

RESTRICTIVE COVENANT TERMINATION REVIEW SHEET

CASE: C14-05-0151(RCT) – 8420 Longview RC Termination

DISTRICT: 5

ADDRESS: 8420 Longview Road and 3114 Cameron Loop

EXISTING ZONING: SF-6-CO

SITE AREA: 15.061 acres

PROPERTY OWNER: SB Longview LLC (Zachary Greenky)

AGENT: Armbrust & Brown, PLLC (Michael J. Whellan)

CASE MANAGER: Nancy Estrada (512-974-7617, nancy.estrada@austintexas.gov)

STAFF RECOMMENDATION:

Staff recommends granting a Termination of the Restrictive Covenant.

ZONING & PLATTING COMMISSION ACTION / RECOMMENDATION:

September 3, 2024: APPROVED TERMINATION OF THE RESTRICTIVE COVENANT, BY CONSENT

[B. GREENBERG; R. PUZYCKI – 2nd] (9-0), S. BOONE – ABSENT; ONE VACANCY ON THE DIAS

CITY COUNCIL ACTION:

October 10, 2024:

RESTRICTIVE COVENANT TERMINATION RECORDING NUMBER:

ISSUES:

None at this time.

CASE MANAGER COMMENTS:

The proposed Restrictive Covenant Termination area is comprised of approximately 15.06 acres and is currently undeveloped. It is located at the northwest intersection of Longview Road and Cameron Loop. The subject area was rezoned from rural residence (RR) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district zoning in 2006. The site is surrounded by both multifamily and single family residences. *Please refer to Exhibit A (Zoning Map).*

The rezoning case included a public Restrictive Covenant that specified that development on the property is subject to the recommendations contained in the Neighborhood Traffic Analysis memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department, dated November 16, 2005. ***Please refer to Exhibit B (2006 Rezoning Ordinance and Restrictive Covenant).***

Currently there is a site plan under review for this property. The Applicant proposes to terminate the Restrictive Covenant since the previous Neighborhood Traffic Analysis (NTA) recommendations are no longer in alignment with the Austin Strategic Mobility Plan (ASMP).

BASIS OF RECOMMENDATION:

Staff supports the Restrictive Covenant Termination request. Transportation and Public Works also supports removing the restrictive covenant that requires the site to provide the Neighborhood Traffic Analysis (NTA) recommendations from the November 16, 2005 NTA memo since the recommendations from this NTA do not align with the Austin Strategic Mobility Plan.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-6-CO	Undeveloped
<i>North</i>	SF-3; SF-4A	Single family residential
<i>South</i>	SF-3; SF-2; P	Single family residential; Park
<i>East</i>	SF-3; SF-4A; LR	Single family residential; Undeveloped
<i>West</i>	MF-2-CO	Multifamily residential

NEIGHBORHOOD PLANNING AREA: N/A

WATERSHEDS: Williamson Creek and South Boggy Creek – Barton Springs Zone

CAPITOL VIEW CORRIDOR: No **SCENIC ROADWAY:** No

SCHOOLS: Austin Independent School District
 Cowan Elementary School Covington Middle School Bowie High School

COMMUNITY REGISTRY LIST:

- | | |
|-------------------------------------|------------------------------------|
| Austin Independent School District | Friends of Austin Neighborhoods |
| Austin Lost and Found Pets | Go Austin Vamos Austin (78745) |
| Austin Neighborhoods Council | Save Our Springs Alliance |
| Brodie Lane Homeowners Association | SELTexas |
| Homeless Neighborhood Association | Sierra Club, Austin Regional Group |
| Neighborhood Empowerment Foundation | Palomino Park HOA |

Onion Creek Homeowners Association
 South Austin Neighborhood Alliance (SANA)
 TNR BCP – Travis County Natural Resources

Preservation Austin

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2018-0122 – 8600 Cameron Loop	RR; SF-1 to SF-3	To Grant	Approved SF-3 (12/13/2018)

RELATED CASES:

C14-05-0151 – The subject Restrictive Covenant Termination area received SF-6-CO combining district zoning on November 2, 2006 (Ord. No. 20061102-042).

SP-2024-0069C – Site plan currently under review.

ADDITIONAL STAFF COMMENTS:

Austin Transportation Department – Engineering Review:

TPW supports removing the restrictive covenant that requires the site to provide the Neighborhood Traffic Analysis (NTA) recommendations from the November 16th, 2005 NTA. The recommendations from this NTA do not align with the Austin Strategic Mobility Plan.

