

**From:** [President LCHOA Phase 2/3](#)  
**To:** [Sirwaitis, Sherri](#)  
**Cc:** [board](#); [Mike Lynch](#); [Connie Nelin](#)  
**Subject:** Neighbors" objection to case C14-2022-0159  
**Date:** Monday, January 16, 2023 10:01:22 AM

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Ms. Sherri Sirwaitis, Case Manager

Re: Beim Residence 5715 Standing Rock Drive, Austin, Tx 78730 Case C14-2022-0159

Dear Ms. Sirwaitis:

As President of the Long Canyon Phase 2-3 Homeowners Association, I represent Dr. Beim's neighbors, and on their behalf raise this strong objection to the proposed re-zoning of his lot from RR to SF-1-CO. As we understand it, approval of the requested re-zoning would not only increase the allowable impervious cover for Dr. Beim's property from 25% to 40%, but would also relax other restrictions (including setbacks and height restrictions) which apply to all other homeowners in Long Canyon.

Long Canyon is in the Bull Creek and Cow Creek watersheds and almost completely surrounded by the environmentally sensitive Balcones Canyonland Preserve. Dr. Beim's lot is just across the street from the border of the BCP. **Allowing any increase in impervious cover increases the risk of contamination to Austin's drinking water, and to the wildlife habitat in the protected BCP.** Moreover, relaxation of other site development standards such as the minimum setback could negatively affect close neighbors.

Dr. Beim's advisors, Thrower Design, who have presented this rezoning request, have verbally advised us that the actual impervious cover is slightly over 30%, though they are asking the Zoning Commission to allow up to 31% impervious cover to ensure there is "wiggle room" in their measurement. We do not object to an accommodation that would bring Dr. Beim's property into compliance (ideally through a mechanism other than re-zoning). But

we do contest the propriety of enabling any further expansion of the non-compliance. Throwing Design is presumably competent to have capably determined the current impervious cover, such that no "wobble room" is necessary. To now allow just less than 1 percent of additional impervious cover would allow construction of an additional structure with a footprint of over 350 sq. ft.

**We ask that the zoning commission does not approve the rezoning request, and limits Dr. Beim to no more than the actual, existing impervious cover on his lot today. We believe this is an important environmental issue, as well as a necessary step to protect Dr. Beim's near neighbors from additional encroachment on their privacy should other site development standards be relaxed in a change from RR to SF-1-CO.**

If possible, we would appreciate being notified of the date for the hearing for this case. Thank you for your attention.

Regards,

Gerry Hackett, President, Long Canyon Phase 2-3 Homeowners Association  
9412 Bell Mountain Drive, Austin, Tx 78730  
512-944-0937

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