RESTRICTIVE COVENANT AMENDMENT CHANGE REVIEW SHEET

CASE: C14-85-288.23(RCA) – 7715 ½ West State Highway 71 DISTRICT: 8

ADDRESS: 7715 ½ West State Highway 71

SITE AREA: 13.367 acres EXISTING ZONING: LO-NP

PROPERTY OWNER: Stephen Simon, John Simon, Barbara Simon Bierner

AGENT: Drenner Group (Amanda Swor)

CASE MANAGER: Wendy Rhoades (512-974-7719, wendy.rhoades@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends amending the Restrictive Covenant as outlined in *Exhibit D: RCA Redlines*. *For a summary of the basis of staff's recommendation, see page 2.*

ENVIRONMENTAL COMMISSION ACTION / RECOMMENDATION:

April 6, 2022:

March 2, 2022: *APPROVED A POSTPONEMENT REQUEST BY THE APPLICANT TO A FUTURE ENVIRONMENTAL COMMISSION DATE*

[K. RAMBERG; J. BRISTOL – 2ND] (8-0) R. SCOTT – ABSENT; TWO VACANCIES ON THE COMMISSION

February 16, 2022: *APPROVED A JOINT POSTPONEMENT REQUEST BY THE APPLICANT AND NEIGHBORHOOD TO MARCH 2, 2022*

[K. RAMBERG; R. BRIMER – 2ND] (9-0) TWO VACANCIES ON THE COMMISSION

February 2, 2022: *APPROVED A POSTPONEMENT REQUEST BY THE NEIGHBORHOOD TO FEBRUARY 17, 2022*

[K. RAMBERG; BRISTOL – 2ND] (6-0) BARRETT BIXLER, QURESHI, SCOTT – ABSENT; TWO VACANCIES ON THE COMMISSION

PLANNING COMMISSION ACTION / RECOMMENDATION:

April 26, 2022:

March 8, 2022: *APPROVED A POSTPONEMENT REQUEST BY STAFF TO APRIL 26, 2022, BY CONSENT*

[R. SCHNEIDER; A. AZHAR – 2ND] (10-0) J. MUSHTALER – NOT PRESENT FOR PASSAGE OF THE CONSENT AGENDA; J. SHIEH, J. THOMPSON – ABSENT

CITY COUNCIL ACTION:

To be Scheduled

ISSUES:

The Applicant has entered into a private restrictive covenant with the adjacent property owner to east regarding building height of townhome structures, boundary fencing, emergency access and an impervious cover limit, among other items. Please refer to *Exhibit E: Declaration of Covenants, Conditions and Restrictions* at the back of the Staff backup material.

Interested parties in the area have raised concerns about the proposed development and increasing the impervious cover currently on the site. This property is located within the Williamson Creek Watershed of the Colorado River Basin, which is classified as a Barton Springs Zone Watershed by Chapter 25-8 of the City's Land Development Code. Due to the existing 1987 Restrictive Covenant, this property has additional permitted entitlements for development than what would be currently allowed under today's Land Development Code (LDC).

Staff has received comments in opposition of this Restrictive Covenant Amendment (RCA) request. For all written or emailed comments, please see *Exhibit C: Correspondence Received.*

CASE MANAGER COMMENTS:

The proposed Restrictive Covenant Amendment (RCA) area is approximately 13.367 acres and is part of a larger tract currenting being requested to be rezoned to GO-MU-NP, please see Zoning Case No. C14-2021-0130.

This undeveloped property is located on the south side of W. SH 71 and is zoned LO-NP. Adjacent zoning consists of LR-MU-CO-NP, LO-MU-CO-NP and RR-NP to the east; SF-6-NP to the south and SF-6-NP, CS-NP and RR-NP to the west. To the north is W. SH 71 right-of-way and is not zoned. Please refer to *Exhibit A: Zoning Map* and *Exhibit B: Aerial Map*.

The Applicant is requesting to amend the permitted site development standards, environmental requirements, and transportation requirements. Specifically, the amendment includes: 1) reducing the maximum impervious cover from 65% to 50%; 2) removing the maximum 146,000 square feet of building space and replacing it with a floor-to-area ratio of 1:1; 3) adding compliance with Section 1.6.9 of the Environmental Criteria Manual *(Save Our Springs)* and limiting cut and fill to 8 feet for site work and grading, with certain exceptions; and 4) removing the requirement to construct a "commercial loop" on the Property and in its place subjecting the

property to current Code following completion of any multifamily residential development on the subject property. Please see *Exhibit D: RCA Redlines* for current RC and proposed revisions.

BASIS OF RECOMMENDATION:

Staff recommends the proposed amendments to the RC because much of it allows for development under a previous code and therefore is not up to date on newer and current standards. While the maximum impervious cover is greater than what would be allowed today with the current zoning, the majority of water quality requirements will be fulfilled under current Code instead of the City's Code of 1981.

EXISTING ZONING AND LAND USES:

	Zoning	Land Uses
Site	LO-NP	Undeveloped
North	Not applicable	West SH 71 right-of-way
South	SF-6-NP	Undeveloped
East	LR-MU-CO-NP, LO-MU-CO-NP and RR-NP	Undeveloped, vehicle storage, and bed and breakfast
West	SF-6-NP, CS-NP and RR-NP	Undeveloped and convenience storage

NEIGHBORHOOD PLANNING AREA: Oak Hill Combined (West Oak Hill)

TIA: Not required at this time

WATERSHED: Williamson Creek – Barton Springs Zone (Contributing Zone)

SCHOOLS: Patton Elementary, Small Middle and Bowie High Schools

NEIGHBORHOOD ORGANIZATIONS

Austin Independent School District
Austin Lost and Found Pets
Aviara HOA
City of Rollingwood
Covered Bridge Property Owners
Friends Of Austin Neighborhoods
Neighborhood Empowerment Foundation
Oak Hill Association of Neighborhoods (Ohan)
Oak Hill Neighborhood Plan - COA Liaison
Oak Hill Neighborhood Plan Contact Team
Oak Hill Trails Association
Ridgeview
Save Our Springs Alliance
Scenic Brook Neighborhood Association

SELTexas

Sierra Club, Austin Regional Group

Thomas Springs / Circleville Alliance

TNR BCP - Travis County Natural Resources

AREA CASE HISTORIES:

Number	Request	Commission	City Council
C14-2021-0088 7715 and 7809 Old Bee Caves Rd	RR-NP, SF-3-NP and GR-NP to SF-6-CO-NP	Approved SF-6-CO-NP; CO was for a maximum of 25 residential units.	Approved SF-6-CO-NP as Commission recommended (8/26/2021).
C14-2016-0008 Old Bee Cave Rd Subdivision	RR-NP to SF-3-NP	Approved SF-3-NP.	Approved SF-3-NP as Commission recommended (4/14/2016).
C14-05-0200 ROCKIN Y 7629, 7715 and 7739 W. SH 71	RR to LR-MU-CO	Approved LR-MU-CO for Tract 1 and LO-MU-CO for Tract 2; CO includes limiting trips per day to 2,000, a 50-foot vegetative buffer along southeastern property (adjacent to SF-1 zoning) and limited building height to 1-story within 150 feet of SF-1 zoned property.	Approved LR-MU-CO for Tract 1 and LO-MU-CO for Tract 2 as Commission recommended with the addition of a set of prohibited uses on Tract 1 (4/27/2006).
C14-85-288.22(RCA) 7919 W SH 71	To amend an existing RC.	Approved amending the RC as follows: 1. Max. IC of 24%; 2. Max. 0.4:1 FAR; 3. Keep previous CWQZ provisions; 4. Allow development in the (WQTZ); 5. Allow access to State Highway 71; 6. One time use of the impervious cover, subsequent redevelopment will be subject to current code.	Approved RCA as Commission recommended (5/4/2017).

Number	Request	Commission	City Council
C14-99-2123 Williamson Creek Plaza-Building I	GR to CS-1-CO	Approved CS-1-CO; CO included prohibition of onsite consumption.	Approved CS-1-CO as Commission recommended (3/2/2000).

RELATED CASES:

NPA-2021-0025.02: This is the associated neighborhood plan amendment case that is being considered with this rezoning request.

C14-2021-0130: This is the associated rezoning case that is being considered with this restrictive covenant amendment case. For the area that is covered by this RC, the Applicant is requesting to rezone from LO-NP to GO-MU-NP.

EXISTING STREET CHARACTERISTICS:

Street	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
West SH 71	150 feet	77 feet	Level 5	Yes	Wide Shoulder	No

OTHER STAFF COMMENTS:

Comprehensive Planning

Imagine Austin
The termination or amending of a Restrictive Covenant is not under the purview of the policies of the Imagine Austin Comprehensive Plan, which is broad in scope and therefore, no Imagine Austin compliance review comments are being submitted for this request.

Environmental Review

EV 1: DSD EV Review staff will support the amendment if the following is provided:

- Project will provide SOS non-degradation water quality.
- Project will delete 1(c) and 2(d) of the Restrictive Covenant and be reviewed under current environmental code at the time of site plan.

Environmental Office Review

EO 1: WPD staff will support the amendment if the following is provided:

- Project will provide SOS non-degradation water quality.
- Project will delete 1(c) and 2(d) of the Restrictive Covenant and be reviewed under current environmental code at the time of site plan.

PARD Review

PR 1: Parkland dedication will be required at the time of subdivision or site plan application for the proposed residential units resulting from the changes to the Restrictive Covenant, per City Code § 25-1-601, as amended. The proposed development meets the criteria for land dedication in City Code Title 25, Article 14. As such, a partial land dedication will be required, as well as any remaining fees in-lieu.

The site is currently park deficient, defined as being outside walking distance to existing parks. The development as proposed will require parkland dedication for the new residential units that will serve this neighborhood through the additional park investment. The Parks and Recreation Department (PARD) would consider a pocket park with connections into the surrounding neighborhood toward satisfying the requirement at time of permitting (whether subdivision or site plan). Such a park would improve neighborhood park access, and satisfy a park need for this new development.

Should there be any remaining fees in-lieu, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-607 (B)(1) & (2).

Should the applicant wish to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: thomas.rowlinson@austintexas.gov. At the applicant's request, PARD has provided an early determination letter of the requirements as stated in this review.

Site Plan

SP 1: Site Plan comments will be made at time of site plan submittal. Please note, large retail uses (over 50,000 sf for most retail uses, 100,000 sf for principal food sales use) are not permitted in the Barton Springs Zone per 25-2-651.

Transportation

ATD does not object to the applicant's proposed restrictive covenant amendment as the site will be required to comply with the Austin Strategic Mobility Plan and all applicable City code and criteria related to transportation design and mitigation.

Austin Water Utility

No comment for restrictive covenant amendment case. All existing easements must be retained.

INDEX OF EXHIBITS TO FOLLOW:

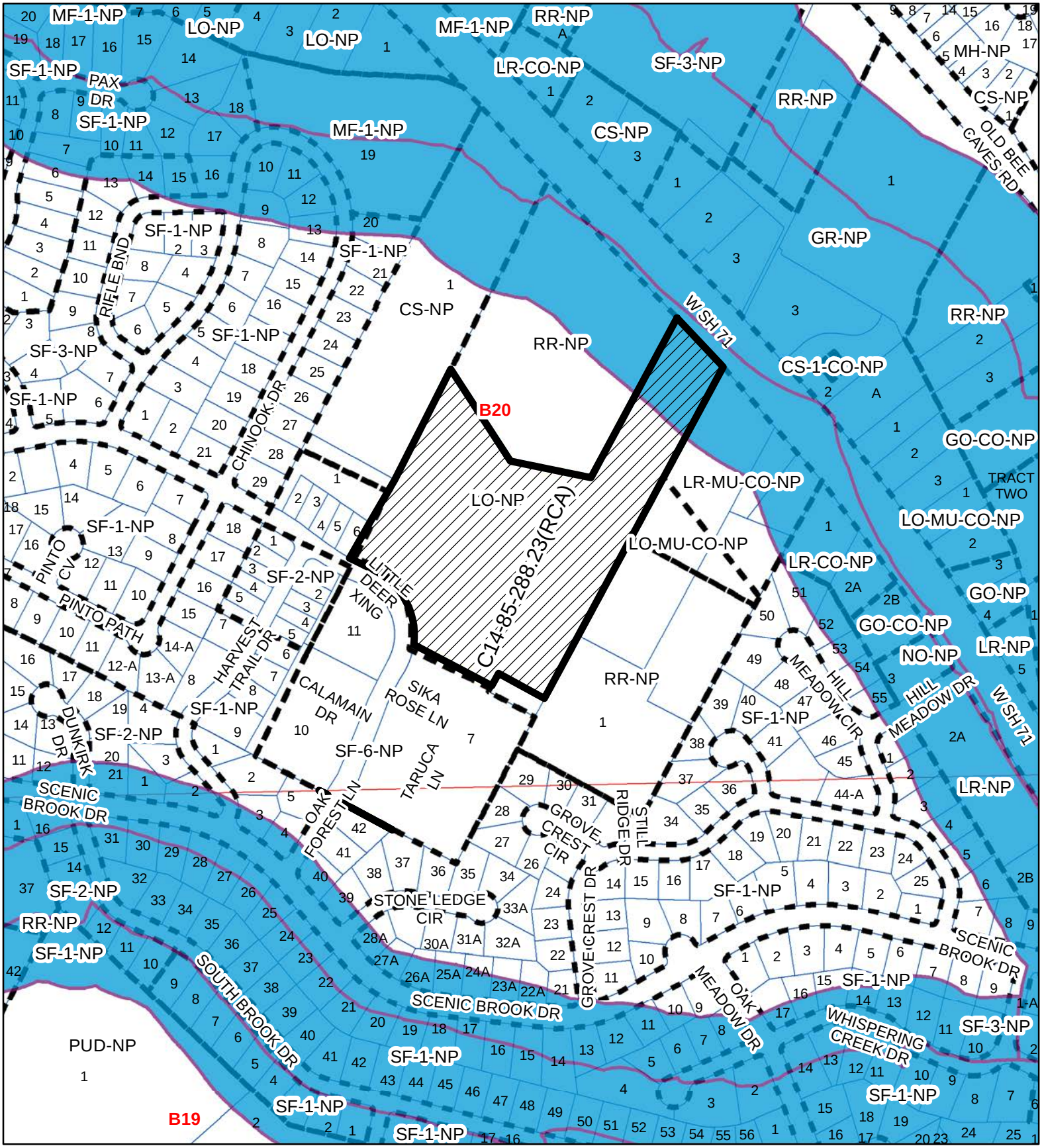
Exhibit A: Zoning Map

Exhibit B: Aerial Map

Exhibit C: Correspondence Received

Exhibit D: RCA Redlines

Exhibit E: Declaration of Covenants, Conditions and Restrictions



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

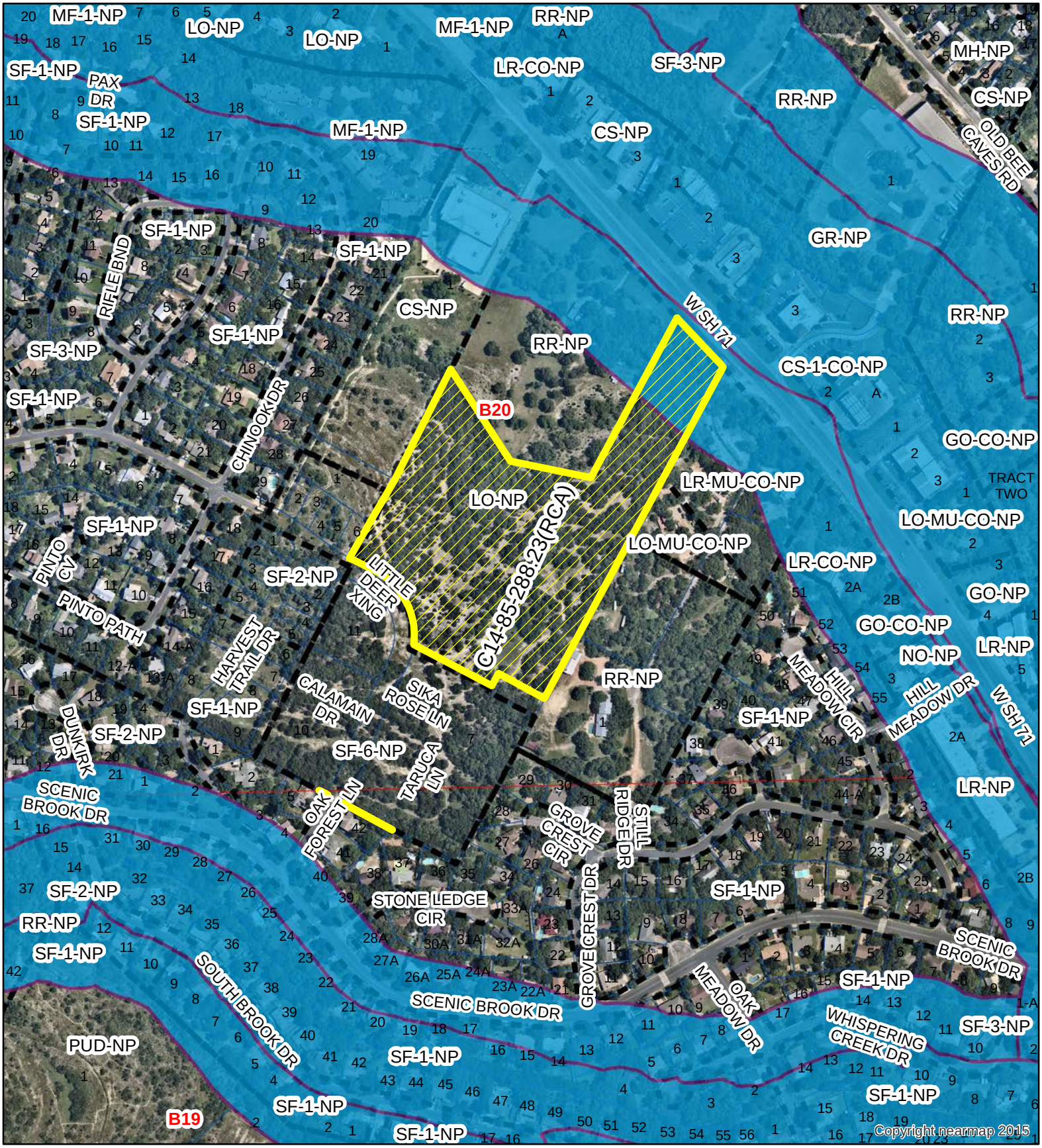
1" = 400'

7715 West State Highway 71 Exhibit A

ZONING CASE#: C14-85-288.23(RCA)
LOCATION: 7715 West State Highway 71
SUBJECT AREA: 13.367 Acres
GRID: B20
MANAGER: KATE CLARK

CITY OF AUSTIN FOUNDED 1839

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



N

SUBJECT TRACT

ZONING BOUNDARY

PENDING CASE

CREEK BUFFER

1" = 400'

7715 West State Highway 71

Exhibit B

ZONING CASE#: C14-85-288.23(RCA)
LOCATION: 7715 West State Highway 71
SUBJECT AREA: 13.367 Acres
GRID: B20
MANAGER: KATE CLARK

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Exhibit C

Clark, Kate

From: Renee Vlahakis
Sent: Sunday, January 9, 2022 1:14 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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,

Renee Vlahakis
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Clark, Kate

From: michael vlahakis
Sent: Sunday, January 9, 2022 1:31 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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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

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Clark, Kate

From: DIANNE SUGGS
Sent: Sunday, January 9, 2022 9:14 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Thank You

Sent from my iPhone
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Clark, Kate

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

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Thank You

- Allie Brotherman
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Clark, Kate

From: karol goodwin
Sent: Sunday, January 9, 2022 11:35 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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:

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.
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Clark, Kate

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

*** External Email - Exercise Caution ***

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

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Clark, Kate

From: Michael McGhee
Sent: Monday, January 10, 2022 10:32 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

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Clark, Kate

From: Terri Knox
Sent: Monday, January 10, 2022 11:12 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

Sent from Mail for Windows

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Clark, Kate

From: Terri Knox
Sent: Monday, January 10, 2022 11:36 AM
To: Clark, Kate; Meredith, Maureen
Cc: Ellis, Paige
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

Sent from my iPad
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Clark, Kate

From: Keely Rizzato
Sent: Monday, January 10, 2022 1:38 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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 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.
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Clark, Kate

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

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Clark, Kate

From: Gary Rizzato
Sent: Monday, January 10, 2022 4:48 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

Gary Rizzato

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Clark, Kate

From: Wesley Hopkins
Sent: Monday, January 10, 2022 9:20 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

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Clark, Kate

From: [redacted]
Sent: Monday, January 10, 2022 9:22 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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
Shannon Stavinoha

Sent from my iPhone
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Clark, Kate

From: Rhonda Hudson
Sent: Tuesday, January 11, 2022 6:45 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

Tim & Rhonda Hudson

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Clark, Kate

From: Joy Hernandez
Sent: Tuesday, January 11, 2022 7:45 AM
To: Clark, Kate; Meredith, Maureen; Adler, Steve; Harper-Madison, Natasha; Fuentes, Vanessa; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Kelly, Mackenzie; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison
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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Clark, Kate

From: Amy Jackson
Sent: Tuesday, January 11, 2022 9:19 AM
To: Clark, Kate; Meredith, Maureen; Alter, Alison; Kitchen, Ann; Casar, Gregorio; Tovo, Kathie; Pool, Leslie; Kelly, Mackenzie; Harper-Madison, Natasha; Ellis, Paige; Renteria, Sabino; Adler, Steve; Fuentes, Vanessa
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
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Clark, Kate

From: Rita Berry
Sent: Tuesday, January 11, 2022 1:56 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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,
Rita Berry

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Clark, Kate

From: Dorothy Caldwell
Sent: Tuesday, January 11, 2022 4:28 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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!
- Dorothy G Caldwell
Sent from my tiny handheld computer that also makes calls.
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Clark, Kate

From: Crystal Bomer
Sent: Tuesday, January 11, 2022 8:14 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

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Clark, Kate

From: Connie Justice
Sent: Wednesday, January 12, 2022 6:37 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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-
I'm a 23 year Scenic Brook home owner. Please stop the destruction.
Connie Justice
8301 Farmington Ct
78836

Sent from my iPhone
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Clark, Kate

From: ML Collins
Sent: Wednesday, January 12, 2022 8:21 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

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Clark, Kate

From: Cynthia L. Miller
Sent: Wednesday, January 12, 2022 10:42 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

Cindy L. Miller

512.466.7721

Sent from my iPhone
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Clark, Kate

From: Deborah Rich
Sent: Wednesday, January 12, 2022 12:34 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Thank You

Sent from my iPhone
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Clark, Kate

From: Rodrigo Solis
Sent: Wednesday, January 12, 2022 2:41 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Thank You
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Clark, Kate

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

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Thank You,

Sean Johnson
6929 Scenic Brook Dr.

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Clark, Kate

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

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Thank You, Desiree Coleman
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Clark, Kate

From: Heidi Juliar
Sent: Wednesday, January 12, 2022 6:19 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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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Clark, Kate

From: Tatiana Bobbitt
Sent: Wednesday, January 12, 2022 6:42 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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
Tatiana Bobbitt

Texas law requires all licensees to provide the information in these links:

Texas Real Estate Commission Information About Brokerage Services

Texas Real Estate Commission Consumer Protection Notice

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Clark, Kate

From: Gauri Iyengar
Sent: Thursday, January 13, 2022 9:30 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Thank You

Sent from my iPhone
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Clark, Kate

From: Alejandro Verduzco
Sent: Friday, January 14, 2022 5:40 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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
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Clark, Kate

From: Suzi Lindsay
Sent: Friday, January 14, 2022 6:36 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

Susan Lindsay
11012 Swelfling Ter.
Austin 78737

Sent from my iPhone
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Clark, Kate

From: Robbie Lueth
Sent: Friday, January 14, 2022 8:15 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

Robbie Lueth
5900 Blanco River Pass
Austin 78749

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Clark, Kate

From: Henry Hodes
Sent: Friday, January 14, 2022 1:15 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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
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Clark, Kate

From: Diane Powers
Sent: Saturday, January 15, 2022 11:23 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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.
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From: Elizabeth Bellanti
To: [redacted]
Subject: Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)
Date: Saturday, January 15, 2022 12:35:47 PM

*** 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
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Clark, Kate

From: Melissa Garner
Sent: Saturday, January 15, 2022 2:33 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

[redacted]

7121 Silvermine Drive
Austin, Texas 78736-1758
Sent from Mail for Windows

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Clark, Kate

From: Julie Campbell
Sent: Saturday, January 15, 2022 3:42 PM
To: Clark, Kate
Subject: Oak Hill Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Ms Clark,
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

Sent from my iPad
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Clark, Kate

From: Patty Koeninger
Sent: Saturday, January 15, 2022 7:17 PM
To: Clark, Kate
Subject: rezoning

*** External Email - Exercise Caution ***

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

Thanks,
Patty Koeninger
8101 current circle
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Clark, Kate

From: Ross Tomlin
Sent: Saturday, January 15, 2022 7:25 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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
Ross Tomlin
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Clark, Kate

From: Keri4me
Sent: Saturday, January 15, 2022 8:52 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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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Clark, Kate

From: Sarah Walters
Sent: Saturday, January 15, 2022 9:38 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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.
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Clark, Kate

From: Penny Dedman
Sent: Saturday, January 15, 2022 11:46 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

Penny Dedman

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Clark, Kate

From: Gina Reed Lacey
Sent: Sunday, January 16, 2022 5:39 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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 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

Sent from my iPhone
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Clark, Kate

From: Marti
Sent: Sunday, January 16, 2022 7:30 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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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Clark, Kate

From: Staci Snell
Sent: Sunday, January 16, 2022 8:16 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

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Clark, Kate

From: John Paul
Sent: Sunday, January 16, 2022 9:44 AM
To: Clark, Kate; Meredith, Maureen
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

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Clark, Kate

From: [redacted]
Sent: Sunday, January 16, 2022 10:59 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
Subject: RE: Ecological and Unethical Destruction of Community ~ 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.

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

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Clark, Kate

From: Saad Altai
Sent: Sunday, January 16, 2022 12:19 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

Saad Altai

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Clark, Kate

From: Mindi Orth
Sent: Sunday, January 16, 2022 1:20 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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,
Mindi

Sent from my iPhone
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Clark, Kate

From: Thaddeus Zaharas
Sent: Sunday, January 16, 2022 3:37 PM
To: Clark, Kate; Meredith, Maureen; Adler, Steve; Harper-Madison, Natasha; Fuentes, Vanessa; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Kelly, Mackenzie; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison
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

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Clark, Kate

From: Sue Wendelin
Sent: Sunday, January 16, 2022 4:49 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

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Clark, Kate

From: Gabrielle Moraes Chueh
Sent: Sunday, January 16, 2022 5:39 PM
To: Clark, Kate; Meredith, Maureen; Adler, Steve; Harper-Madison, Natasha; Fuentes, Vanessa; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Kelly, Mackenzie; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison
Cc: [redacted]
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

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Clark, Kate

From: Ashley Ahlgren
Sent: Sunday, January 16, 2022 9:07 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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
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Clark, Kate

From: Wayne Long
Sent: Sunday, January 16, 2022 10:07 PM
To: Clark, Kate; Meredith, Maureen
Cc: [redacted]
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

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Clark, Kate

From: Priscilla Rossi
Sent: Monday, January 17, 2022 7:45 AM
To: Clark, Kate; Meredith, Maureen; Adler, Steve; Harper-Madison, Natasha; Fuentes, Vanessa; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Kelly, Mackenzie; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison
Cc: [redacted]
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,

Priscilla Rossi

Sent from my iPhone

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Clark, Kate

From: Denise Valliant
Sent: Monday, January 17, 2022 8:18 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

Denise Valliant
512-923-4587
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Clark, Kate

From: Robin ZumBerge
Sent: Monday, January 17, 2022 9:34 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
Subject: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

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
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Clark, Kate

From: Marsha Hughes
Sent: Monday, January 17, 2022 11:41 AM
To: Clark, Kate
Subject: Re: 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

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Clark, Kate

From: Eve Wieand
Sent: Monday, January 17, 2022 5:11 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
Cc: [redacted]
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

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Clark, Kate

From: Mia Dance
Sent: Monday, January 17, 2022 5:31 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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)

Sent from my iPhone
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Clark, Kate

From: John DiGaetano
Sent: Monday, January 17, 2022 5:37 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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
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Clark, Kate

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

*** External Email - Exercise Caution ***

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
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Clark, Kate

From: Gustavo Nieto
Sent: Tuesday, January 18, 2022 8:20 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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
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Clark, Kate

From: Tejas Patwa
Sent: Tuesday, January 18, 2022 9:04 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

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Clark, Kate

From: Kathy Morgan
Sent: Tuesday, January 18, 2022 9:17 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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 very much for your work on this!
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Clark, Kate

From: Yvonne Davis
Sent: Tuesday, January 18, 2022 11:01 AM
To: Clark, Kate
Subject: Fwd: Rezoning Case No. C14-2021-0130 and RCA Case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Forwarding email

---------- Forwarded message ---------
From: **Yvonne Davis** <[redacted]>
Date: Tue, Jan 18, 2022 at 10:58 AM
Subject: Rezoning Case No. C14-2021-0130 and RCA Case No. C14-85-288.23(RCA)
To: <kate.clark@austi.texas.gov>, maureen.meredith@austintexas.gov <maureen.meredith@austintexas.gov>

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
--
Yvonne Massey Davis

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Clark, Kate

From: Katie Reissman
Sent: Tuesday, January 18, 2022 11:08 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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,
Katharine Reissman

6909 Grove Crest Dr
Austin, TX 78736
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Clark, Kate

From: Jay McArdle
Sent: Tuesday, January 18, 2022 11:38 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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 Mail for Windows

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Clark, Kate

From: Vicki Garcia
Sent: Tuesday, January 18, 2022 2:00 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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 my iPhone Vicki Garcia

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Clark, Kate

From: Vinod Singh
Sent: Tuesday, January 18, 2022 3:10 PM
To: Clark, Kate; Meredith, Maureen
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

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Clark, Kate

From: Maria Ragozina
Sent: Tuesday, January 18, 2022 3:16 PM
To: Clark, Kate; Meredith, Maureen; Walters, Mark
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
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Clark, Kate

From: Karen Galecki
Sent: Tuesday, January 18, 2022 4:31 PM
To: Clark, Kate; Meredith, Maureen
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

"The hope for the animals of tomorrow is to be found in a humane culture which learns to feel beyond itself. We must learn empathy, we must learn to see into the eyes of an animal and feel that its life has value because it is alive. Nothing less will do." - Kenneth White

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Clark, Kate

From: Olga Nieto
Sent: Tuesday, January 18, 2022 5:38 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

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From: k c
To: Clark, Kate; Meredith, Maureen
Subject: Save Scenic Brook
Date: Wednesday, January 19, 2022 7:25:32 AM

*** 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

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Clark, Kate

From: Natalie Galletti
Sent: Wednesday, January 19, 2022 11:49 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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
[redacted]

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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Clark, Kate

From: Natalie Galletti
Sent: Wednesday, January 19, 2022 11:58 AM
To: Adler, Steve; Harper-Madison, Natasha; Fuentes, Vanessa; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Kelly, Mackenzie; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison; HPD; Clark, Kate; Meredith, Maureen
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
[redacted]

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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Clark, Kate

From: Alix Vargo
Sent: Wednesday, January 19, 2022 3:04 PM
To: Clark, Kate; Meredith, Maureen
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

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Clark, Kate

From: Peggy Cooper
Sent: Wednesday, January 19, 2022 4:27 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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
Margaret (Peggy) Cooper
Resident on Sage Mountain Trail

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Clark, Kate

From: Paul Merryman
Sent: Wednesday, January 19, 2022 5:51 PM
To: Clark, Kate; Meredith, Maureen
Cc: [redacted]; Julie Nicole; Adler, Steve; Harper-Madison, Natasha; Fuentes, Vanessa; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Kelly, Mackenzie; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison
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 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

Sent from my iPhone
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Clark, Kate

From: James Cain
Sent: Wednesday, January 19, 2022 8:31 PM
To: Clark, Kate; Meredith, Maureen; [redacted]; Adler, Steve; Harper-Madison, Natasha; Fuentes, Vanessa; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Kelly, Mackenzie; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison
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

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.