Site Plan Review:

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

On and after July 15th, 2024, if construction is a goal, this site will need to comply with compatibility requirements based on ordinance # 20240516-004.

This site is within the Williams Hazardous Pipeline Overlay.

This site is within the Barton Springs Overlay.

PARD – Planning & Design Review:

Parkland dedication has been satisfied for the proposed development through the site plan application process.

Comprehensive Planning Review:

The initiation, termination or amending of a Restrictive Covenant is not under the purview of the policies of the Imagine Austin Comprehensive Plan and therefore an Imagine Austin compliance report has not been provided for this case.

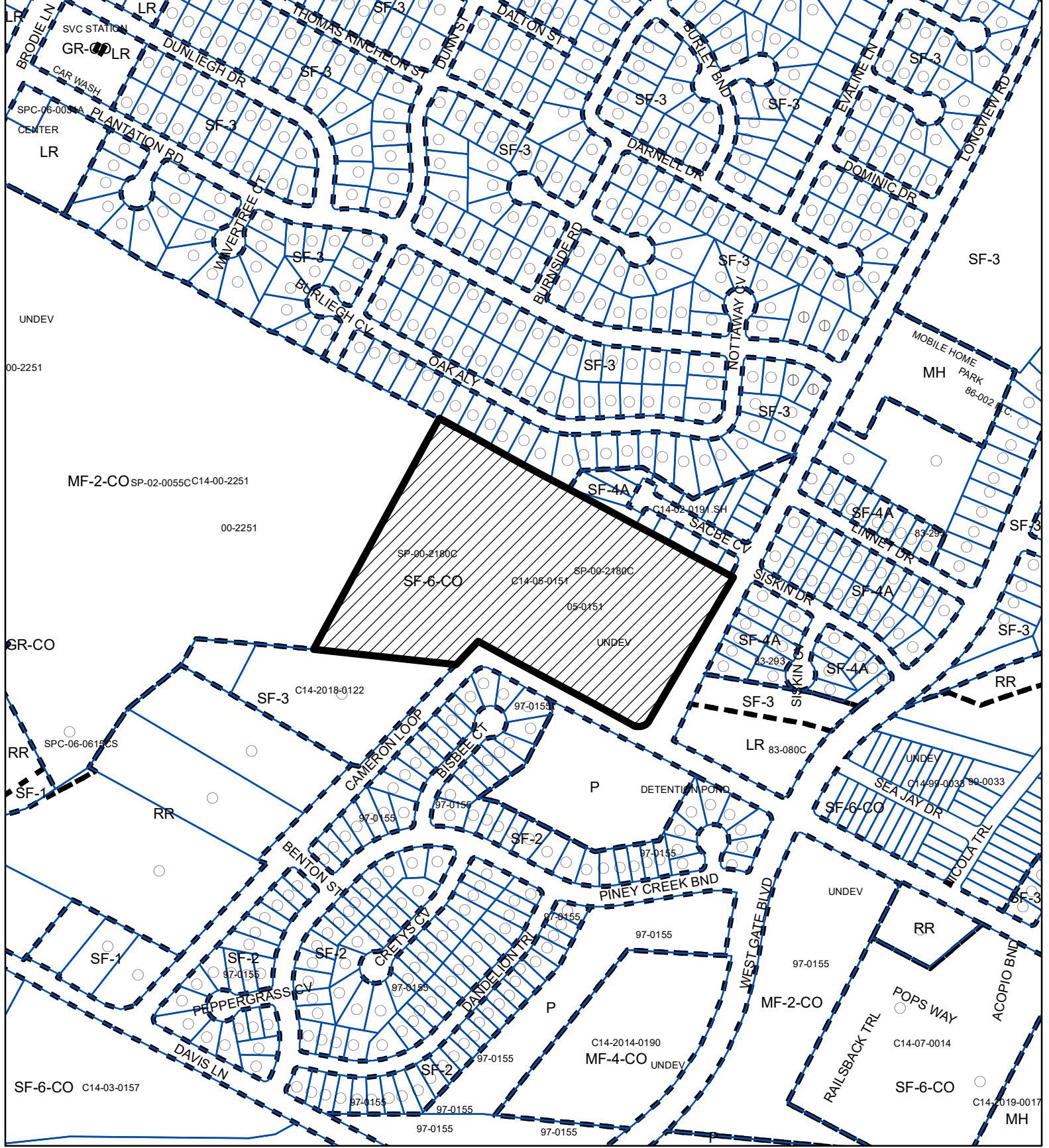
INDEX OF EXHIBITS AND ATTACHMENTS TO FOLLOW:




Exhibit A: Zoning Map

Applicant's Summary Letter

Exhibit B: 2006 Rezoning Ordinance and Restrictive Covenant

Correspondence



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

Restrictive Covenant Termination

ZONING CASE#: C14-05-0151(RCT)

EXHIBIT A

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 400'

Created: 7/29/2024

ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

100 CONGRESS AVENUE, SUITE 1300
AUSTIN, TEXAS 78701-2744
512-435-2300

FACSIMILE 512-435-2360

July 18, 2024

Joi Harden, Planning Officer
Planning Department
6310 Wilhelmina Delco Dr.
Austin, Texas 78752

Subject: Restrictive covenant termination for 8420 Longview Rd. and 3114 Cameron Loop (the "Property")

Dear Ms. Harden,

On behalf of SB Longview LLC (the "Applicant"), I request that the city terminate the restrictive covenant recorded in Document No. 2006215145 of the Official Public Records of Travis County, Texas (the "Restrictive Covenant").

This request will release the Property from the provisions of a nearly 20-year-old Neighborhood Traffic Analysis (now known as Neighborhood Transportation Analyses, or "NTAs") and instead allow current rules and regulations to control.

Roughly two decades ago, a prior owner requested rezoning for the Property from Rural Residence ("RR") zoning to Townhouse and Condominium ("SF-6-CO") zoning, with a conditional overlay limiting the allowable residential density. The Property today still features this same SF-6-CO zoning and the Applicant is currently in site plan review for a project that complies with this zoning.

As part of that rezoning case, the city performed an NTA and recorded a Restrictive Covenant requiring compliance with all recommendations in the associated NTA memorandum dated November 16, 2005, including outdated pavement requirements. That Restrictive Covenant specified that it could only be terminated by a vote of the City Council.

Since 2005, the city has updated its standards and outlined its expectations for streets in a new Austin Strategic Mobility Plan. However, due to this Restrictive Covenant, the Property continues to be governed by the 2005 NTA memorandum. The applicant's proposed site plan, which the city is reviewing, reflects the city's current transportation requirements.

The Applicant requests that the city terminate this Restrictive Covenant and allow the city's current standards to control. Doing so would allow the Applicant to continue to proceed through the site plan review process and deliver new housing opportunities, in compliance with the existing zoning.

Thank you for your consideration. Please do not hesitate to reach out to me with questions or to discuss this request further.

Respectfully,



Michael J. Whellan

ORDINANCE NO. 20061102-042

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP FOR THE PROPERTY LOCATED AT 8420 LONGVIEW ROAD FROM RURAL RESIDENCE (RR) DISTRICT TO TOWNHOUSE AND CONDOMINIUM RESIDENCE-CONDITIONAL OVERLAY (SF-6-CO) COMBINING DISTRICT.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The zoning map established by Section 25-2-191 of the City Code is amended to change the base district from rural residence (RR) district to townhouse and condominium residence-conditional overlay (SF-6-CO) combining district on the property described in Zoning Case No. C14-05-0151, on file at the Neighborhood Planning and Zoning Department, as follows:

A 15.020 acre tract of land, more or less, out of the Theodore Bissell League, Abstract No. 3, in Travis County, the tract of land being more particularly described by metes and bounds in Exhibit "A" incorporated into this ordinance (the "Property"),

locally known as 8420 Longview Road, in the City of Austin, Travis County, Texas, and generally identified in the map attached as Exhibit "B".

PART 2. The Property within the boundaries of the conditional overlay combining district established by this ordinance is subject to the following conditions:

1. Development of the Property may not exceed 8.652 residential units per acre.
2. Development of the Property may not exceed 130 residential units.

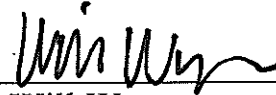
Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the townhouse and condominium residence (SF-6) base district and other applicable requirements of the City Code.

PART 3. This ordinance takes effect on November 13, 2006.

PASSED AND APPROVED

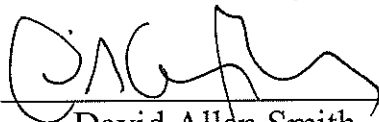
November 2, 2006

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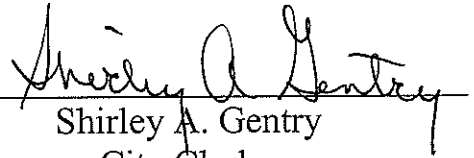
Will Wynn
Mayor

APPROVED:



David Allan Smith
City Attorney

ATTEST:



Shirley A. Gentry
City Clerk

C14-05-0151

BUSH SURVEYING, INC.

