

ZONING CHANGE REVIEW SHEET

C2
T

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

Z.A.P. DATE: June 16, 2015
July 7, 2015
August 4, 2015

ADDRESS: 1601 Cedar Bend Drive

DISTRICT AREA: 7

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:

6/16/15: Meeting cancelled due to bad weather.

7/07/15: Postponed to August 4, 2015 at the applicant's request (9-0, D. Breithaupt and S. Lavani-absent); T. Weber-1st, L. Brinsmade-2nd.

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 approximately 118 single-family residential lots 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.

C2/2

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.

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

SCHOOLS:

Austin Independent School District:

Pillow Elementary School
Burnet Middle School
Anderson High School

Pflugerville Independent School District:

River Oaks Elementary School
Westview Middle School
Connally High School

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.

C2/3

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
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

C2/H

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
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

ORDINANCE READINGS: 1st

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

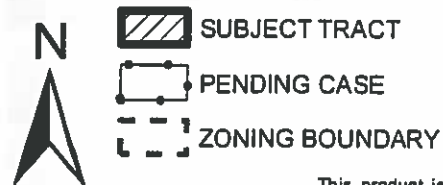
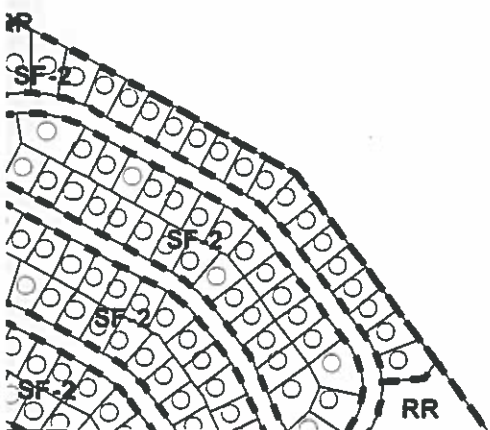
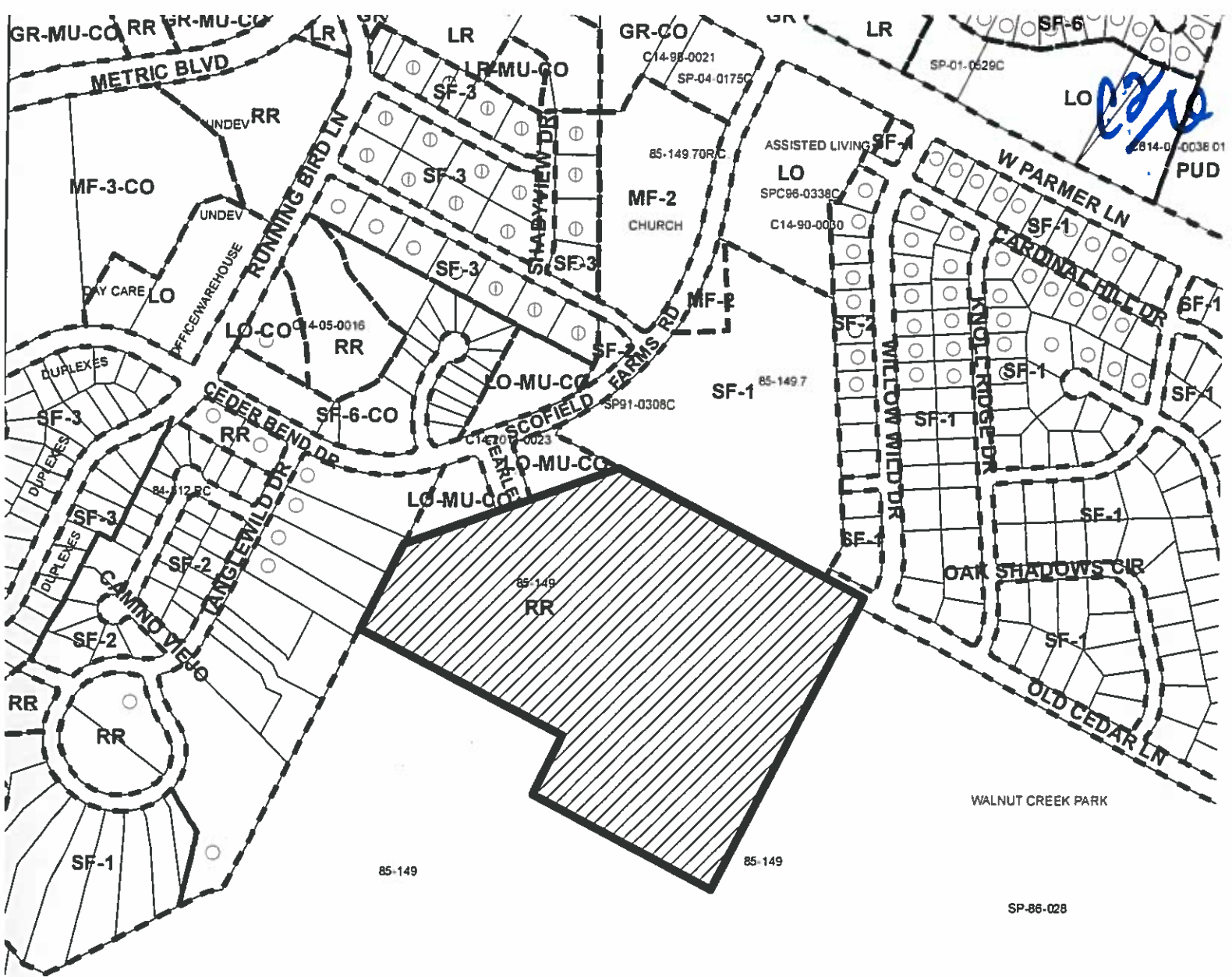
ACTION:

2nd

3rd

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

C2/B



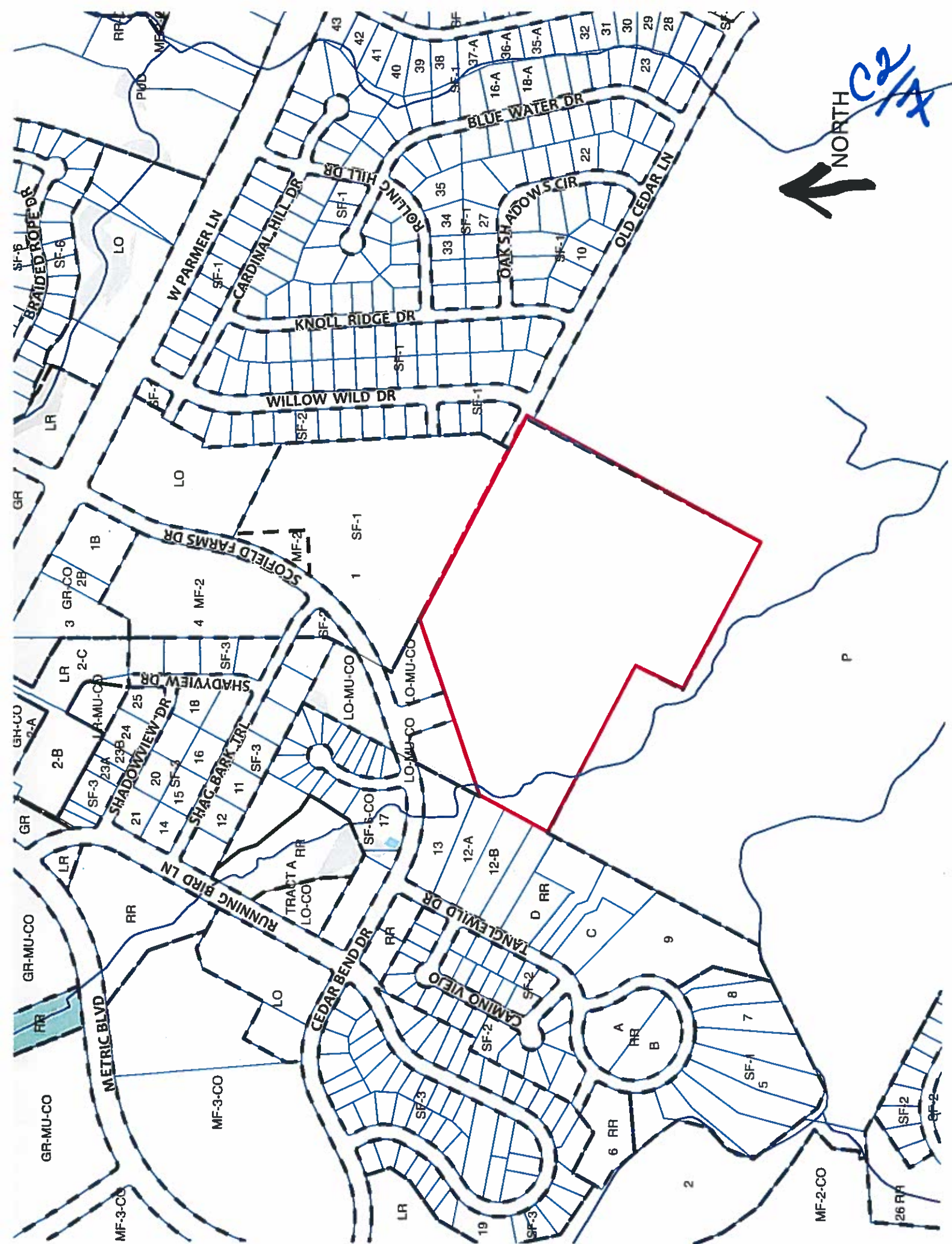
ZONING **CASE#: C14-2014-0193**

1" = 500'

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.







C2/a

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:

C2
10

- **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.

C2/11

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.

C2
12

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.

C.2
/13

MMK Ventures LLC

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

C2
/14

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

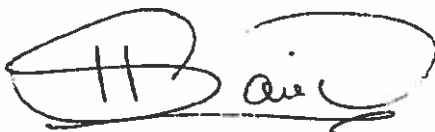
Dear Ms. Sirwaitis:

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

C2/15

**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

C2/16

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:

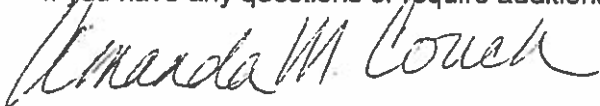
Pavement Width	Vehicles Per Day
Less than 30'	1,200
30' to less than 40'	1,800
40' or wider	4,000

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.

