning Department *(via electronic delivery)*
Wendy Rhoades, Housing and Planning Department *(via electronic delivery)*
Kate Clark, Housing and Planning Department *(via electronic delivery)*

Letter of Recommendation from the Neighborhood Plan Contact Team (NPCT)

(No letter as of March 1, 2022)

From: Meredith, Maureen
Sent: Friday, February 25, 2022 7:32 PM
To: rcbaker9@; ksperry@; tom_thayer@; sewaltz@; rebeca.t.white@gmail.com; cbwidaho@; leighziegler@; brad@; ccespedes@; dnle@; karon.rilling@; spamme@; millerinspect@aol.com; bshrader@; clarkross@; mountaustin@; my-biz@; dkr2@; nancy.millard@; bryanlaw@; buys6@; dartbuddy@; dbmorton@; dscasteter@; trudiew@; bettinababbitt@; jackandjoyce@; richardmccain2002@; plmackie@; teresaakerr@; aarmitage@; bradys@; chipdoctor@; chuck@; clarke@; gaja327@; Gordon@; grjsj@; icepick@; jdl@; jford@; jmartin12@; jthayer@austin.rr.com; nkwon@att.net; tmackie2004@; friedd@; cdp_prince@; Fronye@; pjones78746@; organic-ed@; jamiecantara@; Martin_leifker@; rfelger@; nhagquist@sbcglobal.net; alan@; jvill@; stlouis_98@; lekniff@; peter@; h2omcgrego@
Cc: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Amanda Swor <aswor@drennergroup.com>; Kate Kniejski <kkniejski@drennergroup.com>
Subject: Oak Hill NPCT Rec?: NPA-2021-0025.02_7715 1/2 W SH 71
Importance: High

Dear Oak Hill Combined NPCT:
Cases NPA-2021-0025.02, C14-2021-0130 and C14-85-288.23(RCA) for properties located at 7715 ½ and 7817 W. SH 71 Hwy are scheduled for the March 8 Planning Commission hearing. If your team would like to submit a letter of recommendation to be added to the staff case reports, please email it to me ***no later than Tuesday, March 1 by 4:30 pm***. If we get the letter after that date and time, it will not be in the staff report but will submitted as late back up for the March 8 hearing.
Thanks.
Maureen

Letter of Recommendation from the Oak Association of Neighborhoods

From: cbwidaho
Sent: Monday, January 31, 2022 1:00 PM
To: Rivera, Andrew <Andrew.Rivera@austintexas.gov>; Mushtaler, Jennifer - BC <BC-Jennifer.Mushtaler@austintexas.gov>; Llanes, Carmen - BC <bc-Carmen.Llanes@austintexas.gov>; Thompson, Jeffrey - BC <bc-Jeffrey.Thompson@austintexas.gov>; Schneider, Robert - BC <BC-Robert.Schneider@austintexas.gov>; Shaw, Todd - BC <BC-Todd.Shaw@austintexas.gov>; Cohen, Jessica - BC <BC-Jessica.Cohen@austintexas.gov>; Praxis, Solveij - BC <BC-Solveij.Praxis@austintexas.gov>; Hempel, Claire - BC <BC-Claire.Hempel@austintexas.gov>; Connolly, Joao - BC <BC-Joao.Connolly@austintexas.gov>; Howard, Patrick - BC <BC-Patrick.Howard@austintexas.gov>; Shieh, James - BC <bc-James.Shieh@austintexas.gov>; Azhar, Awais - BC <BC-Awais.Azhar@austintexas.gov>; Cox, Grayson - BC <BC-Grayson.Cox@austintexas.gov>; Flores, Yvette - BC <bc-Yvette.Flores@austintexas.gov>; Singh, Arati - BC <BC-Arati.Singh@austintexas.gov>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Scruggs, Ed <Ed.Scruggs@austintexas.gov>
Subject: OHAN Statement re: NPA-2021-0025.02

OHAN
OAK HILL ASSOCIATION OF NEIGHBORHOODS

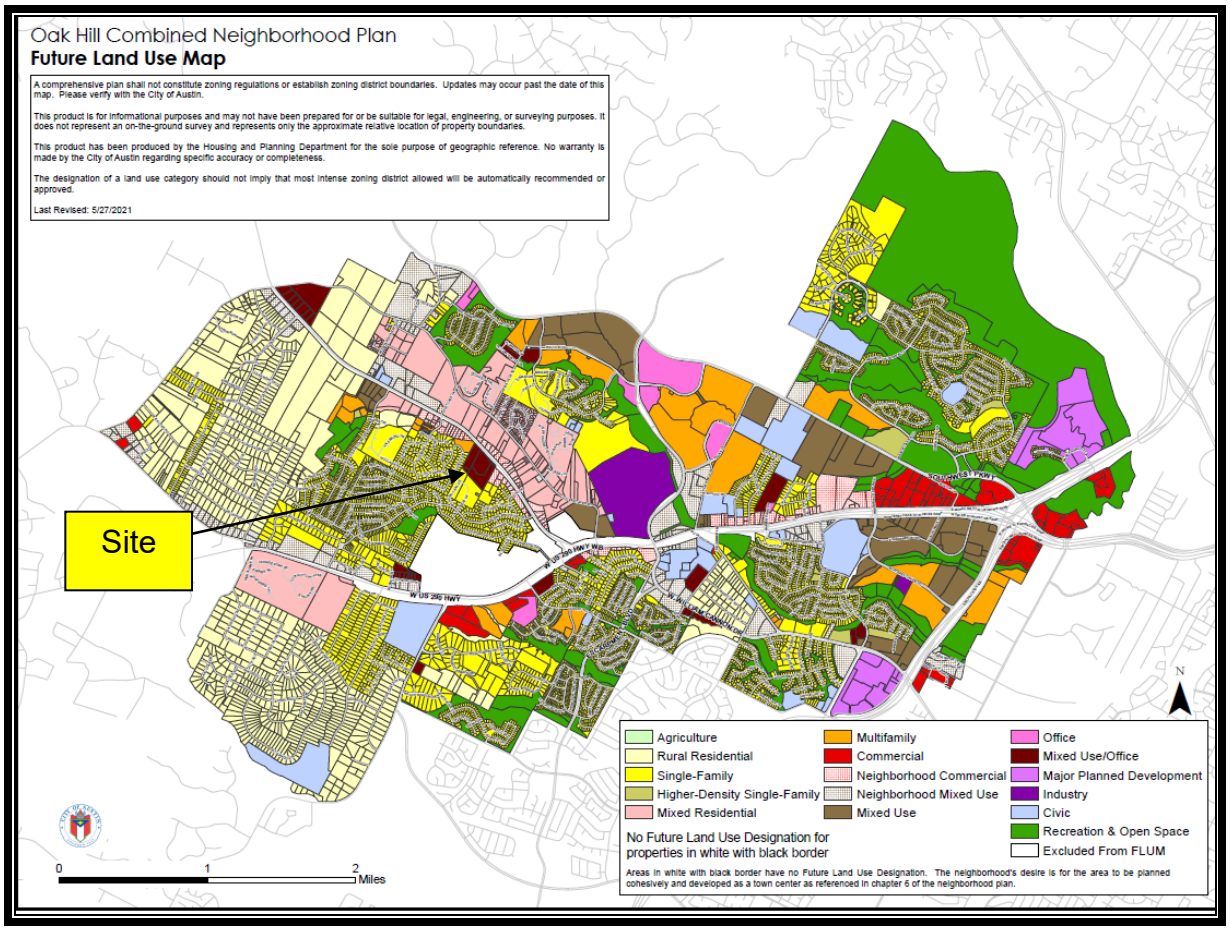
DATE: January 31, 2022
TO: Whom It May Concern
FROM: Oak Hill Association of Neighborhoods (OHAN)
RE: 7715 ½ W. SH 71 (NPA-2021-0025.02, C14-2021-0130, C14-85-288.23 (RCA))

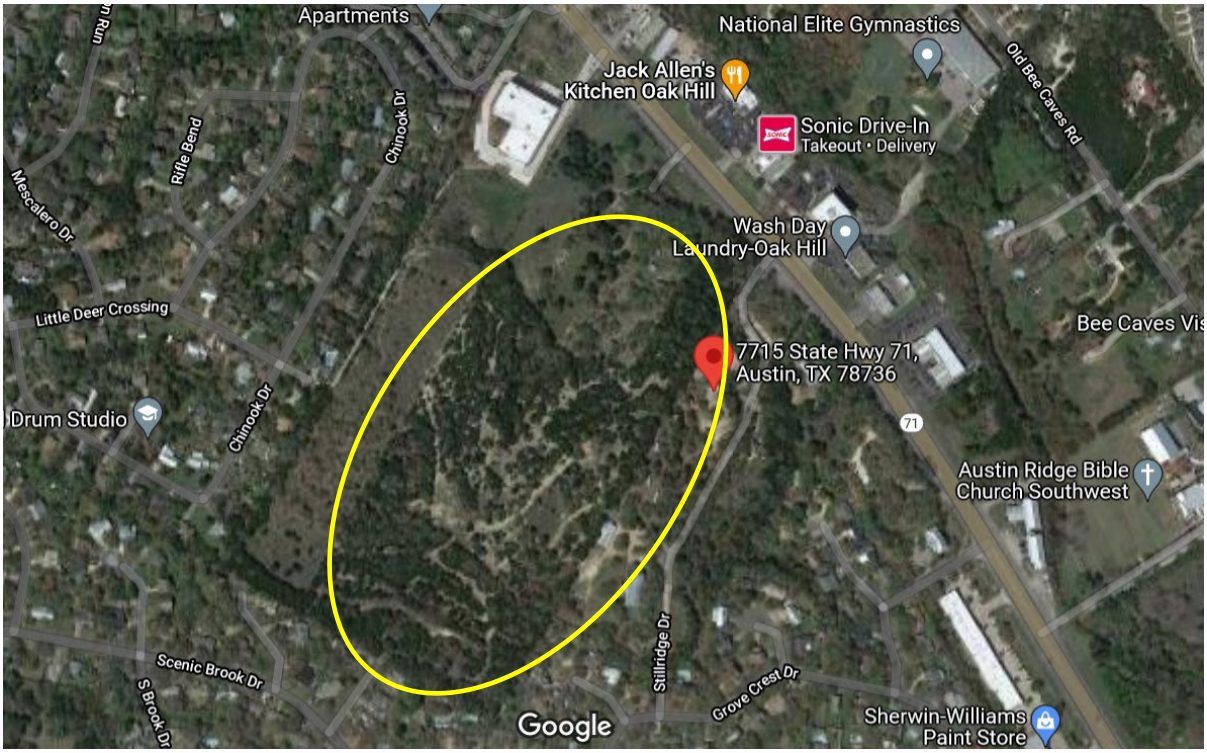
At the Oak Hill Association of Neighborhoods Membership Meeting on January 19, 2022, a motion was unanimously approved by a vote of the membership to oppose the proposed rezoning and land use changes for the property located at 7715 ½ West US Highway 71 (NPA-2021-0025.02).

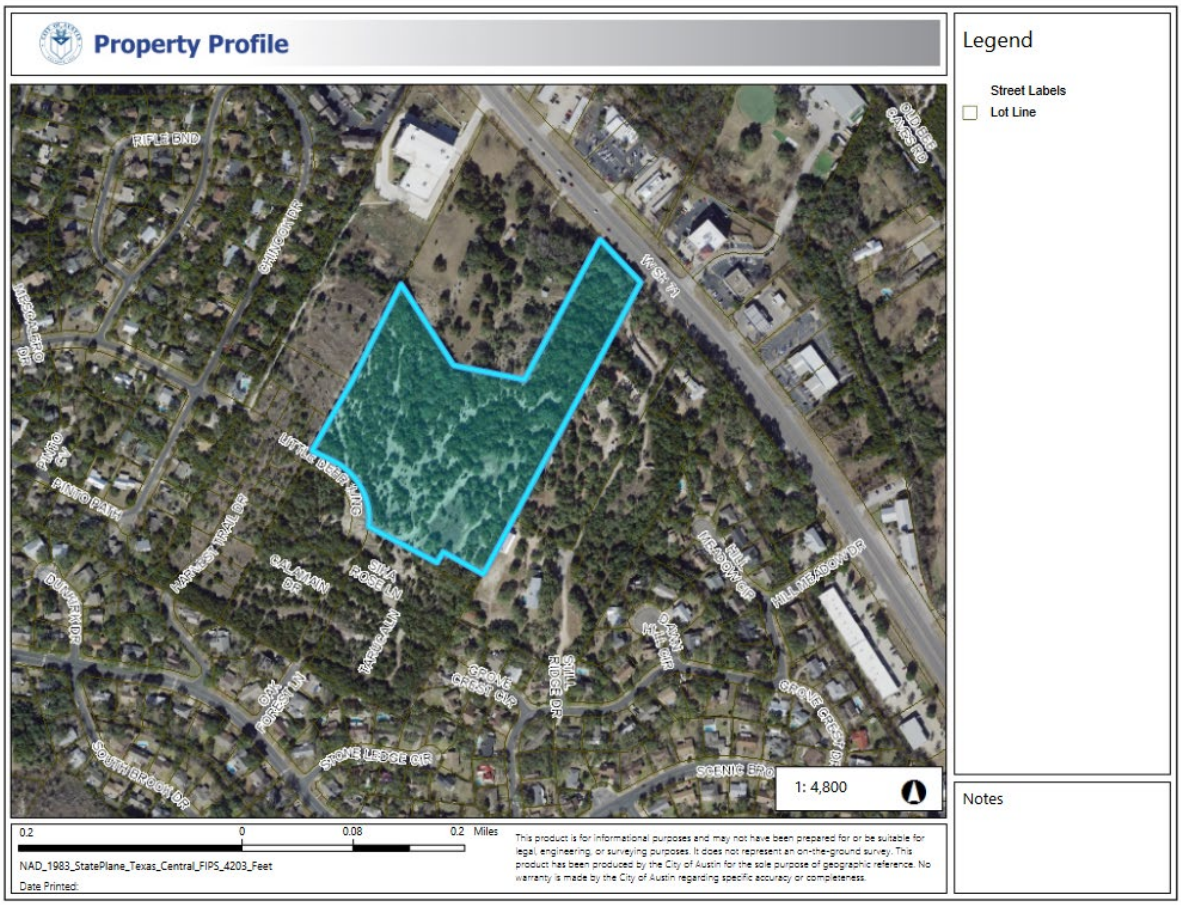
Please include this statement in the official backup material.