1904 Fortview Road
Austin, Texas 78704
Phone (512) 442-0990
Fax (512) 442-1084

EXHIBIT A

FIELD NOTE DESCRIPTION OF 15.025 ACRES OF LAND OUT OF THE THEODORE BISSELL LEAGUE, ABSTRACT NO. 3, IN TRAVIS COUNTY, TEXAS, AND BEING THAT SAME (15.00 ACRE) TRACT OF LAND CONVEYED TO THE FRENTRUP CHILDREN TRUST OF 1986 IN A DEED AS RECORDED IN VOLUME 11591 PAGE 230 OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1" iron pipe found in the northwesterly right-of-way line of Longview Road, being at the most easterly (northeast) corner of that certain (15.00 acre) tract of land conveyed to the Frentrup Children Trust of 1986, in a deed as recorded in Volume 11591 Page 230 of the Real Property Records of Travis County, Texas, and being at the most southerly corner of that certain (3 acre) tract of land conveyed to Oneta Overton Batie, et.al, in a deed as recorded in Volume 12236 Page 363 of the Real Property Records of Travis County, Texas, and being for the most easterly corner of the tract herein described,

THENCE, with the northwesterly right-of-way line of Longview Road, S 30 deg. 03' 45" W 536.07 feet to a 1/2" iron rod found for the most easterly southeast corner of this tract,

THENCE, continuing with the northwesterly right-of-way line of Longview Road, S 62 deg. 07' 34" W 21.00 feet to a 1/2" iron rod found underneath the asphalt paving of Cameron Loop, being for the most southerly southeast corner of this tract,

THENCE, with the northeasterly right-of-way line of Cameron Loop, N 59 deg. 48' 20" W 595.49 feet to a 1" iron pipe found for an interior corner of this tract, and being at an angle in the northerly right-of-way line of Cameron Loop,

THENCE, with the northwesterly right-of-way line of Cameron Loop S 46 deg. 01' 48" W 91.95 feet to a 1" iron pipe found at the most northeasterly corner of that certain (4.00 acre) tract of land conveyed to Billy Glenn Davis, et. ux., in a deed as recorded in Volume 11176 Page 1011 of the Real Property Records of Travis County, Texas, and being for an angle in the southerly line of this tract,

THENCE, with the northerly line of the Davis tract N 83 deg. 06' 46" W 450.57 feet to a 1/2" iron rod set at the most southeasterly corner of that certain (8.50 acre) tract of land conveyed to Joseph C. Gunn in a deed as recorded in Volume 2829 Page 154 of the Deed Records of Travis County, Texas, and being for the most westerly (southwest) corner of this tract, and from which another 1" iron pipe found bears N 83 deg. 06' 46" W 370.62 feet,

THENCE, with the northwesterly line of the Frentrup tract N 30 deg. 21' 05" E 824.75 to a 1/2" iron rod found 1.8 feet southwest of the southwest line of Oak Plantations, a subdivision in Travis County, Texas, according to the map or plat thereof recorded in Volume 63 Page 94 of the Plat Records of Travis County, Texas, and being for the most northerly (northwest) corner of this tract,

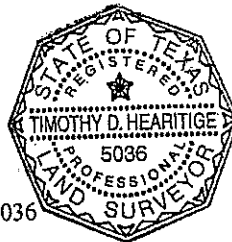
THENCE, with the northeasterly line of the Frentrup tract S 59 deg. 34' 43" E 1042.00 feet to the PLACE OF BEGINNING, in all containing 15.025 acres of land.

SURVEYED: May 4, 1999




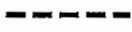
BY:

Timothy D. Hearitige

Registered Professional Land Surveyor No. 5036





 1" = 400'	SUBJECT TRACT 	ZONING EXHIBIT B		CITY GRID REFERENCE NUMBER D16
	PENDING CASE 			
	ZONING BOUNDARY 	CASE #: C14-05-0151	DATE: 05-10	
	CASE MGR: W. WALSH	ADDRESS: 8420 LONGVIEW RD	INTLS: SM	
SUBJECT AREA (acres): 15.020				



Zoning Case No. C14-05-0151

RESTRICTIVE COVENANT

OWNER: Flex Realty, L.P., a Texas limited partnership

ADDRESS: 6006 East Ben White Blvd., Austin, Texas 78741

CONSIDERATION: Ten and No/100 Dollars (\$10.00) and other good and valuable consideration paid by the City of Austin to the Owner, the receipt and sufficiency of which is acknowledged.

