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ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0193 (MMK Ventures, LLC)

Z.A.P. DATE: June 16, 2015

ADDRESS: 1601 Cedar Bend Drive

DISTRICT AREA: 6

OWNER/APPLICANT: MKM Hotel Group, LLC (Saeed Minhas)

AGENT: Cuatro Consultants, Ltd. (Hugo Elizondo, Jr., P.E.)

ZONING FROM: ~~LO-MU-CO~~, RR **TO:** SF-6* **AREA:** ~~34.20-acres~~ 29.17 acres

*On May 20, 2015, the applicant sent a letter to the staff requesting to amend their proposed rezoning request from SF-6 to SF-4A. In addition, the applicant requested to remove the currently zoned LO-MU-CO property from the rezoning request (Please see Applicant's Amendment Request Letter).

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-4-A-CO, Single Family Residence-Small Lot-Conditional Overlay Combining District, zoning. The conditional overlay will limit the development intensity for the entire site to less than 2,000 vehicle trips per day. In addition, the results of the neighborhood traffic analysis for this site (NTA Memorandum-Attachment A) shall be included in a public restrictive covenant that will be recorded prior to third reading of this case at City Council.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

DEPARTMENT COMMENTS:

The property in question is currently undeveloped. There are residential uses to the northwest (across Scofield Farms Road), west (along Tanglewild Drive) and northeast (along Old Cedar Lane) of this site. The tract of land directly to the north is developed with a primary school (River Oaks Elementary School). The property to the south is public parkland (Walnut Creek Metropolitan Park). The applicant is requesting SF-4A zoning so that he may develop single-family uses on this tract of land.

The staff recommends SF-4-A-CO, Single Family Residence-Small Lot-Conditional Overlay Combining, district zoning for this location. The SF-4A-CO district would allow the applicant to develop this site with single family houses that would be compatible with the surrounding residential environment. The proposed SF-4A district would permit single-family uses adjacent to the school to the north (River Oaks Elementary) and to the existing residential uses to the northwest, west and northeast on Cedar Bend Cove to the west.

This tract of land is located within the North Lamar Area Study. The Study recommends that this property be designated for single family land use (Please see North Lamar Area Study Recommended Land Use - Attachment B).

The applicant agrees with the staff's recommendation.

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EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR	Undeveloped
<i>North</i>	SF-1	Primary School (River Oaks Elementary School)
<i>South</i>	P	Parkland (Walnut Creek Metropolitan Park)
<i>East</i>	SF-1, P	Single-Family Residences, Undeveloped
<i>West</i>	LO-MU-CO, SF-6-CO, RR	Undeveloped Tracts, Townhouses, Single-Family Residences

AREA STUDY: North Lamar Area Study

TIA:

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District
 Austin Heritage Tree Foundation
 Austin Neighborhoods Council
 Austin Northwest Association
 Friends of the Emma Barrientos MACC
 North Growth Corridor Alliance
 Pflugerville Independent School District
 River Oaks Estates Neighborhood
 SELTEXAS
 Sierra Club, Austin Regional Group
 The Real Estate Council of Austin, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2011-0023 (1601 Cedar Bend Drive)	RR to LR	9/06/11: Approved the staff's recommendation of LO-MU-CO district zoning on consent (5-0, S. Baldrige-absent); P. Seager-1 st , C. Banks-2 nd .	9/22/11: Approved LO-MU-CO zoning on consent on all 3 readings (7-0); B. Spelman-1 st , L. Morrison-2 nd .
C14-05-0199 (12195 Metric Boulevard-Texan Market Store Car Wash)	LR to GR	1/31/06: Approved GR-CO zoning for the area of 5,750 sq. ft. with car wash as the only GR district use, all other LR uses; 8-feet masonry wall to be constructed from the existing pavement south past the new improvements; public RC to limit the hours of the car wash from 6:00 a.m. to 10:00 p.m. (8-0, J. Gohil-absent)	3/02/06: Approved GR-CO with conditions (7-0); all 3 readings