- 02/14
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

02/18

MAP 4
SCENARIO 2:
RECOMMENDED
LAND USE

WELLS BRANCH M.U.D. #1

TRAVIS COUNTY
CITY OF AUSTIN

CITY OF AUSTIN
TRAVIS COUNTY

property inquiry

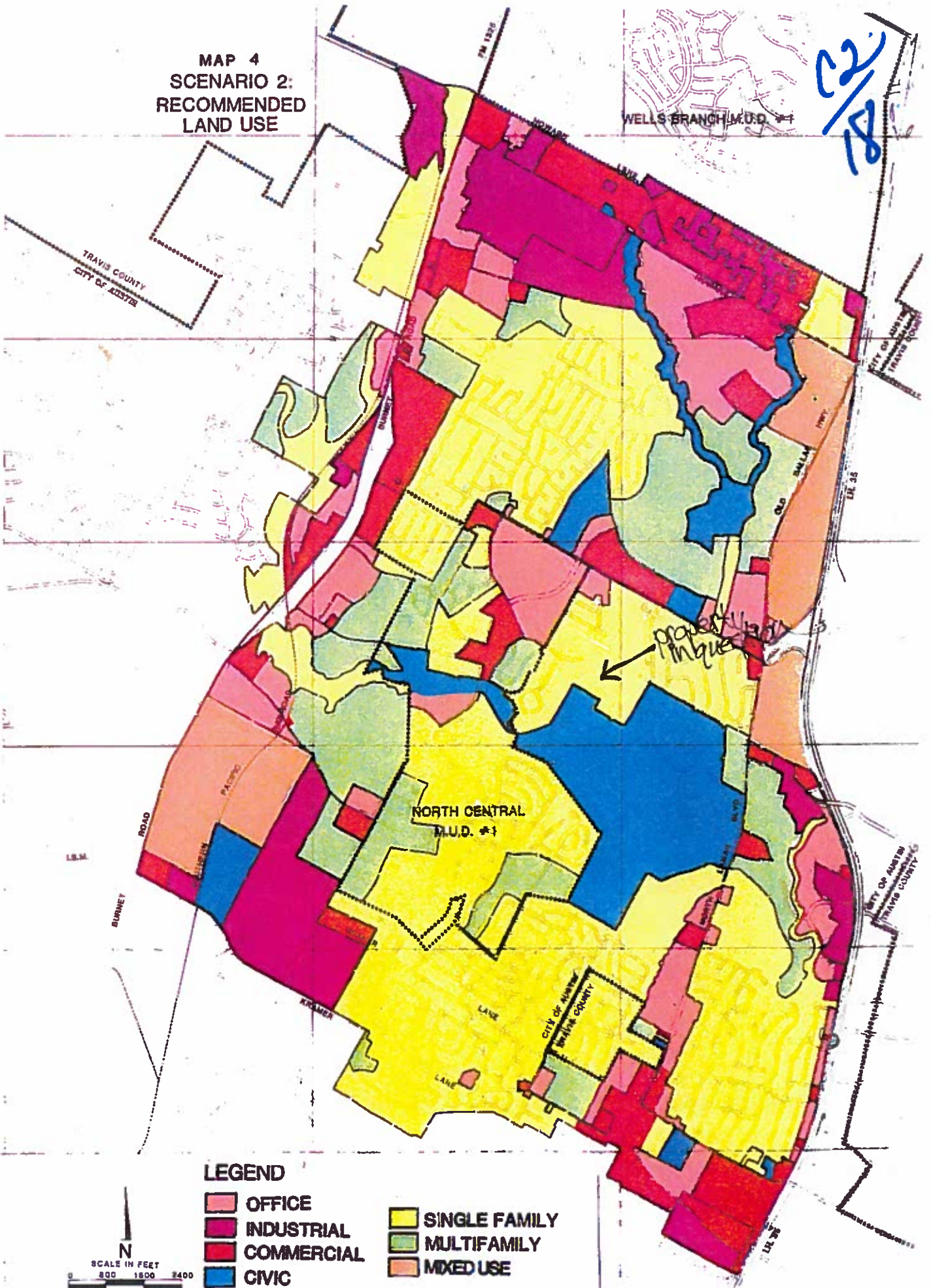
NORTH CENTRAL
M.U.D. #1

CITY OF AUSTIN
TRAVIS COUNTY

CITY OF AUSTIN
TRAVIS COUNTY

LEGEND

- | | | | |
|---|------------|---|---------------|
|  | OFFICE |  | SINGLE FAMILY |
|  | INDUSTRIAL |  | MULTIFAMILY |
|  | COMMERCIAL |  | MIXED USE |
|  | CIVIC | | |



02/19



Walnut Creek Metro Park

WILLOW WILD

OLD CEDAR

KNOLL RIDGE

OAK SHADOWS

Legend

- Subdivision Case
- Park Boundary
- AUSTIN, WWMain
- WWForceMain
- WWGravityMain
- WWManholes
- AUSTIN, Main
- WaterMain
- LeachMain
- PARCELS

Sirwaitis, Sherri

From: Gary Westerman
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

C2/20

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

gary.westerman@austinet.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.

Regards,

Gary Westerman

email: [REDACTED]

phone: 512 923 2201

Sirwaitis, Sherri

From: Douglas Whitworth [REDACTED]
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

C2/22

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

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/planning>.

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: C14-2014-0193

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)

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

C2
23

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/planning>.

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: C14-2014-0193

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

[Signature]

Signature

6/10/15

Date

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

C22
24

C2/
25

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.

C2/26

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,



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

C2/27

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]

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/planning>.

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: C14-2014-0193

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 in agencies as part of Baker. Please refer to his letter for complete details.
(2) The 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

28/02

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/planning>.

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: C14-2014-0193

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)

10311 BLUE WATER DRIVE

Your address (as 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.

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

CS
29

Sirwaitis, Sherri

From: James Biffle [REDACTED]
Sent: Thursday, June 11, 2015 12:19 PM
To: Sirwaitis, Sherri
Cc: Barbara Biffle
Subject: Case ZAP Case # C14-2014-0193

02/30

Sherri,

I am opposed to the changes described in Case C14-2014-0193 for the following reasons:

I am retired and therefore am often able to see the amount of non-residential, speeding, cut-through traffic to which my street Willow Bend Drive is already subjected. We have no sidewalks in our neighborhood, leaving only our streets for our neighborhood pedestrian and bike traffic. There are no speed controlling or cut-through inhibiting measures in effect to calm this dangerous situation. There are no stop lights where Willow Bend Drive connects to West Parmer Lane or where Chimney Rock Drive connects to North Lamar Boulevard, since Texas law does not allow new stoplights within a certain distance of existing ones. These situations will only be exacerbated by the additional traffic to which the proposed development project will subject the River Oak Lake Estates (ROLE) neighborhood.

The traffic study for the punch-thru from the proposed new development to Old Cedar Lane was conducted on March 16-20 during Spring Break. As such, it is not even close to an accurate assessment of the normal daily traffic the ROLE neighborhood experiences. Furthermore, and most egregious, the study was performed only on Scofield Farms Drive, without consideration for the future impact on Old Cedar Lane, Willow Wild Drive, Willow Bend Drive, Chimney Rock Drive, and Walnut Creek Park Road. This is hardly surprising, since any diligent analysis would immediately show the huge traffic flow impact to the ROLE neighborhood, and that would not support what the developers want to do. I believe the Zoning and Planning Commission decision should be delayed until the Commission can order a new study that accurately assesses the impact to all of the effected neighborhood streets, during the school year and while school is ACTUALLY in session. The Commission could then arrive at an appropriate decision based on information from an accurate and relevant study.

Thank you for considering mine and my neighbor's concerns.

James Biffle
12315 Willow Bend Drive
Austin, TX 78758
512.339.9466

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/planning>.

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: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jun 16, 2015, Zoning and Platting Commission
Aug 13, 2015, City Council

Herbert W. Grubb

Your Name (please print)

1202 Willow Wild Dr, Apt. A

Austin, TX 78758

Your address(es) affected by this application

Herbert W. Grubb

Signature

6/14/2015

Date

Daytime Telephone: 512/296-3917

Comments: Effects of significantly increased traffic in River Oaks Elementary School zone the River Oaks residential neighborhood, and the adjacent Walnut Creek Park have not been identified and adequately considered. For example, the traffic study was performed during spring break, a time at which traffic is near its lowest levels.

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

C2
3/2

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/planning>.

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: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jun 16, 2015, Zoning and Platting Commission
Aug 13, 2015, City Council

SCOTT SINGLETON

Your Name (please print)

12315 BYE WATER DR
Your address (if affected by this application) AUSTIN, TX 78758

[Signature] 6/4/2015
Signature Date

Daytime Telephone: 512-835-9622

Comments: I am against two aspects of

this development:

1) No connecting road should be built
in and connected to the River Oaks Subdivision
area since the early 70's & yet we have no
traffic light to get out of our neighborhood
Everyone that came here got the lights
We have enough traffic of our own here

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

OPPOSE

Multi use zoning - there

should be no commercial

zoning that is included in this

development - more traffic

& both of these are a safety concern

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/planning>.

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: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

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

Aug 13, 2015, City Council

Tunisia Singleton
Your Name (please print)

☐ I am in favor
☒ I object

12315 Blue Water Dr.
Your address(es) affected by this application

Austin 78758

Tunisia Singleton 6-14-15
Signature Date

Daytime Telephone: 512-835-9622

Comments: 1 The impact of the proposed development on neighborhood traffic and safety has not been adequately assessed. 2 River Oaks and surrounding neighborhoods have not seen a site plan for the proposed development. 3 There should be NO connection via our neighborhood to Farmer Ln or Lamar we cannot exit safely as it is with no traffic light.

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

C2
33

PUBLIC HEARING INFORMATION

zoning/rezoning request will be reviewed and acted upon by the City Council. Although applicants and/or their agent(s) are not required to attend a public hearing, 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 concerning your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or evaluate the City staff's recommendation and public input regarding 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 after 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 district requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the City 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 in a single development.

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

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: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

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

Aug 13, 2015, City Council

GEORGENE CROLEY

Your Name (please print)

1303 OAK SHADOWS Circle

Your address(es) affected by this application

Georgene Croley

Signature

06-15-2015

Date

Daytime Telephone: 512-837-5355

Comments: I have been in my home for 40+ years & raised my children here. We have a safe & beautiful neighborhood. Check the local Crime Report & you will see crime is virtually non-existent. Opening up old sides would expose us to a very crime ridden part of the city & also expose park participants to same. Keep our neighborhood & park the beautiful jewel it is now.

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

C2
34

Sirwaitis, Sherri

From: Reymundo Rodriguez [REDACTED]
Sent: Monday, June 15, 2015 11:21 PM
To: Sirwaitis, Sherri
Cc: apdehoyos@gmail.com
Subject: Case # C14-2014-0193

C2/6
36

I would like to formally protest the request to rezone the parcel of land in question, Case # 14-2014-0193. The reasons for my protest on this issue are as follow:

- the survey on traffic flow was conducted during Spring Break when the traffic was minimal as schools children were on vacation
- the increase in population in this neighborhood would increase traffic geometrically which would cause congestion on the narrow streets & make it unsafe for the residents & for families using the park
- there are no sidewalks along the streets in the neighborhood or the park along Old Cedar Lane
- the increase in the population would require that major improvements be made to accommodate the increase in the use of the park facilities, including safe ingress & egress roadways
- the current infrastructure is not able to accommodate such a huge in-migration of people, such as solid waste & disposal systems, traffic flow, schools, water conveyance in the creekbed, safety, park facilities, family & pedestrian ambulatory activities
- there would be a negative environmental impact in the flora & the fauna along the watershed & in the neighborhood & the park due to an enormous increase in the flow of water into Walnut Creek since the planned development is uphill from the creek; Memorial Day rains caused water to back up at the Old Cedar Lane bridge due to heavy debris under the bridge & more heavy rains will discharge an enormous amount of water into Walnut Creek, thus causing more erosion & potential flooding, not to mention that the bridge girders would be vulnerable
- there needs to be a current survey to assess the floodplain & the future impact of erosion on the watershed & the creek banks along one or two miles of the creek bed

Thank you.

Reymundo Rodriguez
12327 Blue Water Drive
Austin, Texas 78758-2802
[REDACTED]

Sirwaitis, Sherri

From: The Austin Clarksons [REDACTED]
Sent: Monday, June 15, 2015 11:19 PM
To: Sirwaitis, Sherri
Cc: apdehoyas@gmail.com
Subject: Objection to Rezoning

C2/36

Ms. Sirwaitis:

As a 40 year resident of River Oaks, we would like to register our objection to the proposed "Rezoning of 1601 Cedar Bend Dr. from Rural Residence to SF4, Case # C14-2014-0193" for the reasons sited in the document submitted by our neighborhood association.

Steve and Cathy Clarkson
12304 Knoll Ridge Dr.
Austin, TX 78758

Sirwaitis, Sherri

From: Gary Westerman [mailto:garywesterman@att.net]
Sent: Monday, June 15, 2015 5:04 PM
To: Sirwaitis, Sherri
Cc: apdehoyos@gmail.com
Subject: Case number: C14-2014-0193, Objection comments and presentation for the 16 June Zoning and Planning Commission hearing
Attachments: C14-2014-0193 RONA PPT 16June15.pptx

C2/37

To:
Sherri Sirwaitis
City of Austin
Planning & Zoning Department
sherri.sirwaitis@austintexas.gov
P.O. Box 1088
Austin, Tx 78767-8810
Cc:
Angie De Hoyos [mailto:apdehoyos@gmail.com]

From: Gary Westerman
12309 Blue Water Drive
Cell: 512 923 2201

Subject: Case number: C14-2014-0193, Objection comments and presentation for the 16 June Zoning and Planning Commission hearing

Sheri,

I would like to present my objection to Case number: C14-2014-0193 at the City Hall, Zoning and Planning Commission hearing on June 16, 2015 starting at 6:00pm. The PPT for presentation "C14-2014-0193 RONA PPT 16June15" has been enclosed.