PROPERTY: A 15.025 acre tract of land, more or less, out of the Theodore Bissell League, Abstract No. 3, in Travis County, the tract being more particularly described by metes and bounds in Exhibit "A" attached and incorporated into this covenant.

WHEREAS, the Owner of the Property and the City of Austin have agreed that the Property should be impressed with certain covenants and restrictions;

NOW, THEREFORE, it is declared that the Owner of the Property, for the consideration, shall hold, sell and convey the Property, subject to the following covenants and restrictions impressed upon the Property by this restrictive covenant. These covenants and restrictions shall run with the land and shall be binding on the Owner of the Property, its heirs, successors, and assigns.

1. Development on the Property is subject to the recommendations contained in the Neighborhood Traffic Analysis memorandum from the Transportation Review Section of the Watershed Protection and Development Review Department, dated November 16, 2005.
2. If any person or entity shall violate or attempt to violate this agreement and covenant, it shall be lawful for the City of Austin 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.
3. If any part of this agreement or covenant is 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.
4. If at any time the City of Austin 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.
5. 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, and (b) by the owner(s) of the Property subject to the modification, amendment or termination at the time of such modification, amendment or termination.

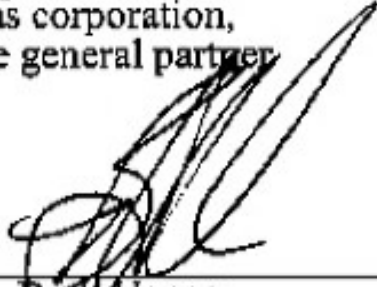
11-2-06
42

EXECUTED this the 16 day of March, 2006.


OWNER:

**Flex Realty, L.P.,
a Texas limited partnership**

By: Davenport Group, Inc.,
a Texas corporation,
its sole general partner

By: 
Brett Vance,
its representative

APPROVED AS TO FORM:

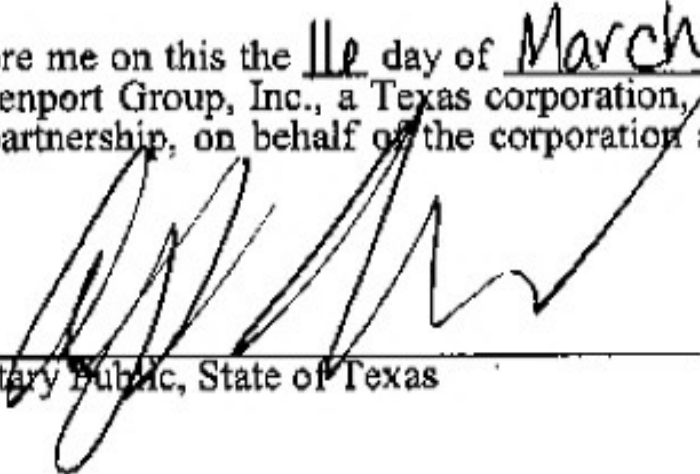

Assistant City Attorney
City of Austin

THE STATE OF TEXAS §

COUNTY OF TRAVIS §

This instrument was acknowledged before me on this the 16 day of March, 2006, by Brett Vance, as representative of Davenport Group, Inc., a Texas corporation, general partner of Flex Realty, L.P., a Texas limited partnership, on behalf of the corporation and the limited partnership.




Notary Public, State of Texas

C14-05-0151

BUSH SURVEYING, INC.

1904 Fortview Road
Austin, Texas 78704
Phone (512) 442-0990
Fax (512) 442-1004

EXHIBIT A

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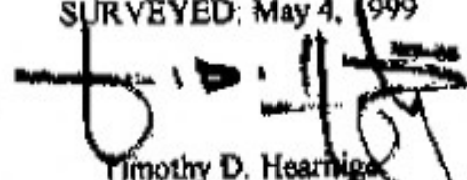
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SURVEYED: May 4, 1999
BY: 
Timothy D. Hearlidge

Registered Professional Land Surveyor No. 5036



see accompanying map no. A 595084

After Recording, Please Return to:
City of Austin
Department of Law
P. O. Box 1088
Austin, Texas 78767
Attention: Diana Minter, Legal Assistant

Recorders Memorandum-At the time of recordation this instrument was found to be inadequate for the best reproduction, because of illegibility, carbon or photocopy, discolored paper, etc. All blockouts, additions and changes were present at the time the instrument was filed and recorded.

