

THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2014-0157 (8528 Burnet Road)

DISTRICT AREA: 7

REQUEST:

Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as 8528-8600 Burnet Road and 8647 Rockwood Lane from General Commercial Services (CS) District, zoning to Multifamily Residence-Highest Density-Conditional Overlay (MF-6-CO) Combining District, zoning.

The ordinance reflects the conditions imposed by the City Council on 1st and 2nd readings.

OWNER/APPLICANT: Robert L. Crump and Gordon Automotive (Charles M. Gordon)

AGENT: Bowman Consulting Group (R. Dave Irish, P.E.)

DEPARTMENT COMMENTS:

The property in question is currently developed with an automotive dealership and a plumbing supply company. The applicants are requesting MF-6 zoning at this location because they would like to redevelop the site with approximately 300 multifamily residential units. They are offering a conditional overlay to limit the height on the property to 60 feet (current height allowed under the existing CS district zoning), to state that 15% of the multi-family dwelling units shall be reserved for SMART Housing and to limit the number of residential units on the site to a maximum of 300 units.

The staff recommends MF-6-CO district zoning at this location because the property meets the intent of the Multi-family Residence-Highest Density district as this tract of land fronts onto Burnet Road, an arterial roadway and a designated Core Transit Corridor. MF-6 zoning is consistent with the adjacent uses as there are multifamily residential developments to the west (Rockwood Apartments). The property is surrounded commercial zoning, with CS district zoning to the north, south and west. This applicant's request is a down zoning of the property to a less intensive zoning district. The proposed MF-6 zoning will permit the applicant to redevelop this site with a multifamily uses that will provide for a mixture of housing opportunities in this area of the city.

The applicant agrees with the City Council's recommendation at 1st and 2nd readings.

DATE OF FIRST READING/VOTE: February 12, 2015 **ACTION:** Approve MF-6-CO zoning on 1st reading only, with the following conditions: 1) Limit the height on the property to 60 feet, 2) limit the number of units to 300 residential units, 3) limit the development intensity for the entire site to less than 2,000 vehicle trips per day and 4) limit the Floor to Area Ratio (FAR) to 2:1 on the property.

(Vote: 7-4, Mayor Pro Tem Tovo and Council Members Houston, Kitchen and Pool voted nay); P. Renteria-1st, D. Zimmerman-2nd.

April 16, 2015 **ACTION:** Approve MF-6-CO zoning on 2nd reading only (Vote: 7-4, Mayor Pro Tem Tovo and Council Members Houston, Kitchen and Pool voted nay).

CITY COUNCIL DATE: April 23, 2015

CITY COUNCIL ACTION:

ASSIGNED STAFF: Sherri Sirwaitis

PHONE: 512-974-3057
sherri.sirwaitis@ austintexas.gov

SECOND/THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2014-0157 (8528 Burnet Road)

DISTRICT AREA: 7

REQUEST:

Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as 8528-8600 Burnet Road/8647 Rockwood Lane from General Commercial Services (CS) District, zoning to Multifamily Residence-Highest Density-Conditional Overlay (MF-6-CO) Combining District, zoning.

The ordinance reflects the conditions imposed by the City Council on 1st reading.

OWNER/APPLICANT: Robert L. Crump and Gordon Automotive (Charles M. Gordon)

AGENT: Bowman Consulting Group (R. Dave Irish, P.E.)

DEPARTMENT COMMENTS:

The property in question is currently developed with an automotive dealership and a plumbing supply company. The applicants are requesting MF-6 zoning at this location because they would like to redevelop the site with approximately 300 multifamily residential units. They are offering a conditional overlay to limit the height on the property to 60 feet (current height allowed under the existing CS district zoning), to state that 15% of the multi-family dwelling units shall be reserved for SMART Housing and to limit the number of residential units on the site to a maximum of 300 units.

The staff recommends MF-6-CO district zoning at this location because the property meets the intent of the Multi-family Residence-Highest Density district as this tract of land fronts onto Burnet Road, an arterial roadway and a designated Core Transit Corridor. MF-6 zoning is consistent with the adjacent uses as there are multifamily residential developments to the west (Rockwood Apartments). The property is surrounded commercial zoning, with CS district zoning to the north, south and west. This applicant's request is a down zoning of the property to a less intensive zoning district. The proposed MF-6 zoning will permit the applicant to redevelop this site with a multifamily uses that will provide for a mixture of housing opportunities in this area of the city.

The applicant agrees with the City Council's recommendation at 1st reading.

DATE OF FIRST READING/VOTE: February 12, 2015 **ACTION:** Approve MF-6-CO zoning on 1st reading only, with the following conditions: 1) Limit the height on the property to 60 feet, 2) limit the number of units to 300 residential units, 3) limit the development intensity for the entire site to less than 2,000 vehicle trips per day and 4) limit the Floor to Area Ratio (FAR) to 2:1 on the property.

(Vote: 7-4); P. Renteria-1st,
D. Zimmerman-2nd.

CITY COUNCIL DATE: April 16, 2015

CITY COUNCIL ACTION:

ASSIGNED STAFF: Sherri Sirwaitis

PHONE: 512-974-3057
sherri.sirwaitis@ austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0157
(8528 Burnet Road)

P.C. DATE: December 9, 2014
January 13, 2015

ADDRESS: 8528-8600 Burnet Road/8647 Rockwood Lane

DISTRICT AREA: 7

OWNER/APPLICANT: Robert L. Crump and Gordon Automotive (Charles M. Gordon)

AGENT: Bowman Consulting Group (R. Dave Irish, P.E.)

ZONING FROM: CS

TO: MF-6-CO**

AREA: 2.79 acres

*On October 29, 2014, the applicants amended the rezoning application to add the following conditions to their request: 1) To limit the height on the property to 60 feet, 2) to state that 15% of the multi-family dwelling units shall be reserved for SMART Housing (Please see SMART Housing Certification Letter – Attachment B) and 3) to limit the number of units to 300 residential units on the site (Please see Amendment Request Letters – Attachment A).

**On January 14, 2015, the applicants submitted a new/revised amendment request letter for the rezoning application to add the following items as conditions for the case: to state that 15% of the dwelling units shall be reserved for SMART Housing for a minimum of 10 years and to limit the FAR on the site to a maximum of 250,000 sq. ft.. The applicant is in agreement with the Planning Commission's recommendation (Please see Revised Amendment Request Letter-Attachment D).

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is for MF-6-CO, Multifamily Residence-Highest Density-Conditional Overlay Combining District, zoning. The conditional overlay will limit the height on the property to 60 feet, limit the number of units to 300 residential units and limit the development intensity for the entire site to less than 2,000 vehicle trips per day.

PLANNING COMMISSION RECOMMENDATION:

12/09/14: Postponed to January 13, 2015 at the applicant's request by consent (5-0, B. Roark, J. Nortey and A. Hernandez-absent, R. Oliver-arrived late); R. Hattfield-1st, J. Stevens-2nd.

01/13/15: Approved staff's rec. of MF-6-CO zoning, with the following additional conditions:
1) state that 15% of the dwelling units shall be reserved for SMART Housing for a minimum of 10 years and 2) limit the FAR on the site 250,000 sq. ft. (6-2, J. Nortey and D. Chimenti-No, S. Oliver-absent); A. Hernandez-1st, B. Roark-2nd.

ISSUES:

On January 13, 2015, the staff received an Educational Impact Statement from the Austin Independent School District for the proposed zoning on this site (Please see Attachment C).

DEPARTMENT COMMENTS:

The property in question is currently developed with an automotive dealership and a plumbing supply company. The applicants are requesting MF-6 zoning at this location because they would like to redevelop the site with approximately 300 multifamily residential units. They are offering a conditional overlay to limit the height on the property to 60 feet (current height allowed under the existing CS district zoning), to state that 15% of the multi-family dwelling units shall be reserved for SMART Housing and to limit the number of residential units on the site to a maximum of 300 units.

The staff recommends MF-6-CO district zoning at this location because the property meets the intent of the Multi-family Residence-Highest Density district as this tract of land fronts onto Burnet Road, an arterial roadway and a designated Core Transit Corridor. MF-6 zoning is consistent with the adjacent uses as there are multifamily residential developments to the west (Rockwood Apartments). The property is surrounded commercial zoning, with CS district zoning to the north, south and west. This applicant's request is a down zoning of the property to a less intensive zoning district. The proposed MF-6 zoning will permit the applicant to redevelop this site with a multifamily uses that will provide for a mixture of housing opportunities in this area of the city.

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	CS	Automotive Sales (Gordon Automotive), Construction Sales and Services (Crump Plumbing Supply)
<i>North</i>	CS	Restaurant (Waterloo Ice House), Retail Center (Adventure Five Institute, Taco Cabana Restaurant, Austin Access Care, etc.)
<i>South</i>	CS	Driveway, Indoor Entertainment (Slick Willy's Family Pool Hall)
<i>East</i>	CS, CS-NP	General Retail Sales Convenience (Gas Pipe), Restaurant (P. Terry's)
<i>West</i>	MF-4	Multifamily (Rockwood Apartments)

AREA STUDY: Burnet Road, Anderson Lane and the North Shoal Creek Neighborhood Planning Area

TIA: Waived

WATERSHED: Shoal Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Independent School District
Austin Neighborhoods Council
Bike Austin
Friends of the Emma Barrientos MACC

Friends of North Shoal Creek
 Homeless Neighborhood Association
 North Austin Neighborhood Alliance
 North Shoal Creek Neighborhood Association
 SELTEXAS
 Sierra Club, Austin Regional Group
 Super Duper Neighborhood Objectors and Appealers Organization
 Sustainable Neighborhoods
 The Real Estate Council of Austin, Inc.
 Wooten Neighborhood Association
 Wooten Neighborhood Plan Contact Team

SCHOOLS:

Pillow Elementary School
 Burnet Middle School
 Anderson High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2011-0167 (8100 Burnet)	CS to MF-6	3/06/12: Approved the staff's recommendation for MF-6-CO zoning, with CO to limit the height on the property to 60 feet and restrict the site to a maximum of 300 residential units, (5-1, J. Meeker-No, B. Baker-absent); G. Bourgeois-1 st , C. Banks-2 nd .	4/05/12 : Approved MF-6-CO on first reading (7-0); B. Spelman-1 st , M. Martinez-2 nd . 4/01/13: Case expired per LDC Sec. 25-2-246.
C14-2008-0032 (North Shoal Creek Planning Area Vertical Mixed Use)	Add V (Vertical Mixed Use Building Combining District) to Certain Tracts	5/13/08: Approved neighborhood's rec. to implement V regulations on selected tracts (9-0)	7/10/08: Approved V (7-0); 1 st reading 8/28/08: Approved V by Ordinance No. 20080828-104 (7-0); 2 nd / 3 rd readings
C14-02-0086 (Tara's Beauty Salon: 2204 W. Anderson Lane)	SF-3 to GR-MU	7/23/02: Approved staff rec. of GR-MU by consent (7-0)	8/08/02: Approved GR-MU (6-0); 1 st reading 8/22/02: Approved GR-MU (7-0); 2 nd /3 rd readings

RELATED CASES: N/A

ABUTTING STREETS:

Name	ROW	Pavement	Classification	ADT
Burnet Road	Varies	MAD-4	Major Arterial	30,269
Rockwood Lane	60'	37'	Collector	3,483

CITY COUNCIL DATE: January 29, 2015**ACTION:** Postponed to February 12, 2015 at the staff's request (11-0)

February 12, 2015

ACTION: Approve MF-6-CO zoning on 1st reading only, with the following conditions: 1) Limit the height on the property to 60 feet, 2) limit the number of units to 300 residential units, 3) limit the development intensity for the entire site to less than 2,000 vehicle trips per day and 4) limit the Floor to Area Ratio (FAR) to 2:1 on the property. (Vote: 7-4, Mayor Pro Tem Tovo and Council Members Houston, Kitchen and Pool voted nay); P. Renteria-1st, D. Zimmerman-2nd.

April 16, 2015

ACTION: Approve MF-6-CO zoning on 2nd reading only (Vote: 7-4, Mayor Pro Tem Tovo and Council Members Houston, Kitchen and Pool voted nay).

April 23, 2015

ACTION:**ORDINANCE READINGS:** 1st 2/12/152nd 4/16/153rd**ORDINANCE NUMBER:****CASE MANAGER:** Sherri Sirwaitis**PHONE:** 512-974-3057**E-mail:** sherri.sirwaitis@austintexas.gov

STAFF RECOMMENDATION

The staff's recommendation is for MF-6-CO, Multi-family Residence-Highest Density-Conditional Overlay Combining District, zoning. The conditional overlay will limit the height on the property to 60 feet, limit the number of units to 300 residential units and limit the development intensity for the entire site to less than 2,000 vehicle trips per day.

BASIS FOR RECOMMENDATION (ZONING PRINCIPLES):

- 1. The proposed zoning should be is consistent with the purpose statement of the district sought.*

Multifamily residence highest density (MF-6) district is the designation for multifamily and group residential use. An MF-6 district designation may be applied to a use in a centrally located area near supporting transportation and commercial facilities, an area adjacent to the central business district or a major institutional or employment center, or an area for which the high density multifamily use is desired.

- 2. The proposed zoning should promote consistency and orderly planning.*

The proposed zoning is consistent with the adjacent uses as there is a multifamily residential development to the west (Rockwood Apartments). The property is surrounded by commercial zoning, with CS district zoning to the north and south and CS-NP zoning, across Burnet Road to the east.

- 3. Zoning should allow for reasonable use of the property.*

MF-6-CO zoning will permit the applicant to redevelop this site with a multifamily uses that will provide for a mixture of housing opportunities in this area of the city. The case is consistent with the goals of the Imagine Austin Comprehensive Plan as it is located on Burnet Road, a designated Activity Corridor.

EXISTING CONDITIONS

Site Characteristics

The site under consideration currently developed with an automotive sales use (Gordon Automotive) and a construction sales and services business (Crump Plumbing Supply).

Comprehensive Planning

CS to MF-6

This zoning case is located on the south side of Rockwood Lane, approximately 225 ft. west of Burnet Road. The property is approximately 2.79 acres in size and contains a plumbing supply business. It is also located within the boundaries of a planning area without an adopted neighborhood plan (the North Shoal Creek NPA.) Surrounding land uses include a shopping center to the north, apartments and a shopping center to the south, a brewpub and catering business to the east, and apartments to the west. The proposed use is 300 unit multi-story apartment building.

Imagine Austin

The Imagine Austin Growth Concept Map, found in the Imagine Austin Comprehensive Plan (IACP) identifies this project as being located just to the west of an **Activity Corridor (Burnet Road)**. Activity Corridors are characterized by a variety of activities and types of buildings located along the roadway — shopping, restaurants and cafés, parks, schools, single-family houses, **apartments**, public buildings, houses of worship, mixed-use buildings, and offices. Based on this project providing additional multi-family apartments to the area and being adjacent to an Activity Corridor, this case is appears to be consistent with Imagine Austin.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Shoal Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Zoning district impervious cover limits apply in the Urban Watershed classification.

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

This site is required to provide on-site water quality controls (or payment in lieu of) for all development and/or redevelopment when 8,000 s.f. cumulative is exceeded, and on site control for the two-year storm.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Hill Country Roadway

The site is not within a Hill Country Roadway Corridor.

Impervious Cover

The maximum impervious cover allowed by the MF-6 zoning district would be 80%. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

Zoning district impervious cover limits apply in the Urban Watershed classification.

Site Plan

FYI--This area is located in the North Shoal Creek Neighborhood Planning area, which is in process but has not yet been adopted. Existing zoning controls.

No apparent compatibility conflicts. There is residential zoning within 540 feet of this property but it is far enough away that the maximum building height under MF-6 (90') will not be in conflict with compatibility requirements.

At the time of site plan, Commercial Design Standards will be required as part of compliance. Burnet Road is an Urban Roadway at this location.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in stormwater runoff will be mitigated through on-site stormwater detention ponds, or participation in the City of Austin Regional Stormwater Management Program if available.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was waived for this case because the applicant agreed to limit the intensity and uses for this development. If the zoning is granted, development should be limited through a conditional overlay to less than 2,000 vehicle trips per day. [LDC, 25-6-117]

Burnet Road is classified in the Bicycle Plan as Bike Route No. 437. Rockwood Lane is classified in the Bicycle Plan as Bike Route No. 316.

Capital Metro bus service (Rapid Route No. 803) is available along Burnet Road.

There are existing sidewalks along Burnet Road and the north side of Rockwood Lane.

The Neighborhood Connectivity Division of Public Works may provide additional comments regarding mobility enhancement and pedestrian facilities.

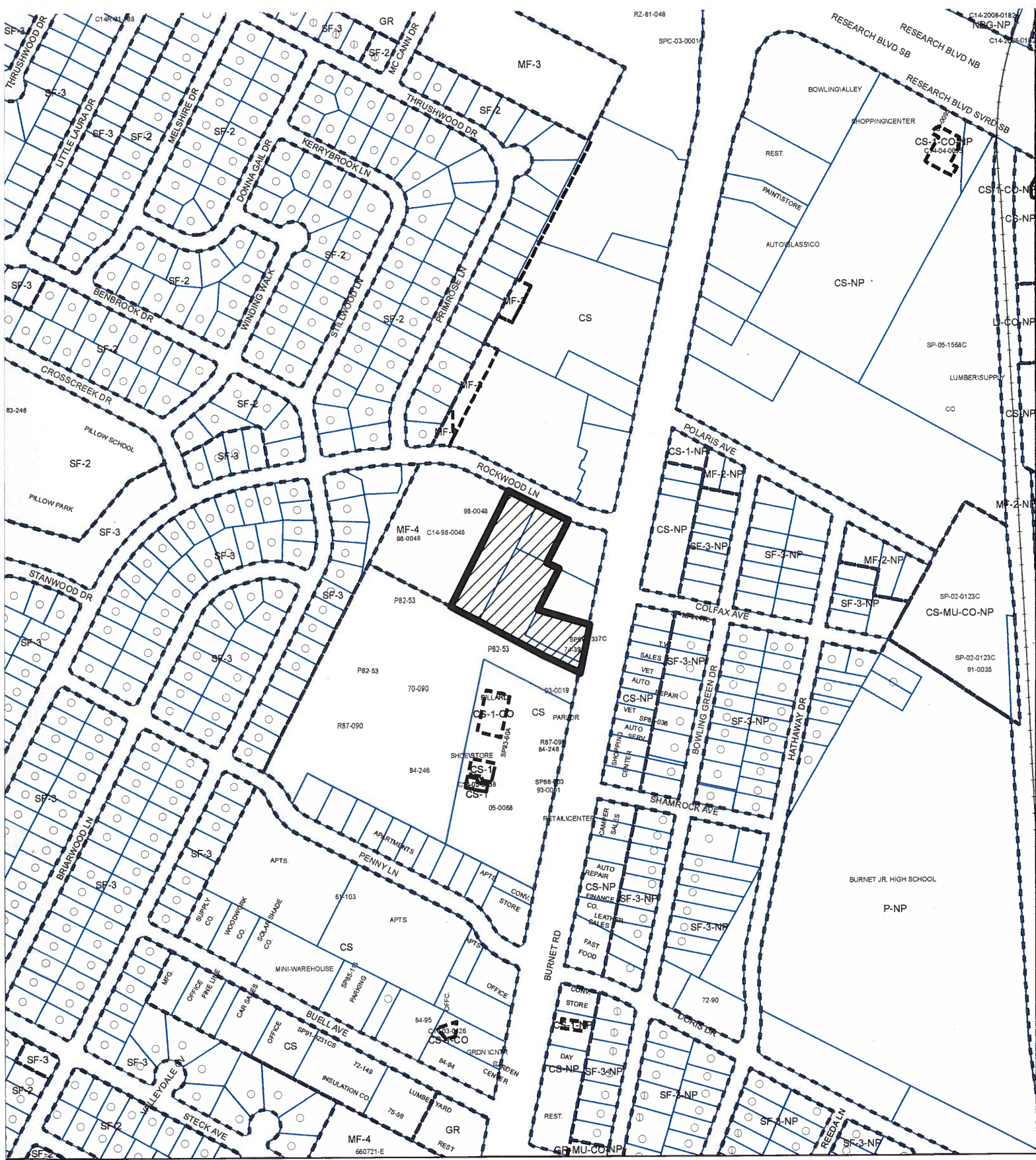
This case is being evaluated by the Bike Program Division with the Austin Transportation Dept. Additional comments may be generated.