I am objecting to the application for a zoning change for the Cearley Tract west of Walnut Creek Park (Case Number: C14-2014-0193) for the following reasons:

The zoning change will impact the **Safety** of the River Oaks subdivision residents by allowing an additional road to be cut into the neighborhood. The proposed two lane access through the River Oaks neighborhood would allow non-residents a route from Mopac to Interstate I35 that has only 3 lights, bypassing 6 lane Parmer Lane and 4 lane Braker Lane.

The zoning change will impact the **Security** of the River Oaks subdivision through the addition of traffic through the neighborhood. Currently, most traffic through the neighborhood are residents and suspect traffic can be monitored by neighbors and communicated to all residents of the neighborhood by Facebook, emails, and texts, making it a secure neighborhood and reducing crime.

The zoning change will harm the **Environment** of the 300+ acre Walnut Creek park. The park houses deer, foxes, rabbits, red shouldered hawks, and cranes which frequent the River Oaks neighborhood.

Regards,
Gary Westerman
12309 Blue Water Drive, Austin

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/planning>.

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: C14-2014-0193

Contact: Sherri Strivatis, 512-974-3057

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

Aug 13, 2015, City Council

Your Name (please print): LINDA WESTERMAN

☐ I am in favor

☒ I object

Your address(es) affected by this application: 12309 Bluewater Dr. Austin

Signature: Linda Westerman

Date: 6-15-2015

Daytime Telephone: (512) 923-5333

Date:

Comments: THIS ZONING CHANGE WOULD ALLOW MAJOR TRAFFIC TO OUT THE RIVER CREEK VIA APPLES ROAD, BYPASSING BREAKER & PERMAN MUCH LONGER ROAD, THIS WOULD IMPACT THE SAFETY OF OUR PARK & HONEY. SECURITY IS ALSO A FACTOR. CURRENTLY WESTON ALL RECOGNIZE "STRAVE" TRAFFIC AND LOST EACH OTHER WITH THIS OCCUR.

IF STALWART CREEK PARK ITSELF WILL BE HARMED, IT HONORS DEER - FOXES - RABBIT'S - RED SHOULDER HAWKS AND A CERTAIN TYPE OF ENDANGERED CRANES.

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

City of Austin

Planning & Zoning Department

Sherri Strivatis

P.O. Box 1088

Austin, TX 78767-3810

NOT TO MENTION THE CREEK ITSELF - TRAFFIC FOR VARIOUS REASONS & GOOD SNACKS - REPTILES & GURRLES

02/39

Case number: C14-2014-0193
River Oaks neighborhood
Impact to Safety, Security, and Environment
Gary Westerman
12309 Blue Water Drive, Austin

Objection

- Reasons for the objection of the application for a zoning change for the Cearley Tract west of Walnut Creek Park (Case Number: C14-2014-0193) are:

C12/40

Case number: C14-2014-0193

Impact to Safety

- The zoning change will impact the **Safety** of the River Oaks subdivision residents by allowing an additional road to be cut into the neighborhood. The proposed two lane access through the River Oaks neighborhood would allow non-residents a route from Mopac to Interstate I35 having only 3 lights, bypassing 6 lane Parmer and 4 lane Breaker.

C2
#1

Case number: C14-2014-0193

Impact to Security

- The zoning change will impact the **Security** of the River Oaks subdivision through the addition of traffic through the neighborhood. Currently, most traffic through the neighborhood are residents and suspect traffic can be monitored by neighbors and communicated to all residents of the neighborhood by Facebook, emails, and texts, reducing crime and making it a secure neighborhood.

C2
#2

Case number: C14-2014-0193

Impact to Environment

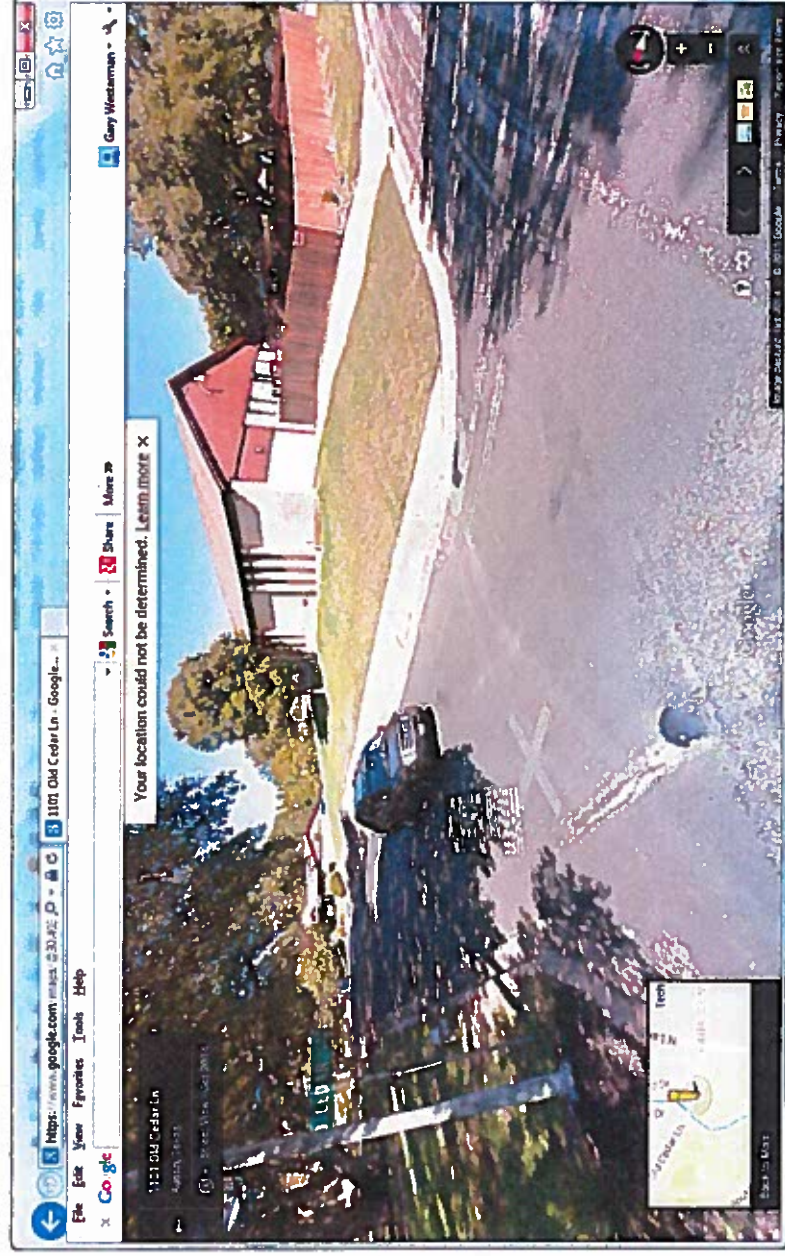
- The zoning change will harm the **Environment** of the 300+ acre Walnut Creek park. The park houses deer, foxes, rabbits, red shouldered hawks, and cranes which frequent the River Oaks neighborhood.

C2
4/3

C2

Case number: C14-2014-0193

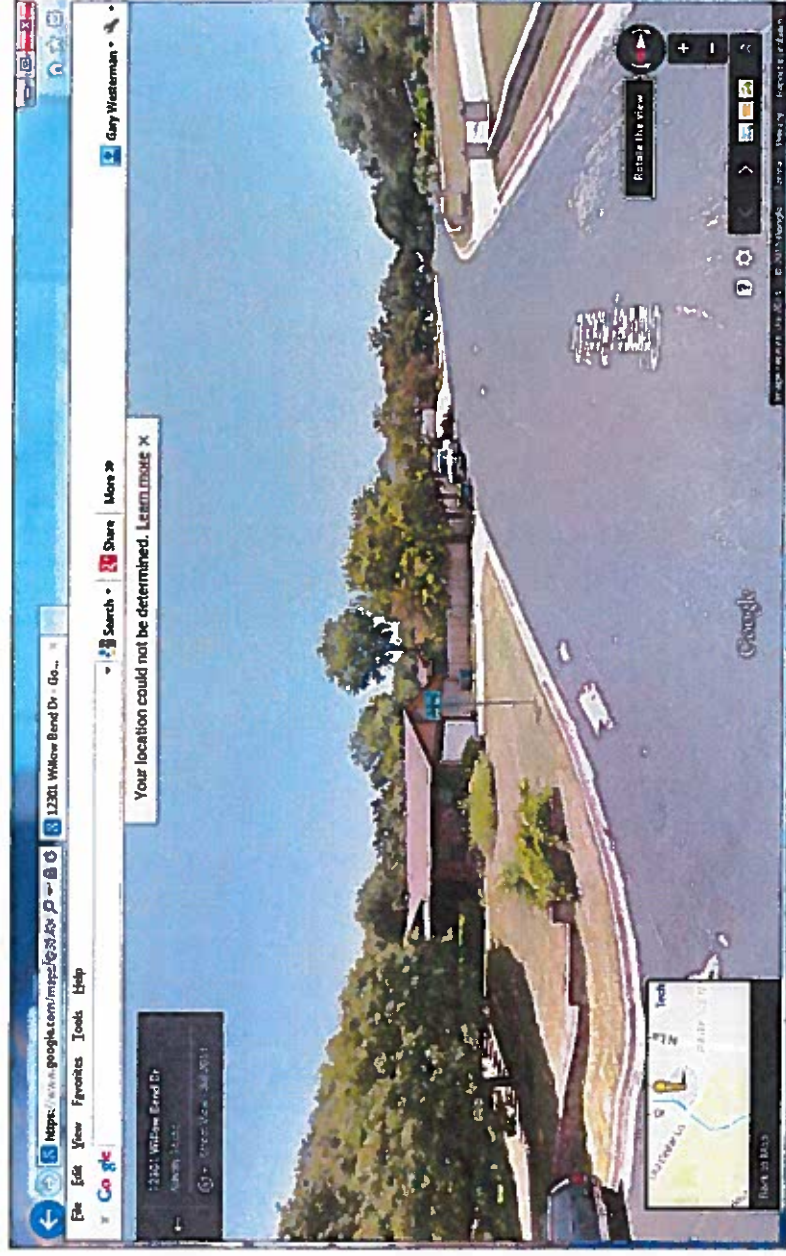
**Traffic will cut a sharp corner for one house,
crossing into the other lane.**



C2
45

Case number: C14-2014-0193

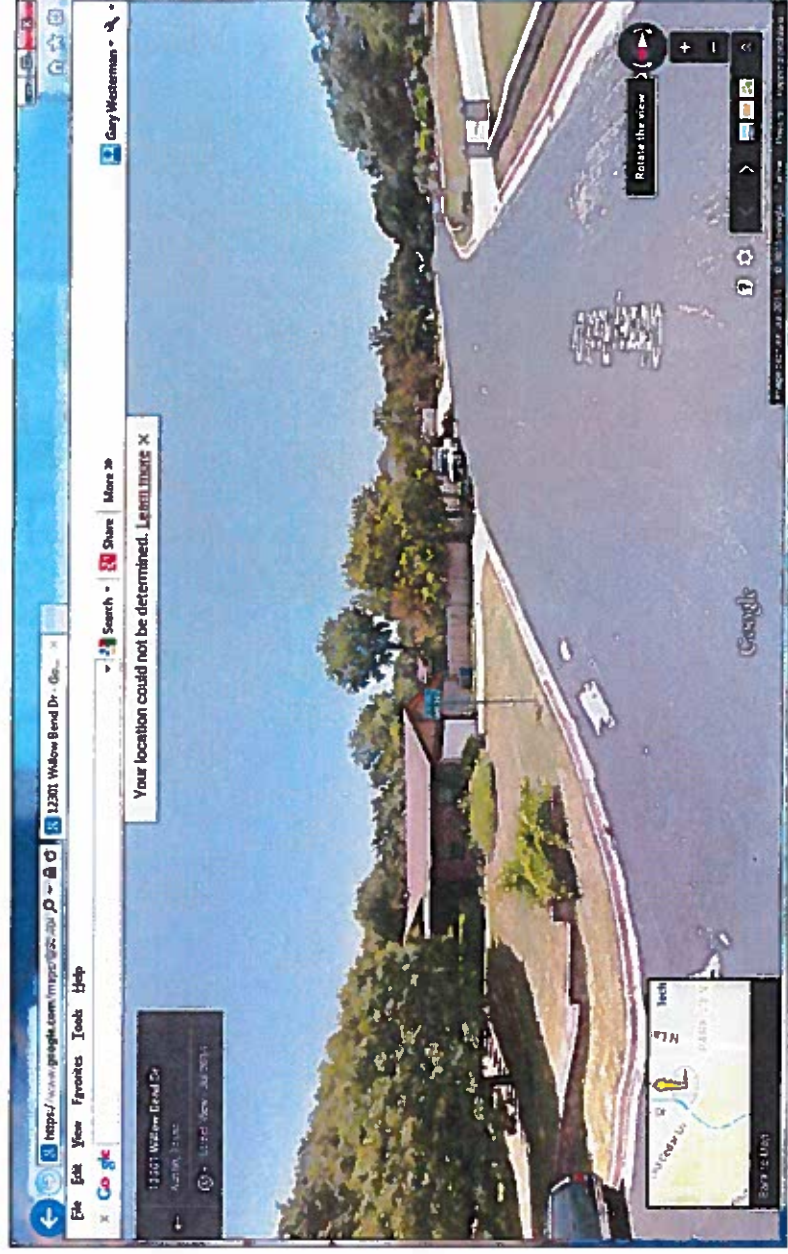
Traffic will go one house and take a hard turn typically going into the next lane. Five houses later, it is at Lamar.