FILED AND RECORDED

OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

2005 Nov 05 01:48 PM 2005215145

BENAVIDESV \$26.00

DANA DEBEAUVOIR COUNTY CLERK

TRAVIS COUNTY TEXAS

From: Michael Flury

Sent: Monday, September 2, 2024 6:57 PM

To: Estrada, Nancy <Nancy.Estrada@austintexas.gov>

Subject: Zoning and Planning Commission, September 3, 2024, Case C14-05-0151(RCT), ATTN: Nancy Estrada

External Email - Exercise Caution

Zoning and Planning Commission, September 3, 2024, Case C14-05-0151(RCT)

ATTN: Nancy Estrada

I, Michael Jon Flury, **object** to the termination of existing 2006 Restrictive Covenants regarding the project located at 8420 Longview Road and 3114 Cameron Loop.

Signed: Michael Jon Flury

Date: 9/2/2024

Comments:

The Neighborhood Traffic Analysis and Restrictions should be upheld as the traffic analysis in 2005 recommended the pavement on Longview Road be upgraded to 36' and Cameron Loop 40'. The current pavement for both roads average approximately 21" with NO sidewalks.

Longview Road and Cameron Loop are dangerous in their current state. Residents on Longview Road have to back up into oncoming traffic. Also no existing sidewalks exist for the frequent joggers and people walking their dogs and children to the neighborhood park. So people are forced to walk on the road that is already heavy with traffic as alternate cut through between Brodie Ln. and Westgate Blvd.

From: Claudia Morgan
Sent: Monday, September 2, 2024 9:48 PM
To: Estrada, Nancy <Nancy.Estrada@austintexas.gov>
Subject: Regarding Case C14-05-0151(RCT)

External Email - Exercise Caution

September 2, 2024

City of Austin
Planning Department

Re: Case C14-05-0151(RCT)

Restrictive covenant termination for 8420 Longview Rd. and 3114 Cameron Loop (the "Property")
Attention: Ms. Nancy Estrada,

Dear Ms. Estrada,

The undersigned, Claudia Morgan, in my capacity as resident/owner of 3107 Sacbe Cove, Austin, TX 78745, hereby **object** to the proposal by SB Longview LLC (the "Applicant") to terminate the existing 2006 restrictive covenant recorded in Document No. 2006215145 of the Official Public Records of Travis County, Texas (the "Restrictive Covenant") in order to exempt the project located at 8420 Longview Road and 3114 Cameron Loop from the provisions of the Restrictive Covenant.

Comments:

The Neighborhood Traffic Analysis and Restrictions should be upheld as the traffic analysis in 2005 recommended the pavement on Longview Road be upgraded to 36' and Cameron Loop 40'. The current pavement for both roads average approximately 21" with NO sidewalks.

Both Longview Road and Cameron Loop are already very dangerous streets that are heavily trafficked by vehicles cutting through between Brodie Lane and Westgate Boulevard.

Residents backing into the streets, persons riding their bikes, and pedestrians walking/ pushing their children in strollers, and walking their dogs to Longview Neighborhood Park are forced to walk on the narrow streets because there are no sidewalks. A blind hill on Longview Road is especially dangerous.


The requested termination would exacerbate an already unsafe situation by adding a large number of vehicles to both streets.

In lieu of granting Applicant's request for terminating the Restrictive Covenant, the city should

implement safety measures to stop speeding and improve traffic and pedestrian safety on the subject streets.

Thank you for your attention to this objection.

Sincerely,
Claudia Morgan
3107 Sacbe Cove
Austin, TX 78745



From: Celinda Guerra
Sent: Monday, September 2, 2024 7:40 PM
To: Estrada, Nancy <Nancy.Estrada@austintexas.gov>
Subject: Regarding Case C14-05-0151(RCT)

External Email - Exercise Caution

I, Celinda Gonzalez Guerra, resident/owner of 8304 Longview Rd, Austin, TX 78745 **object** to the termination of existing 2006 Restrictive Covenants regarding the project located at 8420 Longview Road and 3114 Cameron Loop.

Comments:

The Neighborhood Traffic Analysis and Restrictions should be upheld as the traffic analysis in 2005 recommended the pavement on Longview Road be upgraded to 36' and Cameron Loop 40'. The current pavement for both roads average approximately 21" with NO sidewalks.