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C14-05-0016 (12251 Running Bird Lane)	SF-6 to SF-6 (Tracts A & B) and LO (Tract C)	10/18/05: Approved RR zoning for floodplain, SF-6 zoning for Tracts A & B, and LO-CO zoning for Tract C, with the following conditions: prohibit Communications Services, Medical Offices, Club or Lodge, Convalescent Services, Cultural Services, and Hospital Services (Limited). In addition, Tracts A, B, and C shall have a 450 trip limit per day. Vote: 9-0; JM-1 st , MH-2 nd .	11/17/05: Approved SF-6 (Tracts A & B), LO-CO (Tract C), and Tract D to remain RR (7-0); all 3 readings
C14-04-0106 12100 block of Metric Boulevard-Walnut Creek Greenbelt at Metric)	MF-2 to P	8/03/04: Approved P zoning by consent (8-0, J. Pinnelli-absent)	9/02/04: Approved P zoning (7-0); all 3 readings
C14-03-0183 (12041 Bittern Hollow-St. Albert The Great Catholic Church)	SF-2 to LO-CO	2/03/04: Approved LO-CO zoning with 2,000 vtpd limit and prohibiting the following uses: Art and Craft Studio (Limited), Communications Services, Medical Offices, Convalescent Services, Cultural Services (9-0)	3/04/04: Approved LO-CO zoning (6-0); all 3 readings
C14-02-0048 (1709 W. Parmer Lane-Boston Market)	LR to GR	5/21/02: Approved staff's recommendation of GR-CO zoning, with a CO for a 2,000 vtpd, by consent (8-0, A. Adams-Not yet arrived); J. Matinez-1 st , N. Spelman-2 nd .	6/27/02: Approved GR-CO (7-0); all 3 readings
C14-01-0044 (1700 W. Parmer Lane-Scofield Farms Market Shopping Center))	GR to CS	5/8/01: Approved staff rec. of CS-CO by consent (8-0)	7/19/01: Approved CS-CO w/ addition of prohibiting pawn shops (6-0); all 3 readings
C14-01-0043 (1700 W. Parmer Lane-Scofield Farms Market Shopping Center)	GR to CS-1	5/8/01: Approved staff rec. of CS-1-CO w/ conditions, prohibit free standing CS-1 use (8-0)	7/19/01: Approved CS-1-CO w. addition of prohibiting pawn shops (6-0); all 3 readings
C14-00-2033 (W. Parmer Lane-Little Steps Child Care Center)	SF-3 to GR	3/28/00: Approved staff's rec. of LR-MU-CO by consent (5-0); limit vehicle trips to 315 per day	5/11/00: Approved PC rec. of LR-MU-CO by consent (7-0); all 3 readings

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C14-00-2023 (1418 Cardinal Hill Road)	SF-1 to LO	4/18/00: Deny LO zoning (8-0)	6/01/00: Denied rezoning request (4-3, KW/BS/DS-Nay)
C14-99-2067 (W. Parmer Lane)	GR, GO to GR	1/18/00: Approved GR-CO by consent (9-0)	2/17/00: Approved GR-CO (7-0); all 3 readings
C14-98-0021 (12424 Scofield Farms Drive)	MF-2 to GR	4/14/98: Approved GR-CO w/ conditions (8-0)	5/14/98: Approved GR-CO w/ conditions (5-0); all 3 readings
C14-96-0062 (E. Parmer Lane-Brake Specialists)	LR to GR	6/4/96: Approved GR (8-0)	7/11/96: Approved GR-CO w/ conditions (6-1); 1 st reading 8/22/96: Approved GR-CO w/ conditions (5-2); 2 nd / 3 rd readings

RELATED CASES: C14-2011-0023 (Previous Zoning Case)

ABUTTING STREETS:

Name	Description	ROW	Pavement	Classification	Sidewalks	Bike Route
Old Cedar Lane	Stub-out at property line	66'	54'	Local	No	No
Cedar Bend Drive/ Scofield Farms Drive	Unimproved ROW through property	70'	0'	Unimproved Local	No	No

CITY COUNCIL DATE: August 13, 2015

ACTION:

ORDINANCE READINGS: 1st

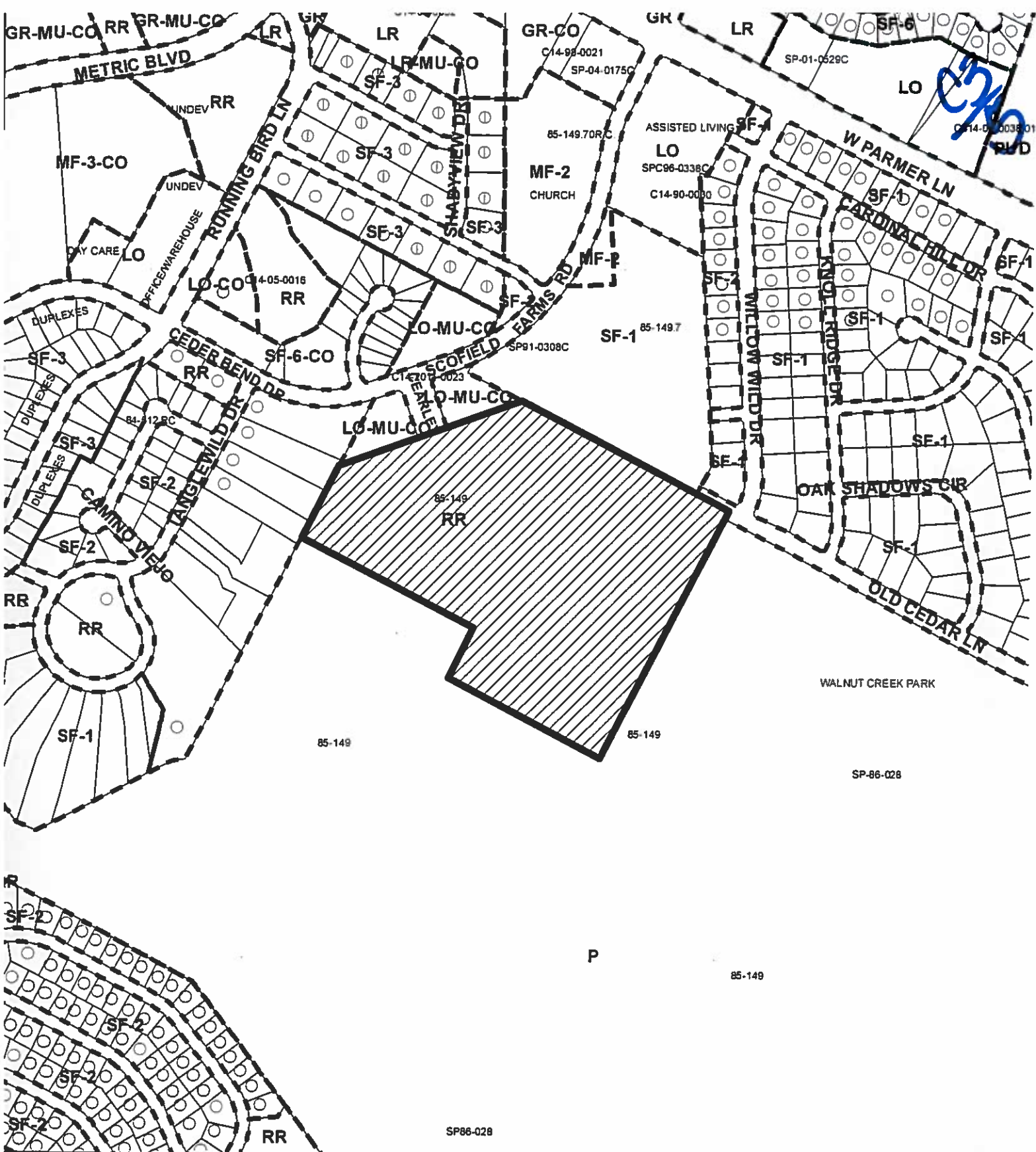
2nd





3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057,
[sherri.sirwaitis@ austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)




 SUBJECT TRACT
 PENDING CASE
 ZONING BOUNDARY

ZONING
 CASE#: C14-2014-0193



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.

1" = 500'





NORTH
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W PARKER LN

CARDINAL HILL DR

KNOLL RIDGE DR

WILLOW WILD DR

OAK SHADOWS CR

OLD CEDAR LN

SCOTTFIELD FARMS DR

SHADOWVIEW DR

SHAG BARK TR

CEAR BEND CV

RUNNING BIRD LN

CEAR BEND DR

TANGLEWILD DR

CAMINO VIEJO

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STAFF RECOMMENDATION

The staff's recommendation is to grant SF-4-A-CO, Single Family Residence-Small Lot-Conditional Overlay Combining District, zoning. The conditional overlay will limit the development intensity for the entire site to less than 2,000 vehicle trips per day. In addition, the results of the neighborhood traffic analysis for this site (NTA Memorandum-Attachment A) shall be included in a public restrictive covenant that will be recorded prior to third reading of this case at City Council.

BASIS FOR RECOMMENDATION

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

Single-family residence small lot (SF-4A) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 3,600 square feet. An SF-4A district use is subject to development standards that maintain single family neighborhood characteristics.

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

The proposed SF-4A district would permit single-family uses adjacent to the school to the north (River Oaks Elementary) and to the existing residential uses to the northwest, west and northeast on Cedar Bend Cove to the west.

3. *The proposed zoning should allow for a reasonable use of the property.*

The SF-4A district would permit the applicant to develop this site with single-family residential uses that would provide additional types of housing opportunities in this area.

EXISTING CONDITIONS

Site Characteristics

The site in question is currently undeveloped. There are residential uses (duplexes, townhouses and single-family homes) to the northwest, west and northeast of this site. The tract of land directly to the north is developed with a primary school (River Oaks Elementary School). The property to the south is public parkland.

Comprehensive Planning

The zoning case is located on the south side of Cedar Bend Drive, on an undeveloped property that is approximately 34.2 acres in size. The zoning case is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes vacant land and the River Oaks Elementary School to the north, a park to the south, and residential housing to the east and west. The proposed use is a 140 unit townhouse/condo project. The existing conditional overlay prohibits trips per day to under 1,400 trips per day.

