

View results

Respondent

176 Anonymous

270:07
Time to complete

1. What is the Zoning/Rezoning Case Number? *

Only Zoning/Rezoning Cases open for public comment at this time are available in this list. Not all cases may be scheduled on the PC/ZAP agendas at this time, but here are helpful links to those agendas.

You can find Zoning and Platting Commission Agendas here:
http://austintexas.gov/cityclerk/boards_commissions/meetings/54_1.htm

You can find Planning Commission Agendas here:
http://austintexas.gov/cityclerk/boards_commissions/meetings/40_1.htm

C14-2022-0159 – Standing Rock Residential

▼

2. Your name (providing this information will be part of the public record and will be available online)

Ronda Foster

3. Your address (providing this information will be part of the public record and will be available online)

5900 Haydens Cove

4. Your zip code (providing this information will be part of the public record and will be available online)

78730

5. Position on Zoning/Rezoning *

I object



6. Daytime telephone number (providing this information will be part of the public record and will be available online)

512-751-2747

7. Comments

Neighbor Response to Case Number: C14-2022-0159, Standing Rock Residential Re-zoning Application

Name: Ronda Foster

Address: 5900 Haydens Cv, Austin, TX, 78730

Contact: 512-751-2747

Position on Re-Zoning: I Object

My and my husband, Jim Wilson's, property abuts the Beim property, at the back of both our lots. Our lot is in the Long Canyon subdivision, Phase II-B, Section G, Lot 11. The Property ID of our lot is 142268 and the Geographic ID is 0142270743.

In addition to owning a property adjacent to Steven Beim's, I was president of the Long Canyon Phase II & III Homeowners Association (HOA) Board of Directors during the construction of Steven Beim's house and am extremely familiar with the Long Canyon neighborhood, our Association's governing documents and the development of the Beim property from inception to completion.

In reviewing the documents included in the re-zoning request I noted the following errors:

- On the second page of the Application, in the Property Description entry, the lot number is incorrectly entered as "47" instead of "74".
- On the third page of the Application, the wastewater utility provider is shown as "Austin Water Utility". All lots in the Long Canyon neighborhood use private on-site wastewater disposal systems. Due to the difficult terrain and the relatively small number of lots, it is extremely unlikely that homes in the neighborhood will ever be provided wastewater service by the Austin Water Utility.

My objection to the re-zoning request is based on its conflicts with the Long Canyon Phase III-A Declaration of Covenants, Conditions and Restrictions (DCCRs) and on personal knowledge of the events occurring during development of the Beim property.

The Long Canyon subdivision does not offer amenities typical of neighborhoods with similar homes. The primary benefit of the neighborhood presented to prospective buyers was its focus on maintaining the natural beauty of the area and on the quiet and privacy that offered. Lot size, limitations on removal of the natural vegetation, minimization of impervious cover and other requirements were marketed as the means by which that focus would be achieved. Those aspects of our neighborhood remain very important to residents.

I do not believe granting the re-zoning request is compatible with the Association's governing documents and may provide a precedent for future owners to make similar requests. And, finally, I personally do not believe the failure to meet the impervious cover requirement was accidental; that it was instead the result of a "forgiveness is easier than permission" approach seen throughout the property's development. This belief stems from my knowledge of the numerous issues encountered during the construction of Beim's home: Lot clearing prior to acceptance of a development plan or notice to the Architectural Control Committee (ACC); failure to control construction debris; failure to implement adequate drainage controls; blocking of access by construction vehicles to neighbors needing to use the private entry road; intrusion of the home's eaves into the setback; issues and delays associated with the septic system; issues and delay associated with the water supply to the house and to the fire control system; damage to a neighbor's water line; exceeding of the 18-month building period by almost two years; damage to the shared private drive. Contractors were blamed for these issues as well, and the ACC and Board reminded Steven Beim on numerous occasions that he, the owner, was the responsible party.

Thank you for your consideration of my input.

Ronda Foster

View results

Respondent

175

Anonymous

04:20

Time to complete

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C14-2022-0159 – Standing Rock Residential



2. Your name (providing this information will be part of the public record and will be available online)

Lindsay and Karl Koenig

3. Your address (providing this information will be part of the public record and will be available online)

5718 Standing Rock Dr

4. Your zip code (providing this information will be part of the public record and will be available online)

78730

5. Position on Zoning/Rezoning *

I object



6. Daytime telephone number (providing this information will be part of the public record and will be available online)

7. Comments

I am writing on behalf of my husband and self in regard to the re-zoning application from Dr Beim on Standing Rock Drive in the Long Canyon neighborhood. Why should he be able to change his zoning when the rest of the homes in our neighborhood have a specific zoning? It is clear to me that an error was made. Whether that is the builder, landscaper or homeowner's fault, that is not our neighborhood's problem to solve. I am concerned how this could affect our home values and what else he could do. It is my understanding that the proposed re-zoning of his lot from RR to SF-1-CO would not only increase the allowable impervious cover for Dr. Beim's property from 25% to 40%, (currently around 30%) 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, which is actually adjacent to OUR backyard.

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.

We ask that the zoning commission to deny this request and ask him to bring his property into compliance under the current zoning.