Longview Road and Cameron Loop are very dangerous streets that are heavily trafficked because it's a cut through between Brodie Lane and Westgate Boulevard. Residents riding their bikes, walking/ pushing their children in strollers and walking their dogs to Longview Neighborhood Park are forced to walk on the narrow street with a blind hill because there are no sidewalks. We need to have some sort of safety measures installed to stop speeding.

As a resident of Longview Road, it is often difficult to back into my drive away because oncoming traffic is speeding and they won't stop. They drive around me. I have two small children, 7 years old and 22 months old and I back into my drive fear that a car is speeding and will run over myself or my child.

Signed: Celinda Gonzalez Guerra

Date: 9/2/2024

From: Lauren Elgin
Sent: Tuesday, September 3, 2024 10:33 AM
To: Estrada, Nancy <Nancy.Estrada@austintexas.gov>
Subject: Regarding Case C14-05-0151(RCT)

External Email - Exercise Caution

I, Lauren M. Elgin, **object** to the termination of existing 2006 Restrictive Covenants regarding the project located at 8420 Longview Road and 3114 Cameron Loop.

Signed: Lauren M. Elgin

Date: 9/3/2024

Comments:

The Neighborhood Traffic Analysis and Restrictions should be upheld as the traffic analysis in 2005 recommended the pavement on Longview Road be upgraded to 36' and Cameron Loop 40'. The current pavement for both roads average approximately 21" with NO sidewalks.

Longview Road and Cameron Loop are dangerous in their current state. Residents on Longview Road have to back up into oncoming traffic. Also no existing sidewalks exist for the frequent joggers and people walking their dogs and children to the neighborhood park. So people are forced to walk on the road that is already heavy with traffic as alternate cut through between Brodie Ln. and Westgate Blvd.

From: Ariane Eigler

Sent: Tuesday, September 3, 2024 12:52 PM

To: Estrada, Nancy <Nancy.Estrada@austintexas.gov>

Subject: Regarding Case C14-05-0151 (RCT)

External Email - Exercise Caution

I, Ariane Eigler, resident/owner of 3104 Sacbe Cove, Austin, TX 78745 object to the termination of existing 2006 Restrictive Covenants regarding the project located at 8420 Longview Road and 3114 Cameron Loop.

Comments:

The Neighborhood Traffic Analysis and Restrictions should be upheld as the traffic analysis in 2005 recommended the pavement on Longview Road be upgraded to 36' and Cameron Loop 40'. The current pavement for both roads average approximately 21" with NO sidewalks.

Longview Road and Cameron Loop are very dangerous streets that are heavily trafficked because it's a cut through between Brodie Lane and Westgate Boulevard. Residents riding their bikes, walking/pushing their children in strollers and walking their dogs to Longview Neighborhood Park are forced to walk on the narrow street with a blind hill because there are no sidewalks. We need to have some sort of safety measures installed to stop speeding.

As a resident of Sacbe Cove on the corner of Longview Road, I often walk along Longview with my young child and my dog. I often fear for our safety, as there are no sidewalks and cars frequently speed through that stretch of street.

Signed: Ariane Eigler

Date: 9/3/2024

From: Will Cornforth

Sent: Tuesday, September 3, 2024 2:15 PM

To: Estrada, Nancy <Nancy.Estrada@austintexas.gov>

Subject: Regarding Case C14-05-0151(RCT)

External Email - Exercise Caution

I, William Charles Cornforth, resident/owner of 3105 Sacbe CV, Austin, TX 78745 **object** to the termination of existing 2006 Restrictive Covenants regarding the project located at 8420 Longview Road and 3114 Cameron Loop.

Comments:

The Neighborhood Traffic Analysis and Restrictions should be upheld as the traffic analysis in 2005 recommended the pavement on Longview Road be upgraded to 36' and Cameron Loop 40'. The current pavement for both roads average approximately 21" with NO sidewalks.

Longview Road and Cameron Loop are very dangerous streets that are heavily trafficked because it's a cut through between Brodie Lane and Westgate Boulevard. Residents riding their bikes, walking/pushing their children in strollers and walking their dogs to Longview Neighborhood Park are forced to walk on the narrow street with a blind hill because there are no sidewalks. We need to have some sort of safety measures installed to stop speeding.

The original restrictive covenant allowed for only 28' tall buildings (two stories), and no more than 8 units.