Imagine Austin

Although this project is not situated within an Activity Center or along an Activity Corridor according to the Imagine Austin Growth Concept Map, the following Imagine Austin housing policies are applicable to this case:

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- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **LUT P10.** Direct housing and employment growth to activity centers and corridors, preserving and integrating existing affordable housing where possible.
- **H P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- **H P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on the Imagine Austin policies referenced above that supports a mix of housing types; surrounding residential land uses; and adjacent to public school and a park for future residents, staff believes that the proposed residential project supports the Imagine Austin Comprehensive Plan.

Environmental

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

According to floodplain maps there is a floodplain within the project location. In addition, COA GIS indicates a Critical Water Quality Zone is located within the project location. Development is limited within Critical Water Quality Zone per LDC 25-8-261 and 262.

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

Numerous 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.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

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.

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Impervious Cover

The maximum impervious cover allowed by the SF-6 zoning district would be 55%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

Note: The most restrictive impervious cover limit applies.

Parks and Recreation

The access from Old Cedar Lane west of Willow Wild is 42 feet wide. The boundary of Walnut Creek Metro Park extends northward slightly west of Willow Wild. This configuration would create a jogged Old Cedar Lane west of Willow Wild. The width west of Willow Wild cannot be changed to match the 66-foot width east of Willow Wild without a vote from residents according to the City Charter and state Parks and Wildlife Code Chapter 26 provisions (Please see Old Cedar Park Road Entrance Map - Attachment C).

Site Plan

Because the tract being rezoned is bisected by a public right-of-way, any development along the north side of Cedar Bend must be permitted by a separate site plan from development south of that roadway.

Development on this property will be subject to Subchapter E: Commercial Design Standards.

Specific comments will be provided upon submittal of an application for site development permit.

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 storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

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Transportation

Additional right-of-way will be required at the time of subdivision and/or site plan.

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo. LDC, Sec. 25-6-114 (Please see NTA Memorandum – Attachment A). Provide traffic counts for Old Cedar Lane, Cedar Bend Drive, and Scofield Farms Drive.

If proposed zoning is granted, it is recommended that Old Cedar Lane ROW and Cearley Drive ROW be extended at time of subdivision or site plan, whichever comes first.

If the proposed zoning is granted, it is recommended that Cedar Bend Drive is improved and connected to Scofield Farms Drive at time of subdivision or site plan, whichever comes first.

Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056. As Walnut Creek Metropolitan Park is adjacent to the tract, Ms Barrera made the following comment, "If proposed zoning is granted, it is recommended that a hard surface, 12' wide trail be constructed to provide access to the Northern Walnut Creek Trail. The alignment of the trail may be reviewed and dedicated at time of subdivision or site plan, whichever comes first."

A Traffic Impact Analysis (TIA) is required but has not been received. A zoning application is not complete until the required TIA has been received. This delay in the submittal of the TIA may result in a delay in the scheduling of this zoning change request on a Land Use Commission agenda. The TIA must be submitted at least 26 calendar days (18 working days) prior to consideration of this case by the Commission. Please contact the assigned transportation reviewer for this case. [LDC, 25-6-113]. *A traffic impact analysis may be waived if the applicant agrees to a Conditional Overlay limiting the site to 2,000 trips per day.*

Existing Street Characteristics:

Name	Description	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Old Cedar Lane	Stub-out at property line	66'	54'	Local	No	No	No
Cedar Bend Drive/ Scofield Farms Drive	Unimproved ROW through property	70'	0'	Unimproved Local	No	No	No

Water and Wastewater

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, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. Depending on the development plans submitted, water and or wastewater service extension requests may be required. 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.

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MMK Ventures LLC

2207 W Parmer Ln
Austin, TX 78727
(512)833-0404

C3/13

May 20, 2015

**Sherri Sirwaitis
City of Austin
Planning & Development Review Department
505 Barton Springs Road
Austin, TX 78704**

Subject: 1601 Cedar Bend Drive - Zoning Case C14-2014-0193

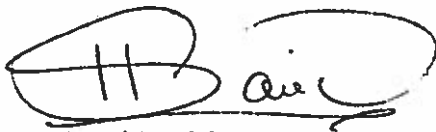
Dear Ms. Sirwaitis:

Please allow this correspondence to serve as our formal request to amend the Zoning Application for 1601 Cedar Bend Drive (Zoning Case No. C14-2014-0193) as follows, for placement on the next ZAP Agenda:

- 1. Remove the Cearley Subdivision (5.032 acres) that is currently zoned LO-MU-CO from this application. Updated Field Notes and Sketch for new boundary is provided by separate cover.**
- 2. Amend the application per above and change our request from SF-6 to SF-4A.**

Please contact our office if you have any questions regarding this matter.