Existing Street Characteristics:

Name	ROW	Pavement	Classification	ADT
Burnet Road	Varies	MAD-4	Major Arterial	30,269
Rockwood Lane	60'	37'	Collector	3,483

Water and Wastewater

FYI: The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.



ZONING

ZONING CASE#: C14-2014-0157

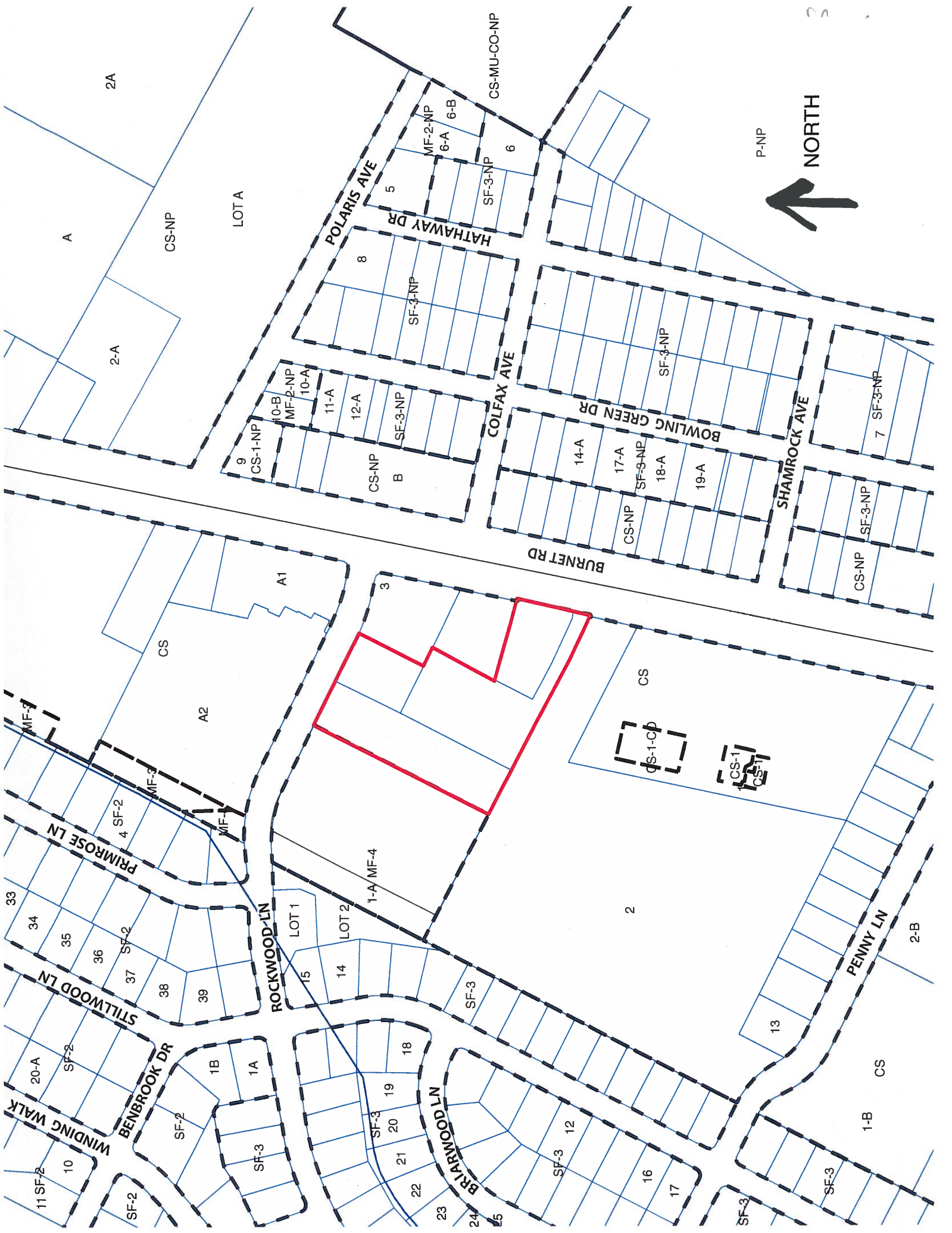
- N
- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY

1" = 400'

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.







NORTH

POLARIS AVE

GOLFAX AVE

BOWLING GREEN DR

BURNET RD

ROCKWOOD LN

PRIMROSE LN

STILLWOOD LN

16

15

10

356

357

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October 29, 2014

Delivered via e-mail

Sherri Sirwaitis, Case Manager
City of Austin – Planning and Development Review Department
One Texas Center
505 Barton Springs Rd.
Austin, TX 78704

RE: Amendment Request for Zoning Case Number C14-2014-0157
8647 Rockwood Lane & 8528 Burnet Road

Ms. Sirwaitis,

On behalf of the applicants, Mr. Robert Lee Crump and Mr. Charles Mitchell Gordon, we hereby request that the subject zoning application be amended to include the following qualifications:

1. Height is limited to 60 feet
2. 15% of the multi-family dwelling units shall be reserved for SMART Housing

Please call me at 512.327.1180 if you have any questions or require additional information.

Regards,



Bill Gabler, P.E.
Senior Project Manager

October 30, 2014

Delivered via e-mail

Sherri Sirwaitis, Case Manager
City of Austin – Planning and Development Review Department
One Texas Center
505 Barton Springs Rd.
Austin, TX 78704

RE: Amendment Request for Zoning Case Number C14-2014-0157
8647 Rockwood Lane & 8528 Burnet Road

Ms. Sirwaitis,

On behalf of the applicants, Mr. Robert Lee Crump and Mr. Charles Mitchell Gordon, we hereby request that the subject zoning application be amended to include a conditional overlay limiting the number of units to 300 residential units.

Please call me at 512.327.1180 if you have any questions or require additional information.

Regards,



Bill Gabler, P.E.
Senior Project Manager



City of Austin

P.O. Box 1088, Austin, TX 78767
www.cityofaustin.org/housing

Neighborhood Housing and Community Development Department

November 4, 2014

S.M.A.R.T. Housing Certification

Fremont Holdings, LLC- Burnet Road Development (project id #65770)

TO WHOM IT MAY CONCERN:

Fremont Holdings, LLC (development contact Carter Sackman, (561-789-6915 (o); cj.sackman@sackman.com) is planning to develop a 300 unit multi-family development near the intersection of Rockwood Lane & Burnet Road. The property is located in the North Shoal Creek neighborhood planning area at this time.

NHCD certifies that the proposed construction meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Because 15% of the units in this development will serve households with incomes at or below 80% of Austin's Median Family Income level (MFI), the development is eligible for a waiver of 25% of the fees listed in the S.M.A.R.T. Housing Ordinance adopted by the City Council. Expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees
 Building Permit
 Concrete Permit
 Electrical Permit
 Mechanical Permit

Site Plan Review
 Misc. Site Plan Fee
 Building Plan Review
 Construction Inspection
 Misc. Subdivision Fee

Zoning Verification
 Parkland Dedication (*by separate ordinance*)
 Land Status Determination
 Plumbing Permit

Prior to issuance of building permits and starting construction, the developer must:

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Austin Energy: Katherine Murray at 512-482-5351).
- ◆ Submit plans demonstrating compliance with accessibility standards.

Before a Certificate of Occupancy will be granted, the development must:

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that accessibility standards have been met.

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the completion of the units, or repay the City of Austin in full the fees waived for this S.M.A.R.T. Housing certification.

Please contact me at 974-3154 if you need additional information.

Javier V. Delgado
 Neighborhood Housing and Community Development

Cc: Laurie Shaw, Cap Metro
 Maureen Meredith, PDRD
 M. Summons-Smith, PDRD
 Steve Castleberry, PDRD

Jose Roig, PDRD
 A. Lanseisen, PDR D
 A. Moliere, PDRD
 R. Jenkins, WWW Tips

S. Sirwaitus, PDRD
 John McDonald, PDR D
 Kath. Murray, AEGB
 Chris Yanez, PARD

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 attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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:
<http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a 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.

Case Number: C14-2014-0157

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 9, 2014, Planning Commission

Jan 29, 2015, City Council

John Key
Your Name (please print)

8505 Stillwood Ln

Your address(es) affected by this application

[Signature]
Signature

11-17-14

Date

Daytime Telephone: 512-393-4770

Comments: IF it allows income affordable housing then absolutely NOT!

IF it will be high dollar, nice, constantly maintained, mix use housing with nice restaurants and shops on bottom, then maybe!

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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 attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

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:

<http://www.austintexas.gov/development>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a 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.

Case Number: C14-2014-0157

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Dec 9, 2014, Planning Commission

Jan 29, 2015, City Council

IMOGENE HARPER

Your Name (please print)

8716 THURWOOD AUSTIN, TX 78759

Your address(es) affected by this application

Imogen Harper

Signature

11-20-14

Date

Daytime Telephone: **512-452-9535**

Comments:

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

City of Austin

Planning & Development Review Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

Sirwaitis, Sherri

From: Steven Zettner <zettner@snaustin.org>
Sent: Sunday, December 07, 2014 9:45 PM
To: Chimenti, Danette - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Oliver, Stephen - BC; Hatfield, Richard - BC; Jack, Jeff - BC; Nortey, James - BC; Roark, Brian - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Cc: Kevin Wier; Sirwaitis, Sherri
Subject: C14-2014-0157 8528 Burnet Rd - MF6 needs to be near a BRT station

December 7, 2014

Case Number C14-2014-0157

8528-8600 Burnet Rd/8647 Rockwood Lane

Item #6 on 12/9 Planning Commission Agenda

Dear Commissioner,

I am writing to oppose MF6 zoning on the property at 8528 Burnet Rd because it is not near rapid transit. Multi-family or mixed use zoning of some intensity less than MF6 would be appropriate.

My organization, Sustainable Neighborhoods, for many years has championed a vision for the Burnet Rd corridor that arranges higher intensity development into village centers around the rapid bus stations, followed by transitional housing. The appropriate locations for MF6-level development on this part of Burnet are at Burnet south of 183, or at Burnet-Ohlen.

This vision is consistent with both Imagine Austin's depiction of activity corridors, and the CodeNext team's analysis of corridor development:

Imagine Austin, Activity Corridors, pg 106: **"Intensity of land use should correspond to the availability of quality transit, public space, and walkable destinations."**

CodeNext, Land Development Code Diagnosis, pg. 48: **"The application of the MU and VMU designations was a missed opportunity to focus development on designated nodes, rather than be applied scatter-shot or to the full length of various major commercial corridors. This broad application has created a lot of uncertainty about the size and scale of development, created large, isolated urban buildings in suburban or rural places within the city, and exacerbated the lack of hierarchy along the corridors."**

The 8528 Burnet site is a full quarter mile from the nearest rapid bus station at Burnet-183. As such, residents and visitors will use transit less frequently. There is a high risk of such developments scattered along the corridor contributing to vehicle congestion. The logical place for the City of Austin (and developers) to invest in real pedestrian amenities that create successful alternatives to vehicle trips is near the BRT stations. That's where development of this intensity should go.

Thank you for your service on behalf of our city!

Steven
512-344-1672

--

Steven Zettner
Sustainable Neighborhoods of North Central Austin

www.snaustin.org

North Shoal Creek Neighborhood Association (NSCNA)
PO Box 66443
Austin, Texas 78766

December 5, 2014

Regarding:

Case Number: **C14-2014-0157** (8528 - 8600 Burnet Road/8647 Rockwood Lane, the Crump and Gordon properties)

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearings: December 9, 2014, Planning Commission, 6:00 p.m.

January 29, 2015, City Council, beginning at 2:00 p.m.

Dear Ms. Sirwaitis:

This letter is to inform you, the Planning Commission, and the City Council that the North Shoal Creek Neighborhood Association voted to object to this proposed rezoning case at our regular meeting held on November 4th. We do not want this rezoning request to be approved.

We listened to the developer present his case for the project and the rezoning and, after his presentation, had a discussion with him and his representatives.

We concluded that this proposed rezoning, if approved, will harm our neighborhood's quality of life and will be incompatible with our existing neighborhood character. North Shoal Creek is already densely populated (twice Austin's average density according to the U.S. Census), and our neighborhood streets are already overrun with cut-through traffic (as documented by our requests over the years for the City's help). Especially worrisome is that much of this increased cut-through traffic will occur on the street running in front of our neighborhood elementary school, Pillow Elementary. We are also concerned that this rezoning worsens another problem: our area's growing lack of affordability. Rising property values and property taxes are already pricing out residents. Now, if this rezoning is approved, this problem grows to include neighborhood businesses as well—in this case, Gordon Automotive, which moved to its North Shoal Creek location in 1968.

We also believe this rezoning request violates several of the principles listed in the City of Austin's June 2014 *Neighborhood Planning Guide to Zoning*. This city document lists 12 principles which, it says, should be used "to evaluate all zoning requests." Among the principles that this rezoning request conflicts with are these:

1. "Zoning should be consistent with the Future Land Use Map (FLUM) or adopted neighborhood plan."

- According to *Imagine Austin*, a regional center is planned for the North Burnet/Gateway area. The MF-6 zoning requested for this project should be in the North Burnet/Gateway regional center, near its regional transit hub. In *Imagine Austin*, North Shoal Creek is a neighborhood center, not a regional center. High density zoning belongs in the regional center north of Highway 183 and is not compatible with North Shoal Creek's neighborhood center character.

- North Shoal Creek first requested a neighborhood planning process 7 years ago. For various reasons, the City of Austin has delayed that process for 7 years. The Austin City Council approved North Shoal Creek for a neighborhood planning process to begin this fall. That did not happen. This rezoning request falls within the area covered by the Burnet Corridor Plan, which was also supposed to begin this fall. It didn't. Despite promises over the years about residents playing a meaningful role in neighborhood planning, none of these promises have been fulfilled in our case. Now, North Shoal Creek residents feel frustrated and angry because, as a result of delay after delay, North Shoal Creek is now disadvantaged, through no fault of its own, by not having a neighborhood plan.

2. "Zoning should satisfy a public need and not constitute a grant of special privilege to an individual owner; the request should not result in spot zoning."

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DEC 08 2014
Planning & Development Review

- North Shoal Creek contains thirteen apartment and condo complexes, built largely in the 1970s and 80s, and zoned a mix of CS, MF-3 and MF-4. North Shoal Creek's rental rates are below median Austin rental rates and are below the rates projected for this proposed apartment complex. As a result, we feel this proposal doesn't satisfy the need for rental affordability. Also, because there is no existing MF-5 or 6 zoning in North Shoal Creek, we believe that agreeing to this rezoning request would result in spot zoning and would constitute a grant of special privilege to an individual owner.

3. "Granting the zoning should not in any way set an undesirable precedent for other properties in the neighborhood or within other areas of the city."

- Given that no high density zoning currently exists in North Shoal Creek and that the area north of 183 is a regional center with a transit hub in the Domain area, we believe granting MF-6 zoning in the North Shoal Creek neighborhood will set an undesirable precedent for other properties in our neighborhood.

4. "Zoning changes should promote compatibility with adjacent and nearby uses and should not result in detrimental impacts to the neighborhood character."

- Existing multi-family housing in North Shoal Creek is MF-3 and MF-4 (medium and moderate), and none exceed three stories. High density MF-6 zoning and a 5-story complex is not compatible with our neighborhood's existing multi-family ~~zoning~~ housing. *HA*

- The residential area of the North Shoal Creek consists largely of 60s and 70s subdivisions containing mostly single-story ranch style homes, shaded by mature trees. The single-family core of the neighborhood is ringed by medium and moderate multi-family housing. MF-6 high density zoning is not compatible with adjacent and nearby uses, which are medium density multi-family and single-family residences. Neither is it compatible with the established 60s/70s suburban Austin character of the neighborhood.

- Residents believe that the addition of 300 apartments at the corner of Rockwood and Burnet will result in increased traffic on neighborhood streets. The street running past Pillow Elementary School presents a special concern. There is already a safety issue there when parents arrive to drop off and pick up children. As Burnet traffic increases, this street (Crosscreek) will be used increasingly to access Shoal Creek Boulevard and, from there, Mo-Pac and 183. This will only worsen the traffic/safety issue at Pillow Elementary School.

5. "Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities."

- Rezoning for MF-6 in a moderate and medium density neighborhood adjacent to, but not part of, the Burnet/Gateway regional center violates this guideline.

6. The rezoning should be consistent with the policies adopted by the City Council or Planning Commission/Zoning and Platting Commission."

- *Imagine Austin* having been adopted by the Austin City Council and North Burnet/Gateway having been identified as a regional center with a transit hub, permitting MF-6 zoning in North Shoal Creek rather than near the North Burnet/Gateway transit hub is inconsistent with the policies adopted by the Austin City Council.

As a nonprofit organization whose purpose includes promoting and protecting the quality of life, safety, and residential characteristics of our neighborhood, the North Shoal Creek Neighborhood Association urges the Planning Commission and the City Council to vote against rezoning Case C14-2014-0157 from CS to MF-6.

Please contact me with any questions you may have regarding our position on this project.

Best regards,



Michael Blood, President
North Shoal Creek Neighborhood Association
president@nscna.org

Sirwaitis, Sherri

From: Cory Brown <cory.brown@gmail.com>
Sent: Monday, January 12, 2015 8:31 PM
To: Chimenti, Danette - BC; Hernandez, Alfonso - BC; Stevens, Jean - BC; Oliver, Stephen - BC; Hatfield, Richard - BC; Nortey, James - BC; Roark, Brian - BC; Varghese, Lesley - BC; Zaragoza, Nuria - BC
Cc: Sirwaitis, Sherri
Subject: Support for C14-2014-0157 - 8528 Burnet Road

I support the staff recommendation for Case C14-2014-0157 at 8528 Burnet Road, Item #4 on the 1/13 agenda.