Sincerely,

Board of Directors, Oak Hill Association of Neighborhoods (OHAN)


Oak Hill Combined Neighborhood Plan
Future Land Use Map
A comprehensive plan shall not constitute zoning regulations or establish zoning district boundaries. Updates may occur past the date of this map. Please verify with the City of Austin.
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 the Housing and Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.
The designation of a land use category should not imply that most intense zoning district allowed will be automatically recommended or approved.
Last Revised: 5/27/2021
Site
N
0
1
2
Miles
Agriculture
Rural Residential
Single-Family
Higher-Density Single-Family
Mixed Residential
Multifamily
Commercial
Neighborhood Commercial
Neighborhood Mixed Use
Mixed Use
Office
Mixed Use/Office
Major Planned Development
Industry
Civic
Recreation & Open Space
Excluded From FLUM
No Future Land Use Designation for properties in white with black border
Areas in white with black border have no Future Land Use Designation. The neighborhood's desire is for the area to be planned cohesively and developed as a town center as referenced in chapter 6 of the neighborhood plan.


Apartments
National Elite Gymnastics
Jack Allen's Kitchen Oak Hill
Sonic Drive-In
Takeout • Delivery
Old Bee Caves Rd
Rifle Bend
Chinook Dr
Mescalero Dr
Wash Day Laundry-Oak Hill
Little Deer Crossing
7715 State Hwy 71, Austin, TX 78736
Bee Caves Vis
Drum Studio
Chinook Dr
71
Austin Ridge Bible Church Southwest
Scenic Brook Dr
S Brook Dr
Stillridge Dr
Grove Crest Dr
Google
Sherwin-Williams Paint Store


Property Profile
Legend
Street Labels
Lot Line
RIFLE END
SKYVIEW DR
Old Bee Caves Rd
Mescalero Dr
Hwy 71
LITTLE DEER XING
PINTO PATH
HARVEST TRAIL DR
CHINOOK DR
SILVA POST LN
HILL MEADOW DR
HILL MEADOW CIR
OAK FOREST LN
GROVE CREST CIR
STILL RIDGE DR
GROVE CREST DR
STONE LEDGE DR
SOUTH BROOK DR
SCENIC BROOK DR
1: 4,800
Notes
0.2 0 0.08 0.2 Miles
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Date Printed:
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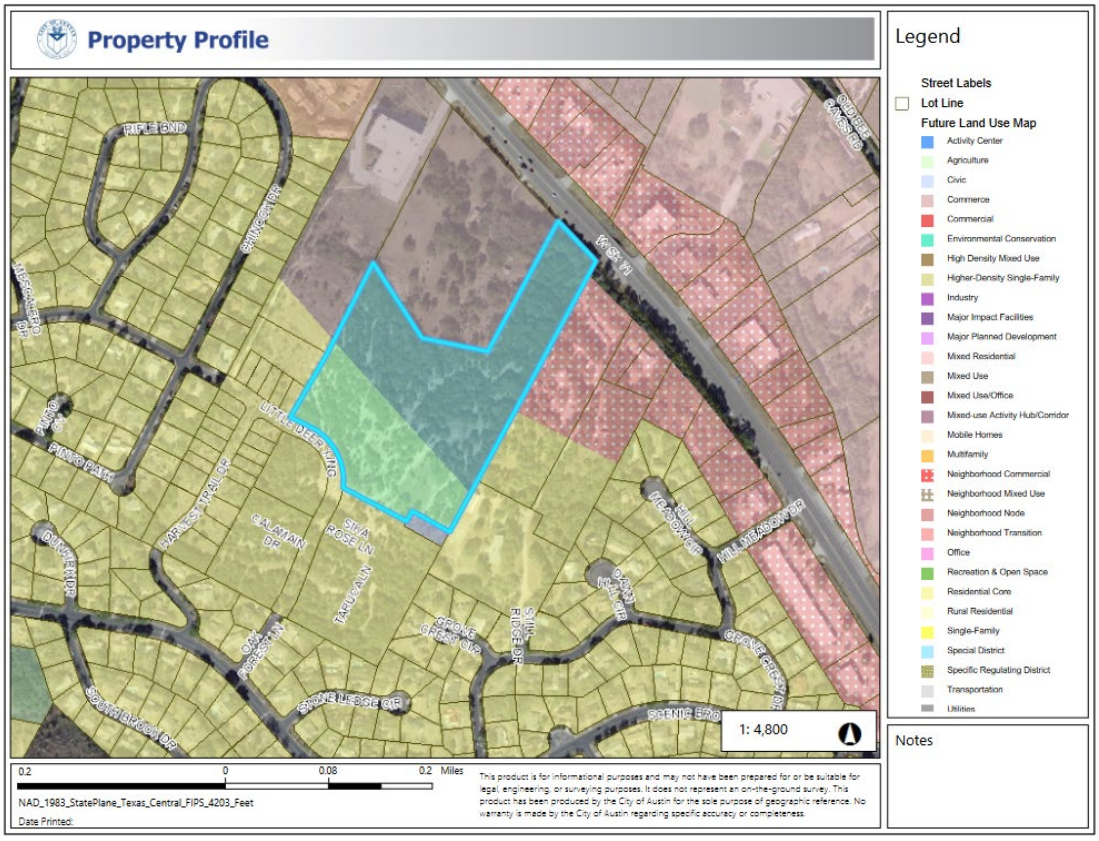
Property Profile
Legend
Street Labels
Lot Line
Future Land Use Map
Activity Center
Agriculture
Civic
Commerce
Commercial
Environmental Conservation
High Density Mixed Use
Higher-Density Single-Family
Industry
Major Impact Facilities
Major Planned Development
Mixed Residential
Mixed Use
Mixed Use/Office
Mixed-use Activity Hub/Corridor
Mobile Homes
Multifamily
Neighborhood Commercial
Neighborhood Mixed Use
Neighborhood Node
Neighborhood Transition
Office
Recreation & Open Space
Residential Core
Rural Residential
Single-Family
Special District
Specific Regulating District
Transportation
Utilities
Notes
1: 4,800
0.2 0 0.08 0.2 Miles
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
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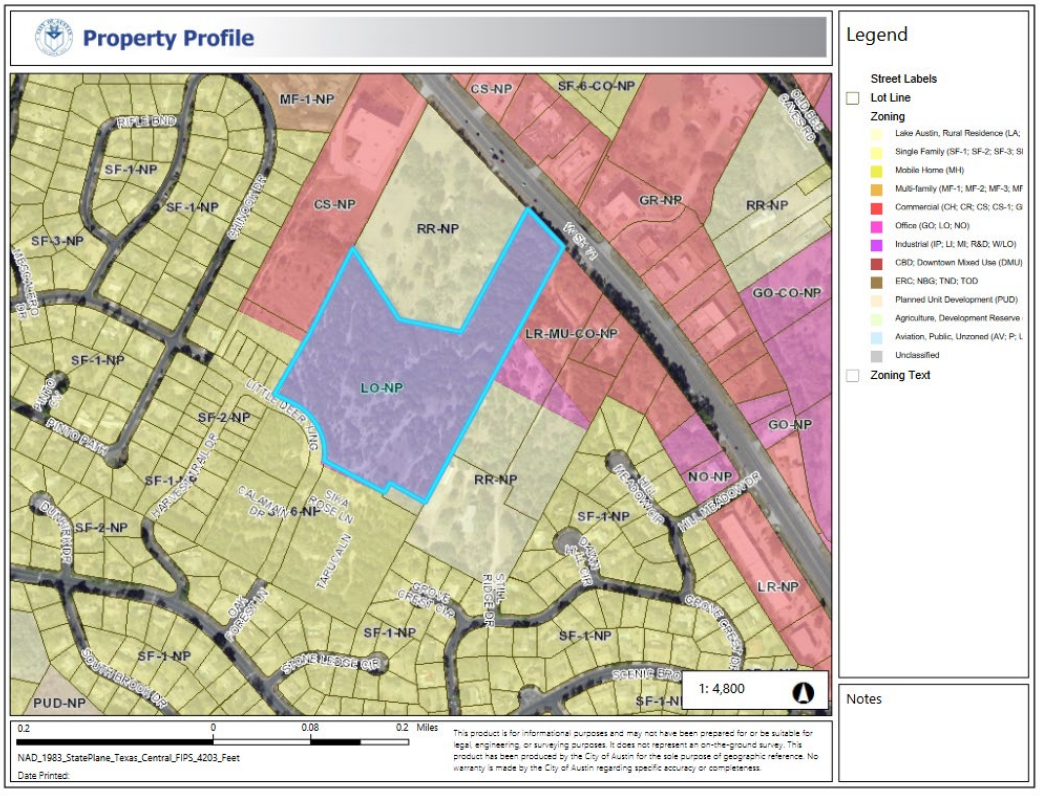
Property Profile
Legend
Street Labels
Lot Line
Zoning
Zoning Text
Notes
MF-1-NP
CS-NP
SF-6-CO-NP
SF-1-NP
SF-3-NP
RR-NP
GR-NP
GO-CO-NP
LR-MU-CO-NP
LO-NP
SF-2-NP
GO-NP
NO-NP
LR-NP
PUD-NP
1: 4,800
0.2 0 0.08 0.2 Miles
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
Date Printed:
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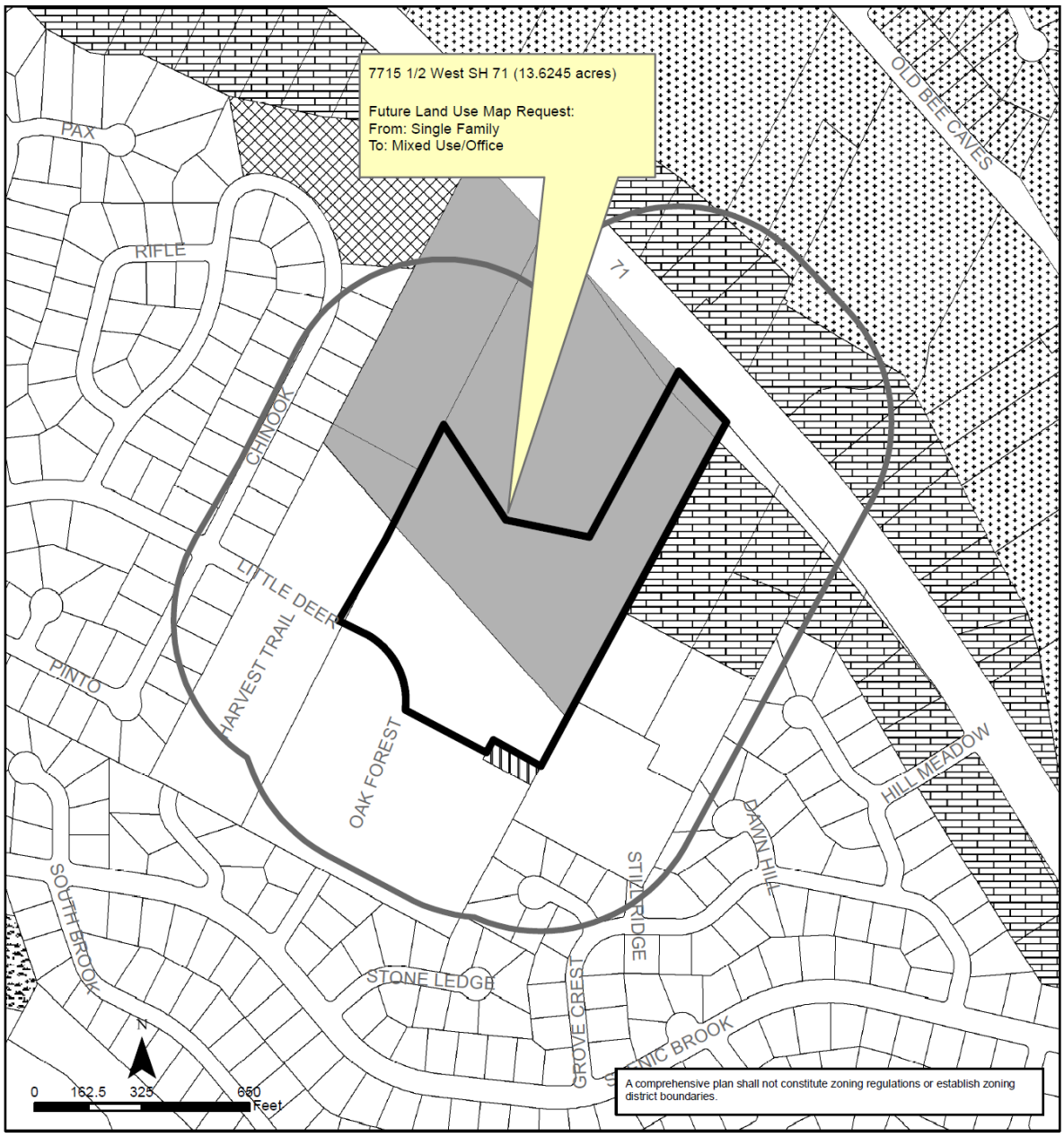

Oak Hill Combined (West Oak Hill) Neighborhood Planning Area
NPA-2021-0025.02

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.