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Clark, Kate

From: [redacted]
Sent: Thursday, January 20, 2022 10:31 AM
To: Meredith, Maureen; Clark, Kate; [redacted]
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

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Clark, Kate

From: jmac
Sent: Thursday, January 20, 2022 11:21 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

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Clark, Kate

From: Kris Donley
Sent: Thursday, January 20, 2022 12:04 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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.
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Clark, Kate

From: Kris Donley
Sent: Thursday, January 20, 2022 12:04 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

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Clark, Kate

From: Mark Knox
Sent: Thursday, January 20, 2022 1:45 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

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Clark, Kate

From: Anne Hawken
Sent: Thursday, January 20, 2022 2:35 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

Anne Hawken
[redacted]
512-351-5008 (cellular-text only)
Sent from my iPad
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Clark, Kate

From: Mary Taylor
Sent: Thursday, January 20, 2022 4:29 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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
Sent from Mail for Windows

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Clark, Kate

From: said less
Sent: Thursday, January 20, 2022 6:29 PM
To: Clark, Kate
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 SH 71.

Thank you,
Rick Jenkins
7311 Oak Meadow Drive
Austin, TX

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Clark, Kate

From: Kenneth McMinn
Sent: Thursday, January 20, 2022 8:12 PM
To: Clark, Kate
Subject: SAVE SCENIC BROOK & LITTLE DEER CROSSING

*** External Email - Exercise Caution ***

Attention: Kate.clark@austintexas.gov
RE: Rezoning case No. C14-2021-03130
Including RCA case No. C14-85-288.23(RCA)

From: Ken & Fun McMinn
Residence: 8008 Little Deer Crossing
Oak Hill, TX 78736

Dear Kate,
Please add us to the record OPPOSING the rezoning of 7715 1/2 W. SH 71 and the development of another Massive apartment complex in our neighborhood.

This project faces Scenic Brook and our neighborhood on Little Deer Crossing, which has been a peaceful, low traffic street of single family home sites. If this high density apartment project goes through we would directly be affected with high traffic on a street only 16' wide. We recommend that our street be blocked with a locked gate and sign saying " For Construction Use Only".

Thank you for your support.

Ken & Fun

Sent from my iPad

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Clark, Kate

From: Melinda Kilian
Sent: Friday, January 21, 2022 4:20 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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
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Clark, Kate

From: Alexis Peterson
Sent: Friday, January 21, 2022 11:55 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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
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Clark, Kate

From: David Gignac
Sent: Friday, January 21, 2022 11:59 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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.

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Clark, Kate

From: Amy Schippers
Sent: Saturday, January 22, 2022 11:08 AM
To: Clark, Kate; Meredith, Maureen
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

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Clark, Kate

From: Emily Glennon
Sent: Sunday, January 23, 2022 1:32 PM
To: Clark, Kate
Subject: Rezoning case No c14-2021-0130

*** External Email - Exercise Caution ***

Hi Kate,

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
[redacted]
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Clark, Kate

From: Bess Long
Sent: Sunday, January 23, 2022 3:42 PM
To: Clark, Kate; Meredith, Maureen
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

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Clark, Kate

From: Katie Davies
Sent: Monday, January 24, 2022 10:21 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

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Clark, Kate

From: Katie Davies
Sent: Monday, January 24, 2022 10:25 AM
To: Clark, Kate; Meredith, Maureen; [redacted]; Adler, Steve; Harper-Madison, Natasha; Fuentes, Vanessa; Renteria, Sabino; Casar, Gregorio; Kitchen, Ann; Kelly, Mackenzie; Pool, Leslie; Ellis, Paige; Tovo, Kathie; Alter, Alison
Subject: Re: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Austin City Council Members, 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
Katie Newell

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Clark, Kate

From: Patrica Lang
Sent: Monday, January 24, 2022 5:41 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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
Pat Lang

Sent from my iPad
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Clark, Kate

From: Melida82
Sent: Monday, January 24, 2022 7:15 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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

Melida mathews

Sent from my iPhone
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Clark, Kate

From: Denise Tucker
Sent: Monday, January 24, 2022 8:07 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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,
Denise Tucker

Sent from my iPhone
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Clark, Kate

From: Candi Diebel
Sent: Tuesday, January 25, 2022 5:45 PM
To: Clark, Kate; Meredith, Maureen; [redacted]
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 LG K92 5G, an AT&T 5G Evolution capable smartphone

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Clark, Kate

From: Michelle Gaines [redacted]
Sent: Wednesday, January 26, 2022 9:03 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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
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Clark, Kate

From: Jonathan Walker [redacted]
Sent: Wednesday, January 19, 2022 7:14 PM
To: Clark, Kate
Subject: Re: Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)

*** External Email - Exercise Caution ***

Dear Ms. Clark,

My husband and I have lived in Austin since 1972. We moved to the Scenic Brook area in question 16 years ago. We love it here!

We moved here to have more quiet, fewer people, and less traffic than in Austin proper. We just paid off our mortgage last year and plan to be here for the rest of our lives.

We greatly oppose the proposed rezoning of our area. I ask you to please do all you can to prevent this rezoning.

Thank you so much,
Marsha Walker
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Clark, Kate

From: Denise Tucker [redacted]
Sent: Thursday, January 20, 2022 9:31 AM
To: Clark, Kate; Meredith, Maureen; [redacted]
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
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Clark, Kate

From: Meghann Pfeiffer [redacted]
Sent: Thursday, January 27, 2022 10:24 AM
To: Clark, Kate; Meredith, Maureen
Cc: [redacted]
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.

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From: Clark, Kate
To: Rhoades, Wendy
Subject: FW: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)
Date: Monday, January 31, 2022 12:21:13 PM

Hi Wendy,

Please see the comment below.

-Kate

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
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

sending so much light,

carli rene

512.789.1206

carli's calendar: book a shoot/meeting

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From: Champlin, Kaela
To:
Cc: Rhoades, Wendy
Subject: RE: (7715 1/2 West State Highway 71, C14-85-288.23(RCA))
Date: Thursday, February 3, 2022 10:03:23 AM

Desiree,

I am forwarding your concerns to the case manager, Wendy Rhoades in the Housing and Planning Department. She is the best person to contact regarding this case and is copied on this email.

Thank you,

Kaela Champlin
Environmental Program Coordinator
Watershed Protection Department | City of Austin
512.974.3443
She | Her | Hers

-----Original Message-----
From: Desiree Coleman
Sent: Thursday, February 3, 2022 9:58 AM
To: Champlin, Kaela <Kaela.Champlin@austintexas.gov>
Subject: (7715 1/2 West State Highway 71, C14-85-288.23(RCA))

*** External Email - Exercise Caution ***

Hello,

My name is Desiree Coleman and I have lived at 7121 Scenic Brook Dr. for 30 years. I am strongly opposed to the request, being made by the developer. In the 30 years I have lived in my home, I have seen drag racing, speeding cars and increased traffic, especially if Scenic Brook is used as a detour. I was a big proponent to have the speed humps added, due to the aforesaid. In addition, I have a video of a woman who was almost plowed down on her morning jog. The driver went up the curb at my house, mowed down the trash cans, my mail box and the next neighbor's mail box. It is a miracle this woman is alive as she had the incentive to jump out of the way. I believe this request will undoubtedly increase the traffic on our street. There are numerous families who have children that live on Scenic Brook, that like to play out front, and their safety is at risk, not to mention those who take their families and pets for a walk at any give time of the day. We have no side walks to protect these people. When vehicles are parked in the street, this limits the width of the road, making this narrow for walkers or joggers to safely go around the parked vehicle. I am pleading with all, to not allow such progress to be developed at 7715 1/2 W St Highway 71, as I believe Scenic Brook will be used as an alternative entrance. I thank you for your time, understanding, consideration, and your vote of NO, for the sake of a safe place to live for Oak Hill/Scenic Brook residents.

Sincerely,

Desiree Coleman
512-750-8365
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From: Clark, Kate
To: Rhoades, Wendy
Subject: FW: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)
Date: Wednesday, February 9, 2022 10:34:51 AM

Wendy,

Please see email below relating to this rezoning case.

Kate Clark, AICP
Project Manager, Redevelopment Division
City of Austin | Economic Development Department
kate.clark@austintexas.gov

From: Greg Richter
Sent: Wednesday, February 9, 2022 10:33 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
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 foot 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.

Thank You
Greg Richter
7004 Bright Star Lane
Austin, TX 78736

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From: Clark, Kate
To: Rhoades, Wendy
Subject: FW: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)
Date: Friday, February 18, 2022 12:10:50 PM

Afternoon Wendy,

Please see email below for comment. Hope you have a nice long weekend.

Kate Clark, AICP
Project Manager, Redevelopment Division
City of Austin | Economic Development Department
kate.clark@austintexas.gov

-----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>;
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,
Laura Klopfenstein
7122 S. Brook Drive
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From:	Clark, Kate
To:	Rhoades, Wendy
Subject:	FW: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)
Date:	Wednesday, March 2, 2022 7:20:54 AM

Please see below for public comment.

Kate Clark, AICP
Project Manager, Redevelopment Division
City of Austin | Economic Development Department
kate.clark@austintexas.gov

-----Original Message-----
From: Ted Tran
Sent: Tuesday, March 1, 2022 10:16 PM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>;
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

Ted
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From: Clark, Kate
To: Rhoades, Wendy
Subject: FW: We oppose Rezoning case No. C14-2021-0130 and RCA case No. C14-85-288.23(RCA)
Date: Tuesday, March 22, 2022 9:10:45 AM

Wendy,

Please see below for email.

Kate Clark, AICP
Project Manager, Redevelopment Division
City of Austin | Economic Development Department
kate.clark@austintexas.gov

From: Eve Wieand
Sent: Tuesday, March 22, 2022 8:58 AM
To: Clark, Kate <Kate.Clark@austintexas.gov>; Meredith, Maureen <Maureen.Meredith@austintexas.gov>
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

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From: Clark, Kate
To: Rhoades, Wendy
Subject: FW: Oak Hill Neighborhood Plan
Date: Wednesday, March 23, 2022 10:32:11 AM

Wendy,

Please see email below about comment for zoning case. They do not mention which one, but I would guess it is for the SH71 cases.

Kate Clark, AICP
Project Manager, Redevelopment Division
City of Austin | Economic Development Department
kate.clark@austintexas.gov

From: Lindsay Ellis
Sent: Wednesday, March 23, 2022 9:43 AM
Subject: Oak Hill Neighborhood Plan

*** External Email - Exercise Caution ***

WE DO NOT SUPPORT THIS IN OUR NEIGHBORHOOD!

1. 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.

2. 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).

3. 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.

4. 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.

--
Lindsay Ellis
Onboarding Advisor
Direct: (972) 472-2656

Company: (800) 214-4426

Watch our **overview video**

From:
To: Rhoades, Wendy; Meredith, Maureen
Subject: C14-2021-0130 & C14-85-288.23(RCA), NPA-2021-0025.02
Date: Monday, January 31, 2022 9:24:15 AM
Attachments: Save Scenic Brook Petition (Responses) - Form Responses 1.pdf

*** External Email - Exercise Caution ***

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

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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

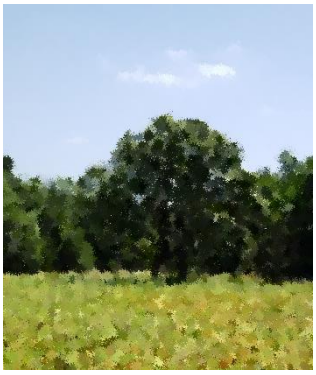
Please sign this petition to voice your opposition to this rezoning plan:

Timestamp	Email Address	Full Name	Address	Would you like to receive updates from Save Scenic Brook?
1/9/2022 13:15:03	renmeier@gmail.com	Renee Vlahakis	6947 Chinook Dr., Austin, TX 78736	Yes
1/9/2022 13:15:32	flymikeyfly@gmail.com	Michael Vlahakis	6947 Chinook Dr., Austin, TX 78736	
1/9/2022 15:41:19	txknox@gmail.com	Mark Allen Knox	7001 Chinook Drive Austin, Texas 78736	Yes
1/9/2022 17:49:46	nuzoff@galletti.us	Natalie Galletti	7004 Chinook Drive, Austin, TX 78736	Yes
1/9/2022 19:35:02	krisdonley71@gmail.com	Kris Donley	6906 Chinook Dr	Yes
1/9/2022 20:13:28	kpakola@gmail.com	Kathryn Ford	6934 Chinook Dr, Austin, TX 78736	
1/9/2022 21:16:27	diannehhs@gmail.com	Dianne Hruska-Suggs	6939 Thomas Springs Road Austin, Texas 78736	Yes
1/9/2022 22:14:09	allie.broman@gmail.com	Allie Brotherman	8100 Pinto Path	
1/9/2022 23:22:01	debroxtex@gmail.com	Debbie Dieterich	8105 Pinto Path	Yes
1/9/2022 23:29:33	sabrinajasmeenlotfi@gma	Sabrina J. Lotfi	8317 Roan LN, Austin, TX 78736	Yes
1/9/2022 23:30:47	karol.a.goodwin@gmail.c	Karol goodwin	6904 chinook dr austin tx 78736	Yes
1/9/2022 23:37:21	nlanier@sbcglobal.net	Nancy Lanier	8317 Roan LN, Austin, TX 78736	Yes
1/10/2022 6:41:19	vitalemazo@gmail.com	Vitale mazo	8729 fenton drive	Yes
1/10/2022 7:36:09	kcaviness@austin.rr.com	Kay Caviness	8917 A Mountain Shadows cove	Yes
1/10/2022 7:58:43	mystichealer2@sbcglobal	Diana McManus	8003 Williamson Creek Drive. Austin, TX 78736	
1/10/2022 8:06:06	scunningham202@gmail.	Stephen Cunningham	8314 Hanbridge Lane	Yes
1/10/2022 9:01:57	hpaigerussell@gmail.com	Heather Russell	8519 Selway Dr, 78736	Yes
1/10/2022 9:17:40	inezcavallaro@gmail.com	Inez Cavallaro	8504 C Red Willow Drive	Yes
1/10/2022 9:35:00	sabduza@yahoo.com	Sayeed Badrudduza	7606 Crackling Creek dr, Austin, Tx, 78736	Yes
1/10/2022 10:36:22	mikemcghee63@gmail.cc	Michael F. McGhee	8307 Hanbridge Ln. Austin Tx. 78736	Yes
1/10/2022 10:49:46	jonibee2003@yahoo.com	Joni Bumgarner	7012 Grove Crest Dr	Yes
1/10/2022 10:56:13	terriknox52@gmail.com	Terri Knox	7001 Chinook Drive, Austin, TX 78736	Yes
1/10/2022 11:57:40	ecommerce@daveread.c	David M. Read	8925 Towana Trl, Austin TX 78736	Yes
1/10/2022 12:14:42	the1ramv@hotmail.com	Ramiro Villanueva	6945 Chinook Drive	Yes
1/10/2022 13:00:29	hstamatis@icloud.com	Harry Stamatis	7704 Covered Bridge Drive	Yes
1/10/2022 13:41:38	krizzato@icloud.com	Keely Rizzato	8202 Little Deer Xing	Yes
1/10/2022 15:11:17	metonsager@gmail.com	Mary Tonsager	9519 Anchusa Trl, Austin, TX. 78736	Yes
1/10/2022 15:12:45	mmart32@gmail.com	Matt Martina	8308 Hanbridge lane	Yes
1/10/2022 15:15:20	barbaradaughteroflucille@	Barbara A Peters	7127 Scenic Brook Drive Austin Texas 78736	Yes
1/10/2022 15:24:13	amypjackson@gmail.com	Amy Jackson	7506 Dawn Hill Circle Austin, TX 78736	
1/10/2022 15:42:15	sfairchild2606@gmail.com	Siobhan Fairchild	7213 oak meadow drivr	Yes
1/10/2022 16:48:20	garyrizzato@icloud.com	Gary Rizzato	8202 Little Deer Xing, Austin, TX 78736	Yes
1/10/2022 17:24:42	annehawken@austin.rr.cc	Anne Hawken	6700 Midwood Parkway, Austin, Texas 78736	Yes
1/10/2022 17:30:39	langpatrica@yahoo.com	Pat Lang	8204 Mescalero Drive	Yes
1/10/2022 18:11:30	pandaa2007@yahoo.com	amanda solis	6916 Chinook Dr 78736	Yes
1/10/2022 18:11:45	msolis@intertechflooring.(	Mark J Solis	6916 Chinook dr	
1/10/2022 18:15:56	utzman5@gmail.com	Jimmy	7109 harvest trail 78736	Yes
1/10/2022 19:16:56	keyesme@msn.com	Marian Keyes	10200 Thomaswood Lane Austin 78736	Yes
1/10/2022 19:21:07	karengalecki@yahoo.com	Karen Galecki	7106 Stone Ledge Circle	Yes
1/10/2022 20:03:38	bhightower1127@gmail.c	Brandon Hightower	6000 Oakclaire dr, Austin, TX, 78735	Yes
1/10/2022 20:32:55	audra.shugart@yahoo.co	Audra Shugart	7002 Smokey Hill Rd	
1/10/2022 20:35:41	lar465.2000@gmail.com	Laura Rodriguez	6718 Silvermine Drive #1703 Austin, TX 78736	Yes
1/10/2022 20:43:37	igleharth@yahoo.com	Haley Iglehart	6718 Silvermine Drive	Yes
1/10/2022 20:47:44	ryankrszjzaniek@yahoo.c	Ryan Krszjzaniek	8917 Dorella Lane, Austin, TX 78736	Yes
1/10/2022 21:03:40	msbrack08@gmail.com	Amanda Brack	6107 Oakclaire Dr, Austin, TX 78735	Yes
1/10/2022 21:12:30	mhughes8209@yahoo.co	Marsha Hughes	8209 Pax Dr.	Yes
1/10/2022 21:17:57	hopkins.wesley@gmail.cc	Wesley Hopkins	8404 Bargamin Drive, Austin, Texas 78736	Yes
1/10/2022 21:20:01	byrnmd@gmail.com	Mark Byrn	8404 Bargamin Dr	
1/10/2022 21:24:06	sls3284@gmail.com	Shannon Stavinoha	7000 Grove Crest Dr, Austin, Tx 78736	
1/10/2022 21:27:31	lilliehodges@austin.rr.com	Lillie Hodges	7127 Southbrook Drive, Austin, Texas 78736	
1/10/2022 21:32:01	accounts@alexiles.cvom	Alexander Iles	6912 Chinook Drive	Yes
1/10/2022 23:22:33	pratik.patel@ittechsystem	Pratik Patel	7625 crackling creek dr	Yes
1/11/2022 6:15:53	joe.rodela@yahoo.com	Joe Rodela	8200 Southwest Pkwy #403, Austin 78735	
1/11/2022 6:44:37	hudsonn@mac.com	rhonda hudson	6718 silvermine dr	Yes
1/11/2022 7:43:17	shawnmpatterson@gmail	Shawn Patterson	8403 sage mountain trail	Yes
1/11/2022 7:59:05	KZeakes@gmail.com	Katrin Zeakes	5812 Medicine Creek Dr., Austin 78735	
1/11/2022 7:59:54	Jason.Zeakes@gmail.com	Jason Zeakes	5812 Medicine Creek Dr., Austin 78735	
1/11/2022 8:19:17	skwroeuh@gmail.com	Joy Hernandez	8109 Pinto Path 78736	Yes
1/11/2022 9:08:37	ddw5280@gmail.com	Denise Wilkinson	6718 silvermine drive #1004, austin tx 78736	Yes
1/11/2022 10:48:38	ruthie.howard@gmail.com	Ruth M Howard	4900 Interlachen Ln	Yes
1/11/2022 11:02:43	albert.valdes@hotmail.co	Alberto A Valdes	7106 Stone Ledge Cir., Austin, TX 78736	Yes
1/11/2022 11:39:03	vivian@caputoimages.cor	Vivian Caputo	9930 Ledgestone Terrace Austin TX 78737	Yes
1/11/2022 11:49:33	bearsam1234@gmail.com	Steven Amsbury	8731 Thunderbird RdAustin, TX 78736	Yes
1/11/2022 13:00:30	dalomala@me.com	Daloma Armentrout	6700 Midwood Pkwy Austin TX 78736	Yes
1/11/2022 13:07:05	jacque15@sbcglobal.net	Jacque Faulkner	6718 Silvermine Drive, Unit 902, Austin,Tx 78736	
1/11/2022 13:28:22	trepweed@gmail.com	Shelley J. Weedon Trepar	6902 Hill Meadow Drive Austin 78736	Yes
1/11/2022 13:50:20	michael_ikeya@hotmail.c	Michael Ikeya	6802 Raccoon Run, Austin, TX 78736	Yes
1/11/2022 13:53:17	rabberry21775@gmail.co	Rita Berry	5414 Wolf Run, Austin, Texas 78749	Yes
1/11/2022 13:56:49	jsherman1548@gmail.cor	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	bhaktahp@gmail.com	Hina P Bhakta	****Anchusa Trail	
1/11/2022 13:57:33	ngjacks48@gmail.com	Gail Sherman	8500 Red Willow Dr. C	
1/11/2022 14:08:56	sally.finan@gmail.com	Sally H. Finan	8112 Landsman Dr. Austin Texas 78836	Yes
1/11/2022 14:23:45	ohmstudioaustin@gmail.c	Aimee Johnson	7002 Pinto Cove 78736	Yes
1/11/2022 14:42:29	tifferann@icloud.com	Tiffany Stone	7613 Orrick Drive Austin, Tx 78749	
1/11/2022 14:46:43	cambria.r.carson@gmail.c	Cambria Carson	8633 Thunderbird Road Austin TX 78736	Yes
1/11/2022 15:06:38	alvarezjune@att.net	June Alvarez-Fetzer	8516 Lookout Cliff Pass, Austin, TX 78737	Yes
1/11/2022 15:10:04	jajordan11616@gmail.cor	Julie Jordan	7500 Callbram Lane	
1/11/2022 16:16:36	ingrid.yaple@gmail.com	Ingrid Yaple	7105 Oak Meadow drive	
1/11/2022 16:46:54	nedb321@gmail.com	Crystal Bomer	7629 Hwy 71W	Yes
1/11/2022 16:47:57	mwbomer@gmail.com	Mike Bomer	7629 Hwy 71W	
1/11/2022 17:27:01	Mtroiano@sbcglobal.net	Michael Troiano	7002 Grove Crest Drive	Yes
1/11/2022 17:32:01	suzyd2522@yahoo.com	Susie Hanks	8305 Farmington Ct Austin, TX 78736	Yes
1/11/2022 17:43:34	taylor.dana@gmail.com	Dana Taylor	7011 whispering creek dr, Austin tx 78736	Yes
1/11/2022 17:59:52	mcrabbit5@gmail.com	Melissa McDaniel	6143 Oliver Loving Trail	
1/11/2022 18:00:45	syl4v@sbcglobal.net	Sylvia Villejo	8312 Roan ln.	Yes
1/11/2022 18:05:24	bobream@me.com	Bob Ream	7001 Silvermine Dr	Yes
1/11/2022 18:34:20	rmart924@yahoo.com	Roseann Martinez	6939 Chinook Dr Austin Tx 78736	Yes
1/11/2022 18:34:51	cainjames@sbcglobal.net	James Cain	6939 Chinook Dr Austin Tx 78736	Yes
1/11/2022 18:57:42	dkrolikiewicz@yahoo.com	Deborah krolikiewicz	4701 Staggerbrush rd	
1/11/2022 20:42:40	vzqalex@gmail.com	Alexandy Vazquez	8500 copano dr	
1/11/2022 20:58:33	brigates@gmail.com	Brianne Gates	7904 Clydesdale drive Austin TX 78745	
1/11/2022 21:46:44	ananuila2@gmail.com	Ana Nuila	8600 Barasinga Trail Austin tx 78749	Yes
1/11/2022 21:56:13	leal1955@gmail.com	Marie Leal	7201 Old Bee Caves Rd	Yes
1/12/2022 6:37:44	conkat13@gmail.com	Connie Justice	8301 Farmington Ct, 78736	Yes
1/12/2022 7:27:43	Annabraham003@gmail.c	Ann Abraham	6930 Chinook Drive	Yes
1/12/2022 8:19:01	melcoly@hotmail.com	Melanie Collins	8801 la cresada austin, tx	Yes
1/12/2022 8:32:41	jestep@gmail.com	Jamie Estep	9905 Murmuring Creek Dr., Austin, TX 78736	Yes
1/12/2022 8:50:57	matthewdjulian@gmail.co	Matthew Julian	6708 Bright Star Lane, Austin, TX 78736	Yes
1/12/2022 10:43:16	cynlyn512@icloud.com	Cynthia L. Miller	7606 Chelmsford Drive	Yes
1/12/2022 12:37:21	loraineleatherman26@yal	Loraine Leatherman	7208 silvermine dr	Yes
1/12/2022 14:41:07	macaco04@gmail.com	Rodrigo Solis	7302 Whispering creek circle	
1/12/2022 15:24:19	seanjohntx@gmail.com	Sean Johnson	6929 Scenic Brook Dr., Austin, TX 78736	Yes
1/12/2022 15:24:45	annemarr2002@yahoo.cc	Anne Johnson	6929 Scenic Brook Dr., Austin, TX 78736	Yes
1/12/2022 16:11:33	mmparkhill@att.net	Mary Oarkhill	5640 Wagon Train Road, Austin Tx	Yes
1/12/2022 16:32:10	aphena89@gmail.com	Jennifer Teis	9436 El Rey Blvd Austin TX 78738	
1/12/2022 16:44:36	shirinh@sbcglobal.net	Shirin Helmi	7013 Via Dono Drive	Yes
1/12/2022 17:52:39	julia@austinwomensboxin	Julia Gschwind	7722 Croftwood Drive, Austin, TX 78749	
1/12/2022 18:07:56	des.coleman61@gmail.cc	Desiree Coleman	7121 Scenic Brook Dr. Austin Tx 78736	Yes
1/12/2022 18:19:52	heidijuliar@gmail.com	Heidi Juliar	6515 Davis Lane, Townhome #2	Yes
1/12/2022 18:26:35	lizzepedascott@gmail.cor	Liz ZepedaScott	2511 Monarch, ATX 78746	Yes
1/12/2022 18:30:14	daniestanley@hotmail.co	Danielle Stanley	6400 Salcon Cliff Drive, Austin, TX 78749	Yes
1/12/2022 18:42:59	tatiana.vik94@gmail.com	Tatiana Bobbitt	6905 Chinook Dr	Yes
1/12/2022 19:25:39	emilyjmackinnon@gmail.c	Emily MacKinnon	6931 Chinook Dr. Austin, TX 78736	Yes
1/12/2022 21:57:14	garyg61@yahoo.com	Gary Garza	7512 Black Mtn Dr.	Yes
1/12/2022 22:05:14	whitebuffalo1212@hotma	Janet Lee	8504 Bargamin Dr Austin Texas 78736	Yes
1/12/2022 22:38:41	mcwalzel@gmail.com	Mary Claire Davies	7202 s brook drive	
1/12/2022 22:47:41	vvvsmoky@gmail.com	DWIGHT E. HOLLAND	6718 Silvermine Drive # 1202, Austin, Texas 78736	Yes
1/13/2022 0:03:31	donfawn@gmail.com	Don Fawn	8110 Little Deer Crossing, Austin, TX 78736	
1/13/2022 6:32:03	carricars@gmail.com	Carri Leal	7201 Old Bee Caves rd, Austin, TX 78735	Yes
1/13/2022 7:50:50	camilleg85@gmail.com	Camille Giffin	7503 Hill Meadow Cir	
1/13/2022 8:24:13	joemathews1207@gmail.(	Joseph Mathews	6908 Chinook Dr Austin Tx 78736	Yes
1/13/2022 8:29:12	smpolo85@gmail.com	Sylvia Polozeck	Hill meadow circle	Yes
1/13/2022 9:02:38	toomanydogs5@yahoo.cc	Sharon Norman	7130 Scenic Brook Dr., Austin, TX 78736	Yes
1/13/2022 9:04:21	sndogs@gmail.com	Patsy Daugherty	7130 Scenic Brook Dr., Austin, TX 78736	
1/13/2022 9:23:26	gauriiyengar@gmail.com	Gauri Iyengar	8408 Red Willow Dr. Austin TX 78736	Yes
1/13/2022 10:49:15	patrickobillings@gmail.co	Patrick billings	8304 roan Ln.	Yes
1/13/2022 11:03:24	larisavons@gmail.com	Larisa Von Schimmelman	8309 Farmington Court	Yes
1/13/2022 12:53:59	libby.murphey92@gmail.c	Elizabeth Murphey	8715 Highway 71, Apt 7306, Austin, TX 78735	
1/13/2022 13:22:51	melindakilian@yahoo.com	Melinda L Kilian	8208 Espanola Trail	Yes
1/13/2022 13:58:51	reedc@austin.rr.com	Connie J Reed	8502 Selway Dr Austin Tx 78736	
1/13/2022 14:34:36	raeh926@gmail.com	Angela Hunter	5701 Oakclaire Dr Austin, TX 78735	