Sincerely,



**Saeed A. Minhas
Managing Member**

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14**MEMORANDUM**

TO: Sherri Sirwatis, Case Manager
CC: Hugo Elizondo, Cuatro Consultants, LTD
FROM: Amanda Couch, Senior Planner
DATE: April 2, 2015
SUBJECT: Neighborhood Traffic Analysis for MMK Ventures, LLC
Zoning Case # C14-2014-0193

The transportation section has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments.

The 34.2-acre tract is located in north Austin at 1601 Cedar Bend Drive. The site is currently zoned Limited Office- Mixed Use- Conditional Overlay (LO-MU-CO) and is vacant. The proposed zoning is Townhouse and Condominium Residential (SF-6). Zoning to the north and to the west is primarily single family and to the south and east is park land. The zoning request is for Single Family residence (SF-6) to townhouse and condominium residence- conditional overlay as amended (SF-6-CO).

24 hour traffic counts were taken on Friday, March 13, 2015. The applicant has agreed to a Conditional Overlay (CO) limiting the site to 2,000 vehicle trips per day (vpd). The NTA will be conducted under the assumption that no more than 2,000 vpd will be generated by this site.

Roadways

Old Cedar Lane is classified as a local road and is proposed to provide access to the site. The roadway currently has curb and gutter with 66' of right-of-way and 54' of pavement width. No sidewalks or bike lanes exist.

Scofield Farms Drive is classified as a commercial collector and stubs out on the northern end of the zoning case. The roadway currently has curb and gutter with 70' of right of way and 45' of pavement width. Sidewalks are existing with no bike lane.

Cedar Bend Drive is classified as a commercial collector and stubs out on the northern end of the zoning case and is aligned with Scofield Farms Drive. The roadway currently has a curb and sidewalk on one side.

Cearly Drive is an unimproved dedicated right-of-way entirely within the zoning case tract.

Trip Generation and Traffic Analysis

03/15

Based on the Institute of Transportation Engineer's publication Trip Generation, the proposed 34.2 acre development, with the requested zoning of SF-6, could potentially generate 2,469 trips at max building out, excluding all setbacks and impervious cover limits. However, the applicant has agreed to limit the trips to 2,000 vpd., therefore the trip generation has been adjusted.

Table 1.		
Land Use	Size	Adjusted Trip Generation
Condominium	34.2 acres	2,000
TOTAL		2,000

Table 2 represents the expected distribution of the 2,000 trips:

Table 2.	
Street	Traffic Distribution by Percent
Scofield Farms Drive	57%
Cedar Bend Drive	36%
Old Cedar Lane	7%
TOTAL	100%

Table 3 represents a breakdown of existing traffic on the adjacent roadways, proposed site traffic, total traffic after development and percentage increase.

Table 3.				
Street	Existing Traffic (vpd)	Proposed New Site Traffic to each Roadway	Overall Traffic	Percentage Increase in Traffic
Scofield Farms Drive	3,576	1,140	4,716	32%
Cedar Bend Drive	2,244	720	2,964	32%
Old Cedar Lane	464	140	604	30%

According to Section 25-6-116 of the Land Development Code, streets are operating at a desirable level if it does not exceed the following levels:

Pavement Width	Vehicles Per Day
Less than 30'	1,200
30' to less than 40'	1,800
40' or wider	4,000

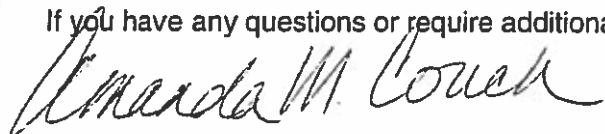
Recommendations/Conclusions

1. The traffic, generated by the proposed zoning, along Scofield Farms Drive and Cedar Bend Drive will exceed the requirements established in Section 25-6-116. Prior to site plan or subdivision, whichever comes first, the applicant will be required to post fiscal for improving the roadway width up to 40 feet for the entire street frontage along the property. The applicant must submit a construction cost estimate signed and sealed by an engineer to verify the amount required for posting.