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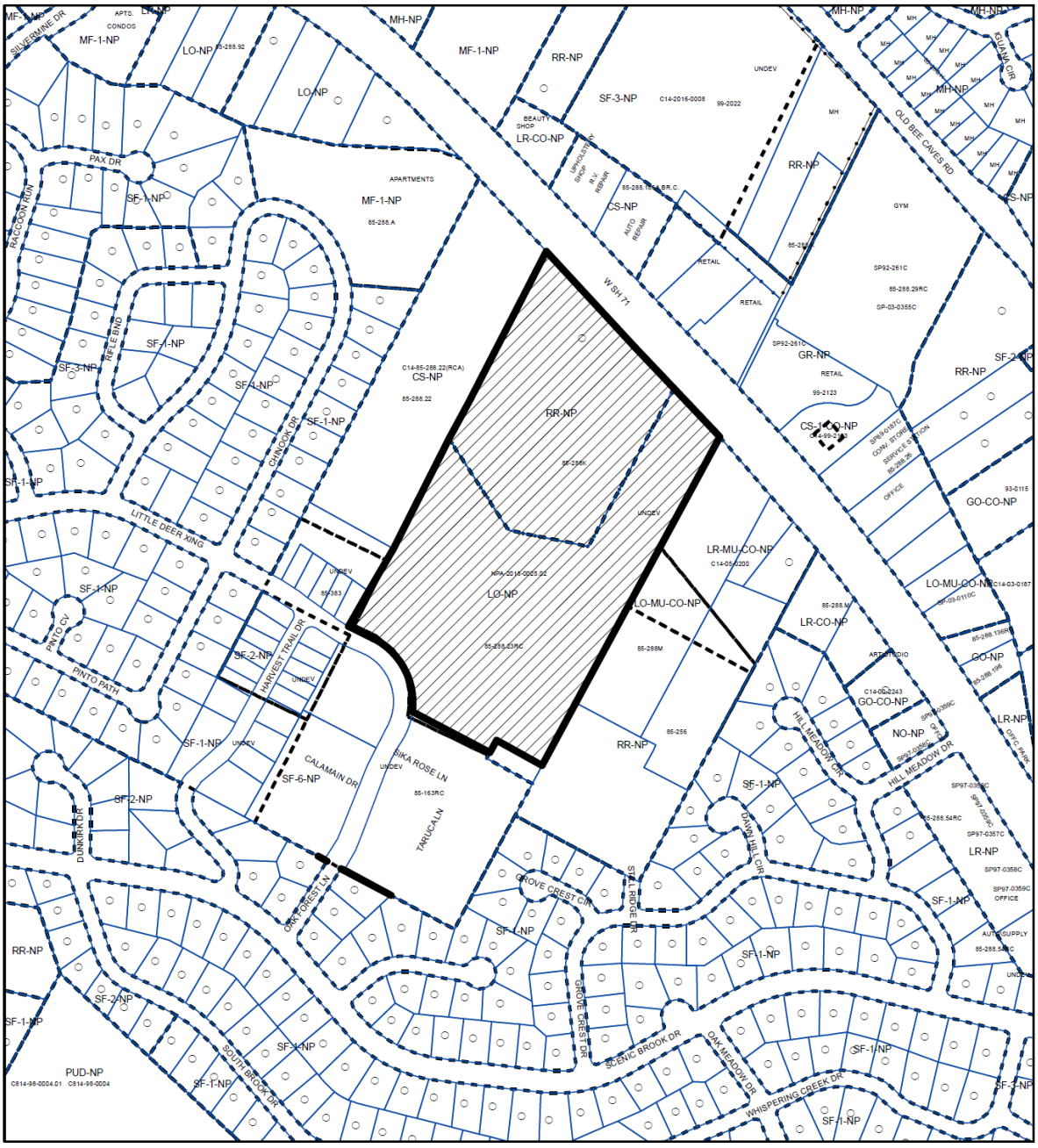
City of Austin
Housing and Planning Department
Created on 3/16/2021, by: MeeksS

Future Land Use

- Subject Tract
- 500 ft. notif. boundary
- Civic
- Excluded from FLUM
- Mixed Residential
- Mixed Use/Office
- Multi-Family
- Neighborhood Commercial
- Recreation & Open Space
- Single-Family



N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1 " = 400 '

ZONING

ZONING CASE#: C14-2021-0130

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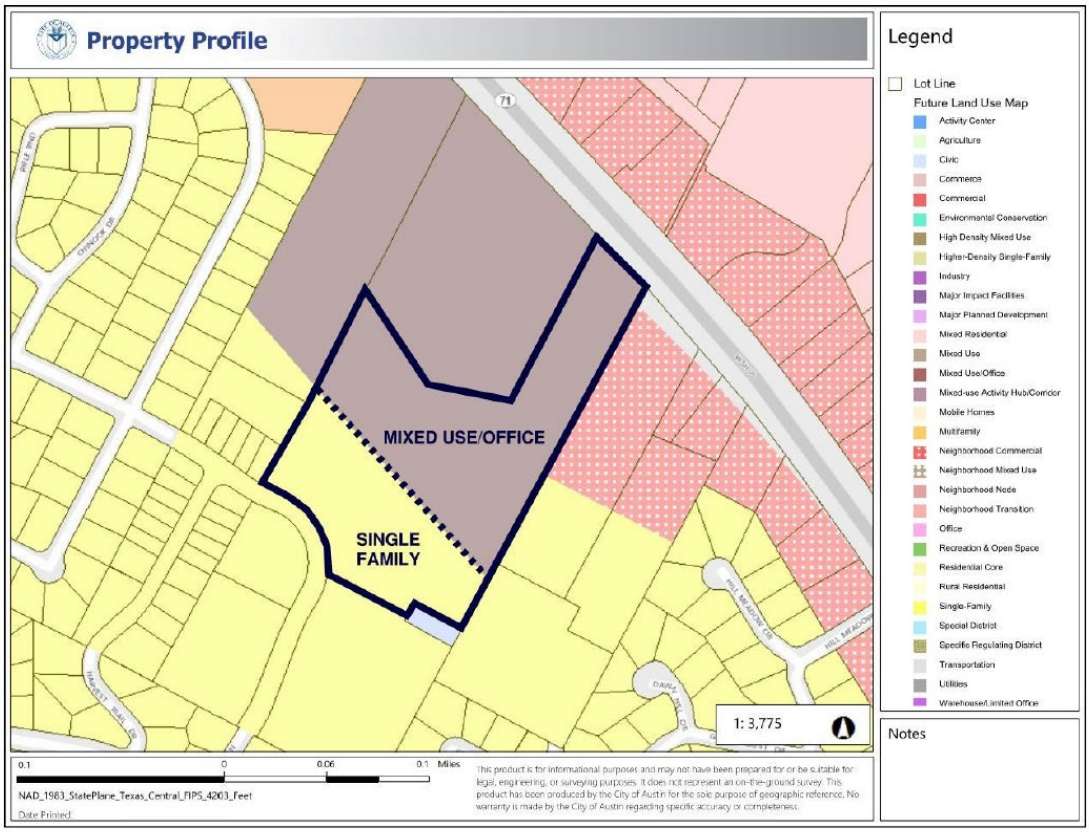
CITY OF AUSTIN FOUNDED 1839

Created: 8/4/2021

Applicant's Presentation at the January 19, 2022 Community meeting

7715 ½ - 7817 West SH 71

Oak Hill Virtual Community Meeting
January 20, 2022
NPA: NPA-2021-0025.02
Zoning: C14-2021-0130
RCA:C14-85-288.23 (RCA)


Property Profile
MIXED USE/OFFICE
SINGLE FAMILY
71
1: 3,775
Legend
Lot Line
Future Land Use Map
Activity Center
Agriculture
Civic
Commerce
Commercial
Environmental Conservation
High Density Mixed Use
Higher-Density Single-Family
Industry
Major Impact Facilities
Major Planned Development
Mixed Residential
Mixed Use
Mixed Use/Office
Mixed-use Activity Hub/Corridor
Mobile Homes
Multifamily
Neighborhood Commercial
Neighborhood Mixed Use
Neighborhood Node
Neighborhood Transition
Office
Recreation & Open Space
Residential Core
Rural Residential
Single-Family
Special District
Specific Regulating District
Transportation
Utilities
Warehouse/Limited Office
Notes
0.1 0 0.05 0.1 Miles
NAD_1983_StatePlane_Texas_Central_FIPS_4203_Feet
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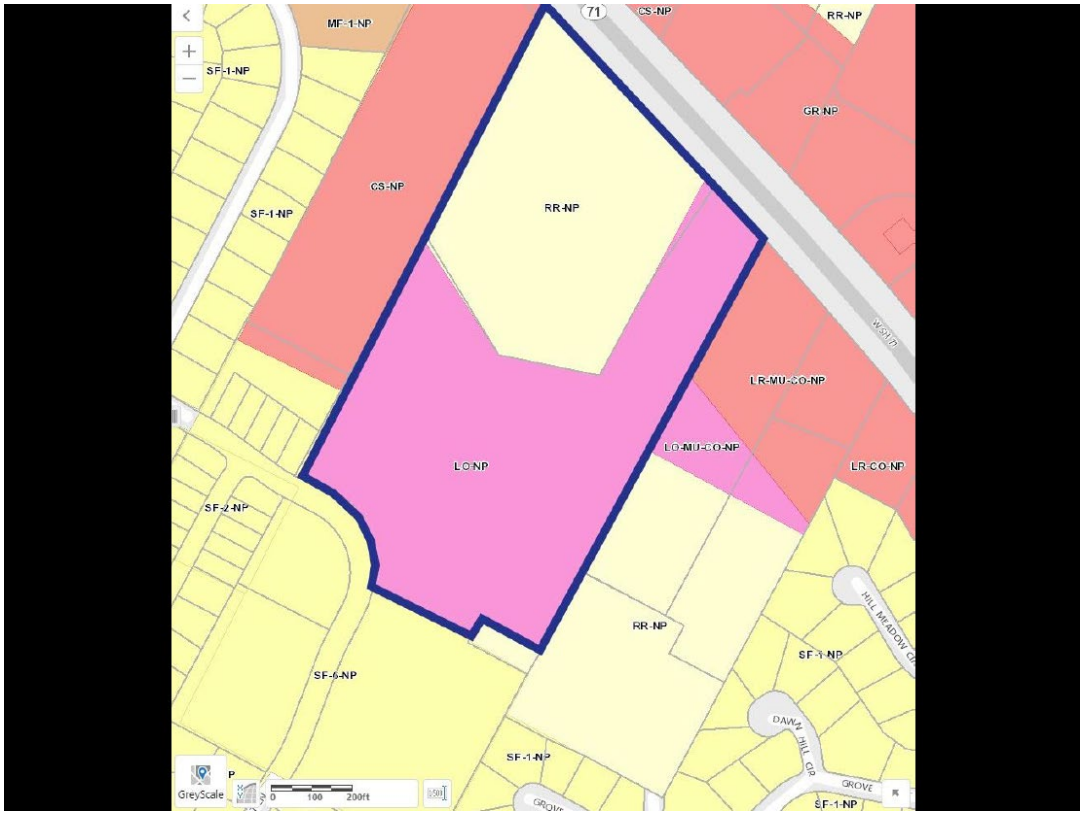
MF-1-NP
CS-NP
RR-NP
SF-1-NP
GR-NP
CS-NP
SF-1-NP
RR-NP
LR-MU-CO-NP
LO-MU-CO-NP
LO-NP
LR-CO-NP
SF-2-NP
RR-NP
SF-1-NP
SF-6-NP
SF-1-NP
SF-1-NP
71
GreyScale
0 100 200ft

Property Facts

- Address: 7715 West SH 71 ½ (NPA, RCA and Zoning)
  7817 West SH 71 (Zoning only)
- Tract size: 22.16 acres total (13.314 acres + 8.846 acres)
- Zoning: LO-NP, RR-NP
- FLUM: Mixed Use/Office, Single Family

Request (NPA)

Single Family → Mixed Use/Office

Request (Zoning)

LO-NP, RR-NP → GO-MU-NP

DOC. NO.
00057874

Zoning Case No. C14-85-288.23

FILM CODE
00004375692

RESTRICTIVE COVENANT

Owner: Stephen Simon

Owner's Address: 1413 Gaston Ave., Austin, Texas 78703

Consideration: One and No/100 Dollars ($1.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

Property: Tract 1: All that certain tract, piece or parcel of land, lying and being situated in the County of Travis, State of Texas, described in Exhibit "A" attached hereto and made a part hereof for all purposes, to which reference is here made for a more particular description of said property; and

Tract 2: All that certain tract, piece or parcel of land, lying and being situated in the County of Travis, State of Texas, described in Exhibit "B" attached hereto and made a part hereof for all purposes, to which reference is here made for a more particular description of said property.

[redacted]

Owner of the Property, for the consideration, impresses the Property with these covenants and restrictions running with the land:

1. The following conditions apply to Tract 1 of the Property:

   a. Maximum impervious coverage of the Property shall be 65 percent.

   b. The Property shall be limited to a maximum of 146,000 square feet of building space.

   c. Development of the Property shall be in compliance with Sections 9-10-171 through 9-10-230 and Sections 13-3-401 through 13-3-475 of the Austin City Code of 1981 except for the following sections:
      The part of Section 9-10-191 which reads "or to a development within a recorded subdivision which was finally approved or finally disapproved by the Planning Commission prior to December 18, 1980."
      Section 9-10-208, subsections (c), (d), and (e).
      Section 13-3-408(a).
      Section 13-3-433, subsections (c), (d), and (e).

[redacted]

[redacted]

Restrictive Covenant Comparison

Development Standard	Restrictive Covenant	Proposed Project
Floor to Area Ratio	146,000 square feet	1:1
Water Quality	Capture first ½ inch of runoff	Full compliance with SOS
Drainage	Current Code	Current Code
Impervious Cover	65%	60%
Erosion Hazard Zone	Not regulated	Current Code
Cut and Fill	Unlimited	+/- 8 feet for site work and ponds
Trees	Protected Tree Ordinance	Current Code
Erosion Controls	1981 measures	Current Code

11

Summary of Facts

- Zoning: GO-MU-NP, allows residential
- Use: multifamily units, townhomes
- 8.2-acre park dedicated to the City, including a 0.7-mile trail
- Primary access off West SH 71
- Restricted access from Little Deer Crossing
- Restrictive Covenant Amendment:
  - Full compliance with SOS water quality standards
  - Reduces impervious cover allowance to 60%
  - Maximum FAR is zoning maximum of 1:1

Request

NPA:

Single Family → Mixed Use/Office

Zoning:

LO-NP, RR-NP → GO-MU-NP

Correspondence Received

From: Yvonne Davis
Sent: Tuesday, January 18, 2022 10:59 AM
To: kate.clark@austi.texas.gov; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Rezoning Case No. C14-2021-0130 and RCA Case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

We are residents of the Scenic Brook subdivision and we are writing to you to document our strong objection to the rezoning of 7715 1/2 SH 71 West which we believe will lead to the destruction of our neighborhood and property values. Scenic Brook does not need or desire another large apartment complex in our area.

Thank you!
James & Yvonne Davis
8108 Red Willow Dr, Austin, TX 78736
--
Yvonne Massey Davis

From: Wesley Hopkins
Sent: Monday, January 10, 2022 9:20 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You
Wesley Hopkins

From: Wayne Long
Sent: Sunday, January 16, 2022 10:07 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily.

PLEASE KEEP it AS SINGLE FAMILY.

I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned.

The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area.

The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone.

The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You,

The Long Family, S. Austin, 78749

From: Vinod Singh
Sent: Tuesday, January 18, 2022 3:10 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: I Object Rezoning of 7715 1/2 W. SH 71

*** External Email - Exercise Caution ***

Hi,
I am writing this email regarding the Rezoning case No. C14-2021-0130 and RCA Case No . C14-85-288.23(RCA). I object to this rezoning in our neighborhood. We

already have enough urbanization and we do not need more building and construction which destroys the green space, and also affects the climate around it.
I strongly Oppose this rezoning of 7715 1/2 W. SH 71 and development of another massive apartment complex in our neighborhood.

Regards
VINOD SINGH

From: Vicki Garcia
Sent: Tuesday, January 18, 2022 2:00 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily.

In addition to the stated reasons below, the occupants of these multi family units will have entry/exit point only on the free lanes of the coming Hwy71 toll road and/or Scenic Brook Drive. Such a large increase in traffic on the only free lanes will increase wait times at the "Y" for current residents who will also use these free lanes.The whole purpose of the toll road is to reduce congestion at the "Y" but new multi family units with no access to the toll road is in direct conflict with that purpose and keeps the congestion problem for residents using the free lanes.