This location is great for transit access. The portion that faces Burnet does so at a #3 bus stop. Less than 1/4 mile south is an 803 MetroRapid stop. Almost 1/4 mile to the north is a second 803 MetroRapid Stop. Three stops within such a short distance is essential to helping cultivate a connected city, without relying on the car for every trip.

In addition, the developer is promoting S.M.A.R.T. housing. The R stands for "reasonably priced" and T stands for "Transit-Oriented", which this project has, and Austin desperately needs.

The Imagine Austin plan encourages more intense land use where there is "quality transit, public space and walkable destinations" (p. 106). I travel by this stretch of Burnet almost daily, and I see people walking to restaurants and shops, walking their dogs or just going about their business on foot. Adding a 300-unit apartment complex will be a boon to these businesses and bring even more to meet the demand of this growing area.

We can't let Burnet languish as the Boulevard of Tire Shops and Car Dealers forever. This is a great opportunity to add SMART housing units, and prevent the creep of higher densities into the inner neighborhoods.

I urge you to support this zoning change.

Thank you,
Cory Brown
Crestview NA member
AURA member

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



PROJECT NAME: Bowman Consulting Group

ADDRESS/LOCATION: 8647 Rockwood Lane/8528 Burnet Road

CASE #: C14-2014-0157

☐ NEW SINGLE FAMILY

☐ DEMOLITION OF MULTIFAMILY

☒ NEW MULTIFAMILY

☐ TAX CREDIT

SF UNITS: 300

STUDENTS PER UNIT ASSUMPTION: 0.1

MF UNITS: _____

STUDENTS PER UNIT ASSUMPTION: _____

IMPACT ON SCHOOLS

At a rate of 0.1 students per unit, the 300 multi-family residential units are projected to add approximately 30 students over all grade levels to the projected student population. It is estimated that of the 30 students, 15 will be assigned to Pillow Elementary School, 6 to Burnet Middle School, and 9 to Anderson High School.

The percent of permanent capacity by enrollment for SY 2018-19, including the additional students projected with this development, would be within the target range of 75-115% for Burnet MS (115%) and Anderson HS (102%), assuming the mobility rates remain the same. These schools will be able to accommodate the projected additional student population from the proposed development.

The projected additional students at Pillow ES would increase the percent of permanent capacity to 120%, above the target range, assuming the mobility rates remain the same. At 120%, the school community and administration would need to discuss intervention strategies to address overcrowding.

TRANSPORTATION IMPACT

Pillow ES and Burnet MS are located within 2 miles of the proposed development; therefore students would not qualify for transportation unless a hazardous route condition was identified. Students within the proposed development attending Anderson HS would qualify for transportation. Due to the small number of high school students projected, an additional bus would not be needed.

SAFETY IMPACT

The area around the development needs sidewalks to accommodate the students who will be walking to school. There are no other known safety impacts at this time.

Date Prepared: January 13, 2015

Director's Signature: _____

Paul Turner

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



DATA ANALYSIS WORKSHEET

ELEMENTARY SCHOOL: Pillow

RATING: Met Standard

ADDRESS: 3025 Crosscreek Drive

PERMANENT CAPACITY: 502

% QUALIFIED FOR FREE/REDUCED LUNCH: 70.38%

MOBILITY RATE: -7.1%

POPULATION (without mobility rate)

ELEMENTARY SCHOOL STUDENTS	2013-14 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	618	632	647
% of Permanent Capacity	123%	126%	129%

ENROLLMENT (with mobility rate)

ELEMENTARY SCHOOL STUDENTS	2013-14 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	574	587	602
% of Permanent Capacity	114%	117%	120%

MIDDLE SCHOOL: Burnet

RATING: Met Standard

ADDRESS: 8401 Hathaway

PERMANENT CAPACITY: 1,039

% QUALIFIED FOR FREE/REDUCED LUNCH: 96.65%

MOBILITY RATE: -16.0%

POPULATION (without mobility rate)

MIDDLE SCHOOL STUDENTS	2013-14 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	1,348	1,421	1,427
% of Permanent Capacity	130%	137%	137%

ENROLLMENT (with mobility rate)

MIDDLE SCHOOL STUDENTS	2013-14 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	1,132	1,193	1,199
% of Permanent Capacity	109%	115%	115%

EDUCATIONAL IMPACT STATEMENT

Prepared for the City of Austin

Austin Independent
School District



HIGH SCHOOL: Anderson	RATING: Met Standard
ADDRESS: 8403 Mesa Drive	PERMANENT CAPACITY: 2,352
% QUALIFIED FOR FREE/REDUCED LUNCH: 29.22%	MOBILITY RATE: 9.6%

POPULATION (without mobility rate)			
HIGH SCHOOL STUDENTS	2013-14 Population	5- Year Projected Population (without proposed development)	5-Year Projected Population (with proposed development)
Number	2,003	2,185	2,194
% of Permanent Capacity	85%	93%	93%

ENROLLMENT (with mobility rate)			
HIGH SCHOOL STUDENTS	2013-14 Enrollment	5- Year Projected Enrollment* (without proposed development)	5-Year Projected Enrollment* (with proposed development)
Number	2,196	2,396	2,405
% of Permanent Capacity	93%	102%	102%

*The 5-Year Projected Enrollment (with and without the proposed development) is an estimate calculated with the assumption that the stated mobility rates (transfers in and out of the school) remain the same over the 5-year period. These estimates are for the sole purpose of the Educational Impact Statement and should not be used for any other purposes.

January 14, 2015

Delivered via e-mail

Sherri Sirwaitis, Case Manager
City of Austin – Planning and Development Review Department
One Texas Center
505 Barton Springs Rd.
Austin, TX 78704

RE: Amendment Request for Zoning Case Number C14-2014-0157
8647 Rockwood Lane & 8528 Burnet Road

Ms. Sirwaitis,

On behalf of the applicants, Mr. Robert Lee Crump and Mr. Charles Mitchell Gordon, and following up on discussions during the public hearing at the Planning Commission last evening, we hereby request that the subject zoning application be amended to include all of the following qualifications:

1. Structure height is limited to 60 feet
2. 15% of the multi-family dwelling units shall be reserved for SMART Housing for at least 10 years
3. The total number of units is limited to 300 residential units and by a related vehicle trip generation of a maximum of 2,000 trips per day
4. Floor area is limited to a maximum of 250,000 square feet

Please call me at 512.327.1180 if you have any questions or require additional information.

Regards,



Bill Gabler, P.E.
Senior Project Manager



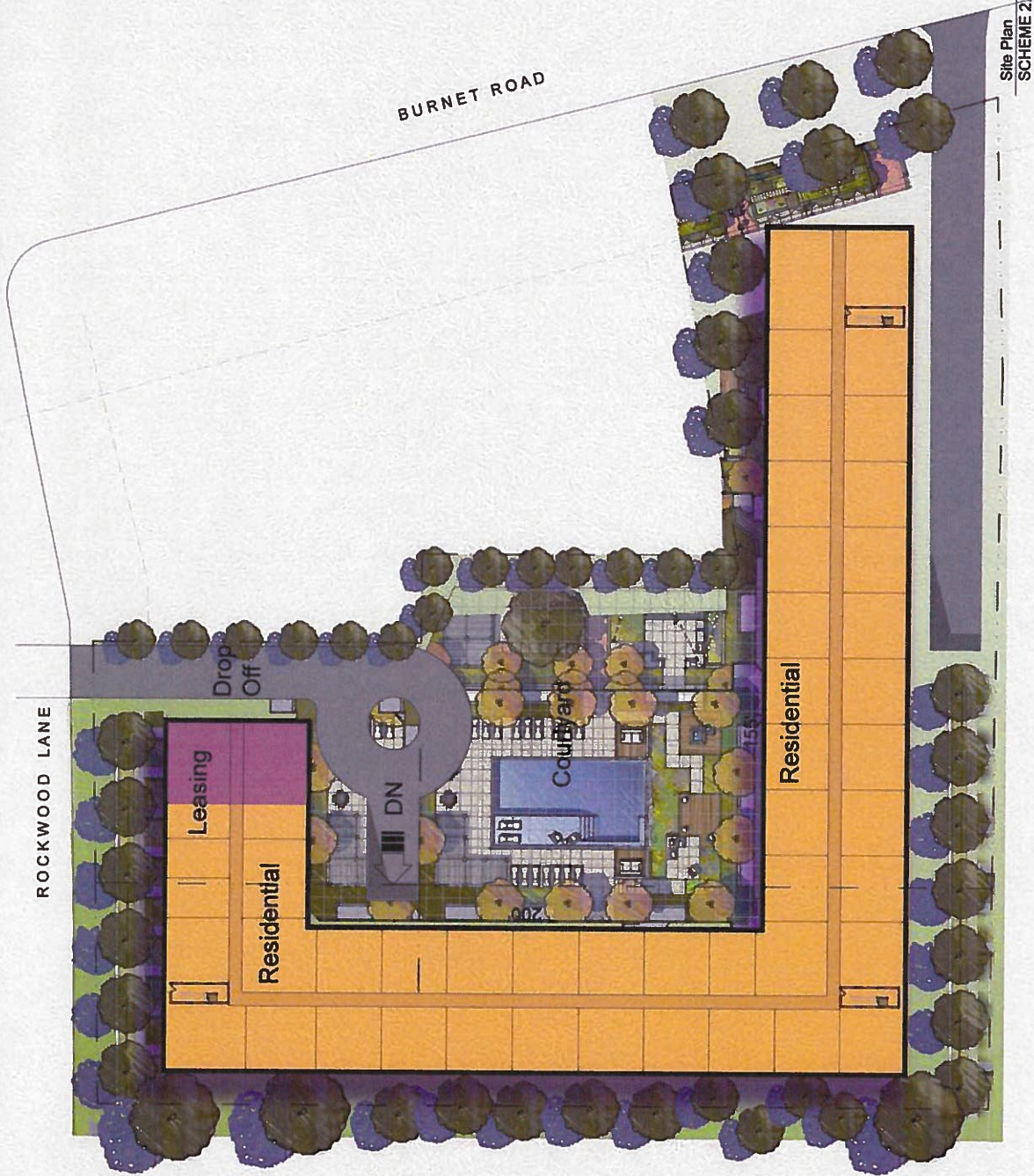
Burnet Road Residential Development
Austin, Texas

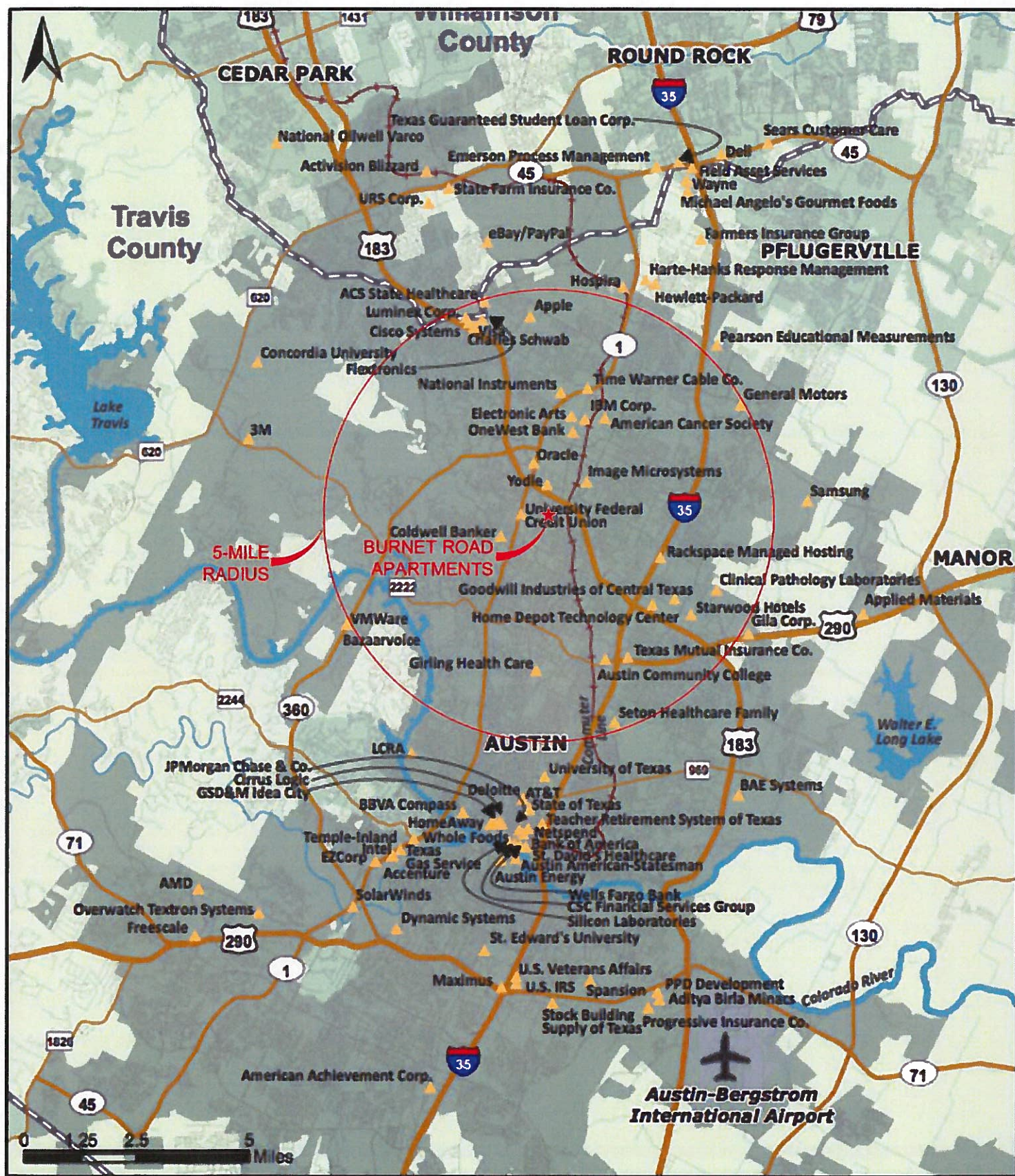
Wilder Bealshaw Architects
3825 Pecos Ave. Suite 410
Austin, Texas 78704 214.999.0200



Sackman
Enterprises

SCHEME 2
5 Story Building Type III Over 1.5 level below grade parking



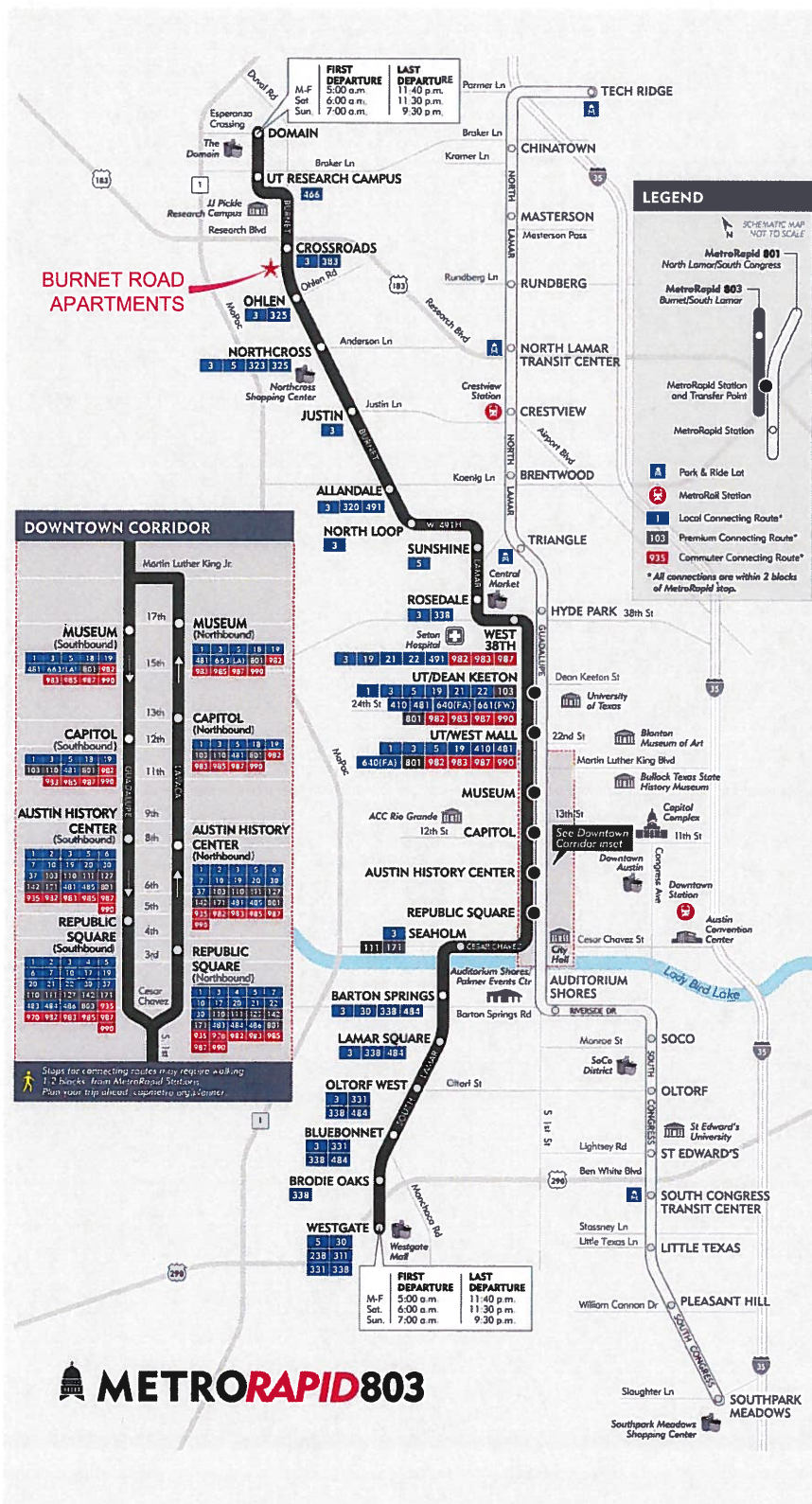


803

Burnet/S. Lamar



PREMIUM



803 WEEKDAYS

5 AM - 7 AM	15 MIN
7 AM - 9 AM	12 - 15 MIN
9 AM - 2 PM	15 MIN
2 PM - 5 PM	12 - 15 MIN
5 PM - 7 PM	12 - 15 MIN
7 PM - 12:30 AM	20 MIN