1/13/2022 15:46:09	melida82@yahoo.com	Melida Mathews	6908 Chinook Dr Austin Tx	Yes
1/13/2022 16:00:11	susanshipp@sbcglobal.ne	Susan Shipp Robison	10801 Superview Dr Austin 78736	Yes
1/13/2022 18:48:38	jmoltz0@gmail.com	John Moltz	7207 S Brook Dr., Austin TX, 78736	Yes
1/13/2022 20:31:03	vggretail@gmail.com	Vickie Leady	5112 Jacobs Creek Court, Austin, TX 78749	Yes
1/13/2022 22:10:44	spiach@yahoo.com	Steve Piacentino	119 autumn wood ln, Austin	Yes
1/14/2022 5:42:11	averduzco87@gmail.com	Alejandro Verduzco	7218 s Brook dr	Yes
1/14/2022 8:16:11	rlueth@ymail.com	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	parkercheryl22@gmail.co	Cheryl Parker	7115 Scenic Brook Dr	
1/14/2022 10:12:25	me@aimon.net	Aimon Bustardo	14 Long Creek Rd, Austin, TX, 78737	Yes
1/14/2022 10:15:05	cdpenny@gmail.com	Creacy Penny	7105 Dunkirk Dr Austin 78736	
1/14/2022 11:17:46	coryknopes@gmail.com	Cory Knopes	6942 Chinook Dr	Yes
1/14/2022 12:12:04	colleen_davenport@sbcg	Colleen Davenport	8001 Acton Drive	Yes
1/14/2022 15:25:20	brian.c.donovan@irs.gov	Brian C Donovan	7109 Stone Ledge Circle Austin, TX 78736	Yes
1/14/2022 15:26:08	brdgt_donovan@yahoo.c	Elaine B Donovan	7109 Stone Ledge Circle Austin, TX 78736	Yes
1/14/2022 15:39:00	jeaniemartin1374@gmail.	Jeanie Meurer-Martin	7102 Thomas Springs Rd	Yes
1/14/2022 17:12:03	brianspillers84@yahoo.cc	Brian spillers	7101 stone ledge cir.	Yes
1/14/2022 21:38:53	valerian8@gmail.com	Valerian Vosburgh	201 heritage dr.	
1/15/2022 7:24:35	mgunn101@gmail.com	Mary Gunn	6718 Silvermine Dr, Unit 402, Austin, TX 78736	Yes
1/15/2022 9:07:58	koitzsch@gmail.com	Thomas Koitzsch	14215 Nutty Brown rd	Yes
1/15/2022 9:27:43	jillgraham512@gmail.com	Jill graham	13665 Nutty Brown Road	
1/15/2022 9:54:01	tractorgirl7@gmail.com	Debbie k hyde	12 Sentinel Hill	
1/15/2022 9:54:32	yasminebb1998@yahoo.c	Yasmine Ben-Brahim	7206 Scenic Brook Dr.	Yes
1/15/2022 9:56:06	anchondo_alicia@yahoo.c	Alicia anchondo	8409 Selway Dr	
1/15/2022 10:06:47	jinjoomccain15@gmail.co	Jin-Joo McCain	7100 Grove Crest Dr	Yes
1/15/2022 10:14:55	Mikibcook@gmail.com	Miki Cook	8000 Niles Cove, Austin, Texas 78737	
1/15/2022 10:18:53	emilyannenorman@gmail	Emily norman	3623 w Alabama st 125	
1/15/2022 11:33:11	Texashistoryrocks@gmail	Dawnita Nix	2526 Star Grass Circle, Austin, Texas 78845	
1/15/2022 11:36:59	tnk003j@gmail.com	Miriam Hamblett	8105 Red Willow Dr Austin TX 78736	Yes
1/15/2022 12:09:41	schoolethanb@gmail.com	Ethan Brown	9001 Sam Carter Dr	
1/15/2022 13:00:26	seyi.odufuye@gmail.con	Oluwaseyi Odufuye	2304 Turtle Mountain Bend Austin, Texas 78748	
1/15/2022 13:36:52	missannikamaynard@gm	Annika Maynard	2500 South Millbend Drive	
1/15/2022 13:41:25	igleharth@yahoo.com	Haley Iglehart	6718 Silvermine Drive	
1/15/2022 13:46:10	marjbueno3@gmail.com	Marjorie Buencamino	168 belterra village way Austin Tx 78737	Yes
1/15/2022 14:00:30	carissadavis10@gmail.co	Carissa Davis	7631 HWY 290 W	Yes
1/15/2022 14:35:04	grambo19992004@yahoc	Melissa Thornell Garner	7121 Silvermine Drive, Austin, Texas 78736-1758	Yes
1/15/2022 15:06:02	lmjavan@gmail.com	Linda Javan	8512 Ganttcrest Drive, Austin, TX 78749	
1/15/2022 15:07:54	kgottlieb@gmail.com	Kendra Gottlieb	6608 Alberta Cv	
1/15/2022 15:17:56	karina.cerdag@gmail.com	Karina Hanyzewski	1406 Casa Dr	Yes
1/15/2022 15:52:17	linvietti@yahoo.com	Lin Vietti	7216 Scenic Brook Dr 78736	Yes
1/15/2022 16:09:35	sahicurn@gmail.com	Charles Swenson	6908 Rifle Bend, Austin, Texas 78736	Yes
1/15/2022 17:18:07	alisonbukhari@yahoo.cor	Alison Bukhari	11509 Georgian Oaks Dr., Austin, TX 78739	
1/15/2022 17:24:45	udaugh@gmail.com	Nancy Kameya	6708 Maelin Cv	Yes
1/15/2022 17:33:16	sschlosser@austin.rr.com	Sharon Schlosser	5404 badger bend. Austin tx 78749	
1/15/2022 17:55:20	llmw2930@gmail.com	Lee Williams	11606 Landseer Dr., Austin, TX 78748	
1/15/2022 18:02:42	doods25@gmail.com	Sonia Segura	2908 Acopio Bend 78745	
1/15/2022 18:04:20	mommabearcates@att.ne	Nina Gayheart	8205 spring Valley Drive Austin Tx 78736	Yes
1/15/2022 18:43:11	james.d.gilligan@gmail.cc	James Gilligan	8211 Spring Valley Austin, TX 78736	Yes
1/15/2022 19:25:42	hrtomlin@gmail.com	Ross Tomlin	7209 Whispering Winds Dr.	
1/15/2022 19:48:23	imtarabbia@gmail.com	Marc Tarabbia	147 Rock cliff ct, Austin Tx 78737	
1/15/2022 19:51:40	twmills@gmail.com	Theodore Mills	9000 Deer Haven Rd, 78737	Yes
1/15/2022 20:09:20	reeves.jennifer@gmail.co	Jen Reeves	10615 Galsworthy Ln	
1/15/2022 20:44:58	lcmorgan40@gmail.com	Leslie Morgan	7003 oak meadow circle	Yes
1/15/2022 21:39:24	sarah@waltersweddinges	Sarah Walters	11961 Overlook Pass	
1/15/2022 21:58:26	f5cougar1@gmail.com	Alexandra Beaujean	3501 Mills Avenue	
1/16/2022 0:16:07	jgor457@yahoo.com	Jane Gordon	7808 Copano Dr	
1/16/2022 0:38:19	rhoadmelissam@gmail.cc	Melissa Rhoad	7223 South Brook Dr.	Yes
1/16/2022 5:31:12	hmcleave@austin.utexas.	Harry Cleaver	8004 Pitter Pat Ln	Yes
1/16/2022 5:33:48	gtreed2000@yahoo.com	Gina	9201 Brodie Ln Austin TX	
1/16/2022 6:40:18	noladavis939@hotmail.cc	Nola Jane Davis	7904 Wykeham Drive, Austin, Texas 78749-3249	Yes
1/16/2022 6:46:07	artoflivingwell@sbcglobal	Denise Tucker	6104 Flatrock Ln.	Yes
1/16/2022 6:47:38	gkupec@austin.rr.com	Gregg Alan Kupec	9902 Michael Dale	
1/16/2022 7:12:26	bratygrl1@aol.com	Joanna Sollinger	9101 La Cresada	
1/16/2022 7:31:09	martidelnegro1@gmail.co	Martha Del negro	10613 Tollesboro Cove Austin tx 78739	
1/16/2022 7:35:43	doketx@aol.com	David Dolcater	7109 Oak Meadow Dr. Austin, Texas	
1/16/2022 7:49:12	bfleming222@outlook.cor	Barbara Fleming	7717 Journeyville Dr Austin, TX 78735	
1/16/2022 8:02:57	susieqmachen@gmail.co	Marilyn Machen	150 Atwater Cove Austin TX 78737	
1/16/2022 8:15:13	sunnyhunt@gmail.com	sunny hunt	7000 whispering creek drive, Austin, Rx 78736	Yes
1/16/2022 8:16:30	stacisnell@outlook.com	Staci L Snell	7306 Whispering Winds Dr	
1/16/2022 8:34:53	aworthy@twc.com	Anna Worrhy	9201 Zyle Rd, 78737	Yes
1/16/2022 8:59:38	brandirockwell@yahoo.cc	Brandi Rockwell	9015 San Diego Road Austin TX 78737	Yes
1/16/2022 9:11:35	roboseem@msn.com	Roni Seemann	9713 Fallow Run Austin TX 78736	
1/16/2022 9:14:51	bfreeby61@yahoo.com	Arloa Freeby	10233 Clemente Cir	Yes
1/16/2022 9:19:41	cdiebel@austin.rr.com	Candance H Diebel	6938 Chinook Dr Austin TX 78736	Yes
1/16/2022 9:25:27	apierce@utexas.edu	Amy E. Pierce	9436 Lightwood Loop	
1/16/2022 9:27:31	betharkey@icloud.com	Elizabeth Harkey	8844 Colberg Drive	
1/16/2022 9:32:25	Juliebrown910@gmail.co	Julie Divine	6302-Ames-Ct Austin	
1/16/2022 10:21:58	mikentx@hotmail.com	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	shulai07@gmail.com	Claudia Saft	157 Tabago Ct, Austin, TX78737	Yes
1/16/2022 10:48:20	acday7@gmail.com	Anna Stafford	7723 Kiva Drive	
1/16/2022 10:48:52	randolbassmusic@gmail.(	Randol Bass	6818 Kenosha Pass, Austin, TX 78749	
1/16/2022 11:02:08	aprildawnegarza@gmail.c	April Garza	7118 Silvermine Dr Austin, TX 78736	Yes
1/16/2022 11:05:00	holdenkells@gmail.com	Carolyn Holden	8508 Fenton Drive	
1/16/2022 11:07:17	dianenelson709@gmail.c	Diane Nelson	6810 B Raccoon Run Austin TX 78736	Yes
1/16/2022 11:57:31	annieclary77@gmail.com	Annie Frierson	7101 Dunkirk Drive	Yes
1/16/2022 12:18:22	xsaad@hotmail.com	Saad Altai	7404 Espina Drive Austin TX 78739	
1/16/2022 12:54:33	d.kloc@sbcglobal.net	Diane Kloc	5956 Salcon Cliff Dr, Austin, TX 78749	Yes
1/16/2022 13:21:09	mindi.d.payne@gmail.cor	Mindi Orth	161 Denise Cove, Austin, TX 78737	Yes
1/16/2022 13:23:13	lorikruczek@gmail.com	Loraine Kruczek	8802 La Fauna Path	Yes
1/16/2022 14:25:18	shawnmpatterson@gmail	Shawn M Patterson	8403 sage mountain trail	Yes
1/16/2022 14:25:57	beaswasey@gmail.com	Bea Swasey	8403 sage mountain trail	
1/16/2022 15:14:31	khkathall@gmail.com	Saffron K Hall	4420 Jester Drive Austin TX 78745	Yes
1/16/2022 15:27:53	tzaharas@yahoo.com	Thaddeus Zaharas	Whispering Trail	Yes
1/16/2022 15:53:48	rachfowler@gmail.com	Rachel Fowler	8507 Spring Valley Dr	
1/16/2022 17:07:52	gmchueh@gmail.com	Gabrielle Chueh	7113 Scenic Brook Drive	Yes
1/16/2022 20:16:11	mmart32@gmail.com	Matt M	8308 Hanbridge lane	Yes
1/16/2022 22:00:51	wlong.grps@gmail.com	Wayne Long	Legend Oaks 2, Austin, Texas	Yes
1/16/2022 22:51:16	hollykosin@yahoo.com	Holly Medina	9201 Brodie Lane Unit 4102	Yes
1/17/2022 7:48:18	julrkgoo@gmail.com	Julie Rene Kimmel	7200 Silvermine Dr. Austin Tx 78736	
1/17/2022 7:55:56	ahmeelya@outlook.com	Amelia Stuerzenberger	7909 Flintstone Cove	
1/17/2022 9:01:22	whitneyklint@gmail.com	Whitney Altafi	8301 Twilight Terrace	Yes
1/17/2022 9:14:12	bbellanti@hotmail.com	Beth bellanti	8304 spring valley drive austin tx 78736	Yes
1/17/2022 9:41:09	joeyhudgins@mac.com	Joseph Hudgins	7810 Mowinkle Drive Austin, TX 78736	
1/17/2022 9:42:47	mrschenoweth@gmail.co	Mindy Chenoweth	8107 Red Willow Drive	
1/17/2022 9:58:06	nhunguyenn27@gmail.co	Nhu Nguyet Nguyen	7625 roaring springs dr	Yes
1/17/2022 10:35:53	sym.hicks@gmail.com	Symantha Hicks	8104 Red Willow Drive	Yes
1/17/2022 15:23:16	jtanous@swbell.net	Jeanne Tanous	8905 mission creek cove austin 78735	
1/17/2022 17:06:29	evewieand@gmail.com	Eve wieand	7124 S Brook Drive	Yes
1/17/2022 17:35:06	miadancedesign@gmail.c	Mia Dance	7209 Silvermine Drive Austin Texas 78736	Yes
1/17/2022 22:10:57	tejas1806@gmail.com	Tejas Patwa	2920 Zeke Bend, Austin 78745	
1/18/2022 7:22:10	mshcp3@yahoo.com	Maria Hendricks	9446 EL Rey Blvd	
1/18/2022 9:18:58	leisamitch@aol.com	Leisa Mitchell	7320 Morning Sunrise Cove Austin, Texas 78635	
1/18/2022 11:05:17	reissmank@gmail.com	Katharine Reissman	6909 Grove Crest Dr., Austin, TX 78736	Yes
1/18/2022 11:36:43	jay@jlms.com	Jay (John) McArdle III	6909 Grove Crest Dr Austin Tx 78736	Yes
1/18/2022 13:08:37	ldemgen@yahoo.com	Lori Lawley	5513 Esquel Cove, Austin, TX 78739	Yes
1/18/2022 14:20:06	beltran.yesenia@att.net	Yesenia	11809 Easy Street Austin Tx 78748	
1/18/2022 16:47:31	dladd396@gmail.com	Daniel B Ladd	7909 Siringo Pass Austin, Tx 78749	Yes
1/18/2022 20:48:20	jm32austin@gmail.com	John McElhenney	8304 Mescalero Cv, Austin, Texas 78736	Yes
1/18/2022 23:50:31	jessguimar@gmail.com	Jessica Rocha	4301 W William Cannon Dr Austin TX 78749	
1/19/2022 8:11:16	suzannefwhatley@yahoo.	Suzanne Whatley	5348 Magdelena Dr	Yes
1/19/2022 8:37:22	jsessionsbdf@aol.com	Jordan Sessions	7208 S. Brook Drive	Yes
1/19/2022 10:43:02	annehawken@austin.rr.co	Anne Hawken	6700 Midwood Parkway	Yes
1/19/2022 18:11:26	Steve.B.Reyes@outlook.(	Steve Reyes	7302 Callbram Ln Austin Tx 78736	Yes
1/20/2022 8:05:09	abrandt7@sbcglobal.net	Jo Ann Brandt	7012 Scenic Brook Drive, Austin, TX 78736	Yes
1/20/2022 8:06:28	tbrandt75@yahoo.com	Terry Jo Brandt	7012 Scenic Brook Drive, Austin, TX 78736	Yes
1/20/2022 16:30:47	mtaylorhome@att.net	Mary Taylor	7123 Silvermine Dr. Austin, TX 78736	Yes
1/21/2022 7:42:29	kerilcardenas@gmail.com	Keri Cardenas	6929 Chinook Dr	Yes
1/21/2022 11:53:38	adpeterson2000@gmail.c	Alexis Peterson	7631 hwy 290 w	
1/21/2022 11:54:01	mr.gignac@gmail.com	David Gignac	7005 Scenic Brook	Yes
1/21/2022 17:05:06	karlanoboa@gmail.com	Karla noboa	Oppose	
1/21/2022 19:12:03	ajharrington@gmail.com	Andrew James Harrington	6806 Silvermine Dr, Austin TX 78736	Yes
1/22/2022 8:09:07	naji.saba@gmail.com	Naji Saba	8205 Mescalero Dr, Austin, TX 78736	
1/22/2022 8:11:17	Madelyn.Miser@gmail.co	Madelyn Miser	8205 Mescalero Dr, Austin, TX 78736	
1/22/2022 14:50:50	J.weathers36@Yahoo.cor	John b weathers	8409 Selway dr Austin, tx 78736	Yes
1/23/2022 20:32:35	seventhshade@gmail.cor	Paul Merryman	7119 Scenic Brook Dr	Yes
1/24/2022 10:22:16	kmdavies@gmail.com	Katie Newell	8201 Little Deer Xing, Austin, TX 78736	Yes
1/24/2022 14:20:33	jilltaylor1120@gmail.com	Jill Taylor	7001 Grove Crest Drive, Austin, TX 78736	Yes