I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You
Vicki Garcia

From: Thaddeus Zaharas
Sent: Sunday, January 16, 2022 3:37 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Adler, Steve <Steve.Adler@austintexas.gov>; Harper-Madison, Natasha <Natasha.Madison@austintexas.gov>; Fuentes, Vanessa <Vanessa.Fuentes@austintexas.gov>; Renteria, Sabino <Sabino.Renteria@austintexas.gov>; Casar, Gregorio <Gregorio.Casar@austintexas.gov>; Kitchen, Ann <Ann.Kitchen@austintexas.gov>; Kelly, Mackenzie <Mackenzie.Kelly@austintexas.gov>; Pool, Leslie <Leslie.Pool@austintexas.gov>; Ellis, Paige <Paige.Ellis@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>; Alter, Alison <Alison.Alter@austintexas.gov>
Subject: Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Hello Team,

I live in Oak Hill. We've done our part by accepting the 14 lane concrete monstrosity with flyovers that is now under construction. I don't also support this 400 unit apartment complex in my neighborhood. I am all for balanced development, but enough is enough. This project should go somewhere else nearby, but outside of Oak Hill.

Thank you for your consideration,

Thaddeus Zaharas

From: Terri Knox
Sent: Monday, January 10, 2022 11:12 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

I have been a homeowner in close proximity to the above referenced rezoning tract for over 37 years. I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and

allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

Terri Knox
7001 Chinook Drive
Austin, TX 78736

-----Original Message-----
From: Terri Knox
Sent: Monday, January 10, 2022 11:36 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Ellis, Paige <Paige.Ellis@austintexas.gov>
Subject: Oppose rezoning case #C14-2021-0130 RCA case#C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

I own a home in close proximity to the proposed development of a massive apartment complex at 7715 W. SH 71. I oppose this rezoning request. It is an environmentally sensitive area located over the Edwards Aquifer contributing zone and the plan calls for too much impervious cover. I have owned this home for over 37 years. This neighborhood has always been single family residence and a high density apartment complex would significantly alter the feel of this older, established neighborhood. Traffic issues are already an issue, and this development would compound the problem. Houston Developers should not be allowed to contradict the Oak Hill Combined Neighborhood Plan.

I am strongly opposed to this request for a zoning change.

Terri Knox
7001 Chinook Drive
Austin, Texas 78736

From: Tejas Patwa
Sent: Tuesday, January 18, 2022 9:04 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in

density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You ,
Tejas Patwa

From: Tatiana Bobbitt
Sent: Wednesday, January 12, 2022 6:42 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You
Tatiana Bobbitt

-----Original Message-----
From: Suzi Lindsay
Sent: Friday, January 14, 2022 6:36 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

Susan Lindsay
11012 Swelfling Ter.
Austin 78737

From: susanshipp
Sent: Thursday, January 20, 2022 10:31 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Clark, Kate <Kate.Clark@austintexas.gov>; savescenicbrook@
Subject: I oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Pl,

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily.

The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area.

Traffic in this area has reached its peak under current circumstances. Adding hundreds of people to a small condensed area would only exasperate the traffic problems. In addition, construction has begun on the 290/71 Super HWY causing its own amount of delays. I don't see how we can allow more construction to commence in this very tight quadrant.

The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone which has already been disturbed by the building of the Super HWY.

The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation

of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You,

Susan Shipp Robison

From: Sunny Hunt
Sent: Tuesday, January 18, 2022 7:52 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Adler, Steve <Steve.Adler@austintexas.gov>; Harper-Madison, Natasha <Natasha.Madison@austintexas.gov>; Fuentes, Vanessa <Vanessa.Fuentes@austintexas.gov>; Renteria, Sabino <Sabino.Renteria@austintexas.gov>; Casar, Gregorio <Gregorio.Casar@austintexas.gov>; Kitchen, Ann <Ann.Kitchen@austintexas.gov>; Kelly, Mackenzie <Mackenzie.Kelly@austintexas.gov>; Pool, Leslie <Leslie.Pool@austintexas.gov>; Ellis, Paige <Paige.Ellis@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>; Alter, Alison <Alison.Alter@austintexas.gov>
Subject: Scenic Brook High Density Housing - Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

I live in Scenic Brook and I'm OPPOSED to rezoning this plot of land for the planned high-density housing project.

This neighborhood was designed to support detached homes with pervious ground cover to protect the area from flooding and damage.

Even I, as a homeowner, have to ensure that any impervious cover is less than 45% of my lot but this developer gets a pass for 65% impervious cover? Are you kidding me?

Aren't we done giving a pass to big-ticket corporations who talk big and leave messes behind for residents to clean up?

Do we need more housing in Austin? Yes. Do we need more luxury, high-density, high-rent (unaffordable) apartments that pose an environmental risk to the rest of the established neighborhood and area? Absolutely not. We already have enough of that in Scenic Brook.

We've had over 2235 apartment units built in our neighborhood in the past 5 years alone. Enough.

Sonia Hunt
7000 Whispering Creek Drive
Austin, TX 78736

From: Sue Wendelin
Sent: Sunday, January 16, 2022 4:49 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You
Sent from my iPhone

Sue Wendelin

From: Staci Snell
Sent: Sunday, January 16, 2022 8:16 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what

the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

-----Original Message-----
From: sls3284@
Sent: Monday, January 10, 2022 9:22 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:
As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You
Shannon Stavinoha

From: Sean D. Johnson
Sent: Wednesday, January 12, 2022 3:19 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

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else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You,

Sean Johnson
6929 Scenic Brook Dr.

-----Original Message-----
From: Sarah Walters
Sent: Saturday, January 15, 2022 9:38 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

From: said less
Sent: Thursday, January 20, 2022 6:20 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Rezoning Case No. C14-2021-0130 and RCA case No. C14-85-288.23 (RCA)

*** External Email - Exercise Caution ***

I am opposed to this development proposal on W. SH 71.

Thank you,

Rick Jenkins
7311 Oak Meadow Drive
Austin, TX

From: Saad Altai
Sent: Sunday, January 16, 2022 12:19 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen

<Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

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Thank You

Saad Altai

-----Original Message-----
From: Ross Tomlin
Sent: Saturday, January 15, 2022 7:25 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen
<Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You
Ross Tomlin

-----Original Message-----
From: Rodrigo Solis
Sent: Wednesday, January 12, 2022 2:41 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen

<Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

-----Original Message-----
From: Robin ZumBerge
Sent: Monday, January 17, 2022 9:34 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen
<Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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TrDear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You,
Robin ZumBerge

-----Original Message-----
From: Robbie Lueth
Sent: Friday, January 14, 2022 8:15 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen
<Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

Robbie Lueth
5900 Blanco River

From: Rita Berry
Sent: Tuesday, January 11, 2022 1:56 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You,

From: Rhonda Hudson
Sent: Tuesday, January 11, 2022 6:45 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

Tim & Rhonda Hudson

-----Original Message-----
From: Renee Vlahakis
Sent: Sunday, January 9, 2022 1:14 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:
As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents.
Please add me on the notification list of any hearing, meetings and updates.
Thank You,

Renee Vlahakis

From: randol.alan.bass
Sent: Sunday, January 16, 2022 10:59 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: RE: Ecological and Unethical Destruction of Community ~ Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily.

I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft. allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area.

The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

PLEASE DO NOT ALLOW THIS TO MOVE FORWARD AS PLANNED BY THE DEVELOPERS IN QUESTION.

Far too often in our world today, those with enough money and persistence can push forward plans to make even more money by circumventing the wishes of ordinary citizens who have less access than they to authority figures in government. None of us in this part of Austin wants this kind of development in our neighborhood and elected officials such as yourselves are sworn to stand by us and our collective wishes – especially when these wishes greatly impact the future of our lives here in Austin. Please do your duty and make sure we and our sensitive environment are not pushed aside in favor of this toxic business plan.

Thank You

Randol Bass

6818 Kenosha Pass
Austin, TX 78749

From: Priscilla Rossi
Sent: Monday, January 17, 2022 7:45 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Adler, Steve <Steve.Adler@austintexas.gov>; Harper-Madison, Natasha <Natasha.Madison@austintexas.gov>; Fuentes, Vanessa

<Vanessa.Fuentes@austintexas.gov>; Renteria, Sabino <Sabino.Renteria@austintexas.gov>; Casar, Gregorio <Gregorio.Casar@austintexas.gov>; Kitchen, Ann <Ann.Kitchen@austintexas.gov>; Kelly, Mackenzie <Mackenzie.Kelly@austintexas.gov>; Pool, Leslie <Leslie.Pool@austintexas.gov>; Ellis, Paige <Paige.Ellis@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>; Alter, Alison <Alison.Alter@austintexas.gov>
Cc: savescenicbrook@
Subject: Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department,

As a homeowner and resident in close proximity to the above referenced rezoning tract, I would like to **strongly object** to the rezoning of 7715 ½ W. SH 71 to Multifamily. This change would be too abrupt an upgrade in density from the SF and RR, which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone.

The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract, and allowing anything else would be a failure in the representation of Oak Hill Residents. When the people of this neighborhood chose to purchase property in the Oak Hill suburban area, we did so seeking peace, tranquility and distance from the common issues one faces while living in highly populated areas. Oak Hill is already Austin's biggest sought area for apartment development - unsustainable! This not only elevates density and brings all the kinds of troubles that come with excess population, but forces residents into facing the misery of long-term construction - its nuisances and noises. Rezoning all the outskirts of our beautiful (and once tranquil) neighborhood goes directly against the idea of preserving our areas' identity and character. All of us only purchased expensive property here because we knew it to be a single-family housing zone. Rezoning and seeking apartment building at this stage is extremely unfair to the already established single-family owners who live here. We urge you not to let the profits of big corporations be prioritized in opposition to the environment and to the will of thousands of people who already reside here.

I'd be thankful if you can add me on the notification list of any hearing, meetings and updates about this topic.

Respectfully,

Priscilla Rossi

-----Original Message-----
From: Penny Dedman
Sent: Saturday, January 15, 2022 11:46 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Penny Dedman

-----Original Message-----
From: Peggy Cooper
Sent: Wednesday, January 19, 2022 4:27 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You
Margaret (Peggy) Cooper
Resident on Sage Mountain Trail

-----Original Message-----
From: Paul Merryman
Sent: Wednesday, January 19, 2022 5:51 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: savescenicbrook@gmail.com; Julie Nicole <julie_holtz@yahoo.com>; Adler, Steve <Steve.Adler@austintexas.gov>; Harper-Madison, Natasha <Natasha.Madison@austintexas.gov>; Fuentes, Vanessa <Vanessa.Fuentes@austintexas.gov>; Renteria, Sabino

<Sabino.Renteria@austintexas.gov>; Casar, Gregorio <Gregorio.Casar@austintexas.gov>; Kitchen, Ann <Ann.Kitchen@austintexas.gov>; Kelly, Mackenzie <Mackenzie.Kelly@austintexas.gov>; Pool, Leslie <Leslie.Pool@austintexas.gov>; Ellis, Paige <Paige.Ellis@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>; Alter, Alison <Alison.Alter@austintexas.gov>
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As homeowners on Scenic Brook Dr and residents in close proximity to the above referenced rezoning tract we would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. My wife and I just purchased our home here last summer, particularly because it backs up to a creek and also because of the dense foliage all around. We do not want our creek to dry up nor have tall apartment buildings in our horizon nor added congestion to the area (we are already experiencing enough disruption with the Oakhill Parkway project).

We think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area.

The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add us to the notification list of any hearing, meetings and updates.

Thank You,

Paul Merryman and Julie Holtzman
7119 Scenic Brook Dr
Austin, TX 79736

-----Original Message-----
From: Patty Koeninger
Sent: Saturday, January 15, 2022 7:18 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: rezoning

*** External Email - Exercise Caution ***

Please no rezoning for 7715 1/2 W. SH 71

Thanks,

Patty Koeninger
8101 current circle

-----Original Message-----
From: Patrica Lang
Sent: Monday, January 24, 2022 5:41 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

From: Olga Nieto
Sent: Tuesday, January 18, 2022 5:38 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily.

I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area.

The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents.

Please add me on the notification list of any hearing, meetings and updates.

Thank You ,

Olga Nieto

From: Natalie Galletti
Sent: Wednesday, January 19, 2022 11:49 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a nearby homeowner (7004 Chinook Drive) and the owner of several nearby rental properties (7002 Chinook Drive, 7003 Chinook Drive, 8103 Little Deer Crossing) I strongly feel that the rezoning of this land in question is inconsistent with the zoning of nearby properties. The adjoining land that is currently being developed that is being used as an example of similar use HAS NOT been approved for multi-family apartment-style buildings and CAN NOT be considered as existing zoning/buildings. I, and many others, worked hard on the FLUP and FLUM to make sure that NONE of this land was developed as office or high-density multi-family use. Single-family, duplex or quadplex multi-family are the only acceptable land uses for these lots.

Additionally, the extra impervious cover limits will only contribute to the flooding that already happens downstream along Williamson Creek – specifically at the Oak Hill Youth Sports Association Baseball/ Softball Fields located at 290 & Joe Tanner Lane.

Please do not allow this rezoning to be approved.

Thank you,

Natalie Uzoff Galletti & Joseph Galletti
7004 Chinook Drive, Austin, 78736-1840
512-301-1170

From: Natalie Galletti
Sent: Wednesday, January 19, 2022 11:58 AM
To: Adler, Steve <Steve.Adler@austintexas.gov>; Harper-Madison, Natasha <Natasha.Madison@austintexas.gov>; Fuentes, Vanessa <Vanessa.Fuentes@austintexas.gov>; Renteria, Sabino <Sabino.Renteria@austintexas.gov>; Casar, Gregorio <Gregorio.Casar@austintexas.gov>; Kitchen, Ann <Ann.Kitchen@austintexas.gov>; Kelly, Mackenzie <Mackenzie.Kelly@austintexas.gov>; Pool, Leslie <Leslie.Pool@austintexas.gov>; Ellis, Paige <Paige.Ellis@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>; Alter, Alison <Alison.Alter@austintexas.gov>; HPD <HPD@austintexas.gov>; Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Refuse the Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Council Members, Mayor, and the Austin Housing and Planning Department:

As a long-time nearby homeowners (7004 Chinook Drive since 1995) and the owner of several nearby rental properties (7002 Chinook Drive, 7003 Chinook Drive, 8103 Little Deer Crossing) we strongly feel that the rezoning of this land in question is inconsistent with the zoning of nearby properties. The adjoining land that is currently being developed that is being used by the applicants as an example of similar use HAS NOT been approved for multi-family apartment-style buildings and CAN NOT be considered as existing zoning/buildings. We, and many others, worked hard on the FLUP and FLUM to make sure that NONE of these land parcels would ever be developed as office or high-density multi-family use. Single-family, duplex or quadplex multi-family are the only acceptable land uses for these lots.

Additionally, the extra impervious cover limits will only contribute to the flooding that already happens downstream along Williamson Creek – specifically at the Oak Hill Youth Sports Association Baseball/ Softball Fields located at 290 & Joe Tanner Lane.

Please do not allow this rezoning to be approved.