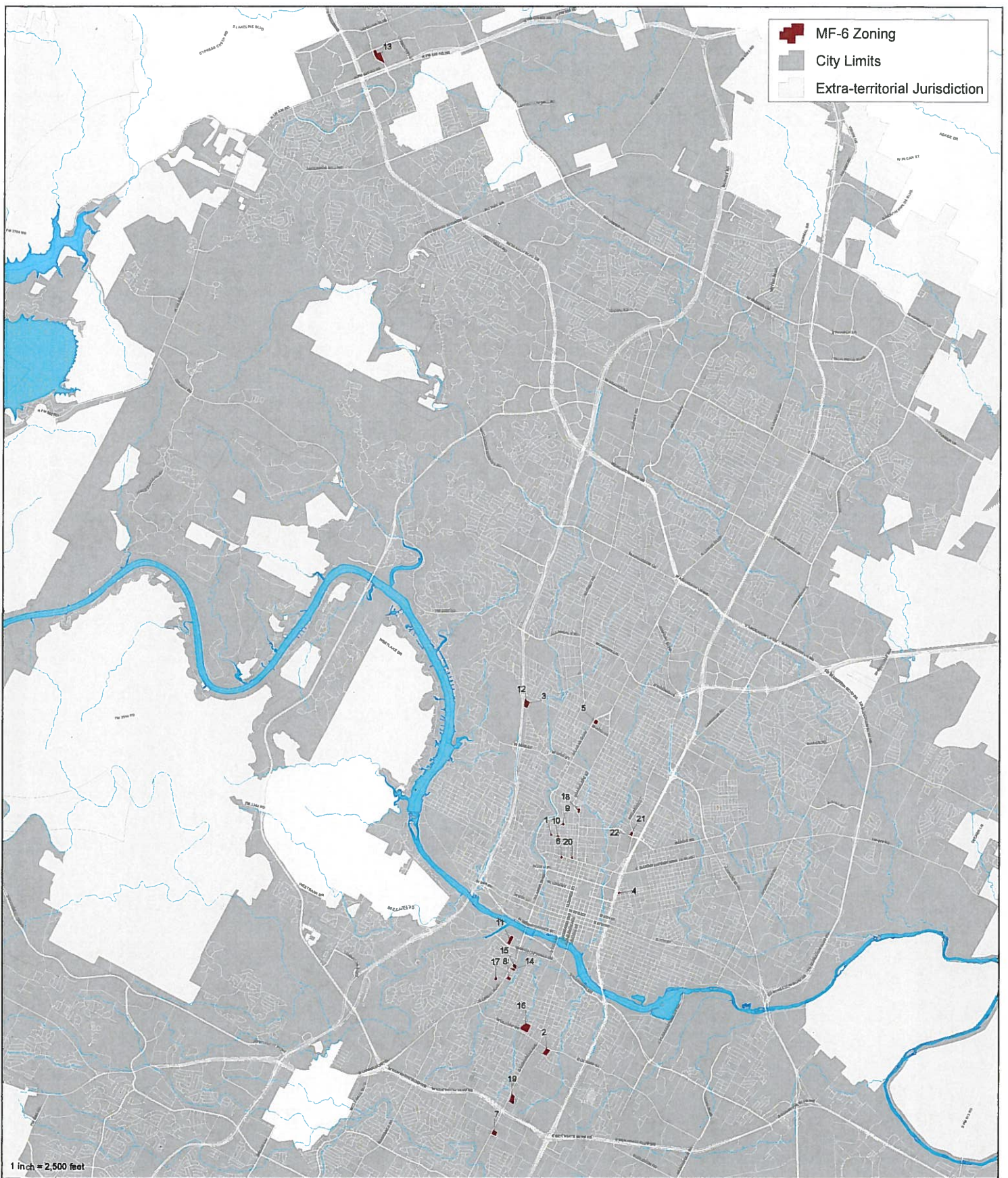
803 SATURDAYS

6 AM - 11 AM	30 MIN
11 AM - 7 PM	20 MIN
7 PM - 12:30 AM	30 MIN

803 SUNDAYS

7 AM - 11 AM	30 MIN
11 AM - 7 PM	20 MIN
7 PM - 10:30 AM	30 MIN

MetroRapid is a frequency-based service. Real-time arrival/departure times may not be exact and may vary due to vehicular traffic and/or weather-related conditions.



MF-6 Zoning (Multi-Family Residence - Highest Density)



PLANNING AND DEVELOPMENT REVIEW DEPARTMENT

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 and Development Review Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

March 31, 2015

Subject: Rezoning case C14-2014-0157 (8528 Burnet)

Dear Mayor and City Council:

My request may be unrealistic given the demands on your time, but I'm writing to ask that you spend 5 to 10 minutes getting acquainted with the North Shoal Creek Neighborhood by browsing the attached copy of our association's newsletter. If you do, I think you'll see a neighborhood that understands change is inevitable and that recognizes the need for additional (especially affordable) housing. As the article on page 3 says, we seek "a path that will accommodate growth, housing and development while not compromising the quality of life in our neighborhood."

When this rezoning case first came before our association, we initially thought we had to choose between two bad alternatives: CS vs. MF-6. Our members, deeming MF-6 potentially more deleterious, voted to oppose it. Later, our Board, looking for an option that would add housing but at a density level we believe Burnet Road able to handle, responded with a third choice, one we hoped would be an acceptable compromise: MF-4. Unfortunately, our association and the developer have been unable to reach an agreement.

North Shoal Creek is neither a NIMBY nor an anti-renter neighborhood. According to the 2010 Census, 44.1% of our housing was owner occupied. If you look at our neighborhood on a zoning map, you'll see a core of SF-2 and -3 zoning surrounded by a mix of MF-2, -3, -4, and CS zoning. We have about a dozen multi-family complexes in our neighborhood, all medium or moderate density. Given Burnet's traffic limitations, we think additional multi-family housing should also be moderate density.

Our association's major duty is to protect the quality of life of our neighborhood, and we believe that is what we are doing by opposing MF-6 zoning at this site. When this case comes before you on second and third reading, I hope you will vote to oppose MF-6 zoning. Please work also to start the Burnet Corridor planning process so that development along Burnet Road can be planned rather than haphazard and so that residents along the Burnet Corridor can play a role in Burnet Road's development along with developers and City staff.

Thank you.

Sincerely,

Sharon Justice, Board Member and Newsletter Editor,
North Shoal Creek Neighborhood Association

Attachment

NORTH SHOAL CREEK NEIGHBORHOOD NEWS SPRING 2015



Times are a-changin' — along Burnet Road and in North Shoal Creek: a commentary

Burnet Road is now one of Austin's hot spots for development. Two new developments opened recently; a third is being constructed; and a fourth has been proposed for 8528 Burnet, next to Waterloo Ice House.

As Lois McEvoy, NSCNA's president, says in her column, Austin is changing and so is our neighborhood. An ad I saw recently brought this home to me. The ad, for a Burnet Road apartment complex, ended with the words "chic Burnet Road corridor." When I think of Burnet Road, the image of Ginny's Little Longhorn Saloon is more likely to pop into my mind than a chic streetscape. But it's time to readjust my thinking to include chic as well as Ginny's chickens.

Burnet Road is an Austin time machine. Start at 45th with neighborhoods from World War II, then drive north, through neighborhoods from the 50s and 60s. When you reach 183, you're in the 80s. Keep driving and you'll arrive at the Domain with its brand new neighborhood. That's a lot of change, and the near future will bring a lot more.

Coping with change is the theme of this newsletter. It's addressed in Lois' Presi-

dent's Corner column and in the NSCNA Board's explanation of why our Association opposes MF-6 zoning. Further along is an editorial about coping with more change—Burnet's growing traffic.

But there's a lighter side to change too. May 2, the first Saturday in May this year, is packed with events. It's the day of our annual neighborhood garage sale and there's a new twist—NSCNA is partnering with Pillow Elementary School to help publicize their garage sale fundraiser. NxNA, the North by North Austin Garden and Artisan Tour, is also May 2. Plan to hit the garage sales early and then spend a leisurely afternoon taking in North Austin's creative side. And a note to North Shoal Creek arts and crafts people—a table at Pillow's garage sale can be had for only \$10. Pillow's art focused fundraiser can be an opportunity to showcase your talents.

About a year ago, I wrote that we North Shoal Creekers need to take advantage of the opportunities change presents, sidestep the risks, and channel it where we want it. That hasn't changed. That's still our challenge this year as well.

Sharon Justice, co-editor

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IMPORTANT DATES

- April 6:** Talk Green To Me series at North Village Library, 6:00-8:00 p.m.
April 10-11: Dinosaur George museum exhibit at Pillow Elementary School
May 2: Neighborhood garage sales, including Pillow's fundraiser, 8:00 a.m.-1:00 p.m.; NxNA Garden and Artisan Tour, 10:00 a.m.-4:00 p.m.
May 5: NSCNA General Meeting, Pillow Elementary School, 3025 Crosscreek Drive, 6:30 p.m.

Neighborhood News

Spring 2015 Issue

A quarterly newsletter for the North Shoal Creek Neighborhood Association (NSCNA)

Editors: Sharon Justice, Erin Poole

Contributors/Volunteers: Amelia Cobb, Kimberly Davishines, Gabrielle Lucas, Lois McEvoy, Tomas Rodriguez, Kenneth Webb, and Kevin Wier

Color edition of newsletter available at www.nscna.org.

NSCNA 2015 Officers & Board

President: Lois McEvoy
president@nscna.org

Vice President: Julia Menegay
vp@nscna.org

Secretary: Barbara Gaston
secretary@nscna.org

Treasurer: Donna Eager
treasurer@nscna.org

Directors: Mike Blood
Levi Bullock
Amelia Cobb
Karen Denton
Ernie Garcia
Sharon Justice
Lauren Werchan
directors@nscna.org

Committees

Beautification: beautification@nscna.org

Bylaws: bylaws@nscna.org

Development: development@nscna.org

Media: media@nscna.org

Membership: membership@nscna.org

Safety: safety@nscna.org

Social: social@nscna.org

Traffic: traffic@nscna.org

Join: www.nscna.org/join

Email List: nscna.org/elist

Calendar: www.nscna.org/calendar

To submit an article for consideration,
email it to newsletter@nscna.org.
All articles are subject to editing.

NSCNA
P.O. Box 66443
Austin, TX 78766-0443

www.nscna.org

President's corner



I wish to thank all the other officers and directors for volunteering this year.

The year has already started off with a bang. At our November meeting, the general membership voted not to support the rezoning of the Crump/Gordon property from CS to MF-6. On February 12th, the City Council voted 7 to 4 in favor of granting the requested change by the developer. Voting to oppose the rezoning were Leslie Pool, Ann Kitchens, Kathy Tovo and Ora Houston. The Development Committee is hoping to change the mind of at least two more council members before the next reading.

Like the city of Austin, our neighborhood is changing. We love our neighborhood just as it is and don't want to see it change, but that is unrealistic. By working together, we can hopefully manage the changes to keep what we were drawn to when we chose to live here.

Do you have a vision for what NSCNA should do this year? My goal for this year is to increase participation in our organization. We have over 800 households in our neighborhood, but membership in NSCNA is less than 15% of that number. Attendance at our general membership meetings averages less than 5%. I want to increase both of those percentages.

There are many ways to participate in NSCNA. Can you serve on a committee? Volunteer at one of our events? Help deliver our newsletter? Come to our general membership meetings? Maybe just join our Yahoo group or check our website to stay up-to-date on what's happening in the neighborhood? If you have time to join us, even if it's just a hour or so a month, we would like to get to know you!

Lois McEvoy,
2015 NSCNA President

The North Shoal Creek Neighborhood Association (NSCNA) holds five membership meetings a year, on the first Tuesday of these months: January, March, May, September, and November. Membership meetings are held in the Pillow Elementary School cafeteria, 3025 Crosscreek, from 6:30 to 8:00 pm. All our meetings are open to the public.

For information on how to join NSCNA, please see page 16.



The North Shoal Creek Neighborhood Association is pleased to announce that Randolph Brooks Federal Credit Union is the sponsor of our 2015 Newsletters.

Why the North Shoal Creek Neighborhood Association Board opposes MF-6 zoning for 8528 Burnet

The developer, Sackman Enterprises, has proposed building a 300-unit apartment complex at 8528 Burnet Road, on the property that is currently Gordon Automotive and including the property that previously was Crump Plumbing. The developer has since decreased the number of units to 225.

That location is currently zoned CS (Commercial Services). Sackman Enterprises has asked that the CS zoning be changed to MF-6 (Multi-Family, Highest Density). The NSCNA Board, after considering the issue, responded with a counteroffer of MF-4 (Moderate High Density zoning), which matches North Shoal Creek's existing multifamily housing. The developer rejected the offer.

The Austin Planning Commission voted in favor of MF-6 zoning. The Austin City Council also voted in favor on first reading. To become an ordinance, the

issue must be "read" or voted on two more times.

City staff has recommended holding the second reading at the April 9th City Council meeting. As of the date of this article, the developer hadn't yet agreed to that date.

The NSCNA Board has a responsibility to protect the quality of life we enjoy in our neighborhood. We also recognize reality: Austin's boom is continuing, housing is badly needed, and development has now arrived in North Shoal Creek. We've sought a path that will accommodate growth, housing and development while not compromising the quality of life in our neighborhood.

In this article, we want to do several things:

- Describe the proposed development

(continued on page 12)

Your North Shoal Creek Expert



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Get Ready! North Shoal Creek's annual neighborhood garage sales plus Pillow's garage sale fundraiser set for Sat., May 2

Spring is almost upon us, and you know what that means? The annual **North Shoal Creek Neighborhood Association garage sales**, of course! The date this year is **Saturday, May 2, 8 a.m.-1 p.m.**

This year, we are anticipating BIG crowds as we are coordinating with Pillow Elementary School as an additional site. Their community garage sale to raise funds for their graphic artists' painting project on Pillow's portable buildings is also set for that weekend.

And, May 2 is the day of the North Austin Art and Garden tour, which includes our North Shoal Creek Neighborhood!

So, here's the scoop if you want to participate in the NSCNA's garage sales on Saturday, May 2: sign up to list your address on the map that we'll dis-

tribute that day so shoppers know where to find your sale. E-mail Amelia Cobb, NSCNA Social Chair, at social@nscna.org or call 512-364-5519 and provide your name, address, and contact e-mail or phone number. (All that will appear on the map is your address.)

The deadline to sign up is Friday, April 24.

A donation of \$5.00 to go toward Pillow Elementary School's graphic art project and summer book drive is suggested but not required.

Got things to sell but don't want to hold a garage sale at your home? You can "buy" a table at Pillow Elementary School's garage sale (\$10 for 1 table; \$15 for 2). To reserve a table, call Mrs. Anderson at 512-414-2350 or email her at wanda.anderson@austinisd.org.

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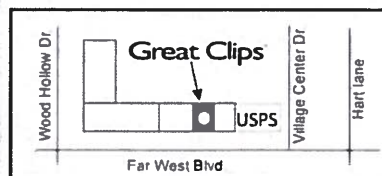
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We'll be teaming up to advertise the sales in the Austin American Statesman, on Craig's List, in the Pillow Elementary School Newsletter, on websites, and with banners and signs around the neighborhood.

So, start that spring cleaning while the weather is beautiful and get ready to enjoy some great sales and have a fine time in the neighborhood on Saturday, May 2!

*Amelia Cobb, Chair, Social Committee
(social@nscna.org)*



Pillow fundraiser to paint our portables and send children home with books to read this summer

Due to the generosity of local artists, some of the portables at Pillow will receive a fresh, new look this spring when murals depicting various subjects will be painted on them. We need your help raising funds to buy supplies for the artists, who are generously donating their time.

You can help by **purchasing a table at our garage sale (1 table for \$10.00 or 2 for \$15.00)**. We will have the tables set up under the awning and on the driveway by the playground at 7:00 a.m. on Saturday, May 2nd.

Tables must be purchased in advance. Please contact Denise Anderson or Carly Kennedy at Pillow Elementary School, [\(512\) 414-2350](tel:5124142350), to buy your spot.

We will have food trailers on hand as well as the artists themselves to make it a fun day for a worthy cause.

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Kimberly Davishines, Pillow Elementary School

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Who Was Dorinda Pillow And Why Is Our School Named After Her?

Condensed from "Who Was Dorinda Pillow?" by the Pillow PTA

Dorinda Pillow (1885-1962) taught in Austin public schools for 47 years, including 23 years at Pease. She was the fifth of nine children born to Mr. and Mrs. William Ashton Pillow. Miss Pillow was absent for only 40 days in her 47 years of teaching in Austin schools. She said she hated to miss school because one day in a child's life meant so much.

Miss Pillow holds a unique place in Austin's history not only as an educator but also as Austin's "Telephone Baby." At the time of her birth, Miss Pillow's father was superintendent of supplies for the first telephone company, the Erie Company, which established its Texas general offices in Austin. Mr. Pillow had the first residential telephone in Austin installed in his home so he could be notified of the impending birth of his daughter.

When the occasion arrived, Mr. Pillow, who was at his work place on Congress Avenue, was phoned and told to come home. The weather did not cooperate. A severe storm blew up, and hailstones striking his horse caused it to run away. Luckily, the horse ran home and into the barn, bringing the father on the scene in time to welcome his new



Dorinda Pillow Elementary School, 3025 Crosscreek

daughter, Dorinda. As a result, she was nicknamed "The Telephone Baby."

Miss Pillow retired in May, 1954. She died as a result of an auto accident on April 3, 1962. She is buried in Oakwood Cemetery Annex, Section E.

Pillow Elementary was named after her in 1969, when the school was new.

Printed in the North Shoal Creek Neighborhood News with permission of the Pillow PTA (pillowpta.weebly.com)

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Austin Public Libraries to host "Talk Green to Me" sustainable living series throughout April



The Austin Public Library is hosting a month long series of fun and informative discussions, presentations and documentaries on sustainable living throughout the month of April. Topics covered include community gardens,

growing local, permaculture, organic gardening, composting, energy efficiency, sustainable community planning, chickens, worms, tiny houses, edible insects, aquifer protection, gray water recycling, urban wildlife habitats, and green landscaping.

Two of the 20-plus events will be held at the North Village Library on April 6th from 6:00 to 8:00 p.m.

At 6:00 p.m., Gail Vittori, co-director of the Center for Maximum Potential Building Systems (CMPBS) in Austin, will speak about green build-

ing. She has been at the forefront of advancing green building and developed the framework for the City of Austin's Green Builder Program, the first green building program in the world.

She will be followed at 7:00 p.m. by Professor Dumpster, also known as Environmental Sciences Professor Dr. Jeff Wilson. Professor Wilson, aided by his team of students and experts, transformed a 33 square foot dumpster into a sustainable house and his home for a year.

For a complete list of the programs in this series, please visit library.austintexas.gov/talkgreen

For more information on Gail Vittori, please see library.austintexas.gov/event/meet-author-gail-vittori-cmpbs-308098

For more about Professor Wilson and the Dumpster Project, please see library.austintexas.gov/event/meet-professor-dumpster-308099



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Sunrise Communion: 6:00am
Community Services: 8:00am, 9:30am and 10:45am

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Come Join Us!

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Update on the almost-ready-to-be-built-when-it- stalled- roundabout at the Rockwood/Stillwood intersection

The roundabout scheduled to be built at the Stillwood/Rockwood intersection had been in doubt for several months now, but recently an email arrived from Engineer Mario Porras of the Austin Transportation Department's Traffic Engineering Division. It clears the matter up, and I'm quoting much of it here:

"Progress on Rockwood is still ongoing. Due to budget constraints and post-installation studies, Austin Transportation Department (ATD) staff recommended that all curb work (such as the one to be constructed on the second part of Rockwood) be re-evaluated to consider speed cushions.