The current plan, as I understand it, will have many more units that would create additional traffic on an already unsafe street. Building larger than two story buildings will allow direct viewing through the windows into my home. Currently there is no fencing between my property and the proposed improvement. Even with a fence, the proximity of the buildings, if more than two stories, would create an issue with privacy. We have a small backyard that would back up directly to the new complex. I propose an easement between Sacbe CV and the new development.

In short, Longview is not a major street but has become a thoroughfare for many vehicles driving between Brodie and Westgate. The street should be upgraded before any major new developments with a hundred or more new cars are put in place.

Signed: William Charles Cornforth (President of Las Casas Verdes HOA) Date: 9/3/2024

From: Sarah Ayoroa <sarah.ayoroa@gmail.com>
Sent: Tuesday, September 3, 2024 12:41 PM
To: Estrada, Nancy <Nancy.Estrada@austintexas.gov>
Subject: Regarding Case C14-05-0151(RCT)

External Email - Exercise Caution

I, Sarah Ayoroa, resident/owner of [3109 Sacbe Cove, Austin, TX 78745](#) object to the termination of existing 2006 Restrictive Covenants regarding the project located at [8420 Longview Road](#) and [3114 Cameron Loop](#).

Comments:

The Neighborhood Traffic Analysis and Restrictions should be upheld as the traffic analysis in 2005 recommended the pavement on Longview Road be upgraded to 36' and Cameron Loop 40'. The current pavement for both roads average approximately 21" with NO sidewalks.

Longview Road and Cameron Loop are very dangerous streets that are heavily trafficked because it's a cut through between Brodie Lane and Westgate Boulevard. Residents riding their bikes, walking/ pushing their children in strollers and walking their dogs to Longview Neighborhood Park are forced to walk on the narrow street with a blind hill because there are no sidewalks. We need to have some sort of safety measures installed to stop speeding.

We have 3 small children and 2 dogs. It's not safe as it is to walk on Longview and it will get worse if this is terminated.

Thank you,
Sarah Ayoroa

From: Kelly Kading
Sent: Monday, September 2, 2024 8:11 PM
To: Estrada, Nancy <Nancy.Estrada@austintexas.gov>
Subject: Re: Case C14-05-0151(RCT)

External Email - Exercise Caution

I, Kelly Brian Kading, resident/owner of 3118 Sacbe Cv, Austin, TX 78745 object to the termination of existing 2006 Restrictive Covenants regarding the project located at 8420 Longview Road and 3114 Cameron Loop.

Comments:

The Neighborhood Traffic Analysis and Restrictions should be upheld as the traffic analysis in 2005 recommended the pavement on Longview Road be upgraded to 36' and Cameron Loop 40'. The current pavement for both roads average approximately 21' with NO sidewalks.

Longview Road and Cameron Loop are very dangerous streets that are heavily trafficked because it's a cut through between Brodie Lane and Westgate Boulevard. Residents riding their bikes, walking/ pushing their children in strollers and walking their dogs to Longview Neighborhood Park are forced to walk on the narrow street with a blind hill because there are no sidewalks. We need to have some sort of safety measures installed to stop speeding.

For residents of Longview Road, it is difficult to back into their driveway because oncoming traffic is speeding and won't stop.

Signed: Kelly Kading
Date: 9/2/2024

-Kelly

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to participate in a public hearing, you are not required to participate. This meeting will be conducted both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:
<https://bit.ly/ATXZoningComment>.



During its public hearing, the board or commission may postpone or continue an application's hearing to a later date or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: www.austintexas.gov/planning.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-05-0151(RCT)
Contact: Nancy Estrada, 512-974-7617
Public Hearing: September 3, 2024, Zoning and Platting Commission

SCOTT C. FREEZE

Your Name (please print)

I am in favor
 I object

8502 BISBEE CT.

Your address(es) affected by this application (optional)

JCF

Signature

8/29/24

Date

Daytime Telephone (Optional): 512-560-3530

Comments: THE TRAFFIC ON THESE
NARROW RURAL ROADS HAS
TRIPLED IN JUST THE PAST TEN
YEARS. THE NOISE, HEADLIGHTS
AT NIGHT, ACCIDENTS, AND BACKED
UP TRAFFIC HAS BECOME OVER-
WHELMING. CHANGING RESTRICTIVE
COVENANTS ONLY ENCOURAGES
MORE OF THE SAME.

If you use this form to comment, it may be returned to:

City of Austin, Planning Department
Nancy Estrada
P. O. Box 1088, Austin, TX 78767

Or email to:

nancy.estrada@austintexas.gov

127 HOUSING
UNITS = 117
MORE VEHICLES
PER DAY