Thank you,

Natalie Uzoff Galletti & Joseph Galletti
7004 Chinook Drive, Austin, 78736-1840
512-301-1170

From: Nancy Lanier
Sent: Sunday, January 9, 2022 11:48 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Adler, Steve <Steve.Adler@austintexas.gov>; Harper-Madison, Natasha <Natasha.Madison@austintexas.gov>; Fuentes, Vanessa <Vanessa.Fuentes@austintexas.gov>; Renteria, Sabino <Sabino.Renteria@austintexas.gov>; Kitchen, Ann <Ann.Kitchen@austintexas.gov>; Kelly, Mackenzie <Mackenzie.Kelly@austintexas.gov>; Pool, Leslie <Leslie.Pool@austintexas.gov>; Ellis, Paige <Paige.Ellis@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>; Alter, Alison <Alison.Alter@austintexas.gov>
Subject: Proposed Apartments on Hwy 71

To Whom It May Concern:
I am writing to oppose the following rezoning applications:

Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

This is area is a critical Edwards Aquifer contributing zone that currently allows only 25% impervious cover. This sensitive ecological area should NOT allow such dense development with 65% impervious cover.

Our neighbors were clear when drafting the Oak Hill Combined Neighborhood Plan. The entire development scheme is in direct contradiction to the Oak Hill Combined Neighborhood Plan and the FLUM (Future Land Use Map).

If this proposed plan passes, many of our neighbors will have a massive apartment complex towering over their backyards.

This proposed plan will allow for nearly 400 apartment units and 60 feet high on one of the tallest points in Oak Hill. The traffic and environmental impacts to our area will be significant.

Oak Hill is one of the most targeted areas for developers in Austin, with over 7% of all apartment development that has taken place in Austin in the last 5 years.

We are already being negatively impacted by the massive highway development on both Hwy. 71 and Hwy 290. The additional traffic, and environmental impact of such a massive apartment complex being built in our area is far more than we should be expected to tolerate.

I have lived in this area since 1999, and feel as if the City of Austin is doing everything in it's power to take away any rights of the single family

homeowners to live here. I moved here to have a safe, quiet place to raise my daughter, in a home I plan to keep. I do not want to be forced to sell and leave this area.

Please vote against these rezoning changes, and prevent this apartment complex from being built.

Thank you,
Nancy Lanier

From: ML Collins
Sent: Wednesday, January 12, 2022 8:21 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:
As a resident in close proximity to the above referenced rezoning tract, I would like to strongly object to the rezoning of 7715 ½ W SH 71 to multifamily. I believe it would be too abrupt an upgrade in density from the SF and RR, which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You,
M Collins

-----Original Message-----
From: Mindi Orth
Sent: Sunday, January 16, 2022 1:20 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of

the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank you,
Mindi

-----Original Message-----
From: Michelle Gaines
Sent: Wednesday, January 26, 2022 9:03 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a homeowner and resident in close proximity to the above referenced rezoning tract, I strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily.

This would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area.

Further, the amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone.

The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents.

Please add me on the notification list of any hearing, meetings and updates.

Thank you,

Michelle Gaines

-----Original Message-----
From: michael vlahakis
Sent: Sunday, January 9, 2022 1:31 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen

<Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

Not to mention the traffic through 16' wide county roads in our neighborhood to access from Little Deer and Scenic Brook.

Will completely destroy the way of life for over 400 homeowners in this area.

Michael Vlahakis
6947 CHINOOK DR

From: Michael McGhee
Sent: Monday, January 10, 2022 10:32 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what

the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

-----Original Message-----
From: Mia Dance
Sent: Monday, January 17, 2022 5:31 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

I bought my first home in Oak Hill last year. I loved the quiet and quaint older neighborhood lined with oaks. Building a massive apartment in the neighborhood will cause too much impervious cover for the ecologically sensitive edward's aquifer contribution zone. The apartments would also go against our neighborhood plan and negatively affect many of my neighbors who would have towering apartments on the hill behind their houses. Lastly, the proposed plan is too dense and tall. 400 new apartment units will cause significant traffic and negative environmental impacts to our area.

Thank you,
Mia Dance
(7209 Silvermine Drive Austin TX 78736)

From: Melissa Garner
Sent: Saturday, January 15, 2022 2:33 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards

Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You,

Melissa Thornell Garner

7121 Silvermine Drive
Austin, Texas 78736-1758

----Original Message-----
From: Melinda Kilian
Sent: Friday, January 21, 2022 4:20 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You
-----Original Message-----
From: Melida82 >
Sent: Monday, January 24, 2022 7:15 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Melida Mathews

From: Meghann Pfeiffer
Sent: Thursday, January 27, 2022 10:24 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned.

The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone.
The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents.
Please add me on the notification list of any hearing, meetings and updates.

Thank You.

From: Mary Taylor
Sent: Thursday, January 20, 2022 4:29 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident since 1976 in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally

sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

-----Original Message-----
From: Marti
Sent: Sunday, January 16, 2022 7:30 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

From: Marsha Hughes
Sent: Monday, January 17, 2022 11:42 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Fw: Rezoning case # C14-2021-0130 and RCA case # C14-85-288.23 (RCA)

*** External Email - Exercise Caution ***

This is to let you know that I strongly oppose to the rezoning of 7715 1/2 West SH 71. With the highway development of Hwy 290/Sh 71 giving our community much disruption, this rezoning would add just that much more disruption to our community. After the completion of the highway, we need to have some open land to enjoy on our way down the road.

Oak Hill is no longer a "sleepy little community". We are far from it because of developments like this being able to use their money to get cases like this pushed through. Somewhere all of this needs to stop and let us enjoy what scenic views we have left.

Marsha Hughes - 8209 Pax Dr. - Austin - 78736

From: Mark Knox
Sent: Thursday, January 20, 2022 1:45 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

From: Maria Ragozina
Sent: Tuesday, January 18, 2022 3:16 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Walters, Mark <Mark.Walters@austintexas.gov>
Subject: I Object Rezoning of 7715 1/2 W. SH 71, Save Scenic Brook

*** External Email - Exercise Caution ***

Hi,
I am writing this email regarding the Rezoning case No. C14-2021-0130 and RCA Case No . C14-85-288.23(RCA). I object to this rezoning in our neighborhood. We already have enough urbanization and we do not need more building and construction which destroys the green space, and also affects the climate around it. I strongly oppose this rezoning of 7715 1/2 W. SH 71 and the development of another massive apartment complex in our neighborhood.

Maria Singh
8817 Moccasin Path, Austin, TX 78736

-----Original Message-----
From: Louise Kirchen Sent: Wednesday, March 24, 2021 4:11 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Case No. NPA-2021-0025.02

Hello,
I'm a property owner within 500 feet of the property in question in the above case and received Notice of Application for a Neighborhood Plan Amendment. Please tell me what the proposed development will be that is outlined in bold on the Land Use Map Request on the reverse side of the notice. I also would like to know the time frame of when this development will begin and any other details you have on it. Our home at 6935 Chinook Dr. is included in the outer area on the map outlined in gray. What does that mean for us? Look forward to your reply.
Thank you so much,
Louise Kirchen
443-239-2274

From: Kris Donley
Sent: Thursday, January 20, 2022 12:04 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

-----Original Message-----
From: Keri4me
Sent: Saturday, January 15, 2022 8:52 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

-----Original Message-----
From: Keely Rizzato
Sent: Monday, January 10, 2022 1:38 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

I strongly oppose this rezoning. I am a licensed landscape architect and very familiar with the development process. Please do not allow this to go forward. It is not an appropriate land use and not compatible with the adjacent tracts.

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank you for representing my objections to the rezoning.

-----Original Message-----
From: Katie Reissman
Sent: Tuesday, January 18, 2022 11:08 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You,
Katharine Reissman
6909 Grove Crest Dr
Austin, TX 78736

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rom: Katie Davies
Sent: Monday, January 24, 2022 10:21 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

-----Original Message-----
From: Kathy Morgan
Sent: Tuesday, January 18, 2022 9:17 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates. Thank You very much for your work on this!

-----Original Message-----
From: karol goodwin
Sent: Sunday, January 9, 2022 11:35 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

Please don't allow this, there is no need to create so much density here When there are so many communities willing to grow outside of Travis county why pack everyone in like sardines.

As a previous resident of Los Angeles California, I beg you not to make the same mistakes as California the dense living followed by tent cities followed by traffic jams for hours and people living on top of each-other it doesn't have to be this way.

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

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rom: Karen Galecki
Sent: Tuesday, January 18, 2022 4:31 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Hello Kate and Maureen,

West Oak Hill was quiet and peaceful.. now, we have a giant project by KB Homes that has covered our neighborhood in silt, have heard jackhammering 12/hrs day 6 days/week for two months, along with giant construction trucks going up and down Scenic Brook- where people go for walks on their own, with babies/kids, and dogs. Looking at the project it's really sad that no green space was preserved at all- how does this help us, the environment, or wildlife? Now there is a rezoning request for a huge apartment complex near the same area. How much can one area take? What about water run off? More construction trucks destroying the roads? I strongly oppose this.. traffic here will already increase due to the other development project going on (on top of people using it as a cut through due to the 290 project). Our neighborhood wasn't built for this much traffic and capacity. Please consider the residents here and the negative impact it would have on us.
Sincerely,
-Karen Galecki

From: k c <kerilcardenas@
Sent: Wednesday, January 19, 2022 7:25 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Save Scenic Brook

*** External Email - Exercise Caution ***

Hello,
I'm writing to inform you that I am not in favor of the following two cases that have been brought to my attention:
Rezoning case No. C14-2021-0130 and
RCA case No. C14-85-288.23(RCA)

This proposed rezoning will allow nearly 400 apartments in over 8 buildings up to 60 feet in height. The Houston apartment developer is attempting to take advantage of a Restrictive covenant placed on the property of the 1980's which allowed for a maximum 65% impervious coverage for a LO (Limited Office) zoned construction of a maximum of 146,000 square ft. The rezoning request wants to change the use AND increase the maximum square footage by nearly threefold.

THIS PROPOSAL IS IN DIRECT CONTRADICTION TO THE OAK HILL COMBINED NEIGHBORHOOD PLAN.

PLEASE HELP SPEAK UP FOR OUR COMMUNITY BY VOICING OUR OPPOSITION AND SUPPORTING OUR EFFORTS IN STOPPING THIS PROJECT.

THANK YOU,
KERI CARDENAS
CHINOOK DR, 78736

-----Original Message-----
From: Julie Campbell
Sent: Saturday, January 15, 2022 3:44 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Oak Hill Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Ms Meredith,
I strongly oppose this 400 unit project moving forward. Do not allow this to impact the recharge zone and place this in the middle of single family residences.
Please maintain the integrity left to Oak Hill.

Julie Campbell

From: Joy Hernandez
Sent: Tuesday, January 11, 2022 7:45 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Adler, Steve <Steve.Adler@austintexas.gov>; Harper-Madison, Natasha <Natasha.Madison@austintexas.gov>; Fuentes, Vanessa <Vanessa.Fuentes@austintexas.gov>; Renteria, Sabino <Sabino.Renteria@austintexas.gov>; Casar, Gregorio <Gregorio.Casar@austintexas.gov>; Kitchen, Ann <Ann.Kitchen@austintexas.gov>; Kelly, Mackenzie <Mackenzie.Kelly@austintexas.gov>; Pool, Leslie <Leslie.Pool@austintexas.gov>; Ellis, Paige <Paige.Ellis@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>; Alter, Alison <Alison.Alter@austintexas.gov>
Subject: Rezoning Case Nos. RCA C14-2021-0130 & C14-85-288.23

*** External Email - Exercise Caution ***

Hello. My name is Joy Hernandez, and I'm a longtime resident of Valley View/Scenic Brook. I STRONGLY oppose rezoning of the small piece of land. THERE IS ENOUGH TRAFFIC IN OAK HILL!!! KB Homes has already come through and destroyed the homes of the local coyotes, foxes, rabbits, roadrunners, opossums, and owls. They've also ruined our neighborhood streets.
Please wait until the 290/71 road construction is completed to try to smash more people into tiny boxes.
Thank You,
Joy Hernandez

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rom: John Paul
Sent: Sunday, January 16, 2022 9:44 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Re: Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA

*** External Email - Exercise Caution ***

I am a homeowner in 78736 writing to object to the rezoning 77151/2 W. SH 71 and the proposed building of another massive apartment complex in our neighborhood. The current 2 year construction on Little Deer is constant noise pollution and shakes my home from 6am to 8pm 5 days a week.

Respectfully,
John Paul Patterson

From: John DiGaetano
Sent: Monday, January 17, 2022 5:37 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

Best regards
John DiGaetano

From: jmac
Sent: Thursday, January 20, 2022 11:21 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Thank You

From: Jay McArdle
Sent: Tuesday, January 18, 2022 11:38 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Thank You

From: James Cain
Sent: Wednesday, January 19, 2022 8:31 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@; Adler, Steve <Steve.Adler@austintexas.gov>; Harper-Madison, Natasha <Natasha.Madison@austintexas.gov>; Fuentes, Vanessa <Vanessa.Fuentes@austintexas.gov>; Renteria, Sabino <Sabino.Renteria@austintexas.gov>; Casar, Gregorio <Gregorio.Casar@austintexas.gov>; Kitchen, Ann <Ann.Kitchen@austintexas.gov>; Kelly, Mackenzie <Mackenzie.Kelly@austintexas.gov>; Pool, Leslie <Leslie.Pool@austintexas.gov>; Ellis, Paige <Paige.Ellis@austintexas.gov>; Tovo,

Kathie <Kathie.Tovo@austintexas.gov>; Alter, Alison <Alison.Alter@austintexas.gov>
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Representative Ellis needs to listen to the folks of district 8 and help the residents vote against this proposal. This complex will be built in my backyard; a single family home neighborhood.

I strongly oppose this rezoning of my neighborhood,

James Cain
26 year homeowner, Chinook Dr.

-----Original Message-----
From: Henry Hodes
Sent: Friday, January 14, 2022 1:15 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

From: Heidi Juliar
Sent: Wednesday, January 12, 2022 6:19 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

From: Gustavo Nieto
Sent: Tuesday, January 18, 2022 8:20 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents.

Please add me on the notification list of any hearing, meetings and updates.