Previously, speed cushions were not considered on primary response routes; however due to their efficiency and cost effectiveness, Austin Traffic Division had discussions with AFD, EMS and Austin Re-

source Recovery to determine if they had any objections to such devices, which they did not. Please note that speed cushions allow large vehicles such as fire trucks or ambulances to "straddle" the devices, as opposed to speed humps which extend the length of the roadway.

ATD has had internal meetings to determine which projects we need to get on the ground, and Rockwood is one of them. Our next step is for ATD Engineers to redesign the schematic with the simpler (faster design and construction), more effective, and less expensive devices."

So, it sounds like speed cushions instead of a roundabout will be installed. Once I learn when, I'll post the date on NSCNA's Yahoo group.

*Tomas Rodriguez, Chair, Traffic Committee
(traffic@nscna.org)*



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Burnet Road's traffic future is looking pretty bleak — but it's not too late to change it for the better: an editorial

Government reports don't usually make my list of recommended reading, but the one I discuss here is an exception. It's the *Final Report of the Austin Mobility North Lamar/ Burnet Corridor Program*, issued in December 2013 by the Austin Transportation Department. It's available online at austintexas.gov/department/corridor-studies.

I recommend it to everyone who lives along or drives on Burnet Road, because this report predicts what Burnet's traffic conditions are likely to be in 2031. Fortunately, you don't need to read the entire report; you just need to look at a series of tables in *Appendix F: Traffic Studies*.

Tables F-1 through F-8 compare existing wait times and level-of-service (LOS) ratings for North Lamar and Burnet intersections to projected 2031 levels. after \$152 million of improvements

split roughly equally between the two streets.

You might expect ratings after improvements to improve. For the most part, they do along North Lamar. Not so along Burnet Road south of 183. Intersection wait times and LOS ratings on Burnet in 2031, after almost \$77 million in improvements, worsen. In other words, our tax dollars fund "improvements" not to make traffic better but to keep it from being a lot worse instead of just somewhat worse.

The most important point I take away from the report is that reengineering Burnet to increase traffic capacity isn't really feasible. Instead, we need to siphon people out of cars and into "alternative transportation"—primarily bus service—instead.

(continued on page 10)

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(continued from page 9)

I don't have a problem with this solution. What I am fearful of is this: that the City's Planning Department may not know about this report. I say that because on one hand, Austin's Transportation Department issues a report projecting a 38% increase in traffic on Burnet over the next 20 years and recommending a 20% growth in traffic volume as the "goal for development policy along the corridor." On the other hand, Austin's Planning Department is focused on increasing density by permitting large, high-density apartment complexes along the Burnet Corridor. In short, it's a policy mismatch.

Unfortunately, our neighborhood's quality of life will likely suffer from this mismatch, because more traffic and worse congestion at intersections will, in turn, lead to more cut-through traffic on neighborhood streets. So, from my perspective, the future of Burnet Road and of our neighborhood streets looks pretty bleak right now.

Readers, please don't take my word for this. Look at the tables on pages F-7, F-8, F-10, F-11, F-14, F-15, F-21 and F-22 of *Appendix F* of the report for yourself.

There is a solution. City policy needs to encour-

age medium and moderate density along Burnet, and density should be coordinated with transportation infrastructure the way *Imagine Austin* envisions. There's even a process in place to do this: the long-delayed Burnet Corridor Plan.

I think we can prudently add density and housing to Burnet in a way that doesn't worsen the quality of life of neighborhoods along Burnet. Please inform yourselves about Burnet's traffic situation. See if you think I might be right. If you do, please support starting the Burnet Corridor Plan as quickly as possible.

Sharon Justice, co-editor (newsletter@nscna.org)

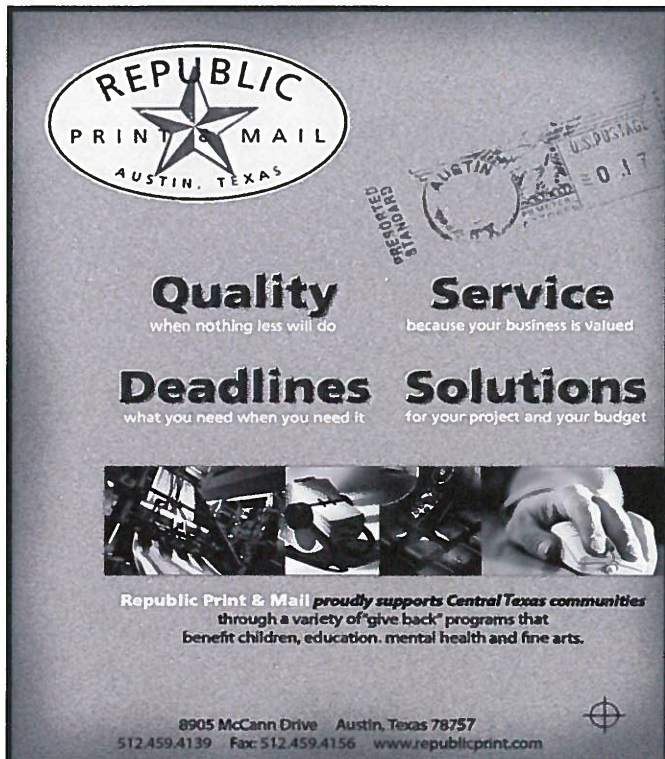
To see what North Shoal Creek's Burnet intersections are expected to be like in 2031, please turn to page 15.



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One-stop online shopping now available for city rebate programs

The City of Austin now has a webpage listing incentives and rebates offered by all City departments. It's austintexas.gov/resident/incentives-and-rebates, and it lists thirteen programs, ranging from "Electric Vehicle Rebates" to "WaterWise Landscape Rebate."

One rebate program we should all pay attention to given our current drought is "Drought Survival Tools for Your Yard." This provides rebates for installing compost or mulch and for core aerating your yard. For details and to download the application, go to austintexas.gov/page/drought-survival-tools-your-yard. Only one application per yard permitted, so if you've used this program before you can't again. Also, application and accompanying materials must be turned in before June 12, 2015.

Austin Water residential customers with existing irrigation systems may qualify for a rebate of up to \$400 for making improvements to increase their system's water efficiency. New irrigation systems and expansions to existing systems don't qualify. For details and to download the application, go to austintexas.gov/department/irrigation-system-evaluation

The WaterWise Landscape program offers rebates

of \$35 for every 100 sq. ft. (minimum of 500 sq. ft.) converted from healthy turf grass to native plant beds, up to a maximum of \$1,750. Applications are accepted December 1-March 1 for spring conversion and June 1-September 30 for fall ones. Go to www.austintexas.gov/department/waterwise-landscape-rebate for rebate requirements and to download an application.

The City's Water Conservation Office offers several free items to help you decrease water usage. You can pick up a free showerhead (1.5 gallon/min.); a free kitchen faucet aerator (2.2 gallon/min.) and/or bathroom faucet aerator (1 gallon/minute); a soil moisture meter; and a treegator for a small 2-3" diameter tree.

The Water Conservation Office is located at 625 E. 10th, 6th floor, and is open 8:00 a.m.-4:30 p.m., Monday-Friday. According to their webpage, "metered street parking is usually available and there is limited free visitor parking on the 6th floor of the parking garage."

If you want more information on any of these programs and would prefer to ask a human rather than search a computer, call the Water Conservation Office at 512-974-2199.

Dollar saving tip: If you're still using the 64-gallon gray trash cart you got when the city's automated trash pick-up began several years ago, and if you aren't filling it up every week, you can save some money by downsizing:

- a 24-gallon cart costs \$15.20/month
- a 32-gallon cart costs \$16.45/month.

The grey 64-gallon cart costs \$21.60/month.

There's no charge to switch to a smaller size. Just call 512-494-9400.

You can also switch to a larger size, but there is a one-time \$15.00 charge to do that.

THANK YOU TO OUR ADVERTISERS

Our newsletter can't be published without the revenue NSCNA receives from our advertisers. Please use their services, and please thank them for advertising in the *North Shoal Creek Neighborhood News*.

What is North Shoal Creek's walk score? According to walkscore.com, we're the 23rd most walkable neighborhood in Austin. Our walk score is 59, our transit score 39, and our bike score 59. A score between 20 and 49 is Car Dependent; between 50 and 69, Somewhat Walkable.

(continued from page 3)

- Explain why we concluded this site is not good for this particular building
- Address the question of what we'd like to see there instead
- Suggest a way to avoid duplicating on Burnet some of the unintended consequences that have accompanied development elsewhere in Austin
- Say what NSCNA will be doing next and what we'd like for North Shoal Creek residents to do.

Basic description:

- As originally requested, the apartment complex would consist of 195 1-bedroom, 75 2-bedroom, and 30 3-bedroom units, projected to rent for between \$1,000-\$2,700/month. Size would range from 600 sq. ft. studios to 2,000 sq. ft. 3-bedroom units and would average 840 sq. ft.
- It would generate about 1,995 additional vehicle trips per day.
- At 300 units, it would have a density of 107.5 units per acre. At the Feb. 12th City Council meeting, the developer's representative, C.J. Sackman, agreed to limit the number of units to 225. This drops the density to about 80 units per acre. This would presumably change the number of 1-, 2-, and 3-bedroom units, but the final count by size isn't yet known.

Why does NSCNA object to this development?

The Board believes this segment of Burnet Road cannot successfully handle traffic associated with MF-6 level density. We base our belief on a report by the Austin Transportation Department titled *Final Report of the Austin Mobility North Lamar/ Burnet Corridor Program*. It can be found online at www.austintexas.gov/department/corridor-studies.

We think Burnet's limited ability to handle increasing traffic when combined with this particular site for an MF-6 development will result in heavier traffic on neighborhood streets. And that, in turn, will negatively impact the quality of life in North Shoal Creek.

Some key points from the report:

- Burnet's traffic volume is projected to grow 38% between now and 2035.

- The report recommends \$76 million in improvements to Burnet Road over the next 20 years. In spite of these improvements, levels of service ratings for Burnet's major intersections will be WORSE in 2031. In other words, the improvements don't make travel on Burnet better; they mean conditions get somewhat worse instead of a lot worse.
- The segment of Burnet just south of 183 has the highest daily traffic volume (37,100). That's North Shoal Creek's segment and it's where this development would be built.
- In addition, the complex will add to Rockwood's traffic, which is already worsened by cut-through traffic trying to avoid Burnet's congested intersections. Rockwood runs by Pillow Elementary School, which presents a safety hazard for students and other pedestrians near that block.

To sum up, this is a poor location for a large MF-6 development because it would be 1) on a traffic corridor with a limited capacity to carry additional traffic; 2) on the segment of the corridor with the highest current daily traffic volume; 3) located between a failed intersection to the north (Burnet/ 183) and a failing one to the south (Burnet/ Anderson), both of which are projected to deteriorate over the next 16 years in spite of improvements. Plus, it would increase traffic on Rockwood, which has an existing problem with speeders and which runs by a school.

What does NSCNA want instead?

The board believes North Shoal Creek is and should remain a medium/moderate density neighborhood. We recognize that new housing is badly needed. We would like to see MF-4 zoning at this site.

A moderate density MF-4 development would have advantages over MF-6: 1) less expensive to build; 2) at half the density, would halve the traffic impact; and 3) could attract families as well as singles and couples because MF-4 can offer more 2- and 3-bedroom units than can a denser MF-6 building.

(continued on next page)

(continued from page 12)

The wider context: Our neighborhood plan and the Burnet Corridor Plan

Austin's current development policy focuses on increasing density through large, upscale rental developments located where a developer can put together enough property for one. Two such developments have opened recently at 5350 Burnet and at 5433 Burnet. A third is under construction at 6701 Burnet. This focus on large, dense projects increases traffic unnecessarily, drives up property values, ignores *Imagine Austin* and CodeNext recommendations calling for placing large dense developments near transit nodes, and fails to provide adequate long-term affordable housing.

North Shoal Creek first requested a neighborhood plan in 2006. Since then, we've been approved for a planning process four times, most recently in 2014. We've also supported moving forward with the Burnet Road Corridor plan. None of our efforts have been successful so far. These plans are the best opportunity we residents have to influence development in our area. We would like for the Austin City Council to instruct City staff to fast-track both planning processes. We believe the quality of life in Burnet Corridor neighborhoods is being negatively affected by the City's current development focus and that, as residents, our best chance to improve rather than degrade the quality of life of Burnet neighborhoods is via the Burnet Corridor Plan and a North Shoal Creek neighborhood plan.

Where we go from here, and what North Shoal Creek residents can do:

Two more readings are required for the MF-6 zoning to be legally approved. The next reading is tentatively set for April 9, so it looks like we'll have between now and then to try to change the votes of at least two city council members. Also, the Development Committee will be meeting with Mr. Sackman to try to find a compromise acceptable to both sides.

Here's what you can do:

- Inform yourself about the issue. Please read the information posted on the NSCNA website. Also, a transcript of the February 12th City Council meeting (which is when this passed on first reading) and a video of that meeting are available at austintexas.gov/departments/city-council/council-meetings. This rezoning case is Item #73 on the agenda.
- Call or email the mayor and city council to let them know your position. The mayor's phone number is 512-978-2100. To call other council members, substitute their district numbers for the last zero (for example, District 2 Council Member Delia Garza's phone number is 512-978-2102). Council members in Districts 2, 3, 4, 6, 8, 10, and the Mayor voted in favor of the MF-6 zoning.
- To email them all as a group, use this address: austintexas.gov/email/all-council-member. To email them individually, substitute their names for "all-council-members"—
austintexas.gov/email/SteveAdler
austintexas.gov/email/LesliePool (etc.)

We believe we have a strong case in support of MF-4 zoning for 8528 Burnet, and we ask for your support.

Thank you.

*From the Board of Directors,
North Shoal Creek Neighborhood Association*

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NSCNA 2015 Officers Elected at January General Membership Meeting

*Front row, left to right:
Karen Denton (director), Donna Eager (treasurer), Barbara Gaston (secretary), Sharon Justice (director), Ernie Garcia (director).*

*Back row, left to right:
Mike Blood (director), Lauren Werchan (director), Amelia Cobb (director), Julia Menegay (vice-president) and Lois McEvoy (president). Levi Bullock, director, not pictured.*

Photo by K. Webb



Excerpts from 2014 NSCNA Committee Reports

Beautification: Responded to requests for assistance and questions related to reporting code violations and use of 311 as related to Beautification

Development:

- Monitored the ongoing rewrite of the city's zoning code (CodeNext) and hosted a CodeNext workshop for residents to provide input on envisioning the future of North Shoal Creek
- Won approval from City Council for a North Shoal Creek Neighborhood planning process
- Worked with owner's representative to limit businesses and traffic at the new office building to be built at 8611 N. MoPac (currently the Shoal Crossing Event Center)
- Worked with developer's representatives and City Council to limit effects of the rezoning of the Crump/Gordon properties on North Shoal Creek's quality of life (will continue into 2015)
- As one of the four neighborhoods closest to the proposed Austin Oaks PUD, worked with other neighborhoods to protect the interests of the North Shoal Creek neighborhood

Media:

- Published and distributed four newsletters
- Expanded online distribution of newsletter to include apartments and condos in our neighborhood

Social:

- May 3: 25 households took part in the annual North Shoal Creek neighborhood garage sale
- July 4: a record number of neighbors participated in annual Fourth of July parade and celebration
- December 19: 25 volunteers of all ages put together the annual luminaria walk

Traffic: Request for a traffic calming installation on Rockwood south of Steck completed this year; installation on Rockwood north of Steck to be completed in 2015

North Shoal Creek Real Estate Info

According to Zillow, three homes were for sale in North Shoal Creek at the end of February:

8409 Daleview (single-family) \$450,000
3033 Thrushwood (duplex) \$500,000
2600 Penny Lane (condo) \$124,900

Zillow also shows seven rentals available in our neighborhood:

3 at Arabella Apartments, ranging from 600-900 sq. ft., renting for \$799-\$1,225/month

2 at Ashdale Gardens:

655 sq. ft. for \$973/month

973 sq. ft. for \$1,200/month

One single-family residence on Stillwood was also for rent: 1,523 sq. ft. for \$1,995/month

North Shoal Creek Crime Stats: Jan.-Feb. 2015

January 2015: 18 crimes reported

Arrest: 5
Assault: 7
Criminal trespass: 1
Dating disturbance: 1
Family disturbance: 1
Theft: 3

February 2015: 8 crimes reported (partial data)

Assault: 1
Burglary: 2
Family disturbance: 2
Fraud: 1
Theft: 1
Vandalism: 1

Stats from Spotcrime.com; you can view the map at spotcrime.com/tx/austin/north+shoal+creek

Tables excerpted from the Final Report of the Austin Mobility North Lamar/Burnet Corridor Program

Table F-1: Burnet Road Existing Intersection Level-Of-Service

INTERSECTION	AM Peak Hour LOS	LOS	PM Peak Hour LOS	LOS
	Delay (sec/veh)		Delay (sec/veh)	
Burnet Road at W. Anderson Ln	37.5	D	54.2	D
Burnet Road at Steck Ave	15	B	25.3	C
Burnet Road at Buell Ave/Ohlen Rd	11	B	18	B
Burnet Road at Rockwood Ln	5	A	15.2	B
Burnet Road at US 183 EB Frtg Rd	155.3	F	143.9	F
Burnet Road at US 183 WB Frtg Rd	39.9	D	106.1	F

Table F-7: Burnet Road Future Year 2031 Intersections Delay and LOS with Long-Term Improvements

INTERSECTION	AM Peak Hour LOS	LOS	PM Peak Hour LOS	LOS
	Delay (sec/veh)		Delay (sec/veh)	
Burnet Road at W. Anderson Ln	62.9	E	96.5	F
Burnet Road at Steck Ave	46.8	D	49.8	D
Burnet Road at Buell Ave/Ohlen Rd	51.4	D	34.5	C
Burnet Road at Rockwood Ln	9.2	A	16.9	B
Burnet Road at US 183 EB Frtg Rd	246.4	F	240.5	F
Burnet Road at US 183 WB Frtg Rd	72.1	E	184.3	F

LOS (level-of-service) grades:

A = delays < .5 second; ideal
B = delays between 5.1 and 15 seconds per vehicle; good
C = 15.1-25 second delays; fair
D = 25.1 to 40 second delays; lowest acceptable level in urban areas
E = 40.1-60 second delays; unacceptable
F = > 60 second delays; traffic exceeds roadway capacity

Delay time in seconds per vehicle based on traffic studies conducted between 7-9 AM and 4-6 PM in October 2011

Source: Final Report of the Austin Mobility North Lamar/Burnet Corridor Program, Appendix F: Traffic Studies (issued December 2013)

As a member of the North Shoal Creek NA, you and your family are eligible for membership.

Low-Rate Mortgage Loans

Purchase or Refinance ★ Home Equity ★ Home Improvement

Apply Today — rbfcu.org
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RBFCU ★

Certain restrictions may apply. Loans subject to credit approval. Mortgage loans are available only on property in Texas. NMLS# 583215.
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INTERESTED IN JOINING NSCNA?

Dues are \$15.00 per household per calendar year.