C2
46

Case number: C14-2014-0193

Traffic turns onto Lamar and after only 200 feet at a second school, it turns onto Yager which shortly takes you to IH35.



C2/14

Case number: C14-2014-0193

- **If C14-2014-0193 is allowed to proceed, the safety, security, and environment of the River Oaks neighborhood will be severely impacted.**
- **For the benefit of Austin and the River Oaks neighborhood, I ask that this zoning request not be approved.**

12/28

Sirwaitis, Sherri

From: Joyce Billings [REDACTED]
Sent: Tuesday, June 16, 2015 12:31 AM
To: Sirwaitis, Sherri
Cc: [REDACTED]
Subject: RONA Zoning Change 1601 Cedar Bend

C2/
H9

I Object!

For the same reasons my neighbors have so eloquently expressed.

- * Increase traffic through the neighborhood
- * Impact on parkland in this area
- * Insufficient traffic study
- * Increase in our property taxes.

Thank you.
Joyce Billings
Indian Mound Dr
RONA

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/planning>.

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: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

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

Aug 13, 2015, City Council

Kenneth Wagenhauser

Your Name (please print)

12302 Rolling Hill Drive, Austin

Your address(es) affected by this application

WAGENHAUSER, KENNET

H. EDWARD, 1135294086

Signature

Daytime Telephone: 512-833-5702

16 June 2015

Date

☐ I am in favor
☒ I object

Comments:

1. Only SF-4 in the neighborhood.

2. Current City support/services in area are

marginal: grass cutting, litter/debris along

Parmer Lane, crime in Walnut Creek Park.

Adding to the burden will hurt the area.

3. Addition of lower cost housing will support

lowering of tax rates for existing homes.

4. Connecting road will promote speeding in park

and in vicinity of school to bypass Parmer.

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

Sirwaitis, Sherri

From: Jennie Elliott [REDACTED]
Sent: Monday, June 15, 2015 3:05 PM
To: Sirwaitis, Sherri
Cc: Angie De Hoyos
Subject: Case number C14-2014-0193 zoning change proposal
Attachments: jelliott.vcf

C2/b1

Regarding Case number C14-2014-0193
public hearing scheduled for June 16, 2015:

From: Jennie L Elliott, 1206 Old Cedar Lane, Austin, TX 78758 512-626-3008

I will not be in attendance at the hearing, so I wanted to state that I object to the proposed zoning changes to the property adjacent to our neighborhood at this time for the following reasons:

1. Traffic in and out of our neighborhood from either Parmer Lane or North Lamar Blvd is already very difficult to negotiate with just the number of homes we have now. It is my understanding that the traffic study conducted for this proposal took place during the week of Spring break (March 16-20th) when the two elementary schools, middle school and ACC campus (all within a mile of the area) along with all of the traffic associated with them would not have been taken into consideration. There have already been some serious traffic incidents in the Metric/Parmer area involving fatalities and the intersection at North Lamar/135 and Parmer is also such a headache for commuters that we routinely get lots of folks wondering through the neighborhood looking for ways to circumvent it. If there was actually an easy way to do that and the word got out, I feel like the streets in our neighborhood would no longer be safe for all of the children walking or biking to and from the nearby schools and Walnut Creek Park.
2. We have no real information about the actual plan for the development to base our decision about being in favor of the zoning change or not upon. There was an informal meeting between the officers of our neighborhood association and a representative of the developer and the information was later shared at our general meeting, but we have absolutely no assurance that the actual development will in any way resemble the description of the plans described to our officers.

Judging from the responses to this proposed change that I heard at our last neighborhood association meeting, these two issues will need to be addressed before the majority of the River Oaks residents will get behind this. These are not insurmountable obstacles and from what I have learned about the planned development so far, it looks as though it has the potential for adding value to the quality of life for all involved, so I am hopeful that we can work out the details to everyone's satisfaction.

Respectfully submitted,
Jennie L Elliott

C2
1/2

Sirwaitis, Sherri

From: Susie Moroney
Sent: Monday, June 15, 2015 2:43 PM
To: Sirwaitis, Sherri
Subject: Zoning protest

C2/183

Here are signed protest for case number C14-2014-

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/planning>.

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: C14-2014-0193
Contact: Sherri Sirwaitis, 512-974-3657
Public Hearing: Jun 16, 2015, Zoning and Planning Commission
Aug 13, 2015, City Council

John P. Moroney

Your Name (please print)

12305 Blue Water Dr Austin 78758

Your address(es) affected by this application

John P. Moroney 06/15/2015
Signature Date

Daytime Telephone: 512-806-0171

Comments: I object to the rezoning and proposed development on the grounds of its impact to the environment of Wells Branch creek, Tar Branch creek, and the Walnut Creek Metropolitan Park. I would like to see a survey done on the environmental impact of an area that is more and more subjected to flooding. This area also has a rich historical significance. I also object on the grounds of increased traffic. Being so close to the park where children and dogs play.

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

0193

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/planning>.

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: C14-2014-0193
Contact: Sherri Sirwaitis, 512-974-3657
Public Hearing: Jun 16, 2015, Zoning and Planning Commission
Aug 13, 2015, City Council

Susie Moroney

Your Name (please print)

12305 Blue Water Dr Austin 78758

Your address(es) affected by this application

Susie Moroney 06/15/2015
Signature Date

Daytime Telephone: 512-819-1352

Comments: I object to the rezoning and proposed development on the grounds of its impact to the environment of Wells Branch creek, Tar Branch creek, and the Walnut Creek Metropolitan Park. I would like to see a survey done on the environmental impact of an area that is more and more subjected to flooding. This area also has a rich historical significance. I also object on the grounds of increased traffic. Being so close to the park where children and dogs play. It would create a cut through from Moscoe to Partner.

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

Sirwaitis, Sherri

From: Susie Moroney [mailto:susie.moroney@gmail.com]
Sent: Tuesday, June 16, 2015 10:04 AM
To: Sirwaitis, Sherri
Subject: Rezoning Case number C14-2014-0193

C2
54

As a member of the River Oaks neighborhood I would personally like to object to any development of the purposed rezoning in the area. I have walked the whole area of the old Cearley farm. It is a beautiful lot of land, with big old oaks and elms. A perfect example of the Austin area. I would like to see it annexed by the city and incorporated into the green belt, and Walnut Creek Park. So that it can be protected. It's location on Tar Branch creek has a rich history. Please do not let this gem be destroyed.

Cearley farm and tar branch;

Archeological testing;

<http://fryr.tripod.com/cfhistwalnutcrarcheology.html>

Creek History;

<https://austintexas.gov/blog/walnut-creek>

Coxville Zoo;

<http://www.austinexplorer.com/Locations/ShowLocation.aspx?LocationID=1997>

Sirwaitis, Sherri

From: Keenan Hogge [REDACTED]
Sent: Monday, June 15, 2015 1:20 PM
To: Sirwaitis, Sherri
Subject: Cearley Tract west of Walnut Creek Park (Case Number: C14-2014-0193)
Attachments: Zoning.pdf

C2/AB

Sherri,

I wanted to send you my objection to a zoning case on schedule for tomorrow. Up to this point, there has been very little information published as if this is not meant to be a community decision. Especially due to our safety and environmental concerns. I would like our points to be considered before changing the zoning. Let me know if you have any questions.

Keenan Hogge

[REDACTED]
512-785-7486
12403 Willow Bend Drive
Austin, Texas 78758

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/planning>.

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: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

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

Aug 13, 2015, City Council

Keenan Hagg

Your Name (please print)

12403 Willow Bend Dr. 78758

Your address(es) affected by this application

Keenan Hagg

Signature

6/9/15

Date

Daytime Telephone: 512-785-7486

Comments: You have not taken our considerations into account and we would like you to hear us and take our points into consideration.

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

C2
Se

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 unannounces 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/planning>.

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: C14-2014-0493

Contact: Sherri Stravakis, 512-974-3057

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

Aug 13, 2015, City Council

Mike Washlesky

Your Name (please print)

1307 Cardinal Hill Cir, Austin, Tx 78758

Your address(es) affected by this application

Mike Washlesky

Signature

Date

Daytime Telephone: 512-853-5046

Comments:

against the proposed rezoning application as the traffic study that was conducted has erroneous results and does not truly reflect the impact to our neighborhood that the additional vehicle traffic will create.

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

City of Austin

Planning & Zoning Department

Sherri Stravakis

P. O. Box 1088

Austin, TX 78767-8810

C2
5/2

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/planning>.

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: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

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

Aug 13, 2015, City Council

John Buller

Your Name (please print)

12313 Blue Water Drive

Your address(es) affected by this application

John Buller

Signature

6.15.2015

Date

Daytime Telephone: 512-917-0343

Comments: - Safety concerns over increased traffic flow.

- The traffic study was insufficient, due to its timing and limited scope.

I'm concerned that it may draw faulty conclusions as-is.

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

JS

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/planning>.

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: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jun 16, 2015, Zoning and Platting Commission
Aug 13, 2015, City Council

Jonathan and Diane Luden (owners)

Your Name (please print)

1409 Cardinal Hill Dr.
Austin, Texas 78758

☐ I am in favor
☒ I object

Your address(es) affected by this application

[Signature]

Signature

Date

06.16.2015

Daytime Telephone: (512) 740-8880

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

59 C12 *6pm

C2/60

June 10th, 2015

City of Austin
Attention: Sherri Sirvaitis
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 Farmer 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.

C2
61

Sirwaitis, Sherri

From: John Langford [REDACTED]
Sent: Tuesday, June 16, 2015 12:04 PM
To: Sirwaitis, Sherri
Cc: apdehoyos@gmail.com; M Langford
Subject: Objection to Rezoning of 1601 Cedar Bend Drive to SF4

C2
62

Sherri,

My wife and I have been residents of the River Oak Lake Estates subdivision for almost 20 years.

I want to strongly object to the rezoning of 1601 Cedar Bend Drive to SF4. There is not enough information yet on traffic and public safety issues for any changes to be made.

We will be at the City Council meeting tonight.

John and Maritza Langford
Residents of River Oak Lake Estates
12320 Willow Bend Drive
Austin, TX 78758

June 16th, 2015

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

6/13

Dear Ms. Sirwaitis,

I object to the rezoning of 1601 Cedar Bend Drive, Case Number C14-2014-0193 from Rural Residence to SF4, and I understand that a vast majority of the residents of my neighbors also object to this development, primarily based on traffic and safety issues.

I understand that a traffic study was conducted on Friday March 13, 2015 and overlooked several key factors. Namely, it was conducted during AISD and PISD's Spring Break, and Willow Wild Dr. was not included in the traffic study which would eventually be a primary point of entry to the development.

There is already a significant amount of traffic in our neighborhood and the proposed development will drastically increase traffic since there would be a cut through parallel to Parmer Lane that would stretch from MoPac all the way to Lamar.

Not only would our neighborhood be negatively impacted without the necessary infrastructure in place but also users of Walnut Creek Metropolitan Park, students at ACC's Northridge Campus, students walking to River Oaks Elementary, and many others.