Thank You,
Gustavo Nieto
(512) 731 -3399

From: Greg Richter
Sent: Wednesday, February 9, 2022 10:33 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:
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Thank You
Greg Richter
7004 Bright Star

From: Gina Reed Lacey
Sent: Sunday, January 16, 2022 5:39 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident of the Oak Hill area for many years, I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are CLEAR on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

-----Original Message-----
From: Gauri Iyengar
Sent: Thursday, January 13, 2022 9:30 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

From: Gary Rizzato
Sent: Monday, January 10, 2022 4:48 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

Gary Rizzato

From: Gabrielle Moraes Chueh
Sent: Sunday, January 16, 2022 5:39 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen

<Maureen.Meredith@austintexas.gov>; Adler, Steve <Steve.Adler@austintexas.gov>; Harper-Madison, Natasha <Natasha.Madison@austintexas.gov>; Fuentes, Vanessa <Vanessa.Fuentes@austintexas.gov>; Renteria, Sabino <Sabino.Renteria@austintexas.gov>; Casar, Gregorio <Gregorio.Casar@austintexas.gov>; Kitchen, Ann <Ann.Kitchen@austintexas.gov>; Kelly, Mackenzie <Mackenzie.Kelly@austintexas.gov>; Pool, Leslie <Leslie.Pool@austintexas.gov>; Ellis, Paige <Paige.Ellis@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>; Alter, Alison <Alison.Alter@austintexas.gov>
Cc: savescenicbrook@
Subject: Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department,

As a homeowner and resident in close proximity to the above referenced rezoning tract, I would like to **strongly object** to the rezoning of 7715 ½ W. SH 71 to Multifamily. This change would be too abrupt an upgrade in density from the SF and RR, which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone.

The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract, and allowing anything else would be a failure in the representation of Oak Hill Residents. When the people of this neighborhood chose to purchase property in the Oak Hill suburban area, we did so seeking peace, tranquility and distance from the common issues one faces while living in highly populated areas. Oak Hill is already Austin's biggest sought area for apartment development - unsustainable! This not only elevates density and brings all the kinds of troubles that come with excess population, but forces residents into facing the misery of long-term construction - its nuisances and noises. Rezoning all the outskirts of our beautiful (and once tranquil) neighborhood goes directly against the idea of preserving our areas' identity and character. All of us only purchased expensive property here because we knew it to be a single-family housing zone. Rezoning and seeking apartment building at this stage is extremely unfair to the already established single-family owners who live here. We urge you not to let the profits of big corporations be prioritized in opposition to the environment and to the will of thousands of people who already reside here.

I'd be thankful if you can add me on the notification list of any hearing, meetings and updates about this topic.

Respectfully,
Gabrielle Chueh

From: Eve Wieand
Sent: Monday, January 17, 2022 5:11 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Cc: evewieand@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to **strongly object** to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You

Eve Wieand

Date: November 12, 2021
Case File Number: C14-2021-0130 / NPA-2021-0025.02

Address of
Rezoning Request: 7715 West Highway 71

To: Austin City Council

I, the undersigned owner of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than currently zoned use.

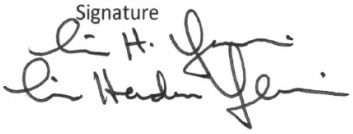
I am the owner of twelve acres immediately adjacent to the tract attempting to be rezone and have a single family residence directly East of what is proposed to be nearly 400 apartment units of a proposed height of 5 stories. That is an unacceptably abrupt transition. In addition as a landowner in Oak Hill I consider this level of development to have the potential to detract from the area.

1. The proposed rezoning is contrary to the intent of the Oak Hill Combined Neighborhood Plan in number areas. Specifically:
   a. The amount of impervious cover proposed is in conflict with Item 4.A.1(a), which states:
      "**4.A.1a**—Consider implementation of policies recommended in the Regional Water Quality Protection Plan for the Barton Springs Segment of the Edwards Aquifer and its Contributing Zone. Regional land development regulations designed to protect sensitive recharge and contributing zone areas of the Edwards Aquifer would help achieve regional and local water quality goals. Note: Some property owners represented on the Oak Hill Contact Team believe land use regulations should be applied on a regional level; if a certain land use is restricted in Oak Hill's recharge zone, they feel that land use should be restricted in other recharge areas as well."
   b. The number of living units is in conflict with Item 4.A.1(b), which states:
      "**4.A.1b**—Where appropriate, maintain rural density in Oak Hill. To help achieve regional water quality goals, manage the urbanization of Oak Hill by minimizing dense development and guiding new development away from the recharge zone."
   c. The 5 story height of the proposed apartment buildings which aside from the ACC building would be the tallest structures in the area, is in conflict with Item 6.B.1, which states:
      "**6.B.1** Encourage zoning to be compatible with existing and neighboring land uses and seek optimal and most appropriate use of land.
      6.B.1a—Rework zoning to allow/support the vision of the Oak Hill Neighborhood Plan.
      6.B.1b—Cluster higher density development in appropriate areas, striving to balance the interests of stakeholders while taking into consideration environmental concerns."
   d. The density proposed will present a dangerous and unworkable traffic situation, as all the vehicular traffic will exit onto Highway 71. Even after TxDOT finishes their project, the traffic will traveling at a faster rate of speed, and entering/exiting traffic has a higher potential to create a very dangerous situation.

The city should use the request to amend the restrictive covenant amendment as a tool to reduce the impervious cover. The restrictive covenant was entered into prior to the dangers to the Edwards Aquifer by impervious cover being fully understood. The landowners should not have it both ways by at once relying on an old and unreasonable impervious agreement, while at the same time increasing the square footage by nearly 250%. If they want to have the impervious cover to remain the same, then their zoning should remain. If they want to change the zoning, then they should have a more responsible impervious cover.

I feel this Rezoning and Neighborhood Plan Amendment is not in the best interest of the community, as the proposed multi-family project does not meet the intent of the Oak Hill Combined Neighborhood Plan and does not show favorable stewardship of the Edwards Aquifer.

Feel free to contact me with any questions or to discuss the above information. Thank you for your consideration.

Signature	Printed Name	Address
	Eric H. Yerkovich Eric Henden Yerkovich	7701 W State Hw 71 7639 W State Hw 71

From: Eric Yerkovich
Sent: Monday, January 31, 2022 9:24 AM
To: Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: C14-2021-0130 & C14-85-288.23(RCA), NPA-2021-0025.02

MS. Rhoades and Meridith, Please find a petition attached signed by 267 neighbors who live in close proximity of the above referenced cases. There is not one person in the neighborhood who is in favor of allowing this zoning change. The height and density is not compatible with the single family neighborhood on all three sides. The Flum and neighborhood plan both prohibit this rezoning and must be followed. There is no point in getting community input on the future vision of our neighborhoods only to disregard those wishes. What are the next steps of the rezoning process and the approximate dates? Additionally the developer has stated that putting the development down by the highway by trading impervious cover entitlements is impossible due in part of the existence of legacy trees. Would it be possible to get a map of the tree inventory for the subject tracts. Putting the development by the highway would be the best accommodation to the neighborhood and still provide the developer with a viable project. I appreciate your help on this matter.
Regards
Eric Yerkovich
512 799 6240

Responses cannot be edited

SAVE SCENIC BROOK PETITION

The purpose of this petition is to oppose the rezoning of one of the last open tracts of land in the Scenic Brook, Valley View, Covered Bridge, and Windmill Run area of Oak Hill.

The 23 acre tract located at 7715 ½ W. SH 71t is currently being considered for rezoning from Single Family to Mixed Use.

Rezoning case No. C14-2021-0130: https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12749162&t_selected_propertyrsn=912686

The proposed rezoning will allow nearly 400 apartments in over 8 buildings up to 60 feet in height. The Houston apartment developer is attempting to take advantage of a Restrictive covenant placed on the property of the 1980's which allowed for a maximum 65% impervious coverage for a Limited Office zoned construction of a maximum of 146,000 square ft. The rezoning request wants to change the use and increase the maximum square footage of nearly threefold.

RCA case No. C14-85-288.23(RCA): https://abc.austintexas.gov/public-search-other?t_detail=1&t_selected_folderrsn=12749289&t_selected_propertyrsn=912686

This is in an area which currently allows only 25% impervious coverage as it is in the critical Edwards Aquifer contributing zone and should not allow such dense development.

The entire development scheme is in direct contradiction to the Oak Hill Combined Neighborhood Plan https://www.austintexas.gov/sites/default/files/files/Housing_%26_Planning/Adopted%20Neighborhood%20Planning%20Areas/23_OakHillCombined/oakhill-np.pdf

Please sign this petition to voice your opposition to this rezoning plan:

Timestamp	Email Address	Full Name	Address	Would you like to receive updates from Save Scenic Brook?
1/9/2022 13:15:03		Renee Vlahakis	6947 Chinook Dr., Austin, TX 78736	Yes
1/9/2022 13:15:32		Michael Vlahakis	6947 Chinook Dr., Austin, TX 78736	
1/9/2022 15:41:19		Mark Allen Knox	7001 Chinook Drive Austin, Texas 78736	Yes
1/9/2022 17:49:46		Natalie Galletti	7004 Chinook Drive, Austin, TX 78736	Yes
1/9/2022 19:35:02		Kris Donley	6906 Chinook Dr	Yes
1/9/2022 20:13:28		Kathryn Ford	6934 Chinook Dr, Austin, TX 78736	
1/9/2022 21:16:27		Dianne Hruska-Suggs	6939 Thomas Springs Road Austin, Texas 78736	Yes
1/9/2022 22:14:09		Allie Brotherman	8100 Pinto Path	
1/9/2022 23:22:01		Debbie Dieterich	8105 Pinto Path	Yes
1/9/2022 23:29:33		Sabrina J. Lotfi	8317 Roan LN, Austin, TX 78736	Yes
1/9/2022 23:30:47		Karol goodwin	6904 chinook dr austin tx 78736	Yes
1/9/2022 23:37:21		Nancy Lanier	8317 Roan LN, Austin, TX 78736	Yes
1/10/2022 6:41:19		Vitale mazo	8729 fenton drive	Yes
1/10/2022 7:36:09		Kay Caviness	8917 A Mountain Shadows cove	Yes
1/10/2022 7:58:43		Diana McManus	8003 Williamson Creek Drive. Austin, TX 78736	
1/10/2022 8:06:06		Stephen Cunningham	8314 Hanbridge Lane	Yes
1/10/2022 9:01:57		Heather Russell	8519 Selway Dr, 78736	Yes
1/10/2022 9:17:40		Inez Cavallaro	8504 C Red Willow Drive	Yes
1/10/2022 9:35:00		Sayeed Badrudduza	7606 Crackling Creek dr, Austin, Tx, 78736	Yes
1/10/2022 10:36:22		Michael F. McGhee	8307 Hanbridge Ln. Austin Tx. 78736	Yes
1/10/2022 10:49:46		Joni Bumgarner	7012 Grove Crest Dr	Yes
1/10/2022 10:56:13		Terri Knox	7001 Chinook Drive, Austin, TX 78736	Yes
1/10/2022 11:57:40		David M. Read	8925 Towana Trl, Austin TX 78736	Yes
1/10/2022 12:14:42		Ramiro Villanueva	6945 Chinook Drive	Yes
1/10/2022 13:00:29		Harry Stamatis	7704 Covered Bridge Drive	Yes
1/10/2022 13:41:38		Keely Rizzato	8202 Little Deer Xing	Yes
1/10/2022 15:11:17		Mary Tonsager	9519 Anchusa Trl, Austin, TX. 78736	Yes
1/10/2022 15:12:45		Matt Martina	8308 Hanbridge lane	Yes
1/10/2022 15:15:20		Barbara A Peters	7127 Scenic Brook Drive Austin Texas 78736	Yes
1/10/2022 15:24:13		Amy Jackson	7506 Dawn Hill Circle Austin, TX 78736	
1/10/2022 15:42:15		Siobhan Fairchild	7213 oak meadow drivr	Yes
1/10/2022 16:48:20		Gary Rizzato	8202 Little Deer Xing, Austin, TX 78736	Yes
1/10/2022 17:24:42		Anne Hawken	6700 Midwood Parkway, Austin, Texas 78736	Yes
1/10/2022 17:30:39		Pat Lang	8204 Mescalero Drive	Yes
1/10/2022 18:11:30		amanda solis	6916 Chinook Dr 78736	Yes
1/10/2022 18:11:45		Mark J Solis	6916 Chinook dr	
1/10/2022 18:15:56		Jimmy	7109 harvest trail 78736	Yes
1/10/2022 19:16:56		Marian Keyes	10200 Thomaswood Lane Austin 78736	Yes
1/10/2022 19:21:07		Karen Galecki	7106 Stone Ledge Circle	Yes
1/10/2022 20:03:38		Brandon Hightower	6000 Oakclaire dr, Austin, TX, 78735	Yes
1/10/2022 20:32:55		Audra Shugart	7002 Smokey Hill Rd	
1/10/2022 20:35:41		Laura Rodriguez	6718 Silvermine Drive #1703 Austin, TX 78736	Yes
1/10/2022 20:43:37		Haley Iglehart	6718 Silvermine Drive	Yes
1/10/2022 20:47:44		Ryan Krszjzaniek	8917 Dorella Lane, Austin, TX 78736	Yes
1/10/2022 21:03:40		Amanda Brack	6107 Oakclaire Dr, Austin, TX 78735	Yes
1/10/2022 21:12:30		Marsha Hughes	8209 Pax Dr.	Yes
1/10/2022 21:17:57		Wesley Hopkins	8404 Bargamin Drive, Austin, Texas 78736	Yes
1/10/2022 21:20:01		Mark Byrn	8404 Bargamin Dr	
1/10/2022 21:24:06		Shannon Stavinoha	7000 Grove Crest Dr, Austin, Tx 78736	
1/10/2022 21:27:31		Lillie Hodges	7127 Southbrook Drive, Austin, Texas 78736	
1/10/2022 21:32:01		Alexander Iles	6912 Chinook Drive	Yes
1/10/2022 23:22:33		Pratik Patel	7625 crackling creek dr	Yes
1/11/2022 6:15:53		Joe Rodela	8200 Southwest Pkwy #403, Austin 78735	
1/11/2022 6:44:37		rhonda hudson	6718 silvermine dr	Yes
1/11/2022 7:43:17		Shawn Patterson	8403 sage mountain trail	Yes
1/11/2022 7:59:05		Katrin Zeakes	5812 Medicine Creek Dr., Austin 78735	
1/11/2022 7:59:54		Jason Zeakes	5812 Medicine Creek Dr., Austin 78735	
1/11/2022 8:19:17		Joy Hernandez	8109 Pinto Path 78736	Yes
1/11/2022 9:08:37		Denise Wilkinson	6718 silvermine drive #1004, austin tx 78736	Yes
1/11/2022 10:48:38		Ruth M Howard	4900 Interlachen Ln	Yes
1/11/2022 11:02:43		Alberto A Valdes	7106 Stone Ledge Cir., Austin, TX 78736	Yes
1/11/2022 11:39:03		Vivian Caputo	9930 Ledgestone Terrace Austin TX 78737	Yes
1/11/2022 11:49:33		Steven Amsbury	8731 Thunderbird RdAustin, TX 78736	Yes
1/11/2022 13:00:30		Daloma Armentrout	6700 Midwood Pkwy Austin TX 78736	Yes
1/11/2022 13:07:05		Jacque Faulkner	6718 Silvermine Drive, Unit 902, Austin,Tx 78736	
1/11/2022 13:28:22		Shelley J. Weedon Trepar	6902 Hill Meadow Drive Austin 78736	Yes
1/11/2022 13:50:20		Michael Ikeya	6802 Raccoon Run, Austin, TX 78736	Yes
1/11/2022 13:53:17		Rita Berry	5414 Wolf Run, Austin, Texas 78749	Yes
1/11/2022 13:56:49		Jim Sherman	8500 Red Willow Dr.	