Here's how to join:

- ⇒ Visit www.nscna.org and pay with Paypal (\$16.00, including \$1.00 processing fee)
- ⇒ Mail your completed form and check for \$15.00 to NSCNA, P.O. Box 66443, Austin, TX 78766.
- ⇒ Join at any of our general membership meetings

Hope we'll be hearing from you soon!



www.nscna.org



ST. LOUIS CATHOLIC SCHOOL

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- Conveniently located at the SE corner of Burnet and Anderson
- Diverse community, represented by 39 zip-codes
- Enhanced academic experience including Music, Art, Spanish, and Physical Education

To schedule your personal tour, please
call Mrs. Dowling at 512-614-6622x 245

Look us up!
[Facebook.com/SLCSAustin](https://www.facebook.com/SLCSAustin)



CITY OF AUSTIN

TRAFFIC DATA REPORT

SPEED STUDY

5400 BURNET ROAD
North of Adams Avenue
NORTHBOUND

Site: G24JDC
7/23/2013
Tuesday

24 Hour Speed

		NB														
mph		0 - < 15	15 - < 20	20 - < 25	25 - < 30	30 - < 35	35 - < 40	40 - < 45	45 - < 50	50 - < 55	55 - < 60	60 - < 65	65 - < 70	70 - < 200	Avg.	
	Total															
12:00	840	19	34	84	238	293	146	25	1	0	0	0	0	0	30.1	
13:00	728	14	15	67	167	272	161	25	7	0	0	0	0	0	31.2	
14:00	682	10	11	43	110	271	193	41	3	0	0	0	0	0	32.5	
15:00	800	6	18	33	132	299	258	44	7	2	0	1	0	0	33.1	
16:00	1079	6	17	39	179	431	327	67	12	1	0	0	0	0	33.4	
17:00	1186	10	18	107	303	452	240	49	6	1	0	0	0	0	31.4	
18:00	891	5	18	31	132	334	302	61	8	0	0	0	0	0	33.4	
19:00	564	6	6	15	53	188	213	74	9	0	0	0	0	0	34.7	
20:00	434	0	5	20	54	176	145	33	1	0	0	0	0	0	33.8	
21:00	305	1	2	14	45	108	104	28	2	1	0	0	0	0	33.8	
22:00	185	2	2	9	16	70	57	26	3	0	0	0	0	0	34.3	
23:00	112	0	0	3	10	41	43	12	3	0	0	0	0	0	35.1	
7/24/2013																
00:00	52	0	0	1	6	11	23	8	2	1	0	0	0	0	36.4	
01:00	17	0	1	2	3	3	5	2	0	0	0	1	0	0	34.1	
02:00	22	0	0	2	4	7	6	3	0	0	0	0	0	0	33.4	
03:00	14	0	0	1	1	3	4	3	2	0	0	0	0	0	36.8	
04:00	9	0	0	1	1	3	4	0	0	0	0	0	0	0	33.0	
05:00	38	0	1	2	10	7	9	6	2	1	0	0	0	0	34.6	
06:00	100	0	2	4	5	27	48	13	1	0	0	0	0	0	35.7	
07:00	288	3	1	13	18	71	124	50	6	2	0	0	0	0	35.8	
08:00	471	2	7	11	41	149	193	63	2	2	0	1	0	0	35.1	
09:00	482	5	3	14	94	172	138	50	6	0	0	0	0	0	33.5	
10:00	609	1	2	35	98	224	202	40	6	1	0	0	0	0	33.5	
11:00	770	11	23	72	160	260	194	45	4	1	0	0	0	0	31.7	
Total	10678	101	186	623	1880	3872	3139	768	93	13	0	3	0	0	32.9	
%		0.9	1.7	5.8	17.6	36.3	29.4	7.2	0.9	0.1	0.0	0.0	0.0	0.0		
Average (Mean)		32.9 mph			Minimum		10.0 mph			Maximum		64.8 mph				
Pace Range		29.2 - 39.2 mph			7299 vehicles (68.4 %)											
Percentile Speeds		<u>10%</u>	<u>15%</u>	<u>50%</u>	<u>85%</u>	<u>90%</u>										
(mph)		25.7	27.6	33.5	38.2	39.7										
Speeds Exceeded		<u>25 mph</u>	<u>35 mph</u>	<u>45 mph</u>	<u>55 mph</u>	<u>65 mph</u>	<u>75 mph</u>									
		91.5 % (9768)	37.6 % (4016)	1.0 % (109)	0.0 % (3)	0.0 % (0)	0.0 % (0)									

CITY OF AUSTIN

TRAFFIC DATA REPORT

VOLUME REPORT

5400 BURNET ROAD
North of Adams Avenue
NORTHBOUND

Site: G24JDC
7/23/2013
Tuesday

24 Hour Volume, per Channel

NB							
Interval Start				Interval Start			
12:00	199	840		7/24/2013 00:00	9	52	
12:15	234			00:15	21		
12:30	198			00:30	11		
12:45	209			00:45	11		
13:00	173	729		01:00	4	17	
13:15	181			01:15	3		
13:30	197			01:30	7		
13:45	178			01:45	3		
14:00	148	684		02:00	5	22	
14:15	166			02:15	8		
14:30	196			02:30	8		
14:45	174			02:45	1		
15:00	187	800		03:00	9	14	
15:15	193			03:15	2		
15:30	218			03:30	1		
15:45	202			03:45	2		
16:00	270	1079		04:00	3	9	
16:15	263			04:15	3		
16:30	266			04:30	2		
16:45	280			04:45	1		
17:00	330	1186		05:00	2	38	
17:15	293			05:15	16		
17:30	298			05:30	11		
17:45	265			05:45	9		
18:00	279	891		06:00	15	100	
18:15	218			06:15	19		
18:30	214			06:30	29		
18:45	180			06:45	37		
19:00	149	565		07:00	53	288	
19:15	156			07:15	61		
19:30	115			07:30	91		
19:45	145			07:45	83		
20:00	112	434		08:00	111	471	
20:15	126			08:15	115		
20:30	102			08:30	117		
20:45	94			08:45	128		
21:00	75	305		09:00	99	482	
21:15	90			09:15	149		
21:30	75			09:30	117		
21:45	65			09:45	117		
22:00	59	185		10:00	139	609	
22:15	38			10:15	155		
22:30	48			10:30	150		
22:45	40			10:45	165		
23:00	38	112		11:00	159	770	
23:15	21			11:15	168		
23:30	28			11:30	220		
23:45	25			11:45	223		

24 Hour Total 10682

00:00 - 12:00

12 Hour Count 2872
Peak Hour 11:00
Peak Volume 770
Factor 0.86

12:00 - 00:00

12 Hour Count 7810
Peak Hour 16:45
Peak Volume 1201
Factor 0.91

CITY OF AUSTIN

TRAFFIC DATA REPORT

SPEED STUDY

5400 BURNET RD
north of Lawnmont Ave
SOUTHBOUND

Site: G17KS/JDC
7/29/2013
Monday

24 Hour Speed

		SB																		
mph		0 -	15 -	20 -	25 -	30 -	35 -	40 -	45 -	50 -	55 -	60 -	65 -	70 -						
	Total	< 15	< 20	< 25	< 30	< 35	< 40	< 45	< 50	< 55	< 60	< 65	< 70	< 200	Avg.					
11:00	669	7	13	74	156	203	159	53	4	0	0	0	0	0	31.8					
12:00	795	4	30	102	205	245	160	43	6	0	0	0	0	0	30.9					
13:00	722	8	21	54	142	267	186	38	5	1	0	0	0	0	32.1					
14:00	645	4	11	47	115	223	170	66	8	1	0	0	0	0	33.0					
15:00	642	2	7	17	93	233	204	72	13	1	0	0	0	0	34.3					
16:00	741	2	15	30	113	220	266	81	11	3	0	0	0	0	34.1					
17:00	880	6	18	56	162	327	246	57	6	1	1	0	0	0	32.6					
18:00	636	2	13	31	67	224	218	63	16	2	0	0	0	0	34.2					
19:00	519	3	7	24	53	137	212	70	13	0	0	0	0	0	34.9					
20:00	380	0	5	20	40	132	133	40	8	2	0	0	0	0	34.4					
21:00	276	0	5	8	23	88	119	24	9	0	0	0	0	0	35.1					
22:00	167	0	3	6	10	50	67	25	4	2	0	0	0	0	35.5					
23:00	66	0	0	3	8	14	30	7	3	1	0	0	0	0	35.8					
7/30/2013																				
00:00	50	0	0	5	2	10	19	14	0	0	0	0	0	0	36.3					
01:00	25	0	0	0	2	6	10	6	1	0	0	0	0	0	37.2					
02:00	9	0	0	0	1	2	2	3	1	0	0	0	0	0	37.9					
03:00	14	0	0	1	2	3	4	2	2	0	0	0	0	0	35.6					
04:00	25	0	0	1	0	8	8	4	3	1	0	0	0	0	37.7					
05:00	72	1	0	2	5	12	29	18	3	1	1	0	0	0	37.3					
06:00	297	1	3	4	8	36	145	75	24	1	0	0	0	0	38.2					
07:00	907	7	11	24	58	317	337	128	22	2	1	0	0	0	35.3					
08:00	1022	14	19	43	125	362	335	102	15	6	0	1	0	0	33.9					
09:00	723	2	12	30	95	225	264	70	21	3	1	0	0	0	34.4					
10:00	603	3	3	21	66	208	223	64	12	1	2	0	0	0	34.7					
Total	10885	66	196	603	1551	3552	3546	1125	210	29	6	1	0	0	33.8					
%		0.6	1.8	5.5	14.2	32.6	32.6	10.3	1.9	0.3	0.1	0.0	0.0	0.0						
Average (Mean)		33.8 mph			Minimum		10.1 mph			Maximum		62.1 mph			Pace Range		29.2 - 39.2 mph		7249 vehicles (66.6 %)	
Percentile Speeds		10%		15%		50%		85%		90%										
(mph)		25.9		28.1		34.3		39.7		40.8										
Speeds Exceeded		25 mph		35 mph		45 mph		55 mph		65 mph		75 mph								
		92.1 % (10020)		45.2 % (4917)		2.3 % (246)		0.1 % (7)		0.0 % (0)		0.0 % (0)								

CITY OF AUSTIN

TRAFFIC DATA REPORT

VOLUME REPORT

5400 BURNET RD
north of Lawnmont Ave
SOUTHBOUND

Site: G17KS/JDC
7/29/2013
Monday

24 Hour Volume, per Channel

SB			SB		
Interval Start			Interval Start		
11:00	157	669	23:00	27	66
11:15	153		23:15	14	
11:30	173		23:30	12	
11:45	186		23:45	13	
12:00	172	795	7/30/2013 00:00	16	50
12:15	208		00:15	21	
12:30	203		00:30	7	
12:45	212		00:45	6	
13:00	175	722	01:00	12	25
13:15	186		01:15	3	
13:30	190		01:30	6	
13:45	171		01:45	4	
14:00	152	645	02:00	2	9
14:15	162		02:15	4	
14:30	167		02:30	2	
14:45	164		02:45	1	
15:00	153	643	03:00	2	14
15:15	165		03:15	2	
15:30	166		03:30	3	
15:45	159		03:45	7	
16:00	164	741	04:00	4	25
16:15	206		04:15	3	
16:30	181		04:30	13	
16:45	190		04:45	5	
17:00	196	881	05:00	10	72
17:15	217		05:15	9	
17:30	250		05:30	20	
17:45	218		05:45	33	
18:00	180	636	06:00	29	297
18:15	174		06:15	58	
18:30	148		06:30	67	
18:45	134		06:45	143	
19:00	146	519	07:00	171	907
19:15	128		07:15	213	
19:30	133		07:30	256	
19:45	112		07:45	267	
20:00	97	380	08:00	250	1023
20:15	111		08:15	307	
20:30	90		08:30	250	
20:45	82		08:45	216	
21:00	84	276	09:00	219	723
21:15	72		09:15	176	
21:30	64		09:30	167	
21:45	56		09:45	161	
22:00	49	167	10:00	155	604
22:15	45		10:15	133	
22:30	41		10:30	158	
22:45	32		10:45	158	

24 Hour Total 10889

00:00 - 12:00

12 Hour Count 4418
Peak Hour 07:30
Peak Volume 1080
Factor 0.88

12:00 - 00:00

12 Hour Count 6471
Peak Hour 17:00
Peak Volume 881
Factor 0.88

CITY OF AUSTIN

TRAFFIC DATA REPORT

SPEED STUDY

7710 BURNET ROAD
South of Anderson Lane
NORTHBOUND

Site: G36JDC/MH
5/6/2013
Monday

24 Hour Speed

		NB													
mph		0 -	15 -	20 -	25 -	30 -	35 -	40 -	45 -	50 -	55 -	60 -	65 -	70 -	
	Total	< 15	< 20	< 25	< 30	< 35	< 40	< 45	< 50	< 55	< 60	< 65	< 70	< 200	Avg.
11:00 AM	906	13	23	72	235	326	187	43	4	2	0	0	1	0	31.4
12:00 PM	1078	24	83	138	324	356	122	26	3	1	0	0	1	0	29.0
1:00 PM	1058	28	65	136	321	326	154	23	3	2	0	0	0	0	29.2
2:00 PM	980	23	38	95	240	342	191	46	3	0	0	2	0	0	30.8
3:00 PM	1141	16	37	101	255	438	251	35	7	0	0	1	0	0	31.2
4:00 PM	1334	31	76	160	327	490	208	36	5	1	0	0	0	0	29.9
5:00 PM	1382	55	147	278	348	361	159	27	2	3	0	0	2	0	27.7
6:00 PM	1104	38	87	153	192	291	249	77	14	3	0	0	0	0	30.5
7:00 PM	748	10	28	69	122	233	221	59	4	1	0	1	0	0	32.4
8:00 PM	607	3	27	49	80	178	174	78	14	3	0	1	0	0	33.5
9:00 PM	411	6	16	36	52	105	133	60	2	1	0	0	0	0	33.3
10:00 PM	247	3	5	6	11	34	111	64	12	1	0	0	0	0	37.0
11:00 PM	146	0	5	4	11	25	48	50	3	0	0	0	0	0	36.8
5/7/2013															
12:00 AM	76	3	0	3	3	8	30	24	3	2	0	0	0	0	37.2
1:00 AM	46	0	0	2	0	5	17	21	1	0	0	0	0	0	38.9
2:00 AM	36	1	0	0	1	2	13	15	4	0	0	0	0	0	39.3
3:00 AM	19	2	0	0	0	3	6	5	2	1	0	0	0	0	37.2
4:00 AM	18	0	0	0	0	4	9	3	1	1	0	0	0	0	38.7
5:00 AM	69	0	2	1	2	9	26	24	4	1	0	0	0	0	38.4
6:00 AM	214	0	4	5	11	29	74	73	18	0	0	0	0	0	38.3
7:00 AM	782	13	18	47	113	196	232	126	32	4	1	0	0	0	34.4
8:00 AM	768	5	15	24	56	154	305	171	31	5	2	0	0	0	36.3
9:00 AM	684	5	15	28	94	208	222	99	10	1	0	2	0	0	34.2
10:00 AM	765	12	13	51	150	288	187	60	4	0	0	0	0	0	32.3
Total	14619	291	704	1458	2948	4411	3329	1245	186	33	3	7	4	0	31.6
%		2.0	4.8	10.0	20.2	30.2	22.8	8.5	1.3	0.2	0.0	0.0	0.0	0.0	
Average (Mean)		31.6 mph		Minimum 10.0 mph		Maximum 69.0 mph		Pace Range 28.0 - 38.0 mph				8089 vehicles (55.3 %)			
Percentile Speeds		<u>10%</u>	<u>15%</u>	<u>50%</u>	<u>85%</u>	<u>90%</u>									
(mph)		21.9	24.4	32.2	38.6	40.0									
Speeds Exceeded		<u>25 mph</u>	<u>35 mph</u>	<u>45 mph</u>	<u>55 mph</u>	<u>65 mph</u>	<u>75 mph</u>								
		83.2 % (12166)	32.9 % (4807)	1.6 % (233)	0.1 % (14)	0.0 % (4)	0.0 % (0)								

CITY OF AUSTIN

TRAFFIC DATA REPORT

VOLUME REPORT

7710 BURNET ROAD
South of Anderson Lane
NORTHBOUND

Site: G36JDC/MH
5/6/2013
Monday

24 Hour Volume, per Channel

Interval Start			Interval Start		
NB			NB		
11:00 AM	207	906	11:00 PM	54	146
11:15 AM	217		11:15 PM	38	
11:30 AM	229		11:30 PM	30	
11:45 AM	253		11:45 PM	24	
12:00 PM	278	1078	12:00 AM	18	76
12:15 PM	282		12:15 AM	22	
12:30 PM	251		12:30 AM	17	
12:45 PM	267		12:45 AM	19	
1:00 PM	270	1059	1:00 AM	7	46
1:15 PM	266		1:15 AM	14	
1:30 PM	253		1:30 AM	14	
1:45 PM	270		1:45 AM	11	
2:00 PM	274	980	2:00 AM	15	36
2:15 PM	229		2:15 AM	5	
2:30 PM	247		2:30 AM	8	
2:45 PM	230		2:45 AM	8	
3:00 PM	254	1142	3:00 AM	7	19
3:15 PM	312		3:15 AM	7	
3:30 PM	282		3:30 AM	3	
3:45 PM	294		3:45 AM	2	
4:00 PM	331	1335	4:00 AM	4	18
4:15 PM	344		4:15 AM	3	
4:30 PM	341		4:30 AM	4	
4:45 PM	319		4:45 AM	7	
5:00 PM	341	1382	5:00 AM	6	69
5:15 PM	358		5:15 AM	27	
5:30 PM	361		5:30 AM	19	
5:45 PM	322		5:45 AM	17	
6:00 PM	315	1105	6:00 AM	13	214
6:15 PM	289		6:15 AM	45	
6:30 PM	266		6:30 AM	67	
6:45 PM	235		6:45 AM	89	
7:00 PM	211	748	7:00 AM	118	782
7:15 PM	178		7:15 AM	185	
7:30 PM	186		7:30 AM	236	
7:45 PM	173		7:45 AM	243	
8:00 PM	158	608	8:00 AM	215	768
8:15 PM	146		8:15 AM	178	
8:30 PM	133		8:30 AM	190	
8:45 PM	171		8:45 AM	185	
9:00 PM	145	411	9:00 AM	176	685
9:15 PM	101		9:15 AM	181	
9:30 PM	92		9:30 AM	153	
9:45 PM	73		9:45 AM	175	
10:00 PM	79	247	10:00 AM	184	765
10:15 PM	50		10:15 AM	173	
10:30 PM	69		10:30 AM	213	
10:45 PM	49		10:45 AM	195	