I urge that the Zoning and Platting Commission to deny this application based on the inadequacy of the neighborhood traffic analysis and postpone the decision until a proper traffic study can be conducted.

Sincerely,



Bruce Kentros
12314 Indian Mound Dr.
Austin, Texas 78758



Sirwaitis, Sherri

From: Dianne F. [REDACTED]
Sent: Tuesday, June 16, 2015 3:47 PM
To: Sirwaitis, Sherri
Cc: [REDACTED]
Subject: Comment on zoning case C14-2014-0193
Attachments: RiverOaksDev2015.pdf

C2/64

June 16, 2015

City of Austin
Attn: Sherri Sirwaitis
Planning & Zoning Department
PO Box 1088
Austin, TX 78767-8810

Dear Ms. Sirwatis,

I would like to go on record as objecting to the rezoning of 1601 Cedar Bend Drive, Case Number C14-2014-0193 from Rural Residence to SF4, based on traffic and safety issues, and based on the proposed change in school district zoning from Pflugerville ISD to Austin ISD.

I am the parent of a child at River Oaks Elementary School, 12401 Scofield Farms Dr., Austin, 78758. Our small elementary school is a Pflugerville ISD school and will be directly impacted by the increase in traffic approximately 300 ft. from this proposed development entrance. No traffic study was conducted during the times that we take our children to or from school. Many of our students ride the bus, and in fact, we have 9 different school bus routes that serve our school. School busses and parent cars already crowd Cedar Bend and Scofield Farms during the morning and evening. Apparently, the only traffic study for this proposed development was conducted on Friday, March 13, 2015, during our Spring Break and therefore the regular commuting school traffic of our school and other nearby schools was not considered in the study.

There is also existing additional cut-through traffic on Cedar Bend Dr. every morning and afternoon, as commuters attempt to avoid the intersection of Parmer Ln. and Metric Blvd. to get to ACC Northridge campus on Metric. There is also a small childcare, a Head Start program on Cedar Bend. Those of us taking our children to River Oaks along Cedar Bend from Metric Blvd. must be extra careful as we pass parents and their toddlers getting out of their cars and going to preschool each morning. With this new development, the traffic on Cedar Bend would now include: 9 school busses every morning and evening, elementary school parents, day care parents, ACC commuters, and any new residents.

In addition the Memorandum from Senior Planner Amanda Couch dated April 2, 2015 states "The NTA will be conducted under the assumption that no more than 2,000 [vehicle trips per day] will be generated by this site." However, the proposed development will create a parallel path to Parmer Lane that stretches from MoPac all the way to Lamar. While projections expect a 32% increase based on the existing study, this cannot begin to consider the trips per day that the street in front of our school will see as a result of cut-through traffic.

No sidewalks, traffic calming, or bike lanes exist and bike and pedestrian traffic through to the park constitutes a large portion of the users of Walnut Creek Metropolitan Park. In addition to residents of River Oaks Neighborhood and our students walking to River Oaks Elementary, and more will be negatively impacted by this increase in traffic, without the necessary infrastructure in place to make it a safe increase.

I would also like to object to the proposed school district zoning change for the proposed development. In the files on the City development site, the developer states that the new property would be zoned in the Austin ISD. But that property is currently within the boundaries of Pflugerville ISD, and there is a document showing taxes were paid to PISD in 2014. We, the parents of River Oaks Elementary, would like to keep any proposed

residential development in our school district and add these properties to our tax base. It would also allow any children in the new development to walk to school literally next door, instead of adding any more vehicular traffic to the streets.

I urge that the Zoning and Platting Commission deny this application based on the inadequacy of the neighborhood traffic analysis and because of the proposed school district zoning change, and postpone the decision until a proper traffic study can be conducted and school district zoning can be corrected.

Very Sincerely,

Dianne Folkerth
River Oaks Elementary PTO

512-595-0275

11825 Carshannon Dr.
Austin, TX 78758

C2/b

PUBLIC HEARING INFORMATION

This zoning/permitting request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and 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 for 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 in 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/planning>.

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: C14-2014-0193
Contact: Sherri Surwalle, 512-974-3057
Public Hearing: Jun 16, 2015, Zoning and Planning Commission
Aug 13, 2015, City Council

Jennifer Minarik
Your Name (please print)

☐ I am in favor
☒ I object

12300 Willow Bend Dr Austin TX 78758
Your address(es) affected by this application

Jennifer Minarik
Signature

Date

Daytime Telephone: 919-607-1624

Comments: I object to rezoning as I believe the traffic study was flawed in 3 ways.

- 1) Does not account for cut-through traffic - Walnut Creek added a smaller cut-through which resulted in 900+ cars an hour during rush hour. This cut-through creates a much larger + high traffic area.
- 2) It did not include all impacted roads (eg Willow Wild Rd) site of recent traffic fatality + numerous accidents.
- 3) It was conducted during Spring Break + does not account for school traffic.

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

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

C2/66

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/planning>.

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: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

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

Aug 13, 2015, City Council

Asilley Vourices

Your Name (please print)

12345 Willow Wild Dr. Austin TX 78758

Your address(es) affected by this application

[Signature]

Signature

7/17/15

Date

Daytime Telephone: 713-854-7764

Comments: My husband & I live very close to the entrance of Walnut Creek Park on Willow Wild. We already experience a tremendous amount of traffic on the street. There are no sidewalks to begin with, and we are very concerned the introduction of more development will make traffic worse. There are always children & families playing, walking, running, etc. This will just become dangerous. We moved to this neighborhood b/c it was quiet, and family oriented it's not to be the center of the city.

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

☐ I am in favor

☒ I object

6/2

Asilley Vourices

Sirwaitis, Sherri

From: Brian Crandall [REDACTED]
Sent: Wednesday, June 17, 2015 5:55 PM
To: Sirwaitis, Sherri
Cc: apdehoyos@gmail.com
Subject: Comment on zoning case C14-2014-0193

C2
6/8

June 17, 2015

City of Austin
Attn: Sherri Sirwaitis
Planning & Zoning Department
PO Box 1088
Austin, TX 78767-8810

Dear Ms. Sirwaitis,

Please put my comment on record as objecting to the rezoning of 1601 Cedar Bend Drive, Case Number C14-2014-0193 from Rural Residence to SF4, based on the lack of infrastructure in place to handle the increased traffic and maintain a safe environment for the children of River Oaks Elementary.

I am the parent of a child a River Oaks Elementary School, 12401 Scofield Farms Dr., Austin, 78758. Currently, there are no sidewalks, traffic calming devices, or bike lanes for the bike and pedestrian traffic through to Walnut Creek Metropolitan Park and on the surrounding streets. I am concerned for the safety of my child, River Oaks employees, and surrounding community due to the significant increase in traffic that this project will produce.

I urge that the Zoning and Platting Commission deny this application until the proper infrastructure (sidewalks, crosswalks, and other traffic calming remedies) can be put in place.

Sincerely,

Brian Crandall

512-751-3211
[REDACTED]

11600 Parkfield Dr.
Austin, TX 78758

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/planning>.

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: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

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

Aug 13, 2015, City Council

KIMBERLY K DOWNMAN

Your Name (please print)

12222 TANGLEWILD DR

Your address(es) affected by this application

KS

Signature

Daytime Telephone: 512-917-5386

Date

6-15-15

☐ I am in favor
☒ I object

Comments: This area is not an appropriate location for SF-4A Zoning. The builder seeking the zoning change will not adhere to standards which will maintain single family neighborhood characteristics by building a hotel in a residential area. The streets are not designed for that kind of traffic flow. The area in question also floods during heavy rains on Cedar Bend Dr. (Saeed Minhas)
The builder has been constructing houses in our neighborhood for the past 3 years & has been extremely disrespectful of residents. I do not expect that will change with the granting of a zoning change.
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

CS
6/2

Please deny application!

Sirwaitis, Sherri

From: Georgene Crolley
Sent: Wednesday, June 24, 2015 9:24 AM
To: Sirwaitis, Sherri
Subject: RONA -Case # 14-2014-0193.

C2/10

Ms. Sirwaitis:

I recently filled out a form stating my concern of the possibility of Old Cedar being opened up from the Walnut Creek Park and River Oaks neighborhood over to Metric Blvd. I pointed out to you what a safe neighborhood this has been in the over 40 years I have been a resident.

Please view the Daily Crime Report that I have copied for you. This map is a perfect example of my concerns. The extension of Old Cedar would open up our neighborhood and the beautiful Walnut Creek Park to an area that seems to be constantly laden with various crime. I think our park and our subdivision must be one of the safest areas in Austin, Texas; please help us maintain the integrity of these two "jewels" in Austin, Texas.

Online Crime Alerts Viewer



Email Alerts



3.00 Miles around 1303 Oak Shadows Circle



Police Warn Of Suspicious Solicitors In Austin

Summer can be the busy season for door to door salesman. Police say be ready for the knock. "Someone knocked on our door which was pretty rare," Melanie said. "He only gave his name from what I remember he didn't say anything else." Reluctantly, a Round [Read More...](#)

	Crime	Date	Address	Link
A	Theft	06/22/15. 11:47 AM.	12500 BLOCK OF IH 35 AUSTIN	Details
B	Assault	06/20/15. 01:30 AM.	12800 BLOCK OF LAMAR BLVD AUSTIN	Details
C	Burglary	06/20/15. 01:31 AM.	12800 BLOCK OF LAMAR BLVD AUSTIN	Details
D	Theft	06/22/15. 01:03 PM.	12900 BLOCK OF IH 35 SVRD AUSTIN	Details
E	Theft	06/22/15. 11:07 AM.	12900 BLOCK OF IH 35 SVRD AUSTIN	Details
F	Arrest	06/20/15. 03:10 AM.	12300 BLOCK METRIC BLVD AUSTIN	Details
G	Assault	06/20/15. 11:59 PM.	1400 BLOCK GRACY FARMS LN AUSTIN	Details
H	Theft	06/19/15. 12:09 PM.	11900 BLOCK OF MEADOWFIRE DR AUSTIN	Details
I	Theft	06/22/15. 12:26 PM.	13300 BLOCK OF IH 35 SVRD AUSTIN	Details
J	Other	06/19/15. 05:10 PM.	12100 BLOCK OF IH 35 AUSTIN	Details
K	Arrest	06/20/15. 05:47 PM.	12100 BLOCK OF METRIC BLVD AUSTIN	Details