Timestamp	Email Address	Full Name	Address	Would you like to receive updates from Save Scenic Brook?
1/11/2022 13:57:17		Hina P Bhakta	****Anchusa Trail	
1/11/2022 13:57:33		Gail Sherman	8500 Red Willow Dr. C	
1/11/2022 14:08:56		Sally H. Finan	8112 Landsman Dr. Austin Texas 78836	Yes
1/11/2022 14:23:45		Aimee Johnson	7002 Pinto Cove 78736	Yes
1/11/2022 14:42:29		Tiffany Stone	7613 Orrick Drive Austin, Tx 78749	
1/11/2022 14:46:43		Cambria Carson	8633 Thunderbird Road Austin TX 78736	Yes
1/11/2022 15:06:38		June Alvarez-Fetzer	8516 Lookout Cliff Pass, Austin, TX 78737	Yes
1/11/2022 15:10:04		Julie Jordan	7500 Callbram Lane	
1/11/2022 16:16:36		Ingrid Yaple	7105 Oak Meadow drive	
1/11/2022 16:46:54		Crystal Bomer	7629 Hwy 71W	Yes
1/11/2022 16:47:57		Mike Bomer	7629 Hwy 71W	
1/11/2022 17:27:01		Michael Troiano	7002 Grove Crest Drive	Yes
1/11/2022 17:32:01		Susie Hanks	8305 Farmington Ct Austin, TX 78736	Yes
1/11/2022 17:43:34		Dana Taylor	7011 whispering creek dr, Austin tx 78736	Yes
1/11/2022 17:59:52		Melissa McDaniel	6143 Oliver Loving Trail	
1/11/2022 18:00:45		Sylvia Villejo	8312 Roan ln.	Yes
1/11/2022 18:05:24		Bob Ream	7001 Silvermine Dr	Yes
1/11/2022 18:34:20		Roseann Martinez	6939 Chinook Dr Austin Tx 78736	Yes
1/11/2022 18:34:51		James Cain	6939 Chinook Dr Austin Tx 78736	Yes
1/11/2022 18:57:42		Deborah krolikiewicz	4701 Staggerbrush rd	
1/11/2022 20:42:40		Alexandy Vazquez	8500 copano dr	
1/11/2022 20:58:33		Brianne Gates	7904 Clydesdale drive Austin TX 78745	
1/11/2022 21:46:44		Ana Nuila	8600 Barasinga Trail Austin tx 78749	Yes
1/11/2022 21:56:13		Marie Leal	7201 Old Bee Caves Rd	Yes
1/12/2022 6:37:44		Connie Justice	8301 Farmington Ct, 78736	Yes
1/12/2022 7:27:43		Ann Abraham	6930 Chinook Drive	Yes
1/12/2022 8:19:01		Melanie Collins	8801 la cresada austin, tx	Yes
1/12/2022 8:32:41		Jamie Estep	9905 Murmuring Creek Dr., Austin, TX 78736	Yes
1/12/2022 8:50:57		Matthew Julian	6708 Bright Star Lane, Austin, TX 78736	Yes
1/12/2022 10:43:16		Cynthia L. Miller	7606 Chelmsford Drive	Yes
1/12/2022 12:37:21		Loraine Leatherman	7208 silvermine dr	Yes
1/12/2022 14:41:07		Rodrigo Solis	7302 Whispering creek circle	
1/12/2022 15:24:19		Sean Johnson	6929 Scenic Brook Dr., Austin, TX 78736	Yes
1/12/2022 15:24:45		Anne Johnson	6929 Scenic Brook Dr., Austin, TX 78736	Yes
1/12/2022 16:11:33		Mary Oarkhill	5640 Wagon Train Road, Austin Tx	Yes
1/12/2022 16:32:10		Jennifer Teis	9436 El Rey Blvd Austin TX 78738	
1/12/2022 16:44:36		Shirin Helmi	7013 Via Dono Drive	Yes
1/12/2022 17:52:39		Julia Gschwind	7722 Croftwood Drive, Austin, TX 78749	
1/12/2022 18:07:56		Desiree Coleman	7121 Scenic Brook Dr. Austin Tx 78736	Yes
1/12/2022 18:19:52		Heidi Juliar	6515 Davis Lane, Townhome #2	Yes
1/12/2022 18:26:35		Liz ZepedaScott	2511 Monarch, ATX 78746	Yes
1/12/2022 18:30:14		Danielle Stanley	6400 Salcon Cliff Drive, Austin, TX 78749	Yes
1/12/2022 18:42:59		Tatiana Bobbitt	6905 Chinook Dr	Yes
1/12/2022 19:25:39		Emily MacKinnon	6931 Chinook Dr. Austin, TX 78736	Yes
1/12/2022 21:57:14		Gary Garza	7512 Black Mtn Dr.	Yes
1/12/2022 22:05:14		Janet Lee	8504 Bargamin Dr Austin Texas 78736	Yes
1/12/2022 22:38:41		Mary Claire Davies	7202 s brook drive	
1/12/2022 22:47:41		DWIGHT E. HOLLAND	6718 Silvermine Drive # 1202, Austin, Texas 78736	Yes
1/13/2022 0:03:31		Don Fawn	8110 Little Deer Crossing, Austin, TX 78736	
1/13/2022 6:32:03		Carri Leal	7201 Old Bee Caves rd, Austin, TX 78735	Yes
1/13/2022 7:50:50		Camille Giffin	7503 Hill Meadow Cir	
1/13/2022 8:24:13		Joseph Mathews	6908 Chinook Dr Austin Tx 78736	Yes
1/13/2022 8:29:12		Sylvia Polozeck	Hill meadow circle	Yes
1/13/2022 9:02:38		Sharon Norman	7130 Scenic Brook Dr., Austin, TX 78736	Yes
1/13/2022 9:04:21		Patsy Daugherty	7130 Scenic Brook Dr., Austin, TX 78736	
1/13/2022 9:23:26		Gauri Iyengar	8408 Red Willow Dr. Austin TX 78736	Yes
1/13/2022 10:49:15		Patrick billings	8304 roan Ln.	Yes
1/13/2022 11:03:24		Larisa Von Schimmelman	8309 Farmington Court	Yes
1/13/2022 12:53:59		Elizabeth Murphey	8715 Highway 71, Apt 7306, Austin, TX 78735	
1/13/2022 13:22:51		Melinda L Kilian	8208 Espanola Trail	Yes
1/13/2022 13:58:51		Connie J Reed	8502 Selway Dr Austin Tx 78736	
1/13/2022 14:34:36		Angela Hunter	5701 Oakclaire Dr Austin, TX 78735	
1/13/2022 15:46:09		Melida Mathews	6908 Chinook Dr Austin Tx	Yes
1/13/2022 16:00:11		Susan Shipp Robison	10801 Superview Dr Austin 78736	Yes
1/13/2022 18:48:38		John Moltz	7207 S Brook Dr., Austin TX, 78736	Yes
1/13/2022 20:31:03		Vickie Leady	5112 Jacobs Creek Court, Austin, TX 78749	Yes
1/13/2022 22:10:44		Steve Piacentino	119 autumn wood ln, Austin	Yes
1/14/2022 5:42:11		Alejandro Verduzco	7218 s Brook dr	Yes
1/14/2022 8:16:11		Robbie Lueth	5900 Blanco River Pass	Yes

Timestamp	Email Address	Full Name	Address	Would you like to receive updates from Save Scenic Brook?
1/14/2022 8:34:01		Cheryl Parker	7115 Scenic Brook Dr	
1/14/2022 10:12:25		Aimon Bustardo	14 Long Creek Rd, Austin, TX, 78737	Yes
1/14/2022 10:15:05		Creacy Penny	7105 Dunkirk Dr Austin 78736	
1/14/2022 11:17:46		Cory Knopes	6942 Chinook Dr	Yes
1/14/2022 12:12:04		Colleen Davenport	8001 Acton Drive	Yes
1/14/2022 15:25:20		Brian C Donovan	7109 Stone Ledge Circle Austin, TX 78736	Yes
1/14/2022 15:26:08		Elaine B Donovan	7109 Stone Ledge Circle Austin, TX 78736	Yes
1/14/2022 15:39:00		Jeanie Meurer-Martin	7102 Thomas Springs Rd	Yes
1/14/2022 17:12:03		Brian spillers	7101 stone ledge cir.	Yes
1/14/2022 21:38:53		Valerian Vosburgh	201 heritage dr.	
1/15/2022 7:24:35		Mary Gunn	6718 Silvermine Dr, Unit 402, Austin, TX 78736	Yes
1/15/2022 9:07:58		Thomas Koitzsch	14215 Nutty Brown rd	Yes
1/15/2022 9:27:43		Jill graham	13665 Nutty Brown Road	
1/15/2022 9:54:01		Debbie k hyde	12 Sentinel Hill	
1/15/2022 9:54:32		Yasmine Ben-Brahim	7206 Scenic Brook Dr.	Yes
1/15/2022 9:56:06		Alicia anchondo	8409 Selway Dr	
1/15/2022 10:06:47		Jin-Joo McCain	7100 Grove Crest Dr	Yes
1/15/2022 10:14:55		Miki Cook	8000 Niles Cove, Austin, Texas 78737	
1/15/2022 10:18:53		Emily norman	3623 w Alabama st 125	
1/15/2022 11:33:11		Dawnita Nix	2526 Star Grass Circle, Austin, Texas 78845	
1/15/2022 11:36:59		Miriam Hamblett	8105 Red Willow Dr Austin TX 78736	Yes
1/15/2022 12:09:41		Ethan Brown	9001 Sam Carter Dr	
1/15/2022 13:00:26		Oluwaseyi Odufuye	2304 Turtle Mountain Bend Austin, Texas 78748	
1/15/2022 13:36:52		Annika Maynard	2500 South Millbend Drive	
1/15/2022 13:41:25		Haley Iglehart	6718 Silvermine Drive	
1/15/2022 13:46:10		Marjorie Buencamino	168 belterra village way Austin Tx 78737	Yes
1/15/2022 14:00:30		Carissa Davis	7631 HWY 290 W	Yes
1/15/2022 14:35:04		Melissa Thornell Garner	7121 Silvermine Drive, Austin, Texas 78736-1758	Yes
1/15/2022 15:06:02		Linda Javan	8512 Gantlcrest Drive, Austin, TX 78749	
1/15/2022 15:07:54		Kendra Gottlieb	6608 Alberta Cv	
1/15/2022 15:17:56		Karina Hanyzewski	1406 Casa Dr	Yes
1/15/2022 15:52:17		Lin Vietti	7216 Scenic Brook Dr 78736	Yes
1/15/2022 16:09:35		Charles Swenson	6908 Rifle Bend, Austin, Texas 78736	Yes
1/15/2022 17:18:07		Alison Bukhari	11509 Georgian Oaks Dr., Austin, TX 78739	
1/15/2022 17:24:45		Nancy Kameya	6708 Maelin Cv	Yes
1/15/2022 17:33:16		Sharon Schlosser	5404 badger bend. Austin tx 78749	
1/15/2022 17:55:20		Lee Williams	11606 Landseer Dr., Austin, TX 78748	
1/15/2022 18:02:42		Sonia Segura	2908 Acopio Bend 78745	
1/15/2022 18:04:20		Nina Gayheart	8205 spring Valley Drive Austin Tx 78736	Yes
1/15/2022 18:43:11		James Gilligan	8211 Spring Valley Austin, TX 78736	Yes
1/15/2022 19:25:42		Ross Tomlin	7209 Whispering Winds Dr.	
1/15/2022 19:48:23		Marc Tarabbia	147 Rock cliff ct, Austin Tx 78737	
1/15/2022 19:51:40		Theodore Mills	9000 Deer Haven Rd, 78737	Yes
1/15/2022 20:09:20		Jen Reeves	10615 Galsworthy Ln	
1/15/2022 20:44:58		Leslie Morgan	7003 oak meadow circle	Yes
1/15/2022 21:39:24		Sarah Walters	11961 Overlook Pass	
1/15/2022 21:58:26		Alexandra Beaujean	3501 Mills Avenue	
1/16/2022 0:16:07		Jane Gordon	7808 Copano Dr	
1/16/2022 0:38:19		Melissa Rhoad	7223 South Brook Dr.	Yes
1/16/2022 5:31:12		Harry Cleaver	8004 Pitter Pat Ln	Yes
1/16/2022 5:33:48		Gina	9201 Brodie Ln Austin TX	
1/16/2022 6:40:18		Nola Jane Davis	7904 Wykeham Drive, Austin, Texas 78749-3249	Yes
1/16/2022 6:46:07		Denise Tucker	6104 Flatrock Ln.	Yes
1/16/2022 6:47:38		Gregg Alan Kupec	9902 Michael Dale	
1/16/2022 7:12:26		Joanna Sollinger	9101 La Cresada	
1/16/2022 7:31:09		Martha Del negro	10613 Tollesboro Cove Austin tx 78739	
1/16/2022 7:35:43		David Dolcater	7109 Oak Meadow Dr. Austin, Texas	
1/16/2022 7:49:12		Barbara Fleming	7717 Journeyville Dr Austin, TX 78735	
1/16/2022 8:02:57		Marilyn Machen	150 Atwater Cove Austin TX 78737	
1/16/2022 8:15:13		sunny hunt	7000 whispering creek drive, Austin, Rx 78736	Yes
1/16/2022 8:16:30		Staci L Snell	7306 Whispering Winds Dr	
1/16/2022 8:34:53		Anna Worthy	9201 Zyle Rd, 78737	Yes
1/16/2022 8:59:38		Brandi Rockwell	9015 San Diego Road Austin TX 78737	Yes
1/16/2022 9:11:35		Roni Seemann	9713 Fallow Run Austin TX 78736	
1/16/2022 9:14:51		Arloa Freeby	10233 Clemente Cir	Yes
1/16/2022 9:19:41		Candance H Diebel	6938 Chinook Dr Austin TX 78736	Yes
1/16/2022 9:25:27		Amy E. Pierce	9436 Lightwood Loop	
1/16/2022 9:27:31		Elizabeth Harkey	8844 Colberg Drive	
1/16/2022 9:32:25		Julie Divine	6302-Ames-Ct Austin	
1/16/2022 10:21:58		Mike Nolen	7825 Beauregard Circle 24B	Yes