O.H.N.P.C.T

Oak Hill Neighborhood Planning Contact Team

Oak Hill Combined Neighborhood Plan

DATE: **January 26, 2022**

TO: **Planning Commission, City of Austin**

FROM: **OHNPCT Board**

RE: **Vote "NO" on NPA-2021-0025.02 / 7715 ½ W. SH 71**

C14-2021-0130 / Restrictive Covenant C14-85-288.23 (RCA)

Dear Chair Shaw, Vice-Chair Hempel, and Commissioners Mushtaler, Llanes Pulido, Thompson, Schneider, Cohen, Praxis, Connolly, Howard, Shieh, Azhar, Cox, Flores, and Singh,

The Oak Hill Neighborhood Planning Contact Team Board voted unanimously to recommend leaving the current zoning and land use in place on both subject tracts, and requests that commissioners vote "no" on these cases.

Members of the Oak Hill Community, affected stakeholders, and the petitioner (who has submitted a valid petition) have clearly communicated support for maintaining the current zoning and land use (LO-NP and RR-NP).

Thank you in advance for supporting the will of the community stakeholders.

Sincerely,

OHNPCT's Board of Directors

President, Cynthia Wilcox; Vice-President, Tom Thayer; Secretary Leigh Ziegler

From:	cbwidaho
To:	Rivera, Andrew; Mushtaler, Jennifer - BC; Llanes, Carmen - BC; Thompson, Jeffrey - BC; Schneider, Robert - BC; Shaw, Todd - BC; Cohen, Jessica - BC; Praxis, Solveij - BC; Hempel, Claire - BC; Connolly, Joao - BC; Howard, Patrick - BC; Shieh, James - BC; Azhar, Awais - BC; Cox, Grayson - BC; Flores, Yvette - BC; Singh, Arati - BC
Cc:	Meredith, Maureen; Rhoades, Wendy; Scruggs, Ed
Subject:	OHAN Statement re: NPA-2021-0025.02
Date:	Monday, January 31, 2022 1:01:05 PM
Attachments:	OHAN-Header-600dpi Letterhead Logo.png

*** External Email - Exercise Caution ***

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)

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

From:
To:
Cc: Champlin, Kaela; Johnston, Liz; Rhoades, Wendy
Subject: Re: EVC Postponement Request - Item 4b
Date: Monday, February 14, 2022 9:07:35 PM

*** External Email - Exercise Caution ***

I am in agreement with Amanda
Regards
Eric Yerkovich
On Mon, Feb 14, 2022 at 8:32 PM Amanda Swor <aswor@drennergroup.com> wrote:

> Good evening,
>
> Please accept this email as a joint postponement request from the applicant and the adjacent property owner of item 4b from the 2/16/2022 EVC meeting to the 3/2/2022 EVC meeting. The applicant and the adjacent propety owner have been working together and hope to have a finalized agreement before the next meeting. I have copied Mr. Yerkovich on this correspondence so he can confirm.
>
> Please let me know if you need anything additional from us to process this request.
>
> Respectfully,
>
> Amanda Swor

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From:
To: Johnston, Liz
Cc: Champlin, Kaela; Ramberg, Kevin - BC; Rhoades, Wendy
Subject: Re: March 2, 2022 - EVC - Postponement Request Item 4a
Date: Wednesday, March 2, 2022 9:58:11 AM

Yes I am in agreement
Eric Yerkovich

On Wed, Mar 2, 2022 at 9:50 AM Johnston, Liz <Liz.Johnston@austintexas.gov> wrote:

> Good morning Amanda,
>
> Are all parties in agreement on the postponement request?
>
> All issues will need to be resolved and all changes to the backup must be provided to WPD staff no later than March 25 in order to be placed on the April 6 agenda.
>
> Thanks, Liz
>
> ---
>
> **From:** Amanda Swor
> **Sent:** Tuesday, March 1, 2022 5:31 PM
> **To:** Champlin, Kaela <Kaela.Champlin@austintexas.gov>; Rhoades, Wendy <Wendy.Rhoades@austintexas.gov>; Johnston, Liz <Liz.Johnston@austintexas.gov>
> **Cc:** Eric Yerkovich; Jason Hauck; Ramberg, Kevin - BC <BC-Kevin.Ramberg@austintexas.gov>; Kate Kniejski
> **Subject:** March 2, 2022 - EVC - Postponement Request Item 4a
>
> *** External Email - Exercise Caution ***
>
> Kaela/Liz/Wendy,
>
> Please accept this correspondence as a request for postponement of the 7715 ½ West State Hwy 71 case on the Environmental Commission agenda tomorrow evening. We have been working with the adjacent neighbor who has a valid petition against the rezoning and have

come to an agreement. We are nearly finished papering the agreement and feel it would be in the Commission's best interest to have time to review this executed agreement with the entire request and we also want to be able to communicate this information to the larger stakeholder group.

We request a postponement of the case to the April 6, 2022 Commission date. Mr. Yerkovich, please respond if you agree with this requested postponement.

We truly appreciate all of the time everyone has spent on this request and look forward to bringing this request to the Commission at the next meeting.

If I can provide any additional information, please let me know.

Respectfully,

Amanda W Swor, Director of Entitlements & Policy

Drenner Group, PC | 200 Lee Barton Drive | Suite 100 | Austin, TX 78704

512-807-2904 direct | 512-496-8573 cell |

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

DOC. NO.
00057874

Zoning Case No. C14-85-288.23

FILM CODE
00004375692
2:03 PM 8467
13.00 INDX
06/28/88
578.74-DOC

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.

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~~ 50 percent.

b. The Property shall be limited to a maximum ~~of 146,000 square feet of building space.~~ Floor to Area Ratio of 1 to 1.

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).

d. Compliance with the Enviornmental Criteria Manual Section 1.6.9 (S.O.S.) is required.

e. Cut and fill is limited to a maximum of 8 feet for site work and grading, excluding building footprints, ponds and related wet well basins and underdrain systems.

2. The following conditions apply to Tract 2 of the Property:

a. Maximum impervious coverage of the Property shall be 50 percent.

b. Any residential dwellings constructed on the Property shall be constructed at a density of 4 SF-6 single family dwelling units or less per acre.

c. There shall be an undisturbed buffer 75 feet wide along the single family neighborhood property lines of the Property.

d. 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

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10720 0495

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).

DELETE

3. ~~Owner shall participate fiscally in the construction of a commercial loop, consistent with the subdivision process requirements in Chapter 13-3 of the Austin City Code. This commercial loop shall be constructed with 70 feet of right of way, 44 feet pavement width, and shall pass through the Property. All access to Tract 1 shall be via this roadway. This roadway shall further be subject to city-approved design and signalization requirements.~~

3. Upon completion of the construction of any multifamily development on Tract 1, all subsequent development or redevelopment on Tract 1, exclusive of site plan corrections, exemptions, or revisions, shall be subject to current land development code regulations at the time of site development permit application. This restrictive covenant shall not be construed to establish any vested rights on Tract 1.

4. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin, a municipal corporation, its successors and assigns, to prosecute proceedings at law or in equity, against such person or entity violating or attempting to violate such agreement or covenant, to prevent the person or entity from such actions, and to collect damages for such actions.

5. If any part of this agreement or covenant shall be declared invalid, by judgment or court order, the same shall in no way affect any of the other provisions of this agreement, and such remaining portion of this agreement shall remain in full effect.

6. If at any time the City of Austin, its successors or assigns, fails to enforce this agreement, whether or not any violations of it are known, such failure shall not constitute a waiver or estoppel of the right to enforce it.

7. This agreement may be modified, amended, or terminated only by joint action of both (a) a majority of the members of the City Council of the City of Austin, or such other governing body as may succeed the City Council of the City of Austin, and (b) by the owner(s) of the Property at the time of such modification, amendment or termination.

All citations to the Austin City Code shall refer to the Austin City Code of 1981, as amended from time to time, unless otherwise specified.

When the context requires, singular nouns and pronouns include the plural.

EXECUTED this 19 day of ~~DECEMBER~~ December, 1987.

Stephen Simon

THE STATE OF TEXAS §

This instrument was acknowledged before me on 19th December, 1987, by Stephen Simon.

NOTARY SEAL

Donna Lee Barger
Notary Public, State of Texas
Notary's name (printed):
Donna Lee Barger
Notary's commission expires:
7-7-89

8528823.RC

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

FIELD NOTES DESCRIBING A 13.46 ACRES TRACT of land out of the A.J. Bond Survey #91 in Travis County, Texas, a part of the M.H. Kretzschmar 9.25 acres and 10 acres, as recorded in Volume 908, Page 212 and Volume 1965, Page 501, respectively, of the Deed Records of Travis County, Texas, and a part of that certain 18.4 acre tract conveyed to Bertha Kretzschmar by Deed recorded in Volume 820, Page 575 of the Deed Records of Travis County, Texas.

BEGINNING at an iron stake set for the Northwest corner of a 0.25 acre cemetery tract for a corner of this tract;

THENCE with the North line of the said cemetery, N 60 deg. 05' W. 170.0 ft. to an iron stake set for the Northwest corner of the said cemetery, for a corner of the tract;

THENCE with West line of the said cemetery, S 29 deg. 55' W. 49.06 ft. to an iron stake set for the Southwest corner of the said cemetery, for a corner of this tract;

THENCE S 60 deg. 05' E. 277 ft to a point that is an beginning of a curve with radius of 230 ft. and an included angle of 72 deg. 30 minutes;

THENCE along the curve thru an arc length of 292 ft. for a corner of this tract.

THENCE S 60 deg. 43' E. 87 ft. to a fence along the East line of the said McKee tract;

THENCE with a fence along the East line of the said McKee tract, N 29 deg. 56' E. 683.16 ft. to an iron stake set for the most westerly Northwest corner of this tract;

THENCE S 28 deg. 56' E. 380.49 ft. to an iron stake set for a corner of this tract;

THENCE S 77 deg. 20' E. 267.1 ft. to an iron stake set for an "L" corner of this tract;

THENCE N 29 deg. 55' E 584.90 ft. to an iron stake set in the Southwest R.O.W. line of State Highway #71, for the most northerly Northwest corner of this tract;

THENCE with the Southwest R.O.W. line of the said highway, S 41 deg. 30' E. 180.0 ft. to an iron stake found at fence corner in the East line of the said Bertha Kretzschmar 18.4 acres, S 29 deg. 55' W. 1193.19 ft. to an iron stake set for the Northeast corner of a 0.25 acre cemetery tract, to the place of beginning, containing 13.46 acres of land.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS
10720 0497

EXHIBIT "A"

I CERTIFY that the above description was compiled from Travis County Deed Records for the purpose of describing a portion of the 23.56 Acre Tract for zoning purposes and that it complies with accepted accuracy standards.

Dec 15 87

Hermann Vigil, P.E. Date

STATE OF TEXAS
HERMANN VIGIL
50259
REGISTERED
PROFESSIONAL

EXHIBIT "A"

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

FIELD NOTES DESCRIBING A 10.16 ACRES TRACT of land out of the A.J. Bond Survey #91 in Travis County, Texas, a part of the M.H. Kretzschmar 9.25 acres and 10 acres, as recorded in Volume 908, Page 212 and Volume 1965, Page 501, respectively, of the Deed Records of Travis County, Texas, and a part of that certain 18.4 acre tract conveyed to Bertha Kretzschmar by deed recorded in Volume 820, Page 575 of the Deed Records of Travis County, Texas.

BEGINNING at an iron stake at the Southeast corner of that certain 18.4 acre tract conveyed to Bertha Kretzschmar by deed recorded in Volume 820, Page 575 of the Deed Records of Travis County, Texas, being also the Northeast corner of Lot 36 and the Northwest corner of Lot 35, Block F, Scenic Brook West, Section Two, Phase One, according to the map or plat of said subdivision recorded in Book 54, Page 68 of the Plat Records of Travis County, Texas, for the Southeast corner of the tract herein described;

THENCE with the North line of Block F and the North line of Block E of the said Scenic Brook West, Section Two, Phase One and the South line of the Bertha Kretzschmar and M.H. Kretzschmar land, N 60 deg. 07' W. 751.96 ft. to an iron stake found at the Southeast corner of the C.F. McKee tract, for the Southwest corner of this tract;

THENCE with a fence along the East line of the said McKee tract, N 29 deg. 56' E. 693.6 ft. to an iron stake set for the most westerly Northwest corner of the tract;

THENCE S 60 deg. 43' E. 87 ft. to a point that is an beginning of a curve to the right with radius of 230 ft. and an included angle of 72 deg. 30 minutes;

THENCE along the curve thru an arc length of 292 feet for a corner of this tract.