L	Other	06/21/15. 07:33 AM.	12100 BLOCK OF IH 35 SVRD AUSTIN	Details
M	Assault	06/20/15. 07:31 AM.	1900 BLOCK OF GRACY FARMS LN AUSTIN	Details
N	Theft	06/22/15. 11:32 AM.	12200 BLOCK OF RENFERT WAY AUSTIN	Details
O	Arrest	06/19/15. 05:26 AM.	METRIC BLVD / GRACY FARMS LN AUSTIN	Details
P	Theft	06/22/15. 10:26 PM.	11800 BLOCK OF METRIC BLVD AUSTIN	Details
Q	Other	06/23/15. 10:50 PM.	18XX W HOWARD LN TRAVIS COUNTY	Details
R	Other	06/23/15. 11:40 PM.	18XX W HOWARD LN TRAVIS COUNTY	Details
S	Assault	06/18/15. 03:17 PM.	12200 BLOCK OF MOPAC EXPY AUSTIN	Details
T	Burglary	06/19/15. 05:18 PM.	12500 BLOCK OF TECH RIDGE BLVD AUSTIN	Details
U	Arrest	06/20/15. 10:26 PM.	00 BLOCK OF LAMAR BLVD AUSTIN	Details
V	Assault	06/21/15. 08:49 AM.	11500 BLOCK OF METRIC BLVD AUSTIN	Details
W	Arrest	06/20/15. 05:01 AM.	12100 BLOCK OF MOPAC EXPY AUSTIN	Details
X	Other	06/20/15. 10:58 AM.	11100 BLOCK OF BENDING BOUGH TRL AUSTIN	Details
Y	Theft	06/20/15. 03:07 AM.	1900 BLOCK W BRAKER LN AUSTIN	Details
Z	Other	06/23/15. 12:01 AM.	141XX THERMAL DR TRAVIS COUNTY	Details
	Other	06/23/15. 07:24 AM.	23XX W HOWARD LN TRAVIS COUNTY	Details
	Other	06/19/15. 04:03 PM.	11300 BLOCK OF IH 35 SVRD AUSTIN	Details
	Theft	06/21/15. 02:13 PM.	3400 BLOCK W PARMER LN AUSTIN	Details
	Other	06/23/15. 09:57 AM.	18XX W WELLS BRANCH PKWY TRAVIS COUNTY	Details
	Other	06/23/15. 09:53 AM.	18XX W WELLS BRANCH PKWY TRAVIS COUNTY	Details
	Other	06/23/15. 04:07 PM.	107XX N LAMAR BLVD TRAVIS COUNTY	Details
	Assault	06/23/15. 12:54 AM.	5XX E HOWARD LN TRAVIS COUNTY	Details
	Other	06/23/15. 02:13 PM.	5XX E HOWARD LN TRAVIS COUNTY	Details
	Burglary	06/23/15. 09:42 AM.	5XX E HOWARD LN TRAVIS COUNTY	Details
	Other	06/23/15. 04:33 PM.	140XX RENAISSANCE CT TRAVIS COUNTY	Details
	Arrest	06/21/15. 05:02 AM.	12800 BLOCK OF MOPAC EXPY AUSTIN	Details
	Theft	06/22/15. 08:14 AM.	3200 BLOCK OF CENTURY PARK BLVD AUSTIN	Details
	Other	06/22/15. 12:00 AM.	12800 BLOCK OF HARRISGLENN DR AUSTIN	Details
	Arrest	06/19/15. 06:01 PM.	10700 BLOCK TOPPERWEIN DR AUSTIN	Details
	Arrest	06/22/15. 09:01 AM.	11400 BLOCK OF WEDGEWOOD DR AUSTIN	Details
	Other	06/20/15. 07:38 AM.	11600 BLOCK OF APRIL DR AUSTIN	Details
	Burglary	06/17/15. 08:46 AM.	300 BLOCK OF GRADY DR AUSTIN	Details
	Other	06/20/15. 01:47 AM.	1300 BLOCK OF TUXFORD CV AUSTIN	Details
	Other	06/19/15. 05:46 PM.	3800 BLOCK OF PARMER LN AUSTIN	Details
	Assault	06/23/15. 09:12 AM.	17XX W WELLS BRANCH PKWY TRAVIS COUNTY	Details

Other 06/23/15. 10:07 PM. 17XX W WELLS BRANCH PKWY TRAVIS COUNTY
Assault 06/17/15. 12:20 AM. 10400 BLOCK OF LAMAR BLVD AUSTIN
Other 06/23/15. 12:58 PM. 137XX CAMBOURNE DR TRAVIS COUNTY
Other 06/21/15. 03:09 PM. 1300 BLOCK OF BYERS LN AUSTIN

[Details](#)

[Details](#)

[Details](#)

[Details](#)

C2
1/2

--
((* ! *))
O ~ O
georgene

Sirwaitis, Sherri

From: Gary Westerman [REDACTED]
Sent: Thursday, June 25, 2015 5:41 PM
To: Sirwaitis, Sherri
Cc: apdehoyos@gmail.com
Subject: Case number: C14-2014-0193, Objection comment - 7 July 2015
Attachments: MASTER C14-2014-0193 RONA PPT 16June15.pptx

C2
/73

To:
Sherri Sirwaitis
City of Austin
Planning & Zoning Department
sherri.sirwaitis@austintexas.gov
P.O. Box 1088
Austin, Tx 78767-8810
Cc:
Angie De Hoyos at [REDACTED]

From: Gary Westerman
12309 Blue Water Drive
Cell: 512 923 2201

Subject: Case number: C14-2014-0193, Objection comments

Sheri,

I would like to present my objection to Case number: C14-2014-0193 at the City Hall, Zoning and Planning Commission hearing on Tuesday July 7, 2015 at 6:00pm.

I am objecting to the application for a zoning change for the Cearley Tract west of Walnut Creek Park (Case Number: C14-2014-0193) for the following reasons:

The zoning change will impact the **Safety** of the River Oaks subdivision residents by allowing an additional road to be cut into the neighborhood. The proposed two lane access through the River Oaks neighborhood would allow non-residents a route from Mopac to Interstate I35 that has only 3 lights, bypassing 6 lane Parmer Lane and 4 lane Braker Lane.

The zoning change will impact the **Security** of the River Oaks subdivision through the addition of traffic through the neighborhood. Currently, most traffic through the neighborhood are residents and suspect traffic can be monitored by neighbors and communicated to all residents of the neighborhood by Facebook, emails, and texts, making it a secure neighborhood and reducing crime.

The zoning change will harm the **Environment** of the 300+ acre Walnut Creek park. The park houses deer, foxes, rabbits, red shouldered hawks, and cranes which frequent the River Oaks neighborhood.

Thanks,
Gary Westerman
River Oaks Neighborhood

Case number: C14-2014-0193
River Oaks neighborhood
Impact to Safety, Security, and Environment
Gary Westerman
12309 Blue Water Drive, Austin

Objection

- Reasons for the objection of the application for a zoning change for the Cearley Tract west of Walnut Creek Park (Case Number: C14-2014-0193) are:

C2
/24

Case number: C14-2014-0193

Impact to Safety

- The zoning change will impact the **Safety** of the River Oaks subdivision residents by allowing an additional road to be cut into the neighborhood. The proposed two lane access through the River Oaks neighborhood would allow non-residents a route from Mopac to Interstate I35 having only 3 lights, bypassing 6 lane Parmer and 4 lane Breaker.

C2
/15

Case number: C14-2014-0193

Impact to Security

- The zoning change will impact the **Security** of the River Oaks subdivision through the addition of traffic through the neighborhood. Currently, most traffic through the neighborhood are residents and suspect traffic can be monitored by neighbors and communicated to all residents of the neighborhood by Facebook, emails, and texts, reducing crime and making it a secure neighborhood.

C2
76

Case number: C14-2014-0193

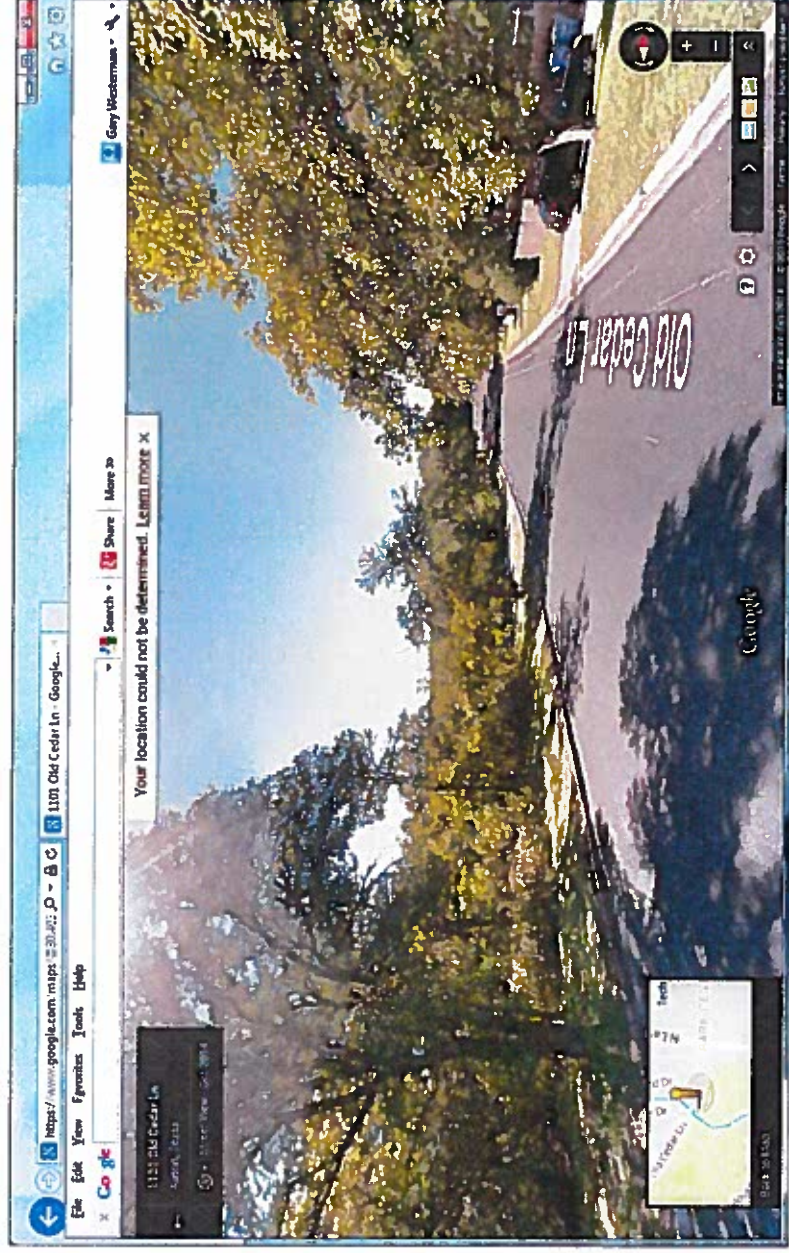
Impact to Environment

- The zoning change will harm the **Environment** of the 300+ acre Walnut Creek park. The park houses deer, foxes, rabbits, red shouldered hawks, and cranes which frequent the River Oaks neighborhood.

C2
/E

Case number: C14-2014-0193

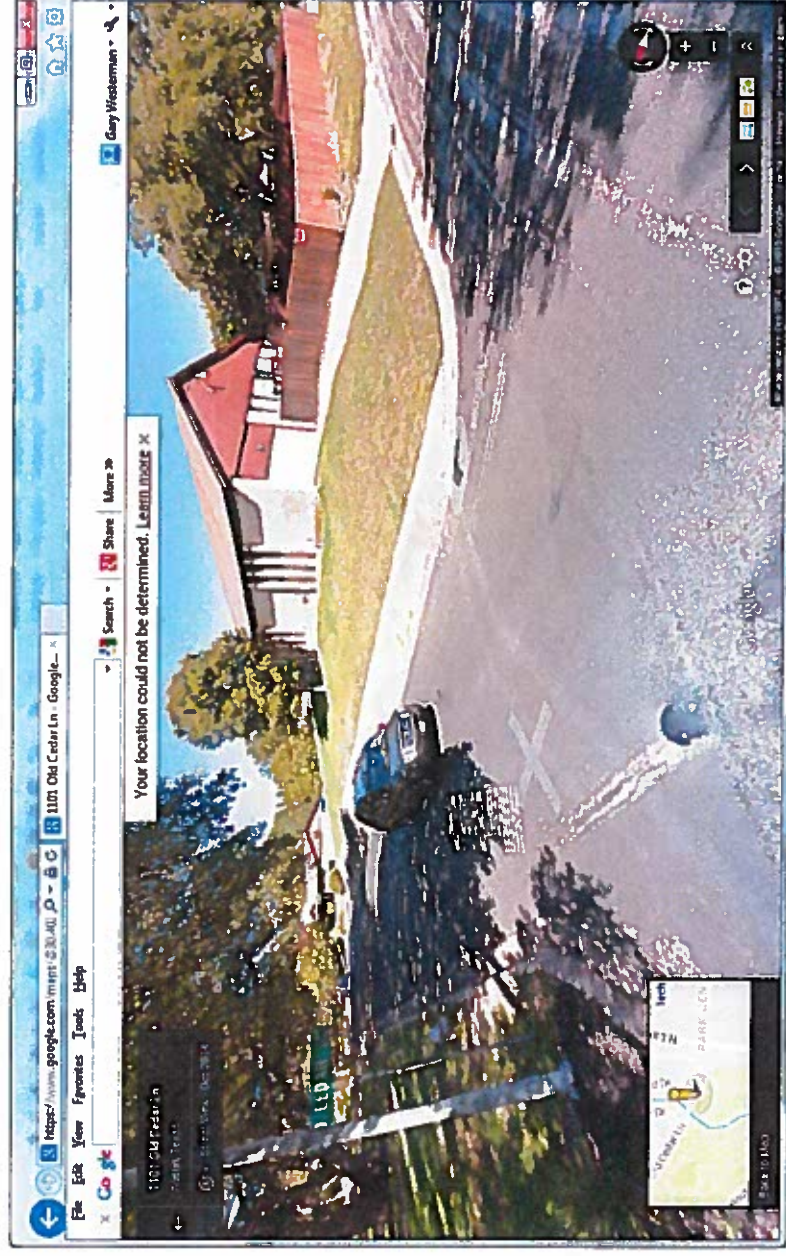
Traffic will speed down Old Cedar lane which is on the south side of the neighborhood and next to Walnut Creek Park (on left).