24 Hour Total

14625

12:00 AM - 12:00 PM

12 Hour Count 4384
Peak Hour 11:00 AM
Peak Volume 906
Factor 0.90

12:00 PM - 12:00 AM

12 Hour Count 10241
Peak Hour 5:00 PM
Peak Volume 1382
Factor 0.96

CITY OF AUSTIN

TRAFFIC DATA REPORT

SPEED STUDY

7714 BURNET ROAD
South of Anderson Lane
NORTHBOUND

Site: G37JDC
5/8/2013
Wednesday

24 Hour Speed

		NB														
mph		0 -	15 -	20 -	25 -	30 -	35 -	40 -	45 -	50 -	55 -	60 -	65 -	70 -		
	Total	< 15	< 20	< 25	< 30	< 35	< 40	< 45	< 50	< 55	< 60	< 65	< 70	< 200	Avg.	
11:00	1003	18	54	92	238	370	179	47	4	0	0	0	1	0	30.6	
12:00	1112	33	79	130	287	401	136	39	5	1	0	0	1	0	29.4	
13:00	1115	45	69	181	325	309	144	34	5	1	2	0	0	0	28.7	
14:00	1055	29	70	110	236	350	212	43	3	1	0	1	0	0	30.3	
15:00	1173	28	58	114	248	394	257	61	8	3	1	0	1	0	31.0	
16:00	1426	59	83	144	237	461	339	92	6	4	0	0	1	0	30.9	
17:00	1517	155	228	295	369	303	124	32	7	1	2	1	0	0	25.8	
18:00	1287	38	75	142	239	393	293	83	16	6	1	0	1	0	31.1	
19:00	818	17	35	70	109	240	243	80	17	5	1	0	1	0	32.8	
20:00	799	22	68	97	140	214	190	62	5	1	0	0	0	0	30.8	
21:00	545	7	30	49	67	122	169	83	17	1	0	0	0	0	33.5	
22:00	340	10	7	9	25	63	124	79	18	5	0	0	0	0	36.3	
23:00	202	1	6	6	14	28	70	60	14	3	0	0	0	0	37.3	
5/9/2013																
00:00	119	1	4	3	8	14	46	39	3	1	0	0	0	0	36.7	
01:00	64	0	0	1	4	4	29	25	1	0	0	0	0	0	38.8	
02:00	42	0	0	0	2	1	14	16	8	1	0	0	0	0	40.8	
03:00	27	1	0	0	2	4	10	5	4	1	0	0	0	0	37.6	
04:00	27	0	0	2	1	2	9	11	1	1	0	0	0	0	38.4	
05:00	82	0	2	1	8	9	26	32	2	2	0	0	0	0	37.8	
06:00	198	1	6	5	8	17	69	67	24	1	0	0	0	0	38.6	
07:00	894	17	22	71	129	193	273	149	31	7	0	2	0	0	34.2	
08:00	823	5	19	43	84	186	292	158	32	4	0	0	0	0	35.3	
09:00	771	27	43	65	129	186	214	97	9	0	0	1	0	0	32.2	
10:00	818	20	42	82	128	230	227	74	10	4	0	1	0	0	32.1	
Total	16257	534	1000	1712	3037	4494	3689	1468	250	54	7	6	6	0	31.3	
%		3.3	6.2	10.5	18.7	27.6	22.7	9.0	1.5	0.3	0.0	0.0	0.0	0.0		
Average (Mean)		31.3 mph		Minimum 10.0 mph		Maximum 67.4 mph				Pace Range 28.0 - 38.0 mph		8399 vehicles (51.7 %)				
Percentile Speeds		<u>10%</u>	<u>15%</u>	<u>50%</u>	<u>85%</u>	<u>90%</u>										
(mph)		20.4	23.2	32.2	38.8	40.3										
Speeds Exceeded		<u>25 mph</u>	<u>35 mph</u>	<u>45 mph</u>	<u>55 mph</u>	<u>65 mph</u>	<u>75 mph</u>									
		80.0 % (13011)	33.7 % (5480)	2.0 % (323)	0.1 % (19)	0.0 % (6)	0.0 % (0)									

CITY OF AUSTIN

TRAFFIC DATA REPORT

VOLUME REPORT

7714 BURNET ROAD
South of Anderson Lane
NORTHBOUND

Site: G37JDC
5/8/2013
Wednesday

24 Hour Volume, per Channel

NB			NB		
Interval Start			Interval Start		
11:00	239	1003	23:00	67	202
11:15	230		23:15	47	
11:30	269		23:30	52	
11:45	265		23:45	36	
12:00	296	1114	5/9/2013 00:00	37	119
12:15	268		00:15	33	
12:30	265		00:30	27	
12:45	285		00:45	22	
13:00	275	1115	01:00	19	64
13:15	304		01:15	17	
13:30	259		01:30	14	
13:45	277		01:45	14	
14:00	271	1055	02:00	15	42
14:15	229		02:15	8	
14:30	288		02:30	8	
14:45	267		02:45	11	
15:00	275	1173	03:00	15	27
15:15	310		03:15	6	
15:30	277		03:30	1	
15:45	311		03:45	5	
16:00	353	1427	04:00	5	27
16:15	323		04:15	7	
16:30	368		04:30	7	
16:45	383		04:45	8	
17:00	393	1520	05:00	13	82
17:15	357		05:15	21	
17:30	401		05:30	24	
17:45	369		05:45	24	
18:00	374	1289	06:00	15	198
18:15	328		06:15	35	
18:30	306		06:30	78	
18:45	281		06:45	70	
19:00	247	819	07:00	143	894
19:15	217		07:15	186	
19:30	175		07:30	284	
19:45	180		07:45	281	
20:00	232	800	08:00	183	827
20:15	208		08:15	209	
20:30	173		08:30	209	
20:45	187		08:45	226	
21:00	164	545	09:00	210	773
21:15	157		09:15	202	
21:30	121		09:30	170	
21:45	103		09:45	191	
22:00	108	340	10:00	185	820
22:15	94		10:15	219	
22:30	68		10:30	199	
22:45	70		10:45	217	

24 Hour Total 16275

00:00 - 12:00

12 Hour Count 4876
Peak Hour 11:00
Peak Volume 1003
Factor 0.93

12:00 - 00:00

12 Hour Count 11399
Peak Hour 16:45
Peak Volume 1534
Factor 0.96

CITY OF AUSTIN

TRAFFIC DATA REPORT

SPEED STUDY

7714 BURNET ROAD
South of Anderson Lane
SOUTHBOUND

Site: G34JDC
5/2/2013
Thursday

24 Hour Speed

		SB																					
mph		0 -	15 -	20 -	25 -	30 -	35 -	40 -	45 -	50 -	55 -	60 -	65 -	70 -									
	Total	< 15	< 20	< 25	< 30	< 35	< 40	< 45	< 50	< 55	< 60	< 65	< 70	< 200	Avg.								
12:00	1109	29	45	54	210	419	289	55	7	1	0	0	0	0	31.8								
13:00	1120	31	40	70	203	392	315	57	12	0	0	0	0	0	31.9								
14:00	975	18	37	46	130	356	307	72	8	1	0	0	0	0	32.9								
15:00	958	18	45	53	152	347	250	85	5	3	0	0	0	0	32.4								
16:00	1000	15	29	62	140	282	333	126	11	1	1	0	0	0	33.6								
17:00	1203	26	55	76	220	460	280	75	9	0	2	0	0	0	31.7								
18:00	953	25	20	46	134	316	292	105	15	0	0	0	0	0	33.4								
19:00	680	9	15	14	42	171	287	125	16	1	0	0	0	0	35.8								
20:00	526	2	13	9	45	120	196	127	13	1	0	0	0	0	36.2								
21:00	441	4	8	12	18	107	200	73	19	0	0	0	0	0	36.2								
22:00	294	3	8	7	17	61	115	71	11	1	0	0	0	0	36.4								
23:00	184	2	2	4	17	27	59	58	11	3	0	0	1	0	37.7								
5/3/2013																							
00:00	78	0	0	0	3	9	32	27	7	0	0	0	0	0	39.2								
01:00	45	0	0	1	2	10	13	17	2	0	0	0	0	0	38.0								
02:00	40	1	0	3	1	10	12	9	3	0	1	0	0	0	36.6								
03:00	29	0	1	0	2	3	10	8	4	1	0	0	0	0	38.8								
04:00	24	0	0	3	3	5	5	5	2	1	0	0	0	0	36.2								
05:00	100	0	0	2	8	12	29	34	13	2	0	0	0	0	39.2								
06:00	455	3	6	7	34	49	161	161	30	4	0	0	0	0	38.1								
07:00	1420	41	36	82	177	408	422	203	44	4	1	0	2	0	33.8								
08:00	1374	24	30	49	124	318	484	298	42	3	0	1	1	0	35.4								
09:00	959	18	26	28	78	198	340	214	47	8	1	1	0	0	36.0								
10:00	879	15	11	36	88	215	321	161	27	4	0	0	1	0	35.4								
11:00	1072	23	36	56	180	322	316	119	19	0	0	0	1	0	33.0								
Total	15918	307	463	720	2028	4617	5068	2285	377	39	6	2	6	0	34.0								
%		1.9	2.9	4.5	12.7	29.0	31.8	14.4	2.4	0.2	0.0	0.0	0.0	0.0									
Average (Mean)		34.0 mph			Minimum		10.0 mph			Maximum			67.4 mph			Pace Range		30.7 - 40.7 mph		9748 vehicles (61.2 %)			
Percentile Speeds		10%		15%		50%		85%		90%													
(mph)		25.4		27.9		34.8		40.5		41.7													
Speeds Exceeded		25 mph		35 mph		45 mph		55 mph		65 mph		75 mph											
		90.6 % (14428)		48.9 % (7783)		2.7 % (430)		0.1 % (14)		0.0 % (6)		0.0 % (0)											

CITY OF AUSTIN

TRAFFIC DATA REPORT

VOLUME REPORT

7714 BURNET ROAD
South of Anderson Lane
SOUTHBOUND

Site: G34JDC
5/2/2013
Thursday

24 Hour Volume, per Channel

SB							
Interval Start				Interval Start			
12:00	276	1110		5/3/2013 00:00	33	78	
12:15	275			00:15	22		
12:30	284			00:30	14		
12:45	275			00:45	9		
13:00	270	1121		01:00	18	45	
13:15	297			01:15	8		
13:30	298			01:30	11		
13:45	256			01:45	8		
14:00	265	975		02:00	4	40	
14:15	232			02:15	19		
14:30	253			02:30	10		
14:45	225			02:45	7		
15:00	244	959		03:00	6	29	
15:15	250			03:15	9		
15:30	219			03:30	8		
15:45	246			03:45	6		
16:00	238	1001		04:00	4	24	
16:15	242			04:15	4		
16:30	263			04:30	8		
16:45	258			04:45	8		
17:00	285	1205		05:00	8	100	
17:15	285			05:15	18		
17:30	314			05:30	34		
17:45	321			05:45	40		
18:00	258	955		06:00	36	455	
18:15	248			06:15	70		
18:30	245			06:30	111		
18:45	204			06:45	238		
19:00	193	680		07:00	277	1423	
19:15	175			07:15	375		
19:30	154			07:30	394		
19:45	158			07:45	377		
20:00	160	526		08:00	358	1375	
20:15	141			08:15	367		
20:30	115			08:30	342		
20:45	110			08:45	308		
21:00	132	441		09:00	228	960	
21:15	121			09:15	256		
21:30	97			09:30	240		
21:45	91			09:45	236		
22:00	91	294		10:00	208	881	
22:15	71			10:15	234		
22:30	67			10:30	239		
22:45	65			10:45	200		
23:00	44	184		11:00	245	1073	
23:15	57			11:15	249		
23:30	49			11:30	280		
23:45	34			11:45	299		

24 Hour Total 15934

00:00 - 12:00

12 Hour Count 6483
Peak Hour 07:15
Peak Volume 1504
Factor 0.95

12:00 - 00:00

12 Hour Count 9451
Peak Hour 17:00
Peak Volume 1205
Factor 0.94

CITY OF AUSTIN

TRAFFIC DATA REPORT

SPEED STUDY

Description 1: 8823 BURNET ROAD
 Description 2: 270' South of Teakwood Drive
 Description 3: NORTHBOUND

Site: G31KLC
 Date: 1/23/2012
 Monday

24 Hour Speed
 Channel: NB

mph	Total	0 - < 15	15 - < 20	20 - < 25	25 - < 30	30 - < 35	35 - < 40	40 - < 45	45 - < 50	50 - < 55	55 - < 60	60 - < 65	65 - < 70	70 - < 200
12:00 PM	1146	30	39	52	108	330	411	148	21	2	2	3	0	0
1:00 PM	1112	15	17	38	74	295	446	190	28	3	4	2	0	0
2:00 PM	1032	24	20	19	56	206	447	216	37	3	2	1	1	0
3:00 PM	1102	21	19	34	80	304	403	192	38	6	3	2	0	0
4:00 PM	1229	31	34	59	97	341	414	207	36	7	1	1	1	0
5:00 PM	1579	48	59	106	229	503	410	170	39	6	3	4	2	0
6:00 PM	1247	52	62	102	215	329	312	136	23	2	5	8	1	0
7:00 PM	827	14	23	19	27	168	314	207	44	5	1	3	2	0
8:00 PM	557	3	3	6	11	53	212	212	53	1	3	0	0	0
9:00 PM	379	2	3	4	11	49	136	143	27	2	1	1	0	0
10:00 PM	262	0	0	4	7	26	105	93	22	4	0	1	0	0
11:00 PM	152	1	0	3	2	13	51	56	21	5	0	0	0	0
1/24/2012														
12:00 AM	88	1	0	0	2	7	28	30	14	3	2	1	0	0
1:00 AM	32	0	0	0	0	3	17	8	3	1	0	0	0	0
2:00 AM	31	0	0	0	0	4	8	15	2	2	0	0	0	0
3:00 AM	21	0	0	0	0	1	6	9	4	1	0	0	0	0
4:00 AM	15	0	0	1	0	2	4	6	2	0	0	0	0	0
5:00 AM	56	0	1	2	1	3	13	24	10	2	0	0	0	0
6:00 AM	223	2	2	5	7	23	65	70	43	6	0	0	0	0
7:00 AM	693	7	10	18	33	155	237	184	40	3	3	1	2	0
8:00 AM	748	6	13	11	29	127	308	203	44	5	1	1	0	0
9:00 AM	712	9	8	25	38	101	260	219	46	4	2	0	0	0
10:00 AM	729	9	17	19	40	161	280	159	29	7	1	2	5	0
11:00 AM	850	27	19	44	71	243	280	132	10	11	1	3	9	0
Total	14822	302	349	571	1138	3447	5167	3029	636	91	35	34	23	0
%		2.0	2.4	3.9	7.7	23.3	34.9	20.4	4.3	0.6	0.2	0.2	0.2	0.0

Percentile Speeds (mph)	<u>10 %</u>	<u>15 %</u>	<u>50 %</u>	<u>85 %</u>	<u>90 %</u>
	26.7	29.6	36.5	42.1	43.3

10 mph Pace Speed	32.7 - 42.7	Average	35.7 mph
Number in Pace	9264 (62.5 %)	Minimum	5.0 mph
		Maximum	68.7 mph

Speeds Exceeded	<u>45 mph</u>	<u>55 mph</u>	<u>65 mph</u>
	5.5 %	0.6 %	0.2 %
Count	819	92	23

CITY OF AUSTIN

TRAFFIC DATA REPORT

VOLUME REPORT

Description 1: 8823 BURNET ROAD
 Description 2: 270' South of Teakwood Drive
 Description 3: NORTHBOUND

Site: G31KLC
 Date: 1/23/2012
 Monday

24 Hour Volume, per Channel

Channel: NB

Interval Begin			Interval Begin		
12:00 PM	253	1156	1/24/2012 12:00 AM	31	91
12:15 PM	313		12:15 AM	25	
12:30 PM	297		12:30 AM	22	
12:45 PM	293		12:45 AM	13	
1:00 PM	302	1120	1:00 AM	17	32
1:15 PM	249		1:15 AM	7	
1:30 PM	282		1:30 AM	3	
1:45 PM	287		1:45 AM	5	
2:00 PM	264	1039	2:00 AM	10	31
2:15 PM	246		2:15 AM	9	
2:30 PM	258		2:30 AM	8	
2:45 PM	271		2:45 AM	4	
3:00 PM	276	1110	3:00 AM	6	21
3:15 PM	290		3:15 AM	3	
3:30 PM	255		3:30 AM	5	
3:45 PM	289		3:45 AM	7	
4:00 PM	270	1237	4:00 AM	4	17
4:15 PM	307		4:15 AM	5	
4:30 PM	336		4:30 AM	2	
4:45 PM	324		4:45 AM	6	
5:00 PM	385	1591	5:00 AM	3	57
5:15 PM	405		5:15 AM	14	
5:30 PM	397		5:30 AM	17	
5:45 PM	404		5:45 AM	23	
6:00 PM	354	1263	6:00 AM	25	225
6:15 PM	374		6:15 AM	55	
6:30 PM	283		6:30 AM	72	
6:45 PM	252		6:45 AM	73	
7:00 PM	249	832	7:00 AM	105	698
7:15 PM	215		7:15 AM	158	
7:30 PM	211		7:30 AM	209	
7:45 PM	157		7:45 AM	226	
8:00 PM	182	565	8:00 AM	212	756
8:15 PM	135		8:15 AM	191	
8:30 PM	135		8:30 AM	160	
8:45 PM	113		8:45 AM	193	
9:00 PM	131	383	9:00 AM	184	717
9:15 PM	96		9:15 AM	167	
9:30 PM	80		9:30 AM	189	
9:45 PM	76		9:45 AM	177	
10:00 PM	86	263	10:00 AM	170	750
10:15 PM	73		10:15 AM	174	
10:30 PM	70		10:30 AM	186	
10:45 PM	34		10:45 AM	220	
11:00 PM	47	154	11:00 AM	219	888
11:15 PM	36		11:15 AM	236	
11:30 PM	39		11:30 AM	199	
11:45 PM	32		11:45 AM	234	

24 Hour Volume NB
14996

12:00 AM - 12:00 PM

NB
 Count 4283
 Peak Hour 11:00 AM
 Volume 888
 Factor 0.94

12:00 PM - 12:00 AM

NB
 10713
 5:00 PM
 1591
 0.98

Dear Mayor and City Council Members,

I respectfully ask that you vote against MF-6 zoning regarding case #C14-2014-0157, the requested rezoning of a parcel on Burnet Road at Rockwood Lane to MF-6.

I am opposed to MF-6 zoning at this location for several solid reasons:

1. It violates current and future city plans for this area and is incompatible with the current neighborhood and area.
2. It will increase the risk to the children of Pillow Elementary School with the school and playground located on Rockwood Lane.
3. It will drive the Pillow Elementary School beyond its capacity to 120%.
4. The city's safety review found issues with the plan regarding lack of sidewalks for the children to walk to school.
5. The city already is aware that North Shoal Creek neighborhood has a terrible problem with cut-through traffic overall including cut through traffic and speeding down Rockwood Lane.

MF-4 zoning would be more suitable at this location for several very good reasons:

1. The taxpaying citizens of neighborhood associations up and down Burnet Road who will be negatively impacted by MF-6 zoning have passed a resolution against MF-6 zoning. This includes the associations of North Shoal Creek, Wooten, Allandale, Brentwood, Crestview and Sustainable Neighborhoods of North Austin.
2. MF-4 zoning would balance the need for Austin to grow and the need to do something to address too much traffic in Austin by compromising for growth, but not maximum growth and traffic.
3. The city's current and future plans for this area is medium density (MF-4). The future plans of Imagine Austin clearly designate in colored charts where high density (MF-6) should be and it is not in our neighborhood.