Timestamp	Email Address	Full Name	Address	Would you like to receive updates from Save Scenic Brook?
1/16/2022 10:32:59		Claudia Saft	157 Tabago Ct, Austin, TX78737	Yes
1/16/2022 10:48:20		Anna Stafford	7723 Kiva Drive	
1/16/2022 10:48:52		Randol Bass	6818 Kenosha Pass, Austin, TX 78749	
1/16/2022 11:02:08		April Garza	7118 Silvermine Dr Austin, TX 78736	Yes
1/16/2022 11:05:00		Carolyn Holden	8508 Fenton Drive	
1/16/2022 11:07:17		Diane Nelson	6810 B Raccoon Run Austin TX 78736	Yes
1/16/2022 11:57:31		Annie Frierson	7101 Dunkirk Drive	Yes
1/16/2022 12:18:22		Saad Altai	7404 Espina Drive Austin TX 78739	
1/16/2022 12:54:33		Diane Kloc	5956 Salcon Cliff Dr, Austin, TX 78749	Yes
1/16/2022 13:21:09		Mindi Orth	161 Denise Cove, Austin, TX 78737	Yes
1/16/2022 13:23:13		Loraine Kruczek	8802 La Fauna Path	Yes
1/16/2022 14:25:18		Shawn M Patterson	8403 sage mountain trail	Yes
1/16/2022 14:25:57		Bea Swasey	8403 sage mountain trail	
1/16/2022 15:14:31		Saffron K Hall	4420 Jester Drive Austin TX 78745	Yes
1/16/2022 15:27:53		Thaddeus Zaharas	Whispering Trail	Yes
1/16/2022 15:53:48		Rachel Fowler	8507 Spring Valley Dr	
1/16/2022 17:07:52		Gabrielle Chueh	7113 Scenic Brook Drive	Yes
1/16/2022 20:16:11		Matt M	8308 Hanbridge lane	Yes
1/16/2022 22:00:51		Wayne Long	Legend Oaks 2, Austin, Texas	Yes
1/16/2022 22:51:16		Holly Medina	9201 Brodie Lane Unit 4102	Yes
1/17/2022 7:48:18		Julie Rene Kimmel	7200 Silvermine Dr. Austin Tx 78736	
1/17/2022 7:55:56		Amelia Stuerzenberger	7909 Flintstone Cove	
1/17/2022 9:01:22		Whitney Altafi	8301 Twilight Terrace	Yes
1/17/2022 9:14:12		Beth bellanti	8304 spring valley drive austin tx 78736	Yes
1/17/2022 9:41:09		Joseph Hudgins	7810 Mowinkle Drive Austin, TX 78736	
1/17/2022 9:42:47		Mindy Chenoweth	8107 Red Willow Drive	
1/17/2022 9:58:06		Nhu Nguyet Nguyen	7625 roaring springs dr	Yes
1/17/2022 10:35:53		Symantha Hicks	8104 Red Willow Drive	Yes
1/17/2022 15:23:16		Jeanne Tanous	8905 mission creek cove austin 78735	
1/17/2022 17:06:29		Eve wieand	7124 S Brook Drive	Yes
1/17/2022 17:35:06		Mia Dance	7209 Silvermine Drive Austin Texas 78736	Yes
1/17/2022 22:10:57		Tejas Patwa	2920 Zeke Bend, Austin 78745	
1/18/2022 7:22:10		Maria Hendricks	9446 EL Rey Blvd	
1/18/2022 9:18:58		Leisa Mitchell	7320 Morning Sunrise Cove Austin, Texas 78635	
1/18/2022 11:05:17		Katharine Reissman	6909 Grove Crest Dr., Austin, TX 78736	Yes
1/18/2022 11:36:43		Jay (John) McArdle III	6909 Grove Crest Dr Austin Tx 78736	Yes
1/18/2022 13:08:37		Lori Lawley	5513 Esquel Cove, Austin, TX 78739	Yes
1/18/2022 14:20:06		Yesenia	11809 Easy Street Austin Tx 78748	
1/18/2022 16:47:31		Daniel B Ladd	7909 Siringo Pass Austin, Tx 78749	Yes
1/18/2022 20:48:20		John McElhenney	8304 Mescalero Cv, Austin, Texas 78736	Yes
1/18/2022 23:50:31		Jessica Rocha	4301 W William Cannon Dr Austin TX 78749	
1/19/2022 8:11:16		Suzanne Whatley	5348 Magdelena Dr	Yes
1/19/2022 8:37:22		Jordan Sessions	7208 S. Brook Drive	Yes
1/19/2022 10:43:02		Anne Hawken	6700 Midwood Parkway	Yes
1/19/2022 18:11:26		Steve Reyes	7302 Callbram Ln Austin Tx 78736	Yes
1/20/2022 8:05:09		Jo Ann Brandt	7012 Scenic Brook Drive, Austin, TX 78736	Yes
1/20/2022 8:06:28		Terry Jo Brandt	7012 Scenic Brook Drive, Austin, TX 78736	Yes
1/20/2022 16:30:47		Mary Taylor	7123 Silvermine Dr. Austin, TX 78736	Yes
1/21/2022 7:42:29		Keri Cardenas	6929 Chinook Dr	Yes
1/21/2022 11:53:38		Alexis Peterson	7631 hwy 290 w	
1/21/2022 11:54:01		David Gignac	7005 Scenic Brook	Yes
1/21/2022 17:05:06		Karla noboa	Oppose	
1/21/2022 19:12:03		Andrew James Harrington	6806 Silvermine Dr, Austin TX 78736	Yes
1/22/2022 8:09:07		Naji Saba	8205 Mescalero Dr, Austin, TX 78736	
1/22/2022 8:11:17		Madelyn Miser	8205 Mescalero Dr, Austin, TX 78736	
1/22/2022 14:50:50		John b weathers	8409 Selway dr Austin, tx 78736	Yes
1/23/2022 20:32:35		Paul Merryman	7119 Scenic Brook Dr	Yes
1/24/2022 10:22:16		Katie Newell	8201 Little Deer Xing, Austin, TX 78736	Yes
1/24/2022 14:20:33		Jill Taylor	7001 Grove Crest Drive, Austin, TX 78736	Yes

-----Original Message-----
From: Emily Glennon
Sent: Sunday, January 23, 2022 1:33 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Rezoning case No c14-2021-0130

> Hi Maureen,
> We are residents off 71 and OPPOSE the rezoning of 7715 1/2 of W SH71 and another massive apartment complex.
> Please let your voice and not your pockets be heard- and oppose it as well
> Emily Glennon
> 813-390-4589

From: Elizabeth Bellanti
Sent: Saturday, January 15, 2022 12:36 PM
To: sara.bellanti@
Subject: Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

GREETINGS,

I come to you as a concerned resident of the Scenic Brooke neighborhood in Oak Hill. 78736.
We are already experiencing the destruction of so much natural beauty in our neighborhood due to the new highway flyover construction, and these additional apartment plans and clearings are additionally upsetting, destructive and a betrayal of why we chose to move here in the first place. Thank you for your consideration in helping us preserve what is left. There is a serious collective grief for us.

TOO MUCH IMPERVIOUS COVER FOR THE ECOLOGICALLY SENSITIVE EDWARDS AQUIFER CONTRIBUTING ZONE.
This is area is a critical Edwards Aquifer contributing zone that currently allows only 25% impervious cover. This sensitive ecological area should NOT allow such dense development with 65% impervious cover.

THIS PROPOSAL IS IN DIRECT CONTRADICTION TO THE OAK HILL COMBINED NEIGHBORHOOD PLAN.
Our neighbors were clear when drafting the Oak Hill Combined Neighborhood Plan. The entire development scheme is in direct contradiction to the Oak Hill Combined Neighborhood Plan and the FLUM (Future Land Use Map).

TOO ABRUPT A CHANGE FOR RURAL AND SINGLE FAMILY RESIDENCES.
If this proposed plan passes, many of our neighbors will have a massive apartment complex towering over their backyards.
TOO DENSE AND TOO HIGH.

This proposed plan will allow for nearly 400 apartment units and 60 feet high on one of the tallest points in Oak Hill. The traffic and environmental impacts to our area will be significant.

Beth Bellanti
Tito's Handmade Vodka
@bebellanti

-----Original Message-----
From: Dorothy Caldwell
Sent: Tuesday, January 11, 2022 4:28 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department,

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You!
- Dorothy G Caldwell

From: DIANNE SUGGS
Sent: Sunday, January 9, 2022 9:14 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

-----Original Message-----
From: Diane Powers
Sent: Saturday, January 15, 2022 11:23 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

From: Desiree Coleman
Sent: Wednesday, January 12, 2022 6:07 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You, Desiree Coleman

From: Dennis McGregory
Sent: Monday, January 10, 2022 1:59 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object

to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

From: Denise Valliant
Sent: Monday, January 17, 2022 8:18 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

Denise Valliant
512-923-4587

From: Denise Tucker
Sent: Monday, January 24, 2022 8:07 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.

Thank You,
Denise Tucker

From: Deborah Rich
Sent: Wednesday, January 12, 2022 12:34 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

From: David Gignac
Sent: Friday, January 21, 2022 11:59 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: re: Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

There are more apartment buildings than hills in Oak Hill. The current plan will remove the hills from sight and will be left without a landscape. Breaks my head and my heart. I will vote accordingly.

From: Cynthia L. Miller
Sent: Wednesday, January 12, 2022 10:42 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department:

As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of

the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

Cindy L. Miller
512.466.7721

From: Crystal Bomer
Sent: Tuesday, January 11, 2022 8:14 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

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Thank You ,
Crystal Bomer

From: Connie Justice
Sent: Wednesday, January 12, 2022 6:37 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You-
I'm a 23 year Scenic Brook home owner. Please stop the destruction.
Connie Justice
8301 Farmington Ct
78836

From: Carli Rene
Sent: Sunday, January 30, 2022 6:39 AM
To: Clark2, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook <savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Thank You

sending so much light,
carli rene
www.inkedfingers.com
512.789.1206

From: Candi Diebel
Sent: Tuesday, January 25, 2022 5:45 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Thank You

From: Bess Long
Sent: Sunday, January 23, 2022 3:42 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Re:Rezoning Case No. C14-2021-0130 and RCA case No. C14-85-288.23 (RCA)

*** External Email - Exercise Caution ***

As a resident of the Scenic Brook Neighborhood I ***oppose the rezoning of 7715 1/2 W. SH 71 and the development of another massive apartment complex in our neighborhood!***

--
Elizabeth (Bess) Long
Instructional Materials Development Advisor
Uzbekistan Education for Excellence Program, *Based in Austin, Texas*
Phone, WhatsApp and Telegram: 512-922-1963
Skype: besslongtx56

From: Ashley Ahlgren
Sent: Sunday, January 16, 2022 9:07 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Thank You

-----Original Message-----
From: Anne Hawken
Sent: Thursday, January 20, 2022 2:35 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

Anne Hawken

From: Amy Schippers
Sent: Saturday, January 22, 2022 11:08 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Rezoning case C14-2021-0130 & RCA case C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

To the attention of Ms Clark and Ms Meredith:

My name is Amy Schippers and I live at 6943 Chinook Dr., Austin, TX 78736.

Please except this email as my objection to the rezoning of 7715 1/2 W. SH 71 development.

Many Thanks!
-Amy SCHIPPERS
5127867937

From: Amy Jackson
Sent: Tuesday, January 11, 2022 9:19 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Alter, Alison <Alison.Alter@austintexas.gov>; Kitchen, Ann <Ann.Kitchen@austintexas.gov>; Casar, Gregorio <Gregorio.Casar@austintexas.gov>; Tovo, Kathie <Kathie.Tovo@austintexas.gov>; Pool, Leslie <Leslie.Pool@austintexas.gov>; Kelly,

Mackenzie <Mackenzie.Kelly@austintexas.gov>; Harper-Madison, Natasha <Natasha.Madison@austintexas.gov>; Ellis, Paige <Paige.Ellis@austintexas.gov>; Renteria, Sabino <Sabino.Renteria@austintexas.gov>; Adler, Steve <Steve.Adler@austintexas.gov>; Fuentes, Vanessa <Vanessa.Fuentes@austintexas.gov>
Subject: Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Hi all,

We do not support the rezoning of this property. We do not want high rise apartments in our neighborhood. They are not an appropriate project for our rural snd single family neighbohood and will increase light pollution, bring more traffic and create more impervious cover and bring further harm to an ecologically sensitive zone.

This area is quickly becoming inundated by construction and development which is causing a negative impact on the quality of life as well in this community.

People are moving to Austin to have a good quality of life and live in a sustainable way. This is not a sustainable project and is not the “Austin” people are moving here for.

Outside developers do not get the say so, the residents directly impacted by their huge and inappropriate projects get the say so.

Please, support us by not allowing this rezoning to happen,

Amy Jackson

From: Allie Brotherman
Sent: Sunday, January 9, 2022 10:13 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

Dear Ms. Clark, Ms. Meredith, and the Austin Housing and Planning Department: As a homeowner and resident in close proximity to the above referenced rezoning tract I would like to strongly object to the rezoning of 7715 ½ W. SH 71 to Multifamily. I think that it would be too abrupt an upgrade in density from the SF and RR which is directly adjacent to the tract attempting to be rezoned. The proposed 60 ft allowable height is far too tall, especially considering that most of the apartments would be on one of the tallest hills in the area. The amendment of the restrictive covenant would allow far too much impervious coverage in an environmentally sensitive Edwards Aquifer contributing zone. The Oak Hill combined plan and FLUM are clear on what the residents of the area want on that tract and allowing anything else would be a failure in the representation of Oak Hill Residents. Please add me on the notification list of any hearing, meetings and updates.
Thank You

- Allie Brotherman

From: Alix Vargo
Sent: Wednesday, January 19, 2022 3:04 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Rezoning Case No. C14-2021-0130, RCA Case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

To Whom It May Concern,

I want to go on record formally opposing the rezoning laws.

We rent a home in Oak Hill, and the whole reason we moved to this neighborhood was because of the location relative to the city, and how quiet and beautiful it is with that. We like that there aren't many apartment complexes, and the wildlife component is great.

The new proposed apartments will disrupt the wildlife further than it is already being disrupted - driving animals into the streets and people's yards, creating conflict with their pets and even potential dangers for them. For example, since the construction on 290 has started, Coral snakes have been showing up in my yard on a regular basis. The apartments should not be built on such a sensitive aquifer area. They will also majorly disrupt the flow of traffic, which we are already having a problem with, and they will ruin the appeal of the area for many homeowners.

Cheers,

Alix

From: Alexis Peterson
Sent: Friday, January 21, 2022 11:55 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Thank You

From: Alejandro Verduzco
Sent: Friday, January 14, 2022 5:40 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Thank You

Alex Verduzco | 512-913-7062

-----Original Message-----
From: Laura Klopfenstein
Sent: Friday, February 18, 2022 11:02 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>; savescenicbrook@
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Thank You,
Laura Klopfenstein
7122 S. Brook Drive