C2/28

Case number: C14-2014-0193

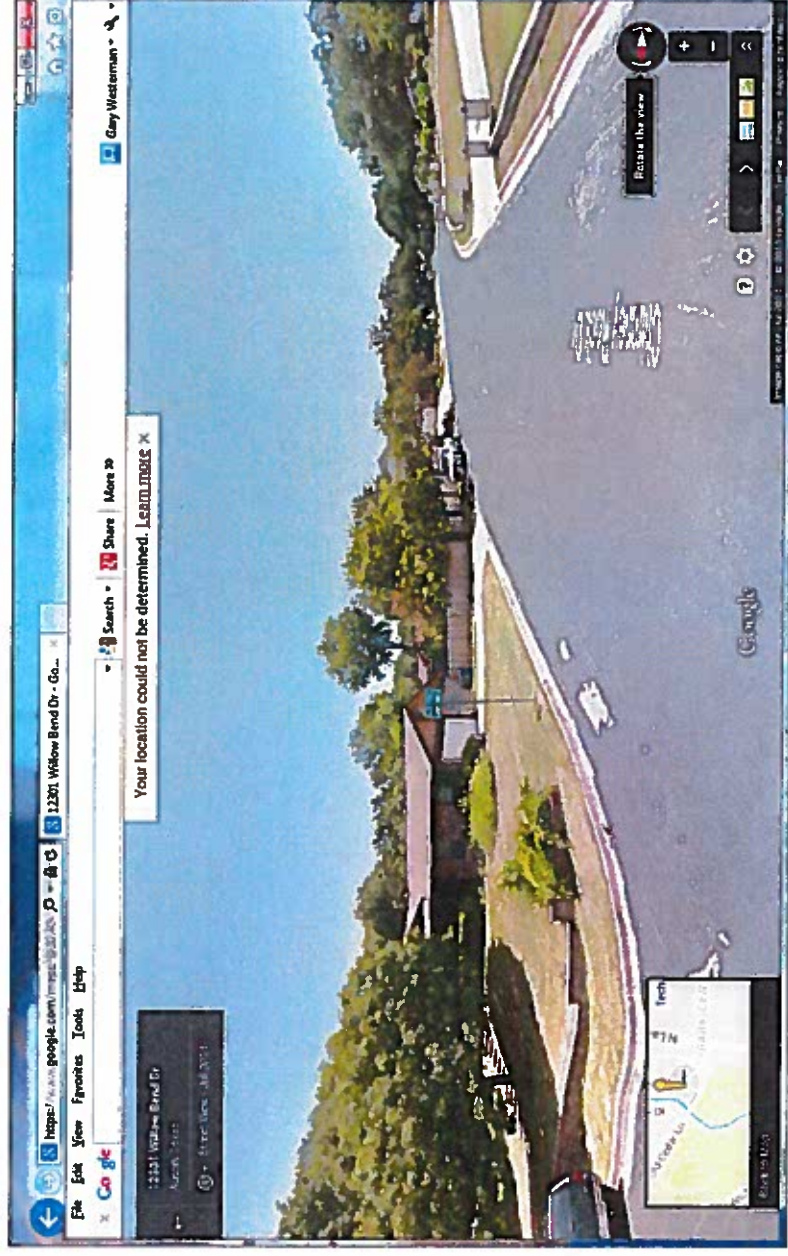
**Traffic will cut a sharp corner for one house,
crossing into the other lane.**



C2
/19

Case number: C14-2014-0193

Traffic will go one house and take a hard turn typically going into the next lane. Five houses later, it is at Lamar.



C2/80

Case number: C14-2014-0193

Traffic turns onto Lamar and after only 200 feet at a second school, it turns onto Yager which shortly takes you to IH35.



C2/A1

Case number: C14-2014-0193

- **If C14-2014-0193 is allowed to proceed, the safety, security, and environment of the River Oaks neighborhood will be severely impacted.**
- **For the benefit of Austin and the River Oaks neighborhood, I ask that this zoning request not be approved.**

8/2/12

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: www.austintexas.gov/planning.

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: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: July 7, 2015, Zoning and Platting Commission

Aug 13, 2015, City Council

Herbert W. Grubb
Your Name (please print)

1202 Willow Wild Dr. Apt. A
Austin Texas 78758

Your address(es) affected by this application

Herbert W. Grubb
Signature

6-26-15
Date

Daytime Telephone: 512/296-3917

Comments: Effects of significantly increased traffic in the River Oaks Elementary School zone, the River Oaks Residential neighborhood, and the adjacent Walnut Creek Park have not been identified and adequately considered. For example, the traffic study was performed during spring break when school zone traffic is near its lowest levels, and no consideration was given to traffic flows on Willow Wild Drive and Old Cedar Lane. Willow Wild Drive exits to Parmer Lane, a very heavily traveled 6-lane thoroughfare, and Old Cedar Lane dead ends, requiring a left turn onto Willow Bend and then a right turn onto Chimney Rock, requiring travel through the neighborhood before exiting to Lamar Blvd. There are no traffic control lights for exits from either Willow Wild or Old Cedar/Chimney Rock, making left turns extremely difficult and dangerous. The proposed development (C14-2014-0193) would no doubt compound this problem for River Oaks and C14 residents.

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

83/12

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: www.austintexas.gov/planning.

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: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: July 7, 2015, Zoning and Platting Commission

Aug 13, 2015, City Council

Linh Tang
Your Name (please print)

12302 Knoll Ridge
Your address(es) affected by this application

[Signature]
Signature

6/27/15
Date

512.228.3671
Daytime Telephone:

Comments: increase Adversely increase
traffic in residential area. Traffic
Study done in the area was
during Spring Break - hence did
not truly represent normal traffic
flow in the area.

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

C2
84

Sirwaitis, Sherri

From: Hugo Elizondo, Jr., P.E. <hugo@cuatroconsultants.com>
Sent: Tuesday, July 07, 2015 10:23 AM
To: Sirwaitis, Sherri
Cc: minhas@sambuilders.com; Sandra Q. Chino; Musheerah "Missy" Murphy; Anita Curley-Fail
Subject: 601 Cedar Bend Drive - Zoning Case C14-2014-0193: Rezoning Request

Sherri:

Per discussion yesterday morning, we respectfully ask for a postponement of the refereenced Zoning hearing until August 4, 2015.

This is to allow opportunity to meet with the neighborhood and address applicable concerns.

Please note the following:

- Currently, our preliminary layout has 118 single family residential lots.
- As discussed, the traffic data was collected outside of the school's spring break week.
- Cedar Bend will be extended and connect to Scofield Farms Drive as part of the Cearley Subdivision. This project has all zoning and Plat approvals.

Let us know if you have questions on this matter.

Sincerely,

Hugo Elizondo, Jr., P.E.
Manager


Firm Registration No. F-3524

3601 Kyle Crossing, Suite B
Kyle, Texas 78640
(512) 312-5040 ext. 205
(512) 565-9040 (cell)

C2
45

Sirwaitis, Sherri

From: Gary Westerman [REDACTED]
Sent: Wednesday, July 29, 2015 5:23 PM
To: Sirwaitis, Sherri
Cc: Angela Piñeyro De Hoyos
Subject: Latest revision of presentation for case C14-2014-0193 - River Oaks neighborhood
Attachments: ae River Oaks C14-2014-0193 RONA PPT 4 Aug15.pptx

C2
8/2

To:
Sherri Sirwaitis
City of Austin
Planning & Zoning Department
sherri.sirwaitis@austintexas.gov
P.O. Box 1088
Austin, Tx 78767-8810

Address for meeting on the 4 August 2015:
Austin City Hall Council Chambers
301 W 2nd St
Starting at 6pm

Cc
Angie De Hoyos [REDACTED]

From: Gary Westerman
12309 Blue Water Drive
Cell: 512 923 2201

Subject: Case number: C14-2014-0193, Objection comments

Sheri,

I would like to present my objection to Case number: C14-2014-0193 at the City Hall, Zoning and Planning Commission hearing on Tuesday 4 August, 2015 at 6:00pm. I hope the developer does not reschedule again as I have been handing out hard copies to the River Oak neighborhood.

I am objecting to the application for a zoning change for the Cearley Tract west of Walnut Creek Park (Case Number: C14-2014-0193) for the following reasons:

The zoning change will impact the **Safety** of the River Oaks subdivision residents by allowing an additional road to be cut into the neighborhood. The proposed two lane access through the River Oaks neighborhood would allow non-residents a route from Mopac to Interstate I35 that has only 2 lights, bypassing six lane Parmer Lane and four lane Braker Lane.

The zoning change will impact the **Security** of the River Oaks subdivision through the addition of traffic through the neighborhood. Currently, most traffic through the neighborhood are residents and suspect traffic can be monitored by neighbors and communicated to all residents of the neighborhood by Facebook, emails, and texts, making it a secure neighborhood and reducing crime.

The zoning change will harm the **Environment** of the 300+ acre Walnut Creek park. The park houses deer, foxes, rabbits, red shouldered hawks, and cranes which frequent the River Oaks neighborhood.

Thanks,
Gary Westerman

River Oaks neighborhood
Impact to Safety, Security, and Environment

Case number: C14-2014-0193

Gary Westerman

12309 Blue Water Drive, Austin

Objection to C14-2014-0193

- *Reasons for the objection of the application for a zoning change for the Cearley Tract west of Walnut Creek Park (Case Number: C14-2014-0193) are **Safety, Security, and Environment:***

Case number: C14-2014-0193

C2
87

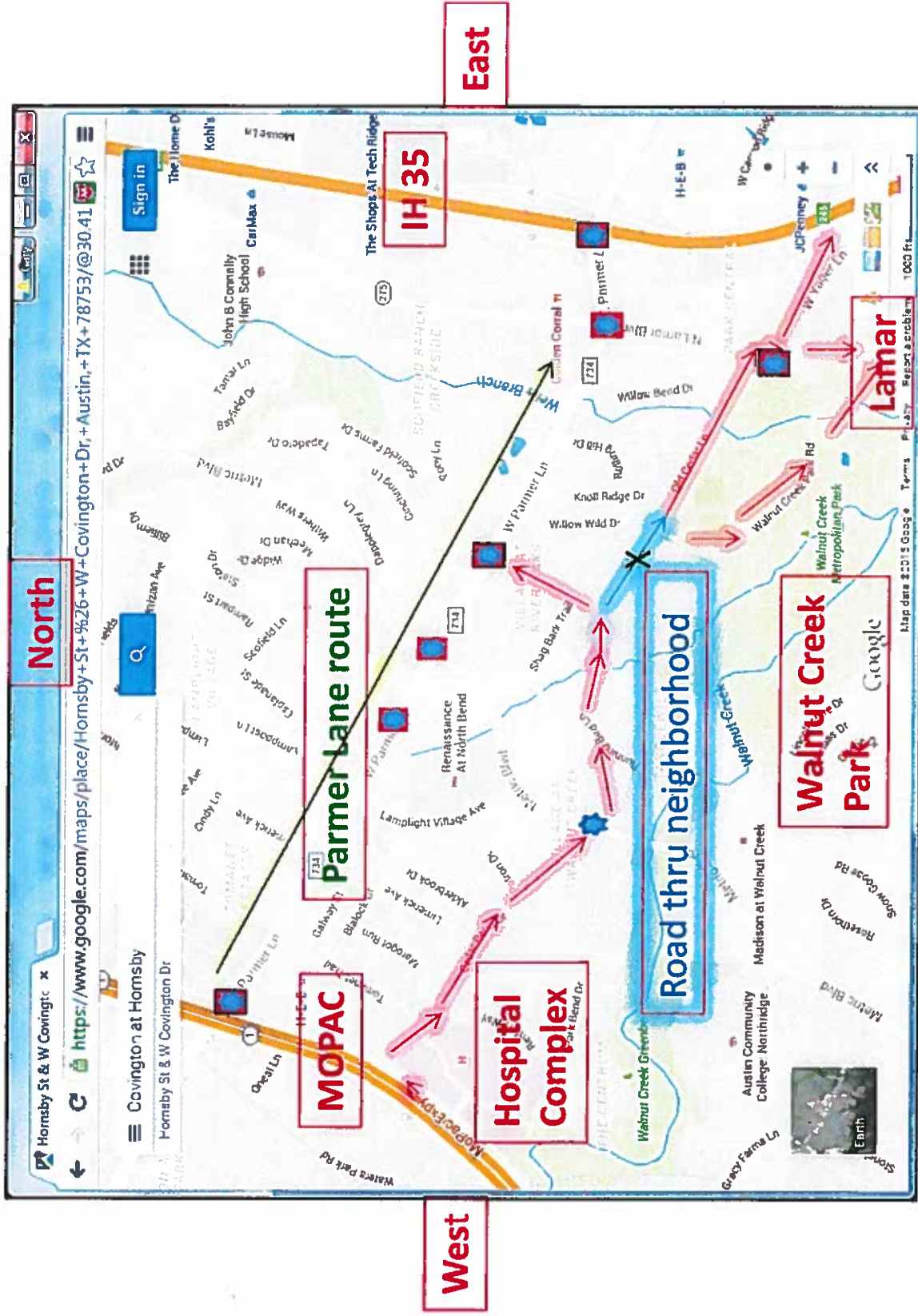
Impact to Safety

- *The zoning change will impact the Safety of the River Oaks subdivision residents if an additional road is allowed to be cut into the neighborhood*
- *It would allow non-residents a route from Mopac to Lamar (and reverse course) with only 1 light, bypassing Parmer Lane*
 - *One additional light and they are at IH35*