Please carefully consider our well-reasoned case against MF-6 zoning.

Sincerely,

Residents of the North Shoal Creek neighborhood

Our names and addresses are on the following pages.

Concerned Residents of North Shoal Creek:

Name and address:

Dallas Mabam	8711 Melshire Dr	78757
John F. Mysl	8710 Melshire Dr	78757
Kesh Namer	8708 MELSHIRE Dr	78757
Ashenau Williams	8601 Donna Gail Dr. Austin	78757
Kenneth K. Wilt	8608 Donna Gail Dr	78757
Barbara Gester	8602 Donna Gail, Austin, TX	78757
Carol Strickland	8610 Winding Walk	78757
Colin Henry Jacobson	8605 DONNA GAIL Austin, TX	78757
Jerry P. Horn	8609 DONNA GAIL Austin TX	78757
Diane R. King	8603 Donna Gail Austin TX	78757
Thomas R. King	8603 Donna Gail Austin, TX	78757
Angie Ford	8600 Melshire Dr Austin	78757
Alice Kuhacik	2901 Benbrook DR	
Leroy Kuhacik	2901 Benbrook DR.	
Michael Stepien	2802 Benbrook Dr.	
Shelma DeGruen	8604 Melshire Dr	
Marty De Leon	8604 Melshire Dr	
Wicki McTadden	2706 Benbrook Dr	78757
John Miller	2707 Benbrook Dr.	78757

Concerned Residents of North Shoal Creek:

Name and address:

~~Teresa Johnson~~ 8608 Melshire Dr. Austin 78757
~~[Signature]~~ 8608 Melshire Dr. Austin 78757
Pankaj Sharma 8606 Stillwood Ln Austin 78757
Valerie Sharma 8606 Stillwood Ln Austin 78757
Shirley Webb 8608 Donna Gail Dr. Austin Tx 78757
Lauren Patton 8602 Primrose Lane Austin, TX 78757
Pamela Bouley 8604 Primrose Ln. Austin Tx 78757
Sean Forsberg 8604 Primrose Ln. 78757
Ben BRUMFIELD 8606 PRIMROSE LN 78757
Patrick McCullough 8608 Primrose Ln 78757
Rachel Bell 8608 Primrose Ln. 78757
Kathleen Kelly 8610 Primrose Ln 78757
Quinten Hitz 8609 Primrose Ln 78757
Frances A. Monken 2708 Benbrook Dr. 78757
Fran Monken 2708 Benbrook Dr. 78757
Camie Francis 2708 Thrushwood Dr 78757
Ken [Signature] 2708 Thrushwood Dr 78757
Susan A. Roedel 2706 Thrushwood Dr 78757
Steve [Signature] 2709 Thrushwood Dr 78757
Mary [Signature] 2707 Stillwood Lane 78757

Concerned Residents of North Shoal Creek:

Name and address:

Katne Williams 2707 Benbrook Dr Austin, TX 78757
Dianne Watson 8607 Melshire Dr Austin, TX 78757
Susan Kennedy 8602 Melshire Dr Austin, TX 78757
Lynn Johnson 8611 Melshire Dr Austin TX 78757
~~Mark~~ Merri Su 8701 Melshire Dr. Austin TX 78757
Ruhmann
Brian Cobb 2808 Thruswood Austin 78757
DAVID TRIPLETT 8707 MELSHIRE DR, 78757
Kathleen Winter 8701 Melshire Drive 78757
Janet M. Espinoza 8706 Melshire Drive 78757
B G Fred Leors 8704 Melshire 78757
Lodie Leors 8704 Melshire Dr 78757
DON BERASTROM 8619 Winding Wk 78757.
Earl Gee 8621 Winding Walk Austin 78757
BRUCE BOUCHARD 8615 WINDING WALK AUSTIN 78757
Susan Bouchard 8615 Winding Walk Austin 78757
Michael Leors 8617 Winding Walk Austin 78757
~~Bob~~ 2703 Benbrook Dr A TX 78757
George Kerr 2703 Benbrook Dr A TX 78757
Shannon Strickland 2701 Benbrook Dr. A TX 78757
Susan Galbreath 2701 Benbrook Dr 78757

W
Concerned Residents of North Shoal Creek:

Name and address:

Kyle Clayton	8401 Stillwood Ln	78757
Melby Clayton	8401 Stillwood Ln	78757
Jame Miller	8417 Stillwood Lane	78757
John Key	8505 Stillwood Lane	78757
Bill Jensen	8603 Stillwood Ln	
Elmo Short	8615 Stillwood Ln	78757
Christina Hockabee	8709 Stillwood	78757
Gene [Signature]	8709 Stillwood	78757
Julien [Signature]	8700 Stillwood	78757
Hal Harris	8614 Stillwood	78757
Felicity Sherb	8615 Stillwood	78757
Ian Flanagan	8612 Stillwood	78757
Adrien Waterman	8611 Stillwood Ln	78757
Nick Doshier	8611 Stillwood Ln	78757
TIM CARROLL	8602 STILLWOOD LN.	78757
Valerie Perwein	8602 Stillwood Ln	78757
Maria Flanken	8600 Stillwood Ln	78757
Shirley Zarabian	8600 Stillwood Ln	78757
Madeline [Signature]	8410 Stillwood Ln	78757
Ben Shelton	8408 Stillwood Lane	78757

Concerned Residents of North Shoal Creek:

Name and address:

Matt Campbell 8603 Winding Walk 78757
Becky Campbell 8603 Winding Walk 78757
June Solomonson 8612 Melshire Dr 78757
Roland Chelton 8606 Melshire Dr 78757
Theresa Hudhomme 8606 Melshire Dr 78757
Helen Graham 8711 Melshire 78757
Jane Harrell 8611 Winding Walk 78757
Evyonne Williams 2704 Benbrook Dr 78757
Dale Williams 2704 Benbrook Dr 78757
Bob 8609 Winding Walk 78757
Tom Zigel 2705 Benbrook Dr. 78757
BECKY KEELING 2709 BENBROOK DR. 78757
LYNN KEELING 2709 BENBROOK DR 78757
Neal Parlier 2804 Benbrook Dr. 78757
BUCKLESON WILLIAMS 8601 HOWARD GAIL
James Gaston 8602 Donna Gail ~~78757~~ 78757
Judy Rayland 2800-A Thrushwood 78757
David Garing 8702 Melshire Dr 78757
V. Barre 8610 Melshire Dr 78757
Sophia Jernick 8609 Melshire 78757

Concerned Residents of North Shoal Creek:

Name and address:

Sarah Eagle John Egan 8408 Stillwood Lane 78757
Bobby Witt 8409 Stillwood Lane Austin TX 78757
Elliot Foster 8400 Stillwood Ln Austin TX 78757
John Leonard & Laurie Webb 8314 Stillwood Lane Austin, TX 78757
John & Karen Smutzer 8312 Stillwood Ln Austin, TX 78757
Bria Kipp 8304 Stillwood Ln. Austin, TX 78757
8304 Stillwood Lane Austin TX 78757
Chau Leu W. Dierckx 8302 Stillwood Ln Austin TX 78757
K. Jerome Dierckx 8302 Stillwood Ln Austin TX 78757
Ashley Pingel 8212 Stillwood Ln Austin 78757
Lillian Hilten 8210 Stillwood Ln Austin 78757
Jagade + Travis Brant Hall 8202 Stillwood Lane, Austin 78757
Ken Kiser 8207 Stillwood Ln. Austin, TX 78757

Concerned Residents of North Shoal Creek:

Name and address:

Erin Poole (Erin Poole) 8300 Stillwood ~~Ln~~ ^{Ln}

Kate Brier (Kate Brier) 8623 Winding Walk

Lisette Espinosa (JS) 8612 Winding Walk

Pedro Coronel 8601 Primrose Ln 78757

Delma Coronel 8601 Primrose Ln 78757

Shana Fross 8612 Primrose Ln 78757

Brian Baswell 8702 Primrose Ln 78757

Jimmie Samuelson 8703 Primrose Ln 78757

Amber Calk 2808 Thrushwood Dr 78757

Ken Meyer 2702 Kerrybrook Ln 78757

Samuel Meyer 2702 Kerrybrook Ln 78757

Archie A Brattin 8709 PRIMROSE LN 78757

Frank Kotla 2707 Thrushwood 78757

Barbara Kotla 2707 THRUSHWOOD 78757

Helen Horn 8607 DONNA GAIL DR 78757

Concerned Residents of North Shoal Creek:

Name and address:

Sharon M. Blanchard 8524 Burnet Rd., Austin, TX 78757
Ellen B. Smith 8206 Stillwood Ln, Austin TX 78757
GARTH ENGEL 8206 STILLWOOD LN AUSTIN TX 78757
Christine McMauna 8203 Stillwood Ln Austin TX 78757

March 31, 2015

Dear Mayor and City Council Members,

We're North Shoal Creek "old timers" who have banded together to write you. As a group, we represent 3,742 years of living in North Shoal Creek. Many of us bought our homes when they were just built back in the 60s. We've raised families here and our kids went to the neighborhood school, Pillow. We've seen North Shoal Creek go through a lot of change, most of it good. But we're worried now because, for the first time, North Shoal Creek's quality of life is declining.

North Shoal Creek, situated as it is inside 183, Mo-Pac, Burnet and Anderson, is especially affected by (maybe we should say afflicted by) increasing and often speeding traffic. This is happening because more and more drivers cut through on our neighborhood streets to avoid the worsening congestion at our major intersections. Property values, taxes, utility rates and fees are all going up. Basic city services—which in North Shoal Creek's case means sidewalks and speed cushions—aren't keeping up. On top of that, City policies don't address the needs of seniors. We're glad to see Metro Rapid bus service start along Burnet, but good as it is it won't be used by an eighty year old whose doctor isn't convenient to a bus stop. Or, for that matter, by a seventy year old who needs to get groceries home from the nearest HEB. And trust us, most of us are not going to try biking down Burnet's new bike lane.

Now, into this context comes a developer who wants to add a large, upscale, high density apartment complex at Burnet and Rockwood. And seven of you voted to approve it. You're adding insult to our injury. The City's own plans (that our tax dollars paid for!) say this is not the place for MF-6 development. High density like that belongs at "transit nodes."

We accept change, but too much too fast will choke us. And that's what we think will happen if you rezone that site for MF-6. Our association (sensibly, we think) asked for MF-4 instead. We agree. Why does Burnet need another upscale, expensive apartment complex just like the two recently opened further south on Burnet plus the one being built at 6701 Burnet? Why can't a developer build a smaller, more affordable, 150 room complex instead?

We're seeing high taxes chase both neighbors and neighborhood businesses like the Crumps and Gordons out of North Shoal Creek. We can only guess what this proposed apartment complex will do to our property taxes, not to mention our traffic. This leads to safety concerns for all residents in the neighborhood. We're old enough to know change is inevitable, but in this case MF-6 zoning is too much. Please don't vote to force it down our throats. North Shoal Creek will choke on it.

Respectfully,

Concerned Senior Citizens of North Shoal Creek, several of whom are "original settlers" of our neighborhood. Our names and years of residency in this neighborhood are on the next page.

Concerned Senior Citizens of North Shoal Creek:

Name and address:

Years of residency:

Norma Eagan	8002 Parkdale Drive	28
Phyllis Scott	8005 Parkdale Drive	41
Betty Thelton	8012 Parkdale Drive	45
Georgina + David Reed	2513 Ashdale Dr.	49+49
Elaine Hagood + Bonnie Hage	8105 Parkdale Dr.	36+36
Robert Wiseman	8003 Parkdale	45
Marc Letman	8001 Parkdale Dr.	20
Jacqueline Oxilire	8007 Parkwood Dr.	36
Lillian Mueller	8006 Stillwood Dr.	50+
Aubrey L Kitchens	8005 Stillwood Ln	47
Wayne Amboden	8017 Stillwood Ln	48
Edward J. Light	8015 Stillwood Lane	43
William H. Light	8009 Logwood Dr	35
Ernestine Garcia	8412 Briarwood	55
Imogene Tompkins	8420 Briarwood	50+
Ronald Cithcart	8103 Stillwood Ln	39

(752)

Concerned Senior Citizens of North Shoal Creek:

Name and address:

Years of residency:

Rjma Star	8305 Framwood Ln.	78757	10 years
Rat Berger	8401 Rockwood Ln	75757	52 years
Marilyn Burke	3103 Steed	78757	20+ years
Patricia Smith	8208 Millway Dr.	78757	24 years
Beverly J. Speed	8510 Rockwood Ln	78757	
Patricia Williams	2707 Benbrook Dr.	78757	25 yrs.
Roland Childers	8606 Melrose Dr.	71257	37 yrs
Vic Channugam	2705 Thrushwood Dr	78757	24 years

(192)

Concerned Senior Citizens of North Shoal Creek:

Name and address:

Years of residency:

Maria Hunkin	8600 Stillwood Ln	38 yrs.
Pauline Denson	8603 Stillwood Ln.	42 yrs.
Jerry M Sullivan	8712 Millway Dr	36 yrs
Robert A. Denson	8800 Millway Dr	31 yrs
I. G. Dett	8508 Flagstone Dr	38 yrs.
Margaret Schuenemann	3112 Stanwood Dr	49 yrs
Mae Kryhmer	8311 Stanwood	42 1/2 yrs
Ermy A Palmer	58415 Rockwood Ln	35 years
Sam Sanchez	8506 Stillwood Ln	18 yrs.

(283)

Concerned Senior Citizens of North Shoal Creek:

Name and address:

Years of residency:

Kenneth R. Webb, 8608 Donna Gerald Drive

42

Sharon Justice, 8816 Little Laura Dr.

16

Bill Larson 8603 Stillwood

25

Kel Davis 8614 STILLWOOD LANE

45

Margaret Flomker 8600 Stillwood Ln

38 yr

Karon Smutzer 8312 Stillwood Ln

13+ yr

Charles W. Decker 8302 Stillwood LN

30 yr

~~Charles W. Decker~~

Lillian Haltem, 8210 Stillwood Ln

51 years

(282)

Concerned Senior Citizens of North Shoal Creek:

Name and address:

Years of residency:

Charles Mabam	8711 Melshire Dr 78757	43
John F. W. Igl	8710 Melshire Dr 78757	43
Kenneth J. Jarver	8708 Melshire Dr 78757	17
Shenan Williams	8601 Donna Gail Dr. Austin, TX 78757	44
Barbara Gaston	8602 Donna Gail Dr, Austin, TX 78757	38
Carolyn Jarver	8610 Wandering Walk 78757	42
John Harman Jacobson	8605 Donna Gail Dr. Austin, TX	78757 35
* Jerry P. Jofyn	8607 Donna Gail Dr Austin TX	78757 52
Jane McEvoy	8602 Melshire Dr	31
Diane R. King	8603 Donna Gail Drive 78757	35
Thomas R. King	8603 Donna Gail Drive 78757	35
Alice Kuback	2901 Benbrook Dr	43
Joy Kuback	2901 Benbrook Dr	43
* Vicki McTaggart	2706 Benbrook	20
Janet Williams	2707 Benbrook Dr. 78757	25

* Lived in 2 houses in neighborhood

(546)

Concerned Senior Citizens of North Shoal Creek:

Name and address:

Years of residency:

Shirley Webb	8608 Donna Gail Drive	43
Kathleen Kelly	8610 Primrose Lane	19
Frances A. Monken	2708 Benbrook Dr	37
Marvin Monken	2708 Benbrook Dr.	37
Susan E. Roehle	2706 Thrushwood Dr	20
Ruth A. Kune	2704 Thrushwood	30 30R
Pedro Coover	8601 Primrose Ln.	14
Debra Conard	8601 Primrose Ln	14
Brian Boswell	8702 Primrose Lane	32
Jimmie Samuelson	8703 Primrose Lane	36
Ken Moyer	2202 Kerrybrook	46
Barbara Moyer	2702 Kerrybrook Ln.	46
Arthur K. Dutton	8709 PRIMROSE LN	45
Frank K. Ha	2707 Thrushwood Dr.	37
Barbara Kotila	2709 THRUSHWOOD DR.	37
Helen Horn	8607 DONNA GAIL DR 78757	52 (545)

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Concerned Senior Citizens of North Shoal Creek:

Name and address:

Years of residency:

Jerry G. Gyroes	2703 Kerrybrook Lane	40+
Martin D. Gennally	2700 Kerrybrook Lane	37
James R. Jarney	2700 Kerrybrook Lane	25
Elizabeth A. Jones	2703 Kerrybrook Lane	40+
Paula C. Ferguson	2706 Kerrybrook Lane	18 1/2 years
Bernadette A. Parker	2706 Kerrybrook Lane	18 1/2 years
Walter Ferguson	2706 Kerrybrook Ln	1 1/2 yrs
Elizabeth Jones	2709 Kerrybrook Lane	45 years
Nancy A. MacLachlan	2708 Kerrybrook Ln	40 years
Gandy MacLachlan	2708 Kerrybrook Ln	40 years
Susan Huguenin	8707 Stillwood Ln	35+ yrs

(33A)

Concerned Senior Citizens of North Shoal Creek:

Name and address:

Years of residency:

Kathe Williams	2107 Benbrook Dr Austin, TX 78757	25 yrs.
Diane KWatson	8607 Melshire Dr Austin TX 78757	28 yrs
Susan Kennedy	8607 Melshire Dr Austin TX 78757	38 years
DAVID TRIPLETT	8707 MELSHIRE DR AUSTIN TX 78757	25 YRS
Kathleen Winter	8707 Melshire Dr Austin TX 78757	17 YRS
Dan Bergstrom	8619 Winding Walk " " 78757	39 yrs
Della Brach		43 yrs
Helene Mahon	8711 Melshire " " 78757	43 yrs
Jane Hannell	8611 Winding Walk " " 78757	44 yrs
Tom Ziyal	2705 Benbrook Dr 78757	19 yrs.
Bruce & Susan Williams	8601 Doege Rd GAL " " 78757	44 yrs
James Gaston	8602 Payne Blvd " " 7875	38 yrs
Judy Randal	2800-A Ashwood Dr Austin 78757	29 years
David Young	8702 Melshire Dr Austin TX 78757	24 yrs
Sophie Jordan	8609 Melshire 78757	45 years

(478) 9

Concerned Senior Citizens of North Shoal Creek:

Name and address:

Years of residency:

Karen Denton	8211 Briarwood Ln	78757	36 yrs
Marlene Barthelt	8414 Briarwood Ln	78757	30 years
Paula Jensen	8409 Briarwood Ln	78757	42 years
Paul Fick	8401 Briarwood Lane		45 years
Patricia Coughlight	8507 Stillwood Ln	78757	47 yrs
Thomas & Teri Ladner	8503 Rockwood Ln	78757	34 & 34 years
Christine M Mason	8203 Stillwood Ln	78757	55 yrs

(323)