THENCE S 60 deg. 05' E. 277 ft. to a line on the Southeast boundary of a 0.25 Acre cemetery tract for a corner of this tract.

THENCE with West line of the said cemetery, S 29 deg. 55' W 15 ft. to an iron stake set for the Southwest corner of the said cemetery, for a corner of this tract;

THENCE with the South line of the said cemetery, S 60 deg. 05' E. 170.00 ft. to an iron stake set at the Southeast corner of the said cemetery in the East line of the said Bertha Kretzschmar 18.4 tract, for a corner of this tract.

THENCE with the East line of the said Bertha Kretzschmar 18.4 acres, S 29 deg. 55' W. 529.0 ft. to the place of beginning, containing 10.16 acres of land.

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

EXHIBIT "B"

10720 0499

I CERTIFY that the above description was compiled from Travis County Deed Records for the purpose of describing a portion of the 23.56 acre tract for zoning purposes and that it complies with accepted accuracy standards.

Dec. 15 87

Hermann Vigil, P.E. Date

STATE OF TEXAS
HERMANN VIGIL
50259
REGISTERED
PROFESSIONAL ENGINEER

FILED

1988 JUN 28 PM 1:59

DANA DE BEAUVOIR
COUNTY CLERK
TRAVIS COUNTY, TEXAS

STATE OF TEXAS COUNTY OF TRAVIS

I hereby certify that this instrument was FILED on the date and at the time stamped hereon by me; and was duly RECORDED, in the Volume and Page of the named RECORDS of Travis County, Texas, on

JUN 28 1988

COUNTY COURT OF TRAVIS COUNTY, TEXAS

COUNTY CLERK
TRAVIS COUNTY, TEXAS

Ret.

CITY OF AUSTIN
DEPT. OF LAW
P. O. BOX 1088
AUSTIN, TEXAS, 78767-8828

EXHIBIT "B"

REAL PROPERTY RECORDS
TRAVIS COUNTY, TEXAS

10720 0500

Development Standard	**Current Code** (assumes Commercial Development Standards for Proposed GO-MU Zoning)	**1987 RC Entitlements** and applicable regulations	**RC Amendment** Proposed
Height	60 ft	-	60 ft
F.A.R.	1:1	146,000 sq. ft. of Building Space	1:1
Water Quality	ECM 1.6.9 (S.O.S. Ordinance)	Capture first 1/2 inch of Runoff	ECM 1.6.9 (S.O.S. Ordinance)
Drainage	Life Safety Issue - Current Code Applies	Life Safety Issue - Current Code Applies	Life Safety Issue - Current Code Applies
Floodplain Modification	None	None	None
Impervious Cover	Net Site Area = 10.73-acres (25%) 2.68 ac of IC Allowed	65% IC Allowed on Slopes 0-20% 25% IC Allowed on Slopes 20%+ 7.79 ac of IC Allowed	50% IC Allowed on Slopes 0-20% 25% IC Allowed on Slopes 20%+ 7.79 ac of IC Allowed
Creek Buffers	Williamson Creek (Major Waterway) CWQZ 200'-400' & WQTZ 300'	Williamson Creek (Major Waterway) CWQZ 200'-400'	Williamson Creek (Major Waterway) CWQZ 200'-400'
Erosion Hazard Zone	Yes	None	Yes
Cut/Fill	+/- 4'	None	+/- 8' Max for site work and grading, excluding building footprint, ponds and related wet well basins and underdrain systems
Construction on Slopes	25% IC Allowed on Slopes 0-15% 10% IC Allowed on Slopes 15-25%	65% IC Allowed on Slopes 0-20% 25% IC Allowed on Slopes 20%+	50% IC Allowed on Slopes 0-20% 25% IC Allowed on Slopes 20%+
Tree Protection	Heritage and Protected Tree Ordinances	Protected Tree Ordinances	Heritage and Protected Tree Ordinances
Erosion Control	Current ECM Standard	1981 Code E&S Cotrols Manual	Current ECM Standard

PRELIMINARY
FOR REVIEW PURPOSES ONLY
3/24/2022

DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS

This Declaration of Covenants, Conditions and Restrictions (this "Declaration") is entered into by and between 5606 SOUTH RICE LLC, a Texas limited liability company ("Owner"), and Eric Yerkovich, an individual ("Neighbor"), as of the 24 day of March 2022.

RECITALS

WHEREAS, Owner owns the property generally located to the south of State Highway 71 and to the west of Stillridge Dr., Austin, Texas 78735, more particularly described in Exhibit A, attached hereto (the "Property");

WHEREAS, Neighbor owns three neighboring tracts of land generally located to the east of the Property, which are more particularly described in Exhibit B, attached hereto (the "Neighboring Property").

WHEREAS, Owner intends to redevelop the Property (the "Project") and has made related applications with the City of Austin (the "City") in Zoning Case No. C14-2021-0130, Neighborhood Plan Amendment Case No. NPA-2021-0025.02, and Restrictive Covenant Amendment Case No. C14-85-288.23(RCA) (collectively, the "Entitlement Applications");

WHEREAS, Owner has agreed that upon the final unappealable approval of the Entitlement Applications by the City (the "Entitlement Approvals"), the Property shall be restricted by these covenants, and that these conditions shall be filed of record with the Official Public Records of Travis County, Texas, and shall henceforth bind the Owner and its successors and assigns, and restrict the use of the Property as described herein, and such restrictions shall be made enforceable by Neighbor through this Declaration for the fixed Term described herein, except where specifically stated otherwise;

WHEREAS, upon the effective date of the Entitlement Approvals, and subject to all of the terms and conditions of this Declaration, Owner has voluntarily agreed to henceforth restrict the Property with certain restrictive covenants for the Term hereof, which are described herein.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, and subject to all of the terms and conditions of this Declaration, the undersigned Owner shall hold, sell and convey the Property subject to the following covenants, conditions and restrictions, which are impressed upon the Property for the Term described herein by this Declaration.

I. DECLARATIONS AND AGREEMENTS

1.1 Utilization of Zoning Entitlements. Owner may only utilize the entitlements made applicable to the Property by the Entitlement Applications if the Project contains the conditions expressed in this covenant.

1.2 Covenants, Conditions and Restrictions upon Property. Owner declares that the Property is subject to the following covenants, conditions and restrictions, which shall run with the Property and bind all parties having right, title, or interest in or to the Property or any part, their respective heirs, successors, and assigns for the Term as set forth herein. Each deed or conveyance of any kind conveying all or a portion of the Property will conclusively be held to have been executed, delivered, and accepted subject to these covenants, conditions and restrictions, regardless of whether or not they are set out in full or by reference in the deed or conveyance.

1.2.1 Garbage Collection and Storage. The Project shall not locate trash collection facilities within 200 feet of its eastern boundary.

1.2.2 Development Standards. All Town Home structures shall be limited to 2 stories and 35 feet in height, as calculated pursuant to the City of Austin Land Development Code in effect on the Effective Date.

1.2.3 Project Layout. The final approved Project layout shall comply with the height limitations outlined in the hatched areas shown on the rough bubble plan concept, attached hereto as Exhibit C, calculated pursuant to the City of Austin Land Development Code in effect on the Effective Date. Additionally, no multifamily structures shall be constructed in areas shown as planned parkland in Exhibit C. For the avoidance of doubt, no structures exceeding the height limitations called out generally in the hatched areas of Exhibit C shall be permitted. The exact building locations will be determined by Developer in its sole and absolute discretion so long as the foregoing provisions in this paragraph are met.

1.2.4 Boundary Fence. Developer will construct an 8-foot tall wrought-iron fence along the entire eastern boundary of the Property, as well as an 8-foot-tall solid masonry fence in the area generally as shown on Exhibit C. The boundary fence shall include 3 lockable gates, each 4-feet in width, with digital locks, at locations reasonably determined by Neighbor.

1.2.5 Emergency Access. Access to and from the Property to the Neighboring Property shall be for emergency purposes and vehicles only. Ingress and Egress by residents is prohibited.

1.2.6 Photometric Plan. As the Project is developed, Developer will share with

Neighbor a copy of its photometric plan showing no light crossing over the Property boundary lines and will meet relevant dark sky standards, both as required by City Code.

1.2.7 Impervious Cover. The maximum impervious cover of the Property shall be 50 percent, as calculated pursuant to the City of Austin Land Development Code in effect on the Effective Date.

1.2.8 Cooperation. Owner shall support a rezoning or variance request with respect to the three tracts owned by Neighbor in the form of a letter to City staff or through testimony at a public hearing before the Land Use Commission or City Council, unless a redevelopment of such tracts by Neighbor involves Adult-Oriented Businesses or uses permitted under Major Industry or Industrial Park zoning districts, each as described in the City of Austin Land Development Code in effect on the Effective Date.

1.2.9 Attorney Review. Owner shall pay for Neighbor's reasonable attorney's fees up to ten thousand dollars ($10,000.00) for the review and negotiation of this Declaration.

1.3 Terms of Support. Notwithstanding any other provision of this Declaration, the items listed in Section 1.2 above are enforceable by Neighbor only under the condition that the Neighbor withdraws its protests of the Entitlement Applications and positively supports the Entitlement Applications during the Austin City Council, Land Use Commission and Environmental Commission meetings in which votes for the Entitlement Applications take place. This support may be in the form of a letter to the Land Use Commission, the Mayor of Austin and the Austin City Council Members, or by a public statement during such Land Use Commission and City Council meetings. To the extent that any action is taken or statement is made contrary to this paragraph by Neighbor or an authorized representative of Neighbor prior to the City granting the Entitlement Approvals, this Declaration shall be deemed null and void.

I. DEFAULT AND REMEDIES

2.1 Remedies. Following the occurrence of a breach of (i) Owner's obligations under Section 1.2 of this Declaration or (ii) Neighbor's obligations under Section 1.3 of this Declaration, only Owner, including its successors and assigns, and Neighbor shall be entitled to institute proceedings for full and adequate relief from the consequences of said breach or threatened breach, including the right to enforce the provisions by pursuing any and all remedies available at law or in equity, including without limitation by specific

performance and injunctive relief. If Owner or Neighbor shall fail to comply with any term, provision or covenant of this Declaration (a "Defaulting Party") and shall not cure such failure within thirty (30) days after receipt of written notice (or if the default is of such character as to require more than thirty (30) days to cure and the Defaulting Party shall fail to commence to cure the same within such period or shall fail to use reasonable diligence in curing such default thereafter) from a person or entity with the right hereunder to seek relief for such breach (a "Non-Defaulting Party") to the Defaulting Party of such failure, the Non-Defaulting Party shall have the option of pursuing any remedy it may have at law or in equity, including, without limitation, specific performance or injunctive relief from a court of competent jurisdiction. For the avoidance of doubt Neighbor shall not be liable for damages in the event that the Entitlement Applications are not approved notwithstanding Neighbor's compliance with Section 1.3 of this Declaration.

II. GENERAL PROVISIONS

3.1 No Third-Party Beneficiary. The provisions of this Declaration are for the exclusive benefit of the parties hereto, and their successors and assigns as owners of the Property and Neighboring Property, and not for the benefit of any third person, including without limitation, the City of Austin, nor shall this Declaration be deemed to have conferred any rights, express or implied, upon any third person or the public.

3.2 No Dedication. No provision of this Declaration shall ever be construed to grant or create any rights whatsoever in or to any portion of the Property other than the covenants, conditions and restrictions specifically set forth herein. Nothing in this Declaration shall ever constitute or be construed as a dedication of any interest herein described to the public or give any member of the public any right whatsoever.

3.3 Notice. All notices required or permitted to be given hereunder, or given in regard to this Declaration, shall be in writing and the same shall be given and be deemed to have been served, given and received (a) one (1) business day after being placed in a prepaid package with a national, reputable overnight courier addressed to the other party at the address hereinafter specified; or (b) if mailed, three (3) business days following the date placed in the United States mail, postage prepaid, by certified mail, return receipt requested, addressed to the party at the address hereinafter specified. Owner may change their respective addresses for notices by giving five (5) business days' advance written notice to the other in the manner provided for herein. Until changed in the manner provided herein, Owner and Neighbor's addresses for notice is as follows:

Owner:

C/o Jason Hauck – Morgan Group
3815 S. Capital of Texas Highway, Suite 300
Austin, TX 78704

With a copy to:

Drenner Group, P.C.
200 Lee Barton Drive, Suite 100
Austin, Texas 78704
Attn.: Amanda Swor

Neighbor:

Eric Yerkovich
P.O. Box 90174
Austin, Tx 78709

3.4 Attorneys' Fees. The unsuccessful party in any non-appealable and final action brought to enforce this Declaration shall pay to the prevailing party a reasonable sum for costs actually incurred by the prevailing party in enforcing this Declaration, including reasonable attorneys' fees and court costs.

3.5 Entire Declaration. This Declaration constitutes the entire agreement between the parties hereto regarding the matters set forth herein. The parties do not rely upon any statement, promise or representation with respect to the matters set forth herein that is not herein expressed, and, except in accordance with Section 3.11 below, this Declaration once executed and delivered shall not be modified or altered in any respect except by a writing executed and delivered in the same manner as required by this document.

3.6 Severability. If any provision of this Declaration shall be declared invalid, illegal or unenforceable in any respect under any applicable law by a court of competent jurisdiction, the validity, legality and enforceability of the remaining provisions shall not be affected or impaired thereby. It is the further intention of the parties that in lieu of each covenant, provision or agreement of this Declaration that is held invalid, illegal or unenforceable, that be added as a part hereof a clause or provision as similar in terms to such illegal, invalid or unenforceable clause or provision as may possible and be legal, valid and enforceable.

3.7 Rights of Successors; Interpretation of Terms. The restrictions, benefits and obligations hereunder shall create benefits and servitudes running with the land. Subject to the other provisions hereto, this Declaration shall bind and inure to the benefit and burden of the

parties and their respective successors and assigns. Reference to "Owner" includes the future owners of their respective portions of the Property, including any portions of the Property that may in the future be created as separate tracts pursuant to a resubdivision of any portion of the Property. Reference to "Neighbor" includes the future owners of all or any portion of the Neighboring Property. The singular number includes the plural and the masculine gender includes the feminine and neuter.

3.8 Estoppel Certificates. Owner (or any mortgagee holding a first lien security interest in any portion of the Property) may, at any time and from time to time, in connection with the leasing, sale or transfer of its tract, or in connection with the financing or refinancing of its tract by any bona fide mortgage, deed of trust or sale-leaseback made in good faith and for value, deliver a written notice to the other party requesting that such party execute a certificate, in a form reasonably acceptable to such party, certifying that, to such party's then current actual (not constructive) knowledge, (a) the other party is not in default in the performance of its obligations to or affecting such party under this Declaration, or, if in default, describing the nature and amount or degree of such default, and (b) such other information regarding the status of the obligations under this Declaration as may be reasonably requested. A party shall execute and return such certificate within twenty (20) days following its receipt of a request therefor.