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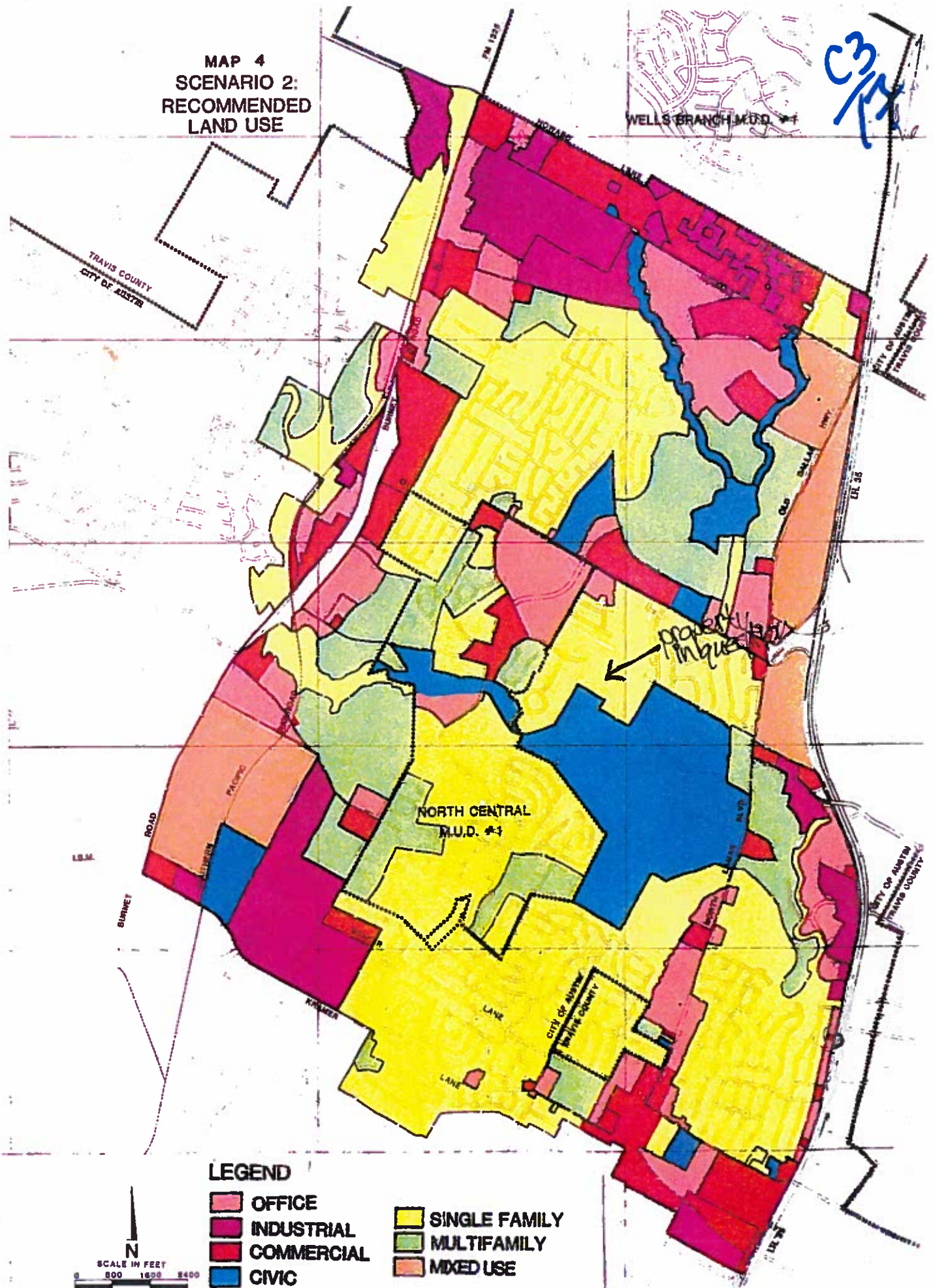
2. At time of site plan or subdivision, whichever comes first, that the connection between Scofield Farms Drive and Cedar Bend Drive be constructed to City of Austin Standards.
3. In accordance with the complete streets policy and Imagine Austin Comprehensive Plan and to reduce traffic on the future Scofield Farms Drive/ Cedar Bend Drive connection, staff recommends that right-of-way dedication and street improvements are required during the subdivision or site plan stage, whichever comes first, for Cearly Drive to connect with Old Cedar Lane. This connection will be reviewed and approved by City of Austin staff at time of subdivision or site plan.
4. The Walnut Creek trail runs through the park directly to the south of the proposed zoning tract. Staff recommends that an access easement be dedicated to connect to the adjacent park land to ensure pedestrian and bicycle connectivity. The location and size of easement connection will be reviewed and determined at time of site plan or subdivision by Development Services Department and the Parks and Recreation Department.
5. In accordance with the Complete Streets Policy and Imagine Austin, staff recommends that a gated community be prohibited.
6. The City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by the project combined with existing traffic exceeds the desirable operating level established on a residential local or collector street in the neighborhood traffic analysis study area.

If you have any questions or require additional information, please contact me 974-2881.



Amanda Couch
Senior Planner- Transportation Review
Planning and Development Review Department

WELLS BRANCH M.D. 41



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Walnut Creek Metro Park

WILLOW WILD

OLD CEDAR

KNOLL RIDGE

OAK SHADOW

Legend

- Subdivision Case
- Park Boundary
- AUSTIN, WWM Main
- WWM For Sale Main
- WWM For Sale Main
- WWM For Sale Main
- WWM For Sale Main
- AUSTIN, Main
- Water Main
- Land Main
- PARCELS

Sirwaitis, Sherri

From: Gary Westerman [REDACTED]
Sent: Monday, January 12, 2015 4:13 PM
To: Sirwaitis, Sherri
Subject: Impact to River Oaks subdivision (District 7) if Cedar Bend Drive is connected to Old Cedar Lane

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To: Sherri Sirwaitis
Planning and Development Review Department
sherri.sirwaitis@austintexas.gov

Sheri,

This is being distributed to the River Oaks Neighborhood Association (RONA) at Tuesdays meeting and by email.

I offer my assistance to drive and show you how traffic would maneuver through this course.

Subject: Austin Zoning Case C14-2014-0193 Traffic Survey
Impact to River Oaks subdivision (District 7) if Cedar Bend Drive is connected to Old Cedar Lane.

From: Gary Westerman

garywesterman@att.net

Date: 12 January 2015

The traffic survey of Austin Zoning Case C14-2014-0193 that is being conducted may not take into account that connecting Cedar Bend Drive to Old Cedar Lane in the River Oaks subdivision would allow traffic to divert from Parmer Lane through the River Oaks neighborhood from Mopac to Lamar and from Lamar to Mopac.

In my opinion, having lived in the neighborhood, there are 3 options for the city of Austin Planning and Development Review Department and the Austin City Council.

Options

1. Do not extend Cedar Bend Drive into the River Oaks Subdivision

- This option does not allow the River Oaks neighborhood an exit from the neighborhood using the light at Scofield Farms Drive at Parmer Lane.

2. Extend Cedar Bend Drive into the River Oaks Subdivision

- This would allow traffic to bypass Parmer Lane from Mopac to Lamar having only one light at Metric and one stop sign at Running Bird Lane. One more stop sign and stop light and traffic is on IH35, at the expense of the neighborhood.
 - Why would one want to go down Parmer Lane and stop lights when you would have the option of using Old Cedar Lane in the River Oaks subdivision?
 - Traffic would get to make up time by speeding down Old Cedar Lane (south boundary of the River Oaks Subdivision and the north boundary of Walnut Creek Park).

- A **sharp turn** at Willow Bend Drive for one house followed by a **blind turn** onto Chimney Rock Drive and you are at Lamar.

3. A **“no enter sign”** at Old Cedar Lane at Cedar Bend Drive/Scofield Farms Lane entering the River Oaks neighborhood with a **“one way sign”** for neighborhood exit.

- This would allow safe passage for the neighborhood to exit on Parmer Lane using a light, something sought by the River Oaks subdivision for a long time, especially since traffic has increased dramatically.

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Regards,

Gary Westerman

email: [REDACTED]

phone: 512 923 2201

Sirwaitis, Sherri

From: Douglas Whitworth [d_whitworth@hotmail.com]
Sent: Wednesday, June 10, 2015 8:04 AM
To: Sirwaitis, Sherri
Subject: comments for ZAP Case Number C14-2014-0193
Attachments: Case Number C14-2014-0193 comments.pdf

C3/21

Ms. Sirwaitis,

Attached please find comments for Case Number C14-2014-0193. I am a homeowner in the River Oaks Neighborhood Association that met last night, June 9, 2015.

With 38 members attending the meeting out of approximately 200 households, the vote to object to the zoning change was unanimous. However, the individual reasons for the objections differ wildly. Several members plan on filing comments although they may mostly be in hardcopy format on the day of the hearing. Many neighborhood association members plan to be in attendance at the June 16th hearing, but very few understand how to properly file comments for the zoning case.

Please reply upon receipt of this message so that I will know that my objection will be included in the electronic documents available for the ZAP commissioners to review. I read on the City of Austin website that the deadline for filing copies of objections was the Wednesday before the ZAP meeting in which the case will be heard. Thank you!

Doug Whitworth
12302 Knoll Ridge

PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Aug 13, 2015, City Council

Doug Whitworth
Your Name (please print)

☐ I am in favor
☒ of object

12302 Knoll Ridge

Your address(es) affected by this application

Doug Whitworth

Signature

Date

Daytime Telephone: 512-699-8553

Comments:

Increased density will cause undesirable impacts upon adjacent parkland and neighborhoods

1. the traffic study was done during Spring Break and is inaccurate

2. neighborhood cut-through traffic will increase

3. increased property values will drive out long-time homeowners in RONA

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Aug 13, 2015, City Council

MATT BAKER
 Your Name (please print)

12405 WILLOW BEND DR. 78758
 Your address(es) affected by this application

☐ I am in favor
☒ I object

6/10/15
 Date

[Signature]
 Signature

Daytime Telephone: 512-422-6470

Comments: SEE ATTACHED.

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

City of Austin
 Planning & Zoning Department
 Sherri Sirwaitis
 P. O. Box 1088
 Austin, TX 78767-8810

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June 10th, 2015

City of Austin
Attention: Sherri Sirwaitis
Planning & Zoning Department
P. O. Box 1088
Austin, TX 78767-8810

Sherry,

I object to the proposed zoning changes described in Case Number C14-2014-0193. My objection is based on two concerns:

1. The impact of the proposed development on neighborhood traffic and public safety has not been adequately and accurately assessed.

I am concerned that the proposed development has the potential to significantly increase traffic in River Oaks and surrounding neighborhoods, thereby compromising public safety.

River Oaks is already in desperate need of traffic mitigation. There are no sidewalks or traffic calming measures in the neighborhood currently, and we suffer a high incidence of non-residential, cut-through traffic — far too much of which is clearly travelling above the posted speed limit. I have requested traffic calming and safety measures for my street¹; to date, there has been no meaningful or effective action taken by the City.

If the proposed development is connected to River Oaks via a westward extension of Old Cedar Lane, I believe that the increase in non-residential traffic would further erode the public safety, walkability, and quality of life of our neighborhood.

Of particular concern is my understanding that **the traffic analysis related to the zoning request was performed during Spring Break** (March 16th-20th) for Austin and Pflugerville ISDs, and consequently could not possibly have resulted in an accurate representation of school-day traffic in our neighborhood and surrounding areas.

Also of concern is my understanding that the traffic analysis did not include many of the streets that would be impacted by increased traffic — most notably the entire lengths of Willow Wild Drive, Willow Bend Drive, Old Cedar Lane, and Chimney Rock Drive. These streets are already used by non-residential traffic for access to and from Parmer Lane, North Lamar Boulevard, and Walnut Creek Metropolitan Park.

I request that the zoning hearing be postponed, or the decision of the Zoning and Planning Commission be deferred, until such time as a new traffic analysis can be undertaken, and that the new analysis be performed 1) during the AISD and PISD school year, and 2) when school is actually in session.

2. River Oaks and surrounding neighborhoods have not seen a site plan for the proposed development.

Although several River Oaks Neighborhood Association officers met with the developer in April and were given a verbal description of the proposed development, we have yet to see even a tentative site plan. Therefore, none of us have any meaningful idea of what we'd be supporting if we were to check the "I am in favor" box.

I am not categorically opposed to new development adjoining our neighborhood, provided such development is responsible and does not negatively affect public safety, the environment, or property values. Without having seen a site plan, however, I'm unable to ascertain whether those criteria will be met. Until I am provided with specific details about the proposed development, I cannot in good conscience support the zoning change.

I will be unable to attend the June 16th Zoning and Planning Commission meeting in person; I trust that my position will be represented to the Commission in my absence.

Thank you for your consideration,

A handwritten signature in blue ink, appearing to read "Matt Baker", with a long horizontal flourish extending to the right.

Matt Baker
Resident, River Oaks
12405 Willow Bend Drive
Austin, TX 78758

1. Please refer to CAF 4390 dated 1/13/2011 and Speeding Mitigation Request dated 8/28/2013.

Sirwaitis, Sherri

From: [REDACTED]
Sent: Wednesday, June 10, 2015 4:15 PM
To: Sirwaitis, Sherri
Subject: Re: Case Number C-14-2014-0193
Attachments: Scan0006.pdf; Scan0018.pdf

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Sherri,

Please find attached both my and my partners written comments regarding the upcoming Zoning and Platting Commission Hearing on the development planned near my neighborhood. Please also be aware that we have reviewed the letter sent to you today by Matt Baker, also a River Oaks resident and we are in complete agreement with his more complete detailed objections.

Thank you,

William McCawley & Francis Hurt
12311 Blue Water Drive
Austin, TX 78758

[REDACTED]

[REDACTED]

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Case Number: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Aug 13, 2015, City Council

William C. McCauley

Your Name (please print)

☐ I am in favor
☒ I object

12311 Blue Water Drive

Your address(es) affected by this application

William C. McCauley 06-10-2015

Signature

Date

Daytime Telephone: 512-719-4910

Comments: (1) Inadequate Traffic Study done during Spring Break and did not include affected streets. Need a new traffic study connecting inadequacies as pointed out in the letter submitted 6/10/2015 by Matt Baker. Please refer to his letter for complete details

(2) All site Plan has been made available to view what we would be pressing an opinion on.

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Aug 13, 2015, City Council

FRANCIS T. HURT

Your Name (please print)

19311 BLUE WATER DRIVE

Your address(es) affected by this application

Francis T. Hurt

Signature

Daytime Telephone: 512-719-4910

Date

6-10-2015

☐ I am in favor
☒ I object

Comments: (1) INADEQUATE TRAFFIC STUDY DONE DURING SPRING BREAK AND DID NOT INCLUDE ALL ADJACENT STREETS

(2) NO SITE PLAN HAS BEEN MADE AVAILABLE ON WHICH TO BASE A PROPER OPINION

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City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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