Case number: C14-2014-0193

C2
8.8

Impact to Safety (proposed route through neighborhood)



C2/89

Case number: C14-2014-0193

Impact to Safety

- *Traffic would speed down Old Cedar lane, on the south side of the neighborhood that borders the Walnut Creek Park.*
- *On a nice day, both the right and left side of the road are packed with mountain bikers.*

- *On a nice day, both the right and left side of the road are packed with mountain bikers.*



Children live here

**River Oaks
Neighborhood
(this side)**

Children live here

Old Cedar Lane

East

**Walnut
Creek
Park**
(this side)
Children and
Bikers play
here

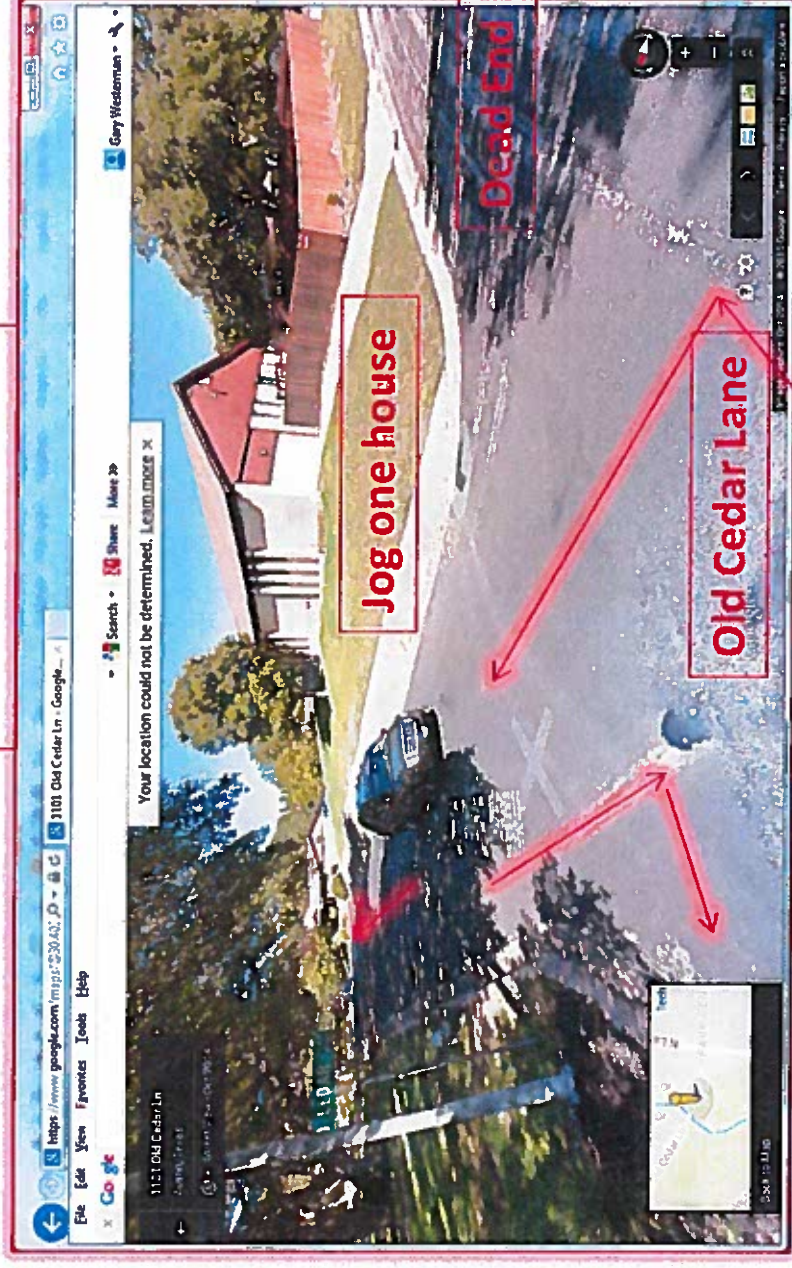
Case number: C14-2014-0193

C2/90

Impact to Safety

Coming from Mopac or Lamar, traffic only has to cut a sharp corner, typically crossing into the other lane, for one house,.

To Lamar and IH 35



To Mopac

Case number: C14-2014-0193

**C2
9/1**

Impact to Safety

Heading to the east, Traffic only has to travel one house and take a hard turn, typically going into the next lane.

- *Five houses later, traffic is at Lamar.*

Lamar and IH 35
East



The "One
house jog"

Mopac and Hospital complex - West

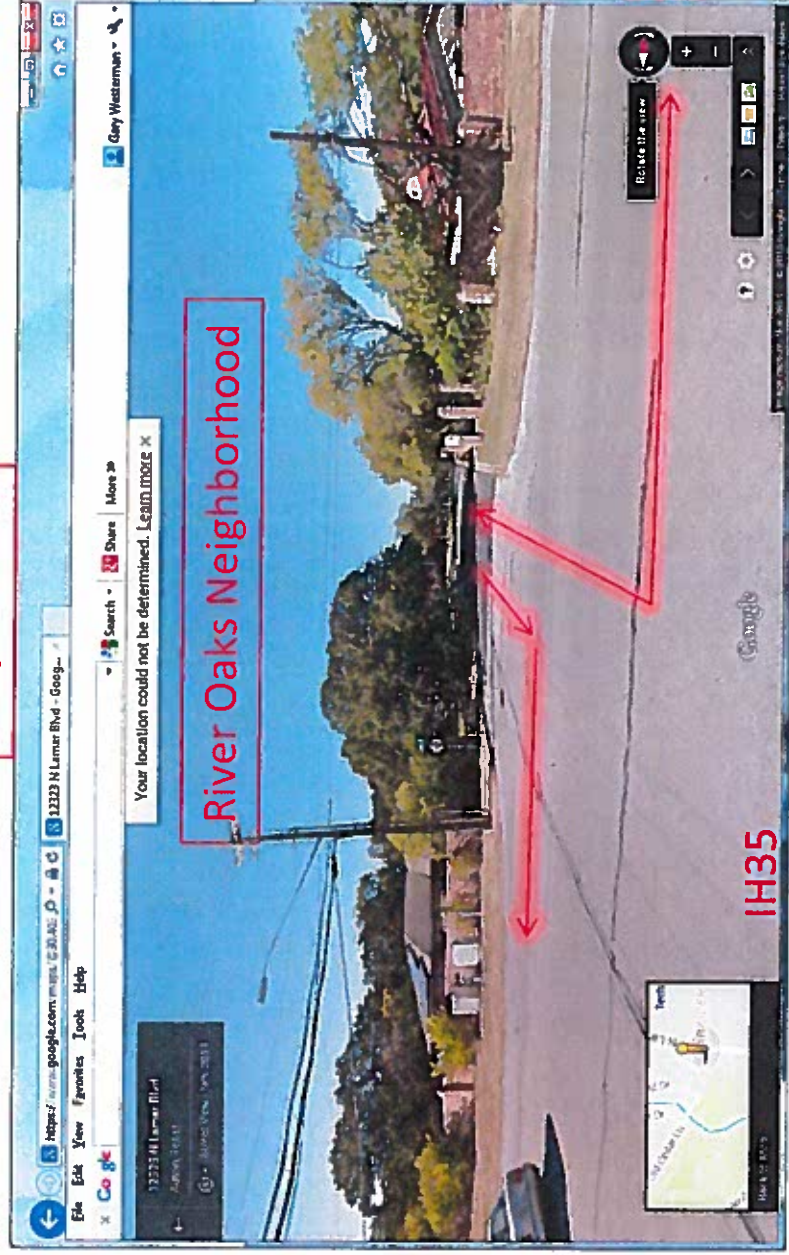
Case number: C14-2014-0193

↑
C14
92

Impact to Safety (in and out to neighborhood)

- Traffic turns on and off of Lamar, without the safety of a light, only 200 feet from the school.
- Traveling east, you are shortly on IH35.

Mopac West



**Lamar
South &
IH35**

Lamar North

East

Case number: C14-2014-0193

C2
93

Impact to Safety

Example of the impact of rerouting traffic through a neighborhood (Walnut Forest)



Case number: C14-2014-0193

C2
94

Impact to Safety

Impact of rerouting traffic through a neighborhood

North Austin (Walnut Forest neighborhood)

- *IH35 → Covington → Hornsby → Caddo → North Lamar (or reverse course)*

Issue

- *Drivers find a way to avoid Braker Lane at IH35 and Braker Lane at Lamar*

*....At the expense of the neighborhood
900+ vehicles an hour during rush hour*

Case number: C14-2014-0193

C12/95

Traffic flow through Walnut Forest neighborhood



Case number: C14-2014-0193

Impact to Safety

Example

- Options suggested for the Walnut Forest neighborhood
 - Put up stop signs
 - Speed Signs (electronically measuring speed)
 - Police
 - Discussed impact with major employers
 - Non of these suggestions had any impact on traffic!
- Drivers want to miss traffic so badly that nothing will stop them!
- They were not discouraged by “Options”!

Case number: C14-2014-0193

C2
9/7

Impact to Safety (conclusion) *& Lessons Learned*

- *900+ vehicles an hour, during rush hour, will be added to Old Cedar Lane in the River Oaks neighborhood*
 - *Information is based on the impact to the Walnut Forest Neighborhood when traffic starting through their neighborhood.*
- *Those taking the route through the River Oaks neighborhood will not be discouraged by “obstacles “*
- *The traffic impact by a traffic study will not be seen until “after the fact”*

NOT DURING A SAFETY STUDY

Case number: C14-2014-0193

C2/98

Impact to Security

- *The zoning change will impact the Security of the River Oaks subdivision.*
- *Currently, most traffic through the neighborhood are residents.*
- *Suspect traffic can be monitored by neighbors*
 - *Communicated to all residents of the neighborhood (Facebook, emails, and texts)*
 - *Reducing crime and making it a secure neighborhood.*

Case number: C14-2014-0193

C2/99

Impact to Environment

- *The traffic will harm the Environment of the 300+ acre Walnut Creek park.*
- *The park houses deer, foxes, rabbits, red shouldered hawks, and cranes which frequent the River Oaks neighborhood.*

Case number: C14-2014-0193

C2/100

Conclusions

- *If C14-2014-0193 is allowed to proceed as proposed, the safety, security, and environment of the River Oaks neighborhood will be severely impacted.*
- *For the benefit of Austin residents and the River Oaks neighborhood, I ask that this zoning request **not be approved** with the addition of the road being cut through the neighborhood.*
- *The River Oaks neighborhood pleads that Austin not use this as solution to their traffic problem.*

Case number: C14-2014-0193

C2
101