3.9 Counterparts; Multiple Originals. This Declaration may be executed simultaneously in two or more counterparts, each of which shall be deemed an original and all of which together shall constitute one and the same instrument.

3.10 Conflict with Ordinance. To the extent that any of the covenants, conditions and restrictions contained within this Declaration conflict with terms or conditions addressed in the zoning ordinance issued by the City of Austin in connection with the Entitlement Applications, or any supporting materials, for purposes of this Declaration the terms and conditions of this Declaration shall control.

3.11 Approval of the City Applications. Notwithstanding any other provision of this Declaration to the contrary, the agreements of Owner reflected herein are conditioned upon final approval (i.e., third reading) of the Entitlement Applications by the City of Austin City Council, with no subsequent appeal, and in a form and on terms and conditions acceptable to Owner in its sole discretion. If the Entitlement Approvals are not granted in a form acceptable to Owner, the covenants, conditions and restrictions contained within this Declaration shall not be applicable and shall be terminated. To the extent that (i) this Declaration is not deemed applicable and terminated pursuant to the immediately preceding sentence, (ii) Neighbor violates Section 1.3 hereof, (iii) the Declaration expires pursuant to Section 3.11; or (iv) Owner and Neighbor, or the then owners of the Property and Neighboring Property, agree to terminate the Declaration, this

Declaration shall be deemed of no further force and effect and shall terminate and an affidavit executed by Owner and recorded in the Official Public Records of Travis County, Texas, certifying the facts supporting and evidencing the termination of this Declaration (a "Termination Affidavit") shall be deemed sufficient to release this Declaration from the Official Public Records of Travis County, Texas, such that this Declaration shall no longer encumber the Property. Third parties shall have the right to rely on such Termination Affidavit, provided, however, at Owner's request and expense, Neighbor shall execute and acknowledge a counterpart to such Termination Affidavit.

3.12 Term. This Declaration shall expire automatically and according to its own terms on the tenth (10^{th}) anniversary of the Effective Date.

3.13 Effective Date. This Declaration shall become effective upon the final effective date of the Entitlement Approvals by the City of Austin in a form acceptable to Owner. If the Entitlement Applications are not approved in a form acceptable to Owner, then, consistent with Section 3.11 above, this Declaration shall be void and of no effect.

[The Remainder of This Page Is Intentionally Left Blank. Signature Pages Follow.]

EXECUTED, effective as of the Effective Date as provided herein above.

OWNER:

5606 SOUTH RICE LLC,
a Texas limited liability company

By: _____
Name: Tim Medrano
Title: Vice President

STATE OF Texas §
§
COUNTY OF Harris §

This instrument was acknowledged before me on this 24th day of March 2022, by Tim Medrano, Vice President of 5606 SOUTH RICE LLC, a Texas limited liability company, and is known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.

_____
Notary Public, State of Texas

DEBORAH L. MCAFOOSE
Notary Public, State of Texas
Comm. Expires 06-24-2023
Notary ID 11728437

NEIGHBOR:

Eric Yerkovich

This instrument was acknowledged before me on this 24th day of March 2022, by Eric Yerkovich, known to me personally to be the person whose name is subscribed to the foregoing instrument and acknowledged that he executed the same for the purposes and consideration therein expressed.

DEBORAH L. MCAFOOSE
Notary Public, State of Texas
Comm. Expires 06-24-2023
Notary ID 11728437

Notary Public, State of Texas

Exhibit A

Owner Property Legal Description

METES & BOUNDS DESCRIPTION OF:
TRACT 2 - 13.367 ACRES

BEING A 13.367 ACRES (582,251 SQUARE FEET) TRACT OF LAND, CALLED TRACT 2, SITUATED IN THE A. J. BOND SURVEY, ABSTRACT 91, IN TRAVIS COUNTY, TEXAS; BEING A PORTION OF A 23.56 ACRE TRACT OF LAND DESCRIBED TO STEPHEN SIMON, ET AL, AS SHOWN ON INSTRUMENT RECORDED IN VOLUME 5677, PAGE 2275, OF THE DEED RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD FOUND IN THE SOUTHEAST BOUNDARY LINE OF LOT 1, BLOCK A OF THE OAK HILL SUBDIVISION, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 201800105 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AT THE WEST CORNER OF AN 8.803 ACRE TRACT OF LAND, CALLED TRACT 1, JUST SURVEYED, FOR THE WESTERLY NORTH CORNER OF THIS TRACT; WHENCE A CONCRETE TXDOT MONUMENT WITH AN ALUMINUM DISC FOUND FOR REFERENCE AT THE NORTH CORNER OF SAID TRACT 1 BEARS NORTH 28°18'15" EAST, A DISTANCE OF 615.87 FEET;

THENCE, WITH THE COMMON BOUNDARY LINE OF SAID TRACT 1 AND TRACT 2, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. SOUTH 30°34'50" EAST, A DISTANCE OF 380.17 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHWEST CORNER OF SAID TRACT 1, FOR AN INTERIOR CORNER OF THIS TRACT;

2. SOUTH 78°59'52" EAST, A DISTANCE OF 267.06 FEET TO A 1/2 INCH IRON ROD FOUND AT THE SOUTHEAST CORNER OF SAID TRACT 1, FOR AN INTERIOR CORNER OF THIS TRACT;

3. NORTH 28°12'21" EAST, AT 575.73 FEET PASSING A BRASS DISC TXDOT MONUMENT FOUND FOR REFERENCE IN THE SOUTHERLY RIGHT-OF-WAY LINE OF HIGHWAY 71 (VARIABLE RIGHT-OF-WAY WIDTH), AT THE EAST CORNER OF SAID TRACT 1, IN ALL A DISTANCE OF 583.62 FEET TO A POINT FOR THE EASTERLY NORTH CORNER OF THIS TRACT;

THENCE, SOUTH 43°31'04" EAST, ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID HIGHWAY 71, AT 166.64 FEET PASSING A BRASS DISC TXDOT MONUMENT FOUND FOR REFERENCE, IN ALL A DISTANCE OF 180.15 FEET TO A POINT FOR THE EAST CORNER OF THIS TRACT;

THENCE, SOUTH 28°16'19" WEST, AT 8.86 FEET PASSING A BRASS DISC TXDOT MONUMENT FOUND FOR REFERENCE AT THE OSTENSIBLE NORTH CORNER OF A CALLED 5.00 ACRE TRACT OF LAND DESCRIBED TO ERIC YERKOVICH AS SHOWN ON INSTRUMENT RECORDED IN DOCUMENT NO. 2002137702 AND FURTHER DESCRIBED IN VOLUME 12560, PAGE 2053 OF THE OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; THEN CONTINUING ALONG THE NORTHWEST BOUNDARY LINE OF SAID 5.00 ACRE TRACT, IN ALL A DISTANCE OF 1192.26 FEET TO A PK NAIL FOUND IN THE NORTHWEST BOUNDARY LINE OF LOT 1 OF THE ROCKING "Y" SUBDIVISION AS SHOWN ON PLAT RECORDED IN VOLUME 91, PAGE 266 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; AT THE EAST CORNER OF A CALLED 0.25 ACRE CEMETERY TRACT OF LAND AS REFERENCED ON THE SIMON-CASKEY SUBDIVISION, AS SHOWN ON PLAT RECORDED IN DOCUMENT NO. 202000222 OF THE PLAT RECORDS OF TRAVIS COUNTY, TEXAS; FOR THE EASTERLY SOUTH CORNER OF THIS TRACT;

THENCE, NORTH 61°43'25" WEST, ALONG THE NORTHEAST BOUNDARY LINE OF SAID 0.25 ACRE CEMETERY TRACT, A DISTANCE OF 170.19 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTH CORNER OF SAID 0.25 ACRE CEMETERY TRACT, FOR AN INTERIOR CORNER OF THIS TRACT;

THENCE, SOUTH 28°16'35" WEST, ALONG THE NORTHWEST BOUNDARY LINE OF SAID 0.25 ACRE CEMETERY TRACT, A DISTANCE OF 49.06 FEET, TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT AN EXTERIOR CORNER OF THE SIMON-CASKEY SUBDIVISION, FOR THE WESTERLY SOUTH CORNER OF THIS TRACT; WHENCE A 1/2 INCH IRON ROD FOUND FOR REFERENCE AT THE WEST CORNER OF SAID 0.25 ACRE CEMETERY TRACT BEARS SOUTH 28°16'25" WEST, A DISTANCE OF 15.00 FEET;

THENCE, ALONG A NORTHEAST BOUNDARY LINE OF SAID SIMON-CASKEY SUBDIVISION, THE FOLLOWING THREE (3) COURSES AND DISTANCES:

1. NORTH 61°43'25" WEST, A DISTANCE OF 277.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET IN THE NORTHERLY RIGHT-OF-WAY LINE OF LITTLE DEER CROSSING (CALLED 60' RIGHT-OF-WAY WIDTH) AS SHOWN ON AND DEDICATED BY SAID SIMON-CASKEY SUBDIVISION, AT A POINT OF CURVATURE, FOR AN EXTERIOR CORNER OF THIS TRACT;
2. IN A NORTHWESTERLY DIRECTION ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LITTLE DEER CROSSING AND A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 70°06'27" A RADIUS OF 230.00 FEET, WITH A CHORD BEARING AND DISTANCE OF NORTH 27°05'46" WEST, 264.20 FEET, AND A TOTAL ARC LENGTH OF 281.43 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET FOR AN ANGLE CORNER OF THIS TRACT;
3. NORTH 62°21'25" WEST, CONTINUING ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF SAID LITTLE DEAR CROSSING, A DISTANCE OF 87.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC SURVEYOR'S CAP STAMPED "KHA" SET AT THE SOUTH CORNER OF LOT 6, BLOCK A OF SAID SIMON-CASKEY SUBDIVISION, FOR THE WEST CORNER OF THIS TRACT; WHENCE A 1/2 INCH IRON ROD FOUND AT THE WEST CORNER OF SAID SIMON-CASKEY SUBDIVISION BEARS SOUTH 28°18'15" WEST, A DISTANCE OF 693.60 FEET;

THENCE, NORTH 28°18'15" EAST, ALONG THE SOUTHEAST BOUNDARY LINE OF LOT 6 AND LOT 1 OF BLOCK A OF SAID SIMON-CASKEY SUBDIVISION, A DISTANCE OF 802.13 FEET TO THE POINT OF BEGINNING AND CONTAINING 13.367 ACRES OF LAND, MORE OR LESS, IN TRAVIS COUNTY, TEXAS.
THIS DOCUMENT WAS PREPARED IN THE OFFICE OF KIMLEY-HORN AND ASSOCIATES IN AUSTIN, TEXAS.

Exhibit B

Neighboring Property Description

Tract 1:

3 acres out of the A.J. Bond Survey No. 91, as described in instrument no. 2005067084 of the deed records of Travis County, Texas.

Tract 2:

5 acres out of the A.J. Bond Survey 91, as described in Volume 12560, Page 2053 of the deed records of Travis County, Texas.

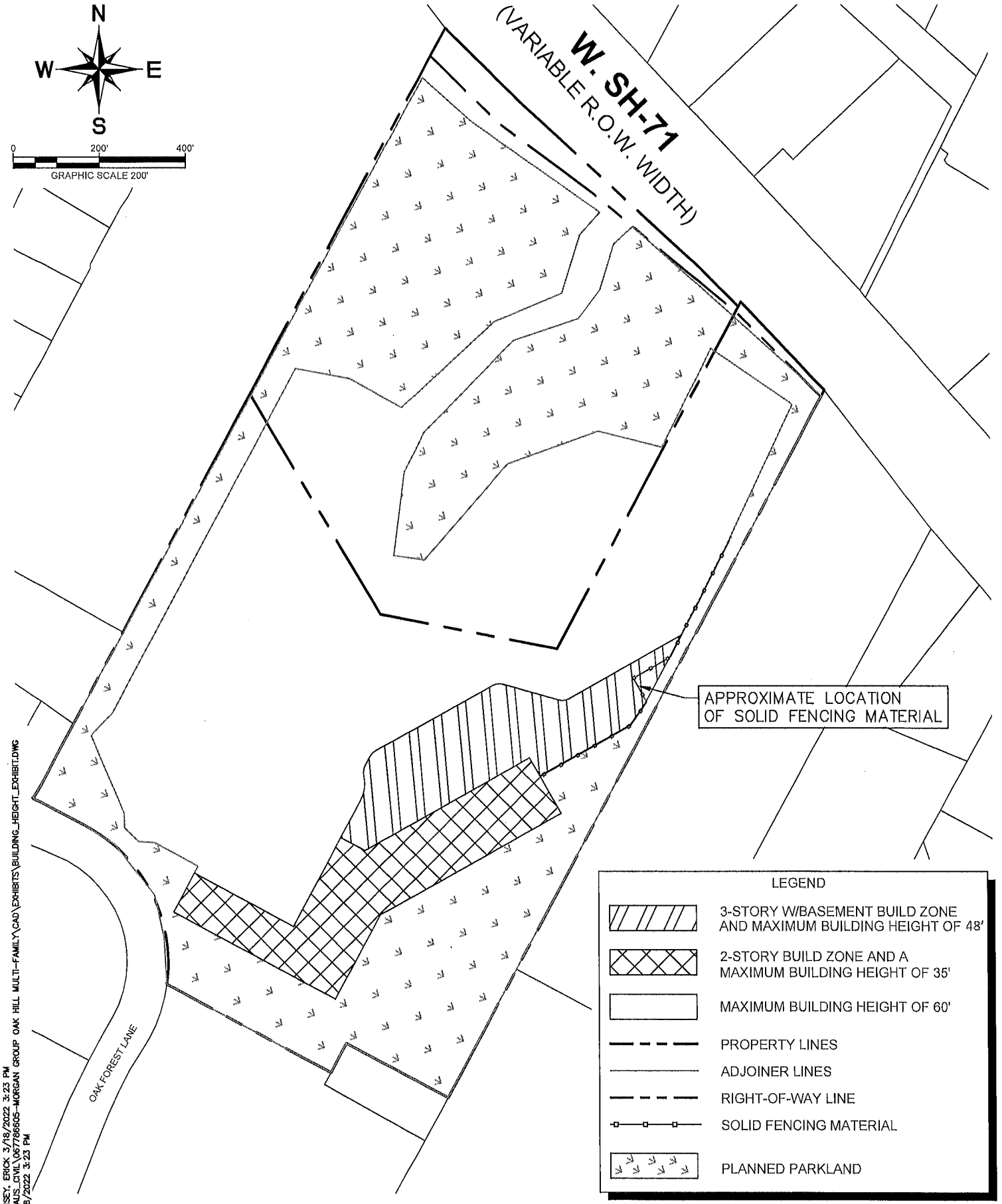
Tract 3:

3.863 Acres of A.J Bond Survey No. 91, as described in Volume 11115, Page 1290 of the deed records of Travis County, Texas

Exhibit C

Bubble Plan Concept

[To be attached.]



RAMSEY, ERICK 3/18/2022 3:23 PM
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3/18/2022 3:23 PM

OAK HILL MULTI FAMILY

Austin, Texas
February 2022

PARKLAND & BUILDING HEIGHT EXHIBIT

PLOTTED BY
DWG NAME
LAST SAVED

Kimley»Horn
10814 Jollyville Road
Campus IV, Suite 200
Austin, TX 78759
512-418-1771
State of Texas Registration No. F-928

NOTE: THIS PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC.