

**ZONING & PLATTING
COMMISSION**

HANDOUTS

AUGUST 18, 2015

Sirwaitis, Sherri

From: Matt Baker [REDACTED]
Sent: Monday, August 17, 2015 4:21 PM
To: Ann Denkler; Breithaupt, Dustin - BC; Brinsmade, Louisa - BC; Evans, Bruce - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Harris, Susan - BC; Kiolbassa, Jolene - BC; Lavani, Sunil - BC; Rojas, Gabriel - BC; Weber, Thomas - BC
Cc: Adler, Steve; [REDACTED] Shack, Barbara; Majid, Sly; Houston, Ora; Garza, Delia; Renteria, Sabino; Renteria, Sabino; Casar, Gregorio; Casar, Gregorio; Kitchen, Ann; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri; Sirwaitis, Sherri; Boggs, Annie; Halloran, Katie; Matt Baker
Subject: Case Number C14-2014-0193 input

Commissioners,

Orchid Homes has filed the above-referenced zoning request in order to build a new subdivision to the east of my neighborhood, River Oaks Lake Estates (District 7). City staff is requiring that Orchid connect their development to River Oaks by extending Old Cedar Lane.

In what may be a first for the Commission, **both the neighborhood and the developer agree:** we are firmly opposed to the proposed connection.

Orchid's traffic analysis projects that **the connection would result in a 30% increase in vehicles per day on Old Cedar Lane.** This analysis, however, neglected to include a number of other streets in River Oaks – streets that are already plagued by an inordinate amount of non-residential traffic.

A subsequent traffic count – not a full analysis – was performed on Willow Wild Drive on August 5th, and indicated a much higher rate of traffic. Whereas the Old Cedar analysis counted 464 cars per day during the school year, the Willow Wild survey counted over 1,100 trips per day, while school was not even in session. This is well over twice the existing VPD measured by the initial analysis.

As alarming as these figures are, they pale in comparison to the fact that **the proposed connection would create a new east-west traffic artery running parallel to Parmer Lane.** Motorists seeking an alternative to Parmer could drive all the way from MoPac to North Lamar and encounter only one stoplight, as opposed to the five lights they'd encounter on Parmer.

To make matters worse, **River Oaks currently has no sidewalks, no bike lanes, and no traffic calming measures** in place. We have repeatedly asked the City for assistance with these issues, and we've repeatedly been told to take a number.

Connectivity is one of the goals of the Imagine Austin plan, and is ostensibly the reason City staff is requiring the connection of River Oaks to the new development. But how is "connectivity" defined, and what are the goals of connectedness?

The Imagine Austin website includes the following among its Mobility priorities:

"...a compact, connected Austin that is less car-dependent and more walking, bicycling, and transit-friendly."

Building another street – particularly this street – will not make Austin less car-dependent, but more.

Unleashing a staggering increase in vehicular traffic will not make River Oaks friendlier to walking, bicycling, or mass transit.

And turning my neighborhood into someone else's rush-hour shortcut will certainly not make River Oaks more "vibrant, livable, or connected."

Here's how River Oaks imagines Austin:

In the Austin we imagine, people take precedence over policy, and concrete reality takes precedence over an abstract vision.

In the Austin we imagine, the City would never sacrifice the safety and integrity of an existing neighborhood on the altar of "connectivity."

In the Austin we imagine, the City promotes bona fide connectivity by installing long-overdue sidewalks, bike lanes, and traffic calming measures on our busy residential streets.

We ask that you approve this zoning request only with a conditional overlay stipulating that there shall be no publicly accessible vehicular connection between River Oaks and the proposed development.

For more information regarding the neighborhood's position on this issue, please visit:

www.keyetv.com/news/features/top-stories/stories/Austin-Nighborhood-Fights-Short-Cut-Through-Their-Streets-184077.shtml

Thank you for your consideration. I look forward to reiterating these comments at the Commission's hearing tomorrow evening. Please contact me if you have any questions regarding the neighborhood's concerns.

Matt Baker
Officer, River Oaks Neighborhood Association
512-422-6470


Sirwaitis, Sherri

From: Georgene Crolley [REDACTED]
Sent: Saturday, August 15, 2015 9:27 AM
To: Breithaupt, Dustin - BC; Brinsmade, Louisa - BC; Denkler, Ann - BC; Evans, Bruce - BC;
Flores, Yvette - BC; [REDACTED] bow: Harris, Susan - BC; Kiolbassa,
Jolene - BC; Sirwaitis, Sherri; Adler, Steve; [REDACTED]
[REDACTED] Shack, Barbara; Majid, Sly; Houston, Ora; Garza, Delia;
Henteria, Sabino; Renteria, Sabino; Casar, Gregorio; Casar, Gregorio; Kitchen, Ann; Pool,
Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri
Subject: Case #Rezoning case number C14-2014-0193

Ladies and gentlemen: thank you all for the endless hours you spend to make Austin the wonderful city that I have enjoyed since I moved here in 1968. My late husband and I built a home in 1974 in River Oaks Lake Estates and I still occupy that home. I live on Oak Shadows Circle and I believe we have at least 10 homes on this street that have also have residents who have lived in this sub-division over 40 years; some of the other homes have occupants that have been here from 20-30 years. This is a wonderful neighborhood and we are welcoming the younger folks who have started moving into our neighborhood.

I have previously either emailed, or called most of your offices regarding my concern about the possibility of opening up Old Cedar from Willow Wild on to the west clear to MoPac. As you know, Walnut Creek Park only has two entrances; one off North Lamar and the other at Willow Wild and Old Cedar . Willow Wild seems to be the favored choice of Park attendees. If one enters the park from North Lamar, the speed limit is 15 mph; Willow Wild does not have that restriction.

I have numerous reasons that I object to opening up Old Cedar to MoPac and I have sent many of you an email outlining those reasons. One of the main objections I have to the proposal to open up Old Cedar is SAFETY. We are proud to be a neighbor of Walnut Creek Park and our residents organize from time to time and clean up our neighborhood, including the Park and the Creek. Many of Our residents are walkers and they must walk in the street because we have no sidewalks. Daily, I see people keeping fit and walking past my home with dogs on leashes, children in strollers, and even some of the Seniors walking with the aid of a cane. We watch out for one another, we are a small neighborhood that endeavors to know as many as possible in our subdivision.

I have included a link at the end of this email to the Crime Report that I get everyday. I keep the neighborhood informed about strangers in the neighborhood,etc. Residents send me their concerns and it immediately goes out from my computer to my email list. Many participate in Facebook and keep informed that way; we watch out for one another. The link to the Crime Report today is a perfect example of what it is most days, with River Oaks Subdivision and the Park Crime-free. You will notice what would happen if Old Cedar gets opened up; the Crime around Metric in particular is running rampant. I believe that Crime will trickle down toward our area and our Park. The Park is beautiful, safe, and well kept, just as our neighborhood is. Please vote NO on the referenced case.

[REDACTED]

((* ! *))

~ O

georgene crolley

Sirwaitis, Sherri

From: Anguiano, Dora
Sent: Friday, August 14, 2015 11:53 AM
To: Breithaupt, Dustin - BC; Brinsmade, Louisa - BC; Denkler, Ann - BC; Evans, Bruce - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Harris, Susan - BC; Jackie Goodman; Kiolbassa, Jolene - BC; Lavani, Sunil - BC; Rojas, Gabriel - BC; Weber, Thomas - BC
Cc: Sirwaitis, Sherri
Subject: FW: Rezoning case number C14-2014-0193 conflicts with AUSTIN COMPLETE STREETS POLICY
Attachments: River Oaks C14-2014-0193 RONA FINAL 343pm 12Aug15.pptx

From: Gary Westerman [REDACTED]
Sent: Friday, August 14, 2015 11:47 AM
To: Anguiano, Dora
Subject: Rezoning case number C14-2014-0193 conflicts with AUSTIN COMPLETE STREETS POLICY

Subject: Rezoning case number C14-2014-0193 conflicts with AUSTIN COMPLETE STREETS POLICY

Dora,

Hello, I am Gary Westerman, 12309 Blue Water Drive.

I am contacting you today in reference to Rezoning case number C14-2014-0193 next to Walnut Creek park and the River Oaks subdivision. This zoning case C14-2014-0193 does not comply with the **CITY OF AUSTIN COMPLETE STREETS POLICY 20140612-119** by proposing a road at 1601 Cedar Bend Dr. for the following reasons:

- The addition of a new road between neighborhoods conflicts with the **CITY OF AUSTIN COMPLETE STREETS POLICY 20140612-119**
 - "Safe, efficient, and convenient mobility for all roadway users - pedestrians, bicyclists
 - "Reduction in hazards for pedestrians and bicyclists on Austin roadways, is a fundamental consideration"
 - "Austin seeks to transform its street network from a barrier to an asset for regular walking and biking."
 - "Protect Austin's sustainability and environment. By reducing automobile dependence"
 - Green Streets metrics will be adopted and reported" & "Performance indicators weighted in a manner that reflects context and community values"
 - "budget up to 20% for appropriate sidewalk and bicycle" The River Oaks subdivision has "no sidewalks"

The new road does not benefit the developer

- A road will cost the developer 3 houses: \$1,350,000
- Calculation: 3lots x \$450,000 = \$1,350,000
- 2 lots + pedestrian & bicyclist path, developer sales = \$900,000+
- 1 lot + pedestrians & bicyclist path, developer sales = \$450,000+
- Houses on 1601 Cedar Bend Drive in this neighborhood would have less value than the rest of the neighborhood
- Pedestrians & bicyclist path is a

- Win Win
- for both neighborhoods and developer!

Safety

A road at 1601 Cedar Bend Drive would allow traffic a route from MoPac to Lamar (and reverse course) with only 1 light, bypassing 5 lights on Parmer Lane. One additional light and traffic is at IH35
900+ vehicles an hour during rush hour will be added to our streets

Security

The zoning change will impact the Security of the River Oaks subdivision.

- Currently, most traffic through the neighborhood are residents.
- Suspicious 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
 - Police can place their resources in other neighborhoods

Environment of the River Oaks neighborhood

- The traffic will harm the Environment of the 290 acre Walnut Creek park.
 - The park houses deer, foxes, rabbits, armadillos, raccoons, possums, red shouldered hawks, and cranes.
 - These animals frequent the River Oaks neighborhood
 - Road kill is not needed by the neighborhood

Summary

- City of Austin commitment to the Complete Streets policy is not being enforced
 - Connectivity is being used to mean only "motorist"
- "Austin seeks to transform its street network from a barrier to an asset for regular walking and biking"
 - ONLY MOTORISTS ARE BEING CONSIDERED for C14-2014-0193 (River Oaks neighborhood)
- "Protect Austin's sustainability and environment by reducing automobile dependence"
 - ONLY MOTORISTS ARE BEING CONSIDERED for C14-2014-0193 (River Oaks neighborhood)
- The River Oaks neighborhood asks that Austin not use C14-2014-0193 Zoning proposal to try to solve a traffic problem and comply with Austin's Complete Streets policy

Thanks for Listening,

Gary Westerman

12309 Blue Water Drive

512 923 2201

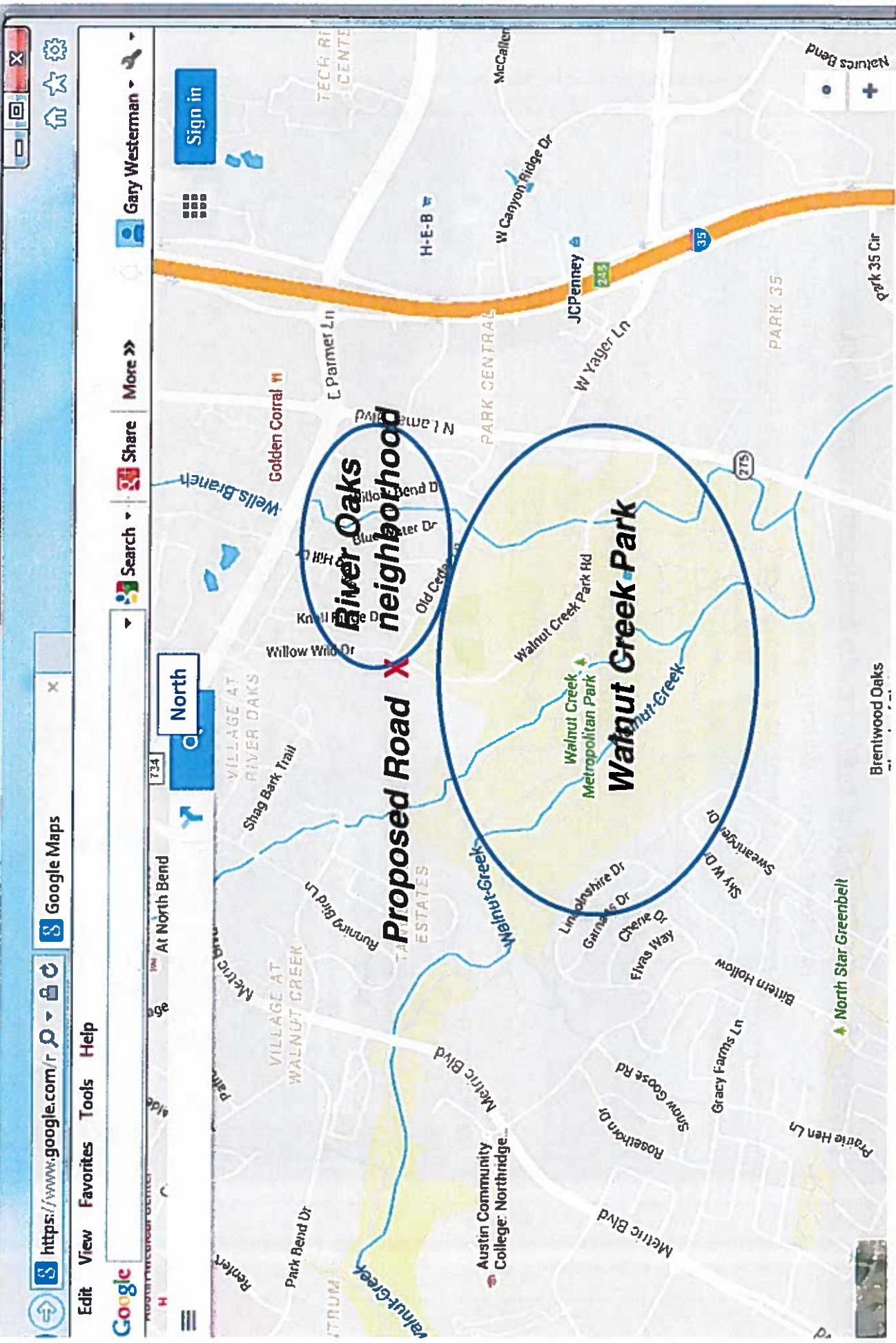
River Oaks Estate neighborhood

Impact to Safety, Security, Environment & "Complete Streets Policy"

Case number: C14-2014-0193
1601 Cedar Bend Drive subdivision, west of River Oaks neighborhood and Walnut Creek Park

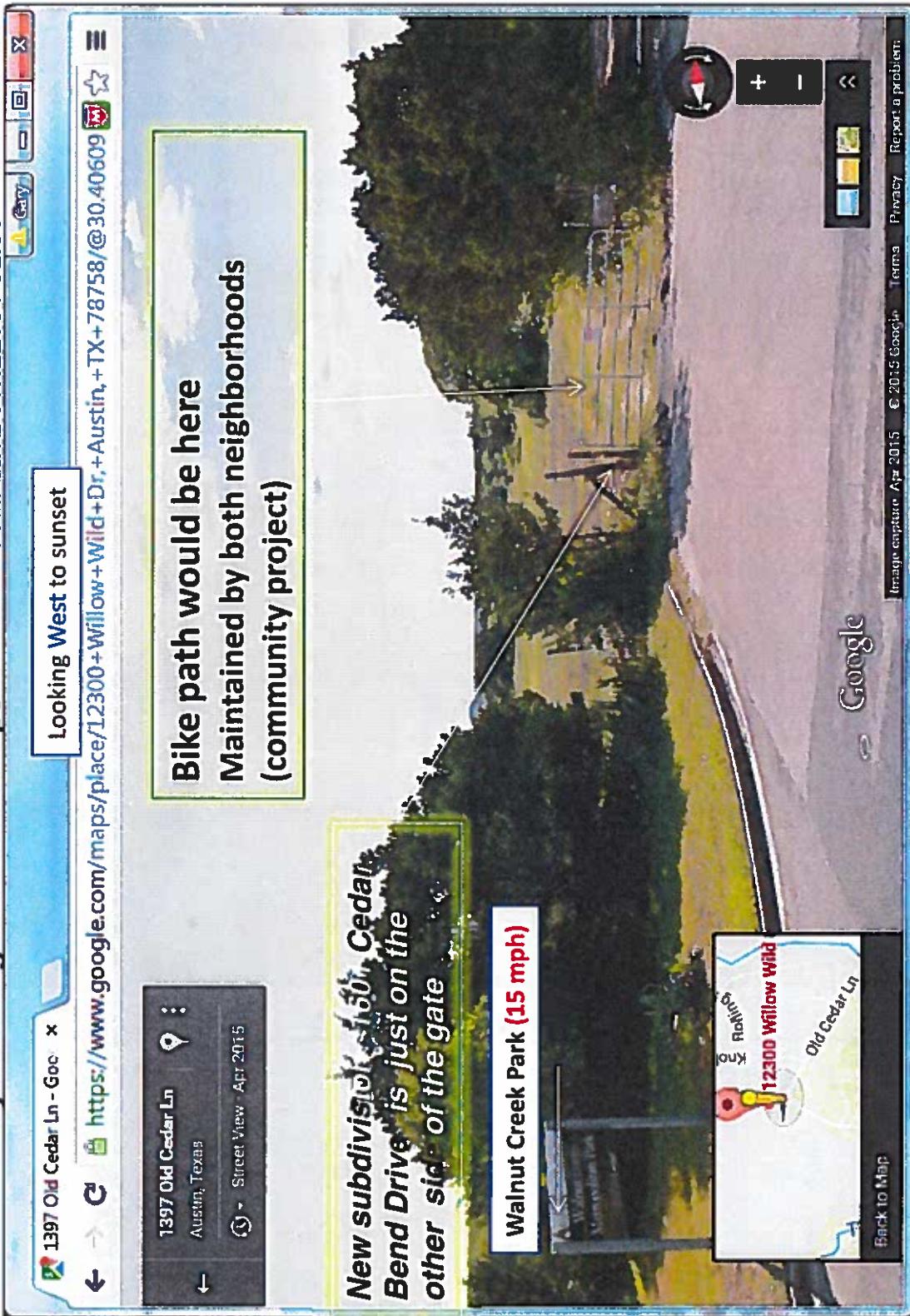
Objections

- 98% of River Oaks Estates neighborhood voted for a walking and biking path between the two neighborhoods
- C14-2014-0193 road conflicts with CITY OF AUSTIN COMPLETE STREETS POLICY
- The developer does not want a "road"
- The safety, security, and environment of the River Oaks neighborhood will be severely impacted



Proposal: A walking and biking path between neighborhoods

- "... an asset regular walking and biking." **COMPLETE STREETS POLICY**
- "by reducing automobile dependence": **COMPLETE STREETS POLICY**



Case number: C14-2014-0193

Looking East to Sunrise

CITY OF AUSTIN COMPLETE STREETS POLICY

20140612-119

<http://www.smartgrowthamerica.org/documents/cs/policy/cs-tx-austin-policy.pdf>

City of Austin commitment 20140612-119

- “Safe, efficient, and convenient mobility for all roadway users - **pedestrians, bicyclists, transit riders, and motorists**
- “**Reduction in hazards for pedestrians and bicyclists on Austin roadways, is a fundamental consideration**”
- “Austin seeks to transform its street network from a **barrier to an asset** for regular walking and biking.”
- “Protect Austin’s sustainability and environment. By **reducing automobile dependence**”
- “budget up to 20% for **appropriate sidewalk and bicycle**”
The River Oaks subdivision has “**no sidewalks**”

Benefit to Builder

“pedestrian & bicyclist path” versus road

- A **road** will cost the developer 3 houses: **\$1,350,000**
Calculation: 3 lots x \$450,000 = \$1,350,000
 - 2 lots + pedestrian & bicyclist path,
 - developer sales = **\$900,000+**
 - 1 lot + pedestrians & bicyclist path
 - developer sales = **\$450,000+**
 - Houses on 1601 Cedar Bend Drive in the “new” neighborhood would have less value than the rest of the “new” neighborhood
 - **Pedestrians & bicyclist path is a Win Win**
 - **For both neighborhoods and developer!**

“7 Key Principles of Bottleneck analysis” (2 of 7)

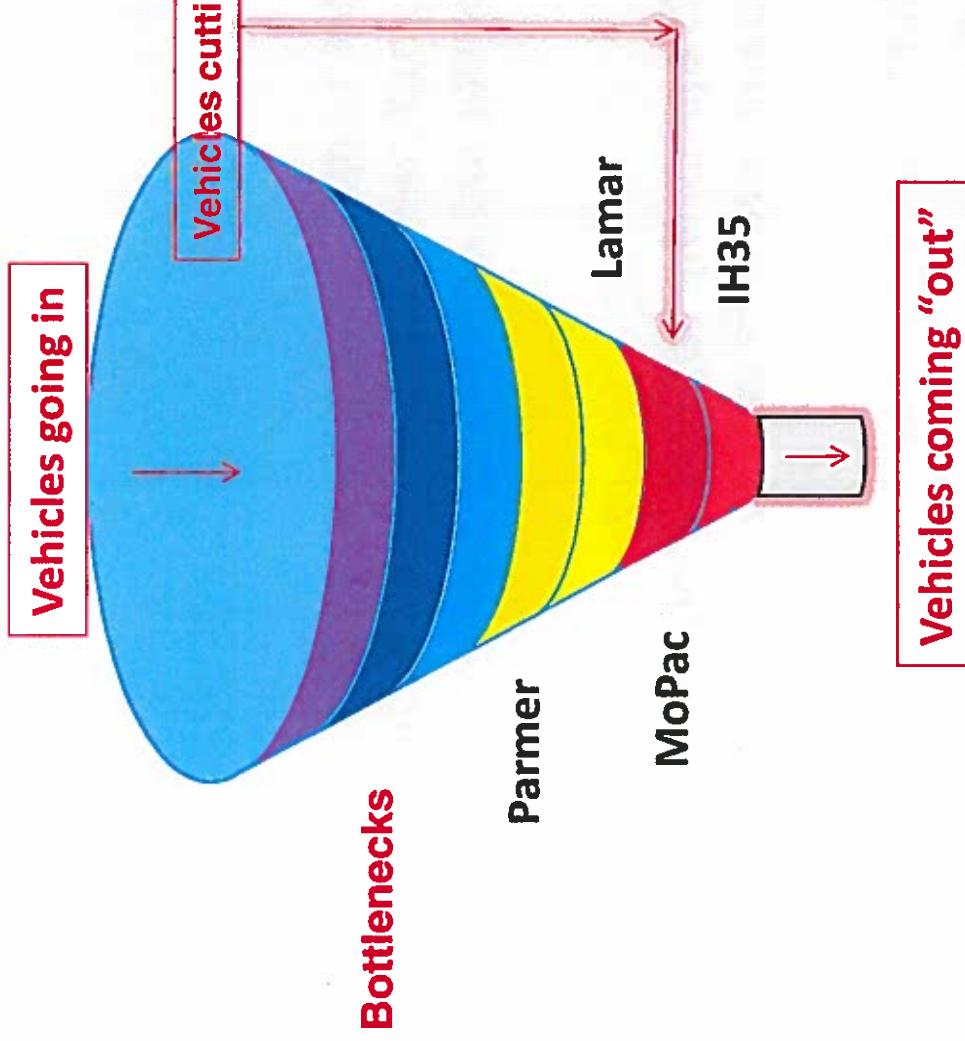
Article can be provided

Bottlenecks= Farmer, Lamar, IH35, & MoPac

#3. An hour lost at a bottleneck or constrained resource is an hour lost for the whole system (Farmer, Lamar, IH35, & MoPac).

#6. Activation of non-bottleneck resources cannot increase throughput, nor promote better performance on financial measures. “1601 Cedar Bend Drive**”**

“7 Key Principles of **Bottle neck** analysis (cont)



The originators of the “Complete Streets Policy understood that

adding a road at “1601 Cedar Bend Drive” does not change the flow, it only allows drivers to cut in line like at a grocery store or at a gas station.

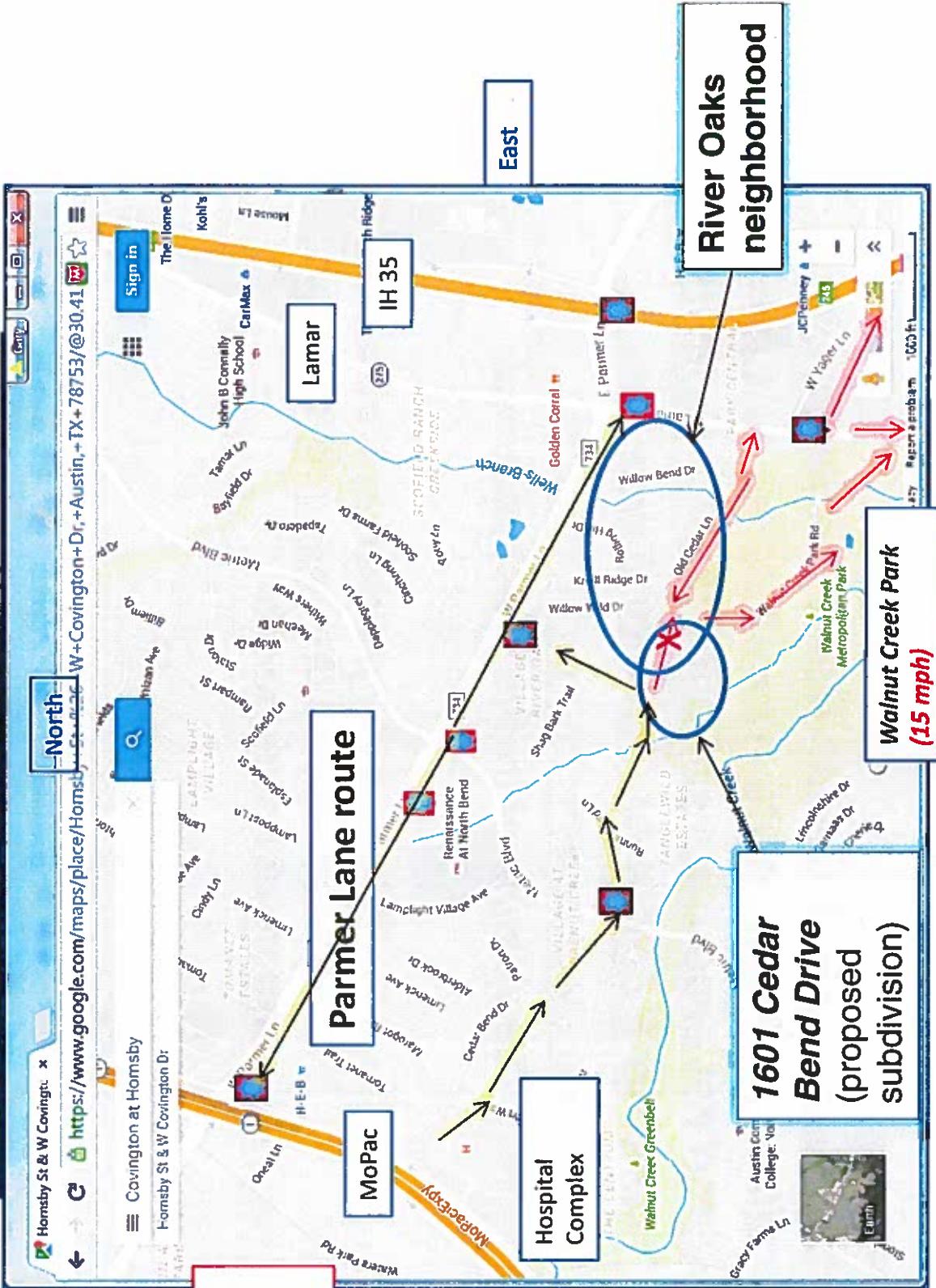
The output remains the same!

Only the few individuals that cut in line actually get somewhere faster at the expense of others ... who are already in line.

Impact to Safety

- A **road** at 1601 Cedar Bend Drive would allow traffic a route from **MoPac to Lamar** (and reverse course) with only **1 light**, bypassing **5 lights** on Parmer Lane
 - This **only changes their place "in line"**.
 - The volume of traffic is not reduced.
- **One additional light** and traffic that cut in line is at IH35 at the **expense of other traffic at bottle necks**

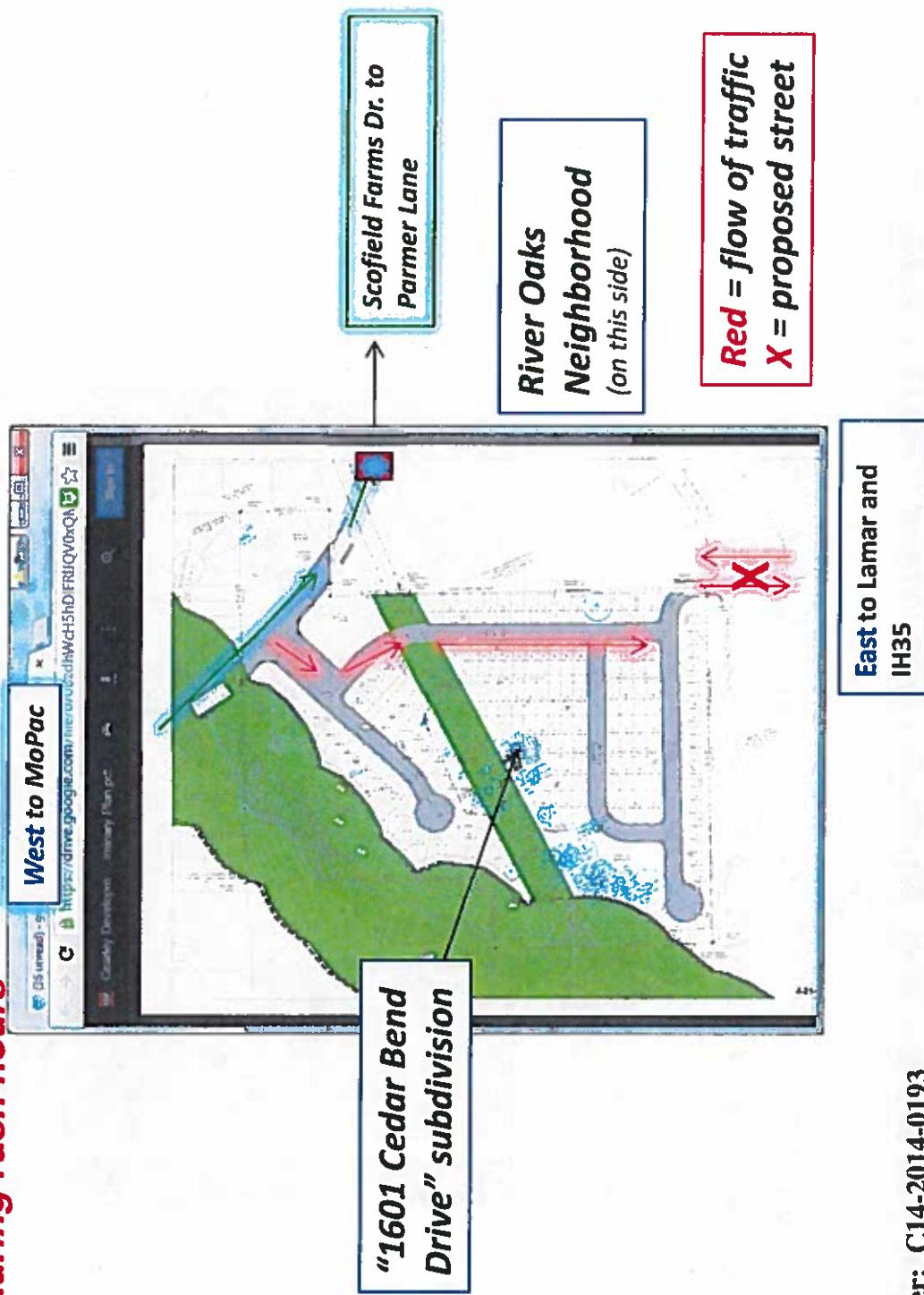
Proposed Route through Neighborhoods



Case number: C14-2014-0193

Impact of new road through the “new” 1601 Cedar Bend Drive subdivision

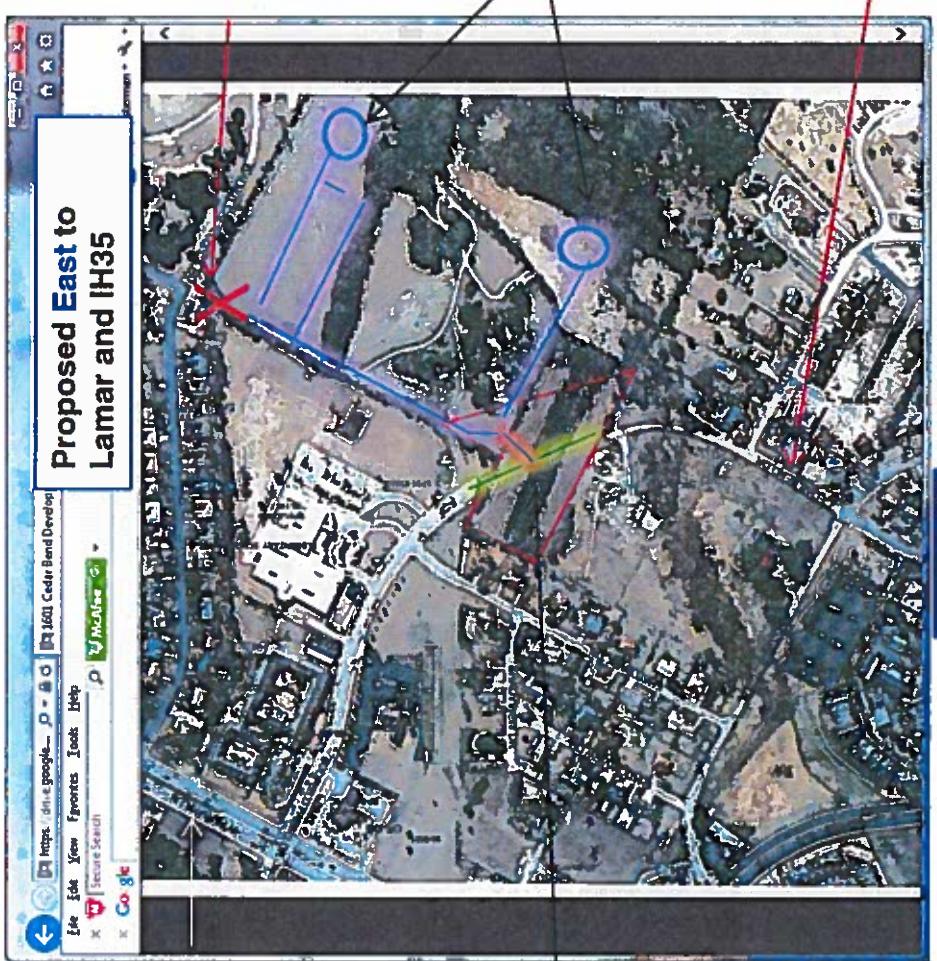
- **Traffic to and from MoPac or Lamar/IH35 through the new subdivision “1601 Cedar Bend Drive”, will be approximately 480+ vehicles an hour during rush hours**



Case number: C14-2014-0193

Impact of new road through the “new” 1601 Cedar Bend Drive subdivision

- Aerial view of “1601 Cedar Bend Drive” neighborhood and connection to Old Cedar (X)



Case number: C14-2014-0193

Impact to Safety

- Entering the River Oaks neighborhood, traffic would speed down Old Cedar Lane from MoPac or from Lamar/IH35.
- South side of the River Oaks neighborhood borders the Walnut Creek Park.

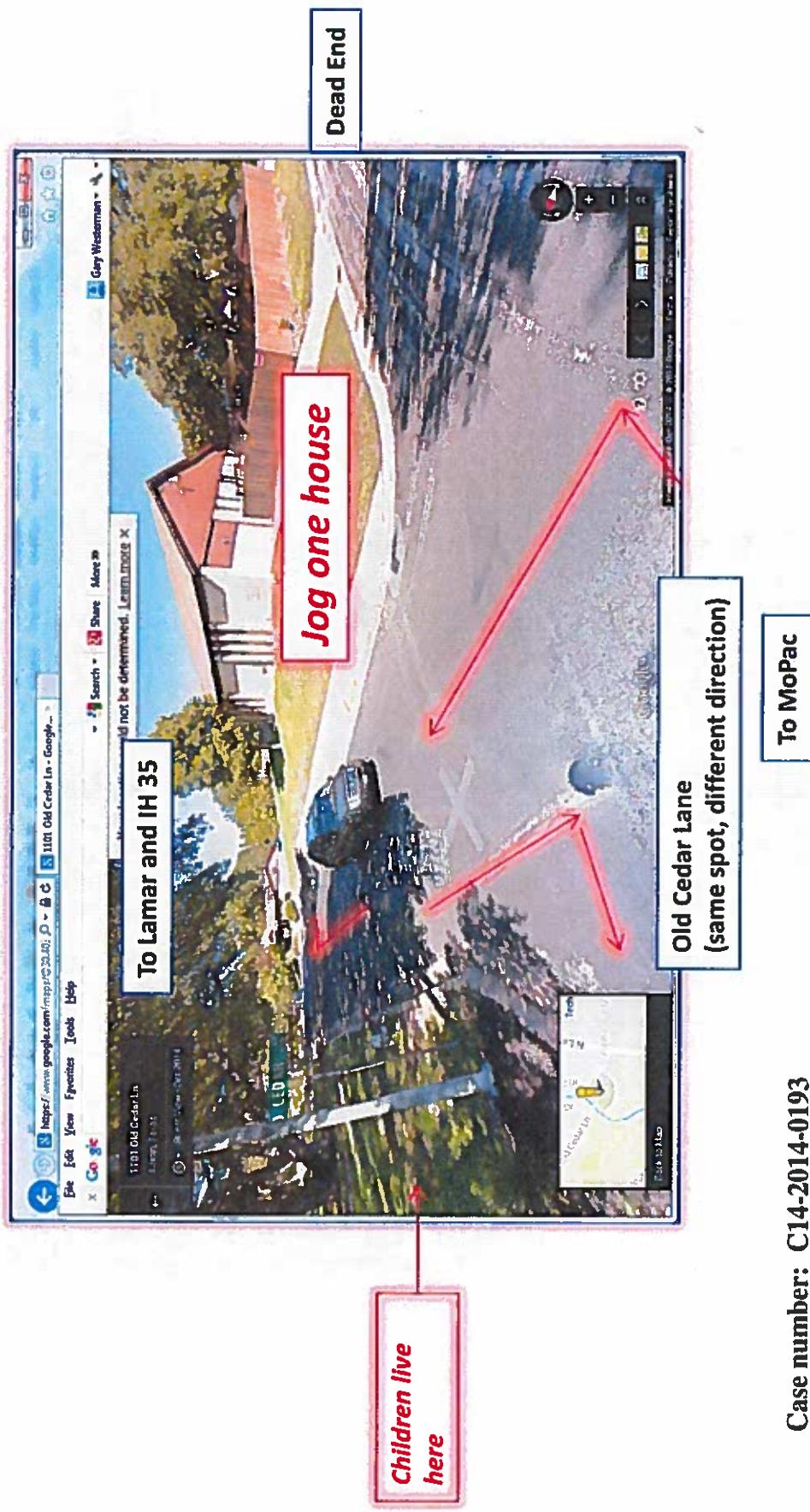
- On a nice day, both the right and left side of the road are packed with Walnut Creek Park mountain bikers.



Case number: C14-2014-0193

Impact to Safety

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

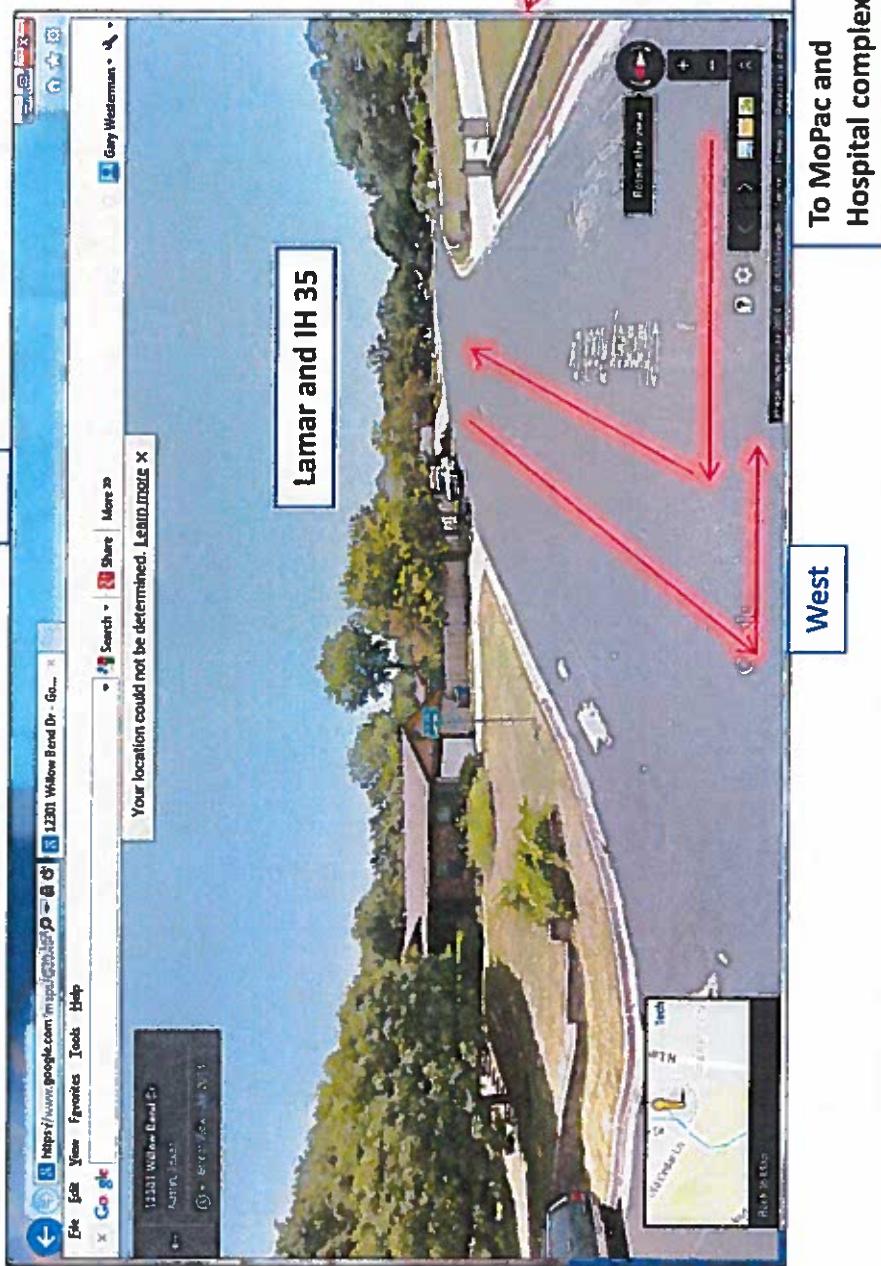


Case number: C14-2014-0193

Impact to Safety

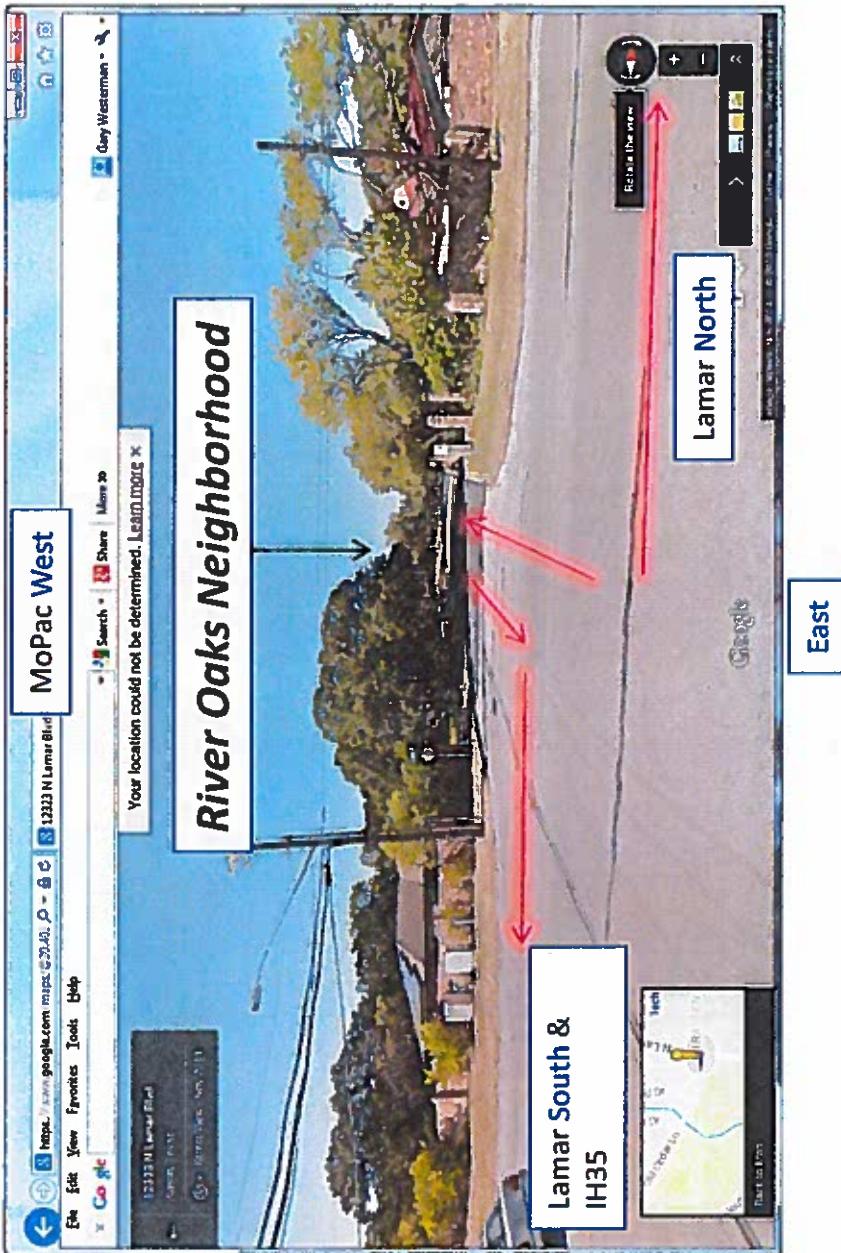
Heading to the east after taking the “one house jog”, traffic takes a hard turn, typically going into the next lane.

- *Five houses later travelling east, traffic dead ends at Lamar.*

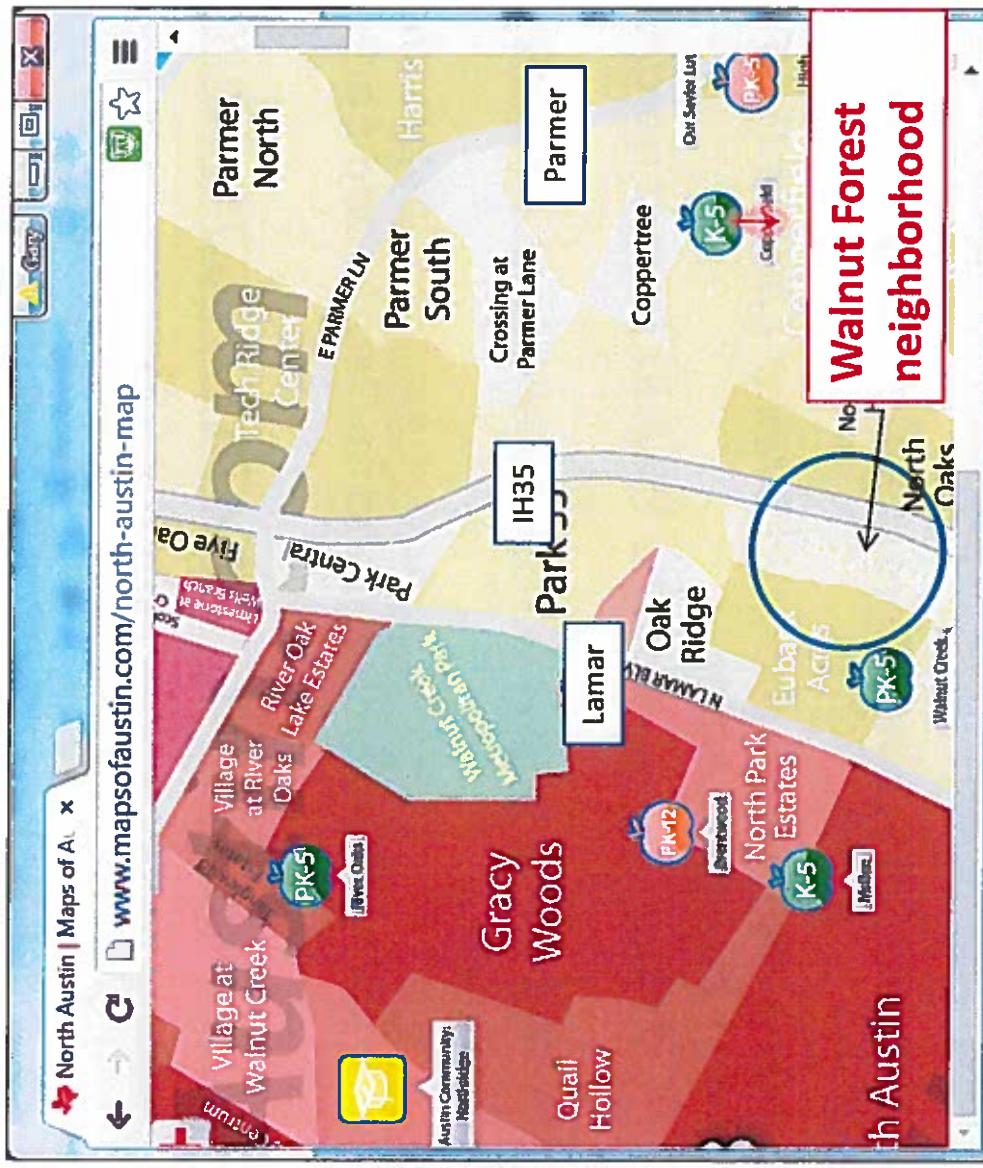


Impact to Safety (in and out to neighborhood)

- Traffic turns on and off of Lamar, **without the safety of a light**, only 200 feet from another neighborhood school.
 - Traffic traveling east, **if you can immediately & safely move over 2 lanes**, after a short job down Lamar, is shortly at IH35.



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



Case number: C14-2014-0193

Impact of rerouting traffic through a neighborhood (Walnut Forest)

Issue: Traffic in Walnut Forest neighborhood in North Austin

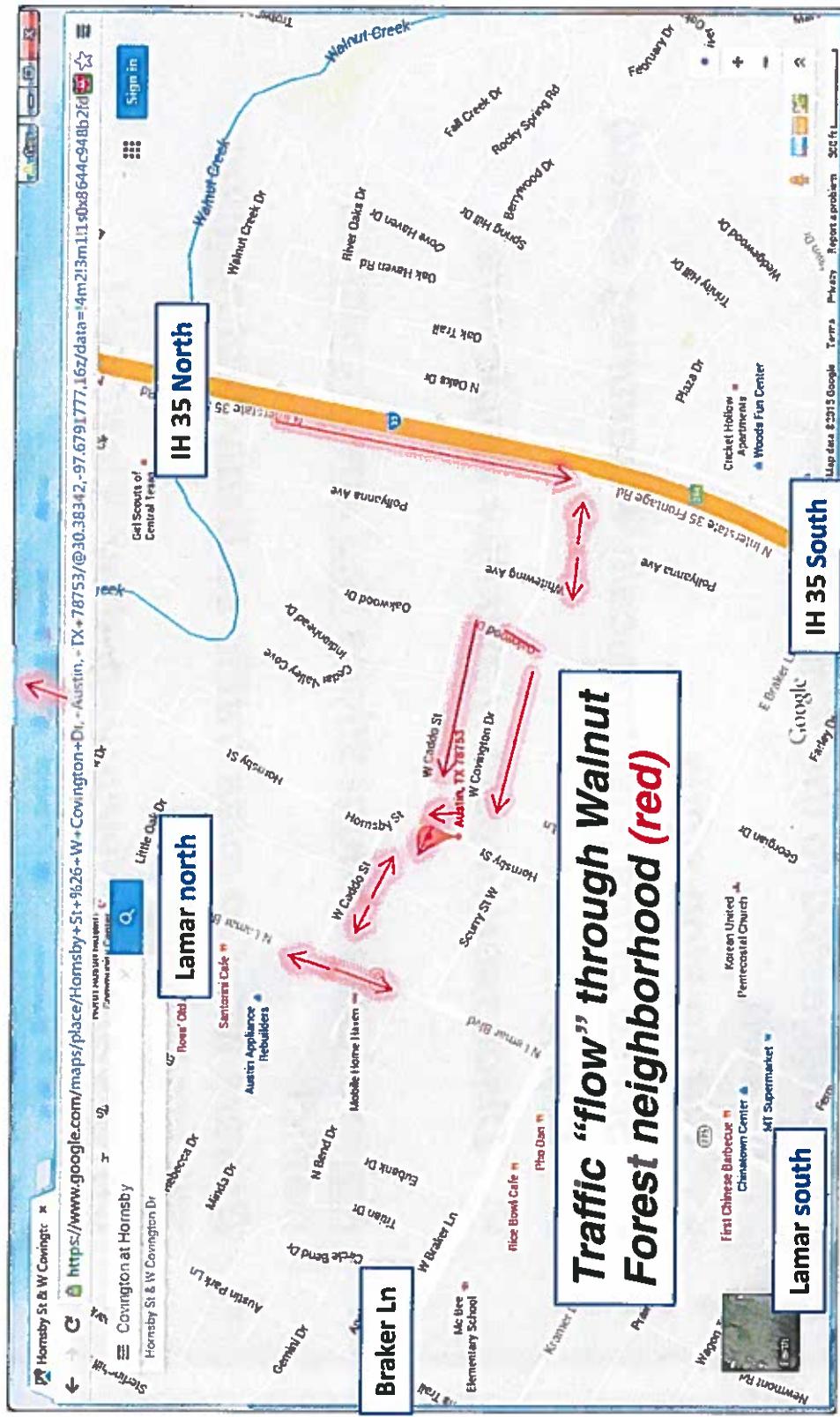
- Drivers find a way to **avoid** Braker Lane at IH35 and Braker Lane at Lamar
- ...At the **expense** of the Walnut Forest neighborhood
-
- Route:** IH35 → Covington → Hornsby → Caddo → North Lamar (or reverse course)
480+ vehicles an hour during rush hour, bypassing other traffic (28 vehicles lined at Caddo and Lamar)

Compliant to the COMPLETE STREETS POLICY??

Probably not

Probably one of the reasons the Policy was written
Many more examples can be found

Example: Traffic “flow” through Walnut Forest neighborhood



Case number: C14-2014-0193

Impact to Safety

Example

Options suggested to the Walnut Forest neighborhood

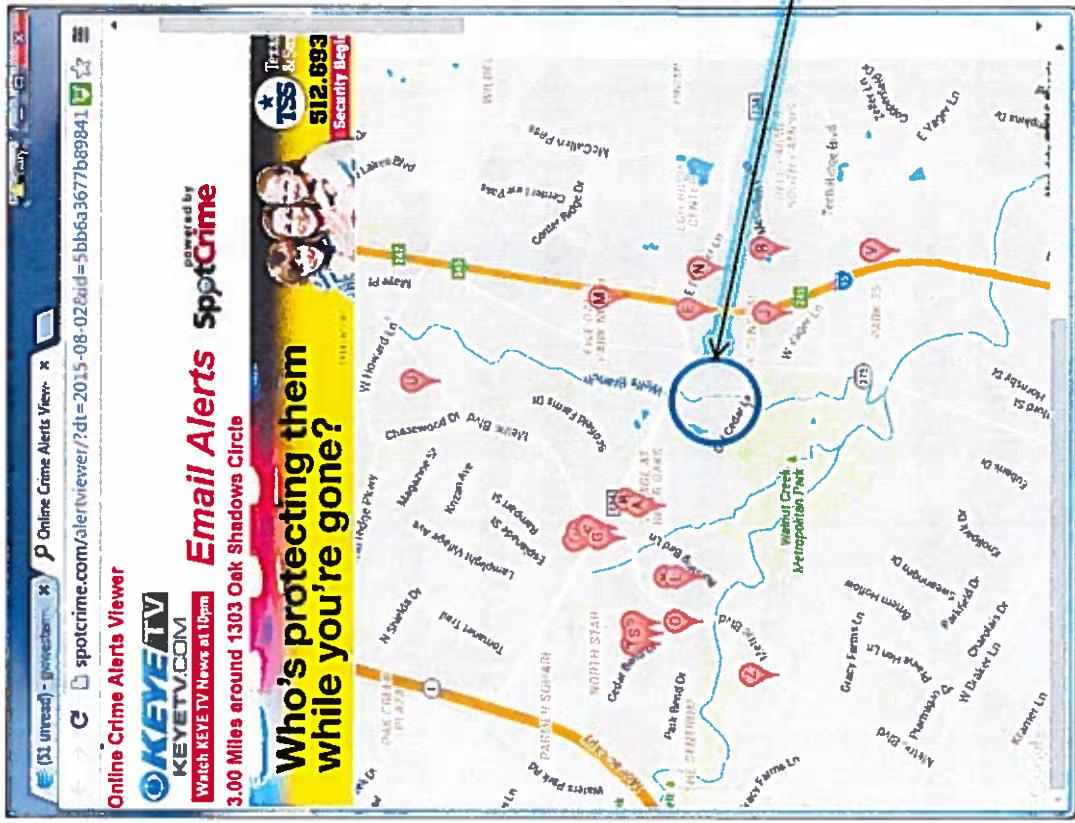
- Put up stop signs
 - Speed Signs (electronically measuring speed)
 - Police
 - Discussed impact with major employers
-
- **None of these suggestions had any impact on traffic!**
 - Drivers want to miss traffic so badly that **nothing will stop them!**
 - Drivers are not discouraged by “**Options**”!

Impact to Security

The zoning change will impact the Security of the River Oaks subdivision.

- **Currently, most traffic through the River Oaks neighborhood are residents.**
- **Suspicious traffic can be monitored by neighbors**
- **Communicated to all residents of the neighborhood (Facebook, emails, and texts)**
- **Reduced crime and making it a secure neighborhood**
 - **Police can place their resources in other neighborhoods**

Impact to Security



Case number: C14-2014-0193

Impact to Environment

COMPLETE STREETS POLICY states;
“Protect Austin’s sustainability and environment”

- **The traffic from a “new road” will harm the Environment of the 290 acre Walnut Creek park.**
 - **The park houses deer, foxes, rabbits, armadillos, raccoons, possums, red shouldered hawks, and cranes.**
 - **These animals frequent the River Oaks neighborhood**
 - **Road kill is not needed by the neighborhood**

Summary

- **City of Austin is not meeting the intent of the **Complete Streets policy** if the “new road” through the River Oaks neighborhood is approved.**
- **Policy:** “The City of Austin commits to improvements ... pedestrians, bicyclists, transit riders, and motorists”
- “Austin seeks to transform its street network from a **barrier** to an asset for regular walking and **biking**.”
- **Lets not let this road be a **barrier**. Give us a “Path”.**
- **This could be used as a **good example** of Austin commitment to the **Complete Streets** national movement**

Summary (cont)

- “*Protect Austin’s sustainability and environment by **reducing automobile dependence***”
 - Lets protect Walnut Creek park and its residence (wildlife)
 - **Bottle necks and lights** are what cause traffic problems.
 - Another road through 2 neighborhoods ***will not reduce or eliminate Austin's bottle necks, only allow traffic to cut in line***
 - Your decision today will determine the future of the River Oak Estate neighborhood and the “new” neighborhood for the next 30+ years.
- Thanks for listening**

Objectives

1. To

introduce the concept of

the average rate of change of a function

over an interval.

2. To calculate the average rate of change of a function

over an interval using the formula

$$\text{Average Rate of Change} = \frac{\Delta y}{\Delta x}$$

where $\Delta y = f(x_2) - f(x_1)$

and $\Delta x = x_2 - x_1$.

3. To calculate the average rate of change of a function

over an interval using the graph of the function.

DORA

C-5+C-6

Dear Will, Stephen and Wendy,

After several meetings and telephone discussions with the most impacted adjacent neighborhood residents, we have reached an agreement in principle on an acceptable proposed rezoning for the referenced properties. *This is the modified agreement, per Wendy's notes.* Please refer to the attached map for the addresses of each tract. Our proposed rezoning will be as follows:

-0003B

South Side

o add

*adult-oriented
uses*

monument

retail sales

- 709 Chaparral- Zoning will be CS-CO. Property owner will remove the MU overlay request from this tract, which will make it impossible for this property to be redeveloped as a multi family or residential development. Development will be limited to a maximum of one story or 18 feet. Driveway access to Chaparral Road is prohibited. A right-of-way reserve approximately 50 feet wide along IH 35 must be provided. No drive-thru services will be allowed. Any retail use must close by 10 pm. The following land uses will be prohibited: Agricultural Sales & Services, Automotive Repair Services, Automotive Washing, Bail Bond Services, Building Maintenance Services, Campground, Commercial Blood Plasma Center, Construction Sales & Services, Convenience Storage, Drop-off Recycling Collection Facility, Equipment Sales, Equipment Repair Services, Exterminating Services, Hotel-Motel, Kennels, Laundry Services, Limited Warehousing & Distribution, Maintenance & Service Facilities, Outdoor Entertainment, Outdoor Sports and Recreation, Plant Nursery, Service Station, Transitional Housing, Transportation Terminal, Vehicle Storage, Community Garden and Urban Farm.
- 701 Chaparral- Zoning will be GR-MU-CO, with a maximum of one single family residential structure allowed, for the continued residential use of the existing home (limited to one story or 18 feet) on the site only. This property must provide a minimum 25 foot wide vegetative buffer from adjacent residential properties to the south and west. A 6 foot privacy fence along the property line must be provided, unless the adjacent residential property owner requests in writing that an 8 foot tall privacy fence be built instead. Except for the existing residence on the property, driveway access to Chaparral Road will be prohibited. Development will be limited to a maximum of one story. No drive-thru services will be allowed. Any retail use must close by 10 pm. The following land uses will be prohibited: Automotive Repair Services, Automotive Washing, Bail Bond Services, Drop-off Recycling Collection Facility, Exterminating Services, Hotel-Motel, Outdoor Entertainment, Outdoor Sports and Recreation, Plant Nursery, Service Station, Community Garden and Urban Farm. All proposed buildings to be constructed on this lot shall use similar quality building materials for the backs and sides of the buildings as the materials used on the front sides.

- 0003A
- North
Side
add:
adult-oriented
uses
monument
retail/sales*
- 701 and 709 Chaparral- Any redevelopment of these properties in the future must be done as a Unified Development that includes both tracts. These properties will only be used for retail or office purposes. Our intent will be for 701 and 709 to be eventually be redeveloped as a small retail center, restaurant, or other allowed GR use. The combined traffic from these combined lots cannot exceed 2,000 vehicle trips per day.

- 6900 and 6940 IH 35- Zoning for these properties will be CS-MU-CO. The following land uses will be prohibited: Agricultural Sales & Services, Auto Washing, Bail Bond Services, Building Maintenance Services, Campground, Commercial Blood Plasma Center, Construction Sales & Services, Convenience Storage, Drop-off Recycling Collection Facility, Equipment Sales, Equipment Repair Services, Exterminating Services, Kennels, Laundry Services, Limited Warehousing & Distribution, Maintenance & Service Facilities, Monument Retail Sales, Outdoor Entertainment, Outdoor Sports and Recreation, Plant Nursery, Service Station, Transitional Housing, Transportation Terminal, Vehicle Storage, Community Garden and Urban Farm. The maximum allowable building height will be 3 stories or 40 feet. Approximately the front 50 foot depth of both lots will be reserved for the future widening of IH 35, with no buildings or parking located within the ROW reserve area. Upon the redevelopment of these lots as a retail/ multifamily mixed-use unified development, driveway access to Chaparral Road will be prohibited.
- 700 Chaparral- Zoning will remain GR-MU-CO on this property, with a maximum height of 3 stories or 40 feet for apartments. Driveway access to Chaparral Road is prohibited. The following land uses will be prohibited: Bail Bond Services, Drop-off Recycling Collection Facility, Exterminating Services, Outdoor Entertainment, Outdoor Sports and Recreation, Plant Nursery, Service Station, Community Garden and Urban Farm.
- 606 Chaparral- Zoning will be LO-MU-CO for this property. Building height will be limited to 2 stories or 30 feet. No balconies will be permitted facing south and adjacent to Chaparral Road. Upon the redevelopment of this lot as a part of a multifamily unified development, driveway access to Chaparral Road will be prohibited. The following land uses are prohibited: Bed and Breakfast Residential, Medical Offices, Convalescent Services, Counseling Services, Daycare Services, and Urban Farm. A 25 foot wide landscaped buffer with a 6 foot tall privacy fence or better quality fence (if agreed in writing by the neighborhood) shall be provided along the southern property line of this tract. Property owner will also provide vegetative screening within the 25 foot wide vegetative buffer along Chaparral Road. This screening will consist of shade trees planted every 30 feet on center and additional shrubbery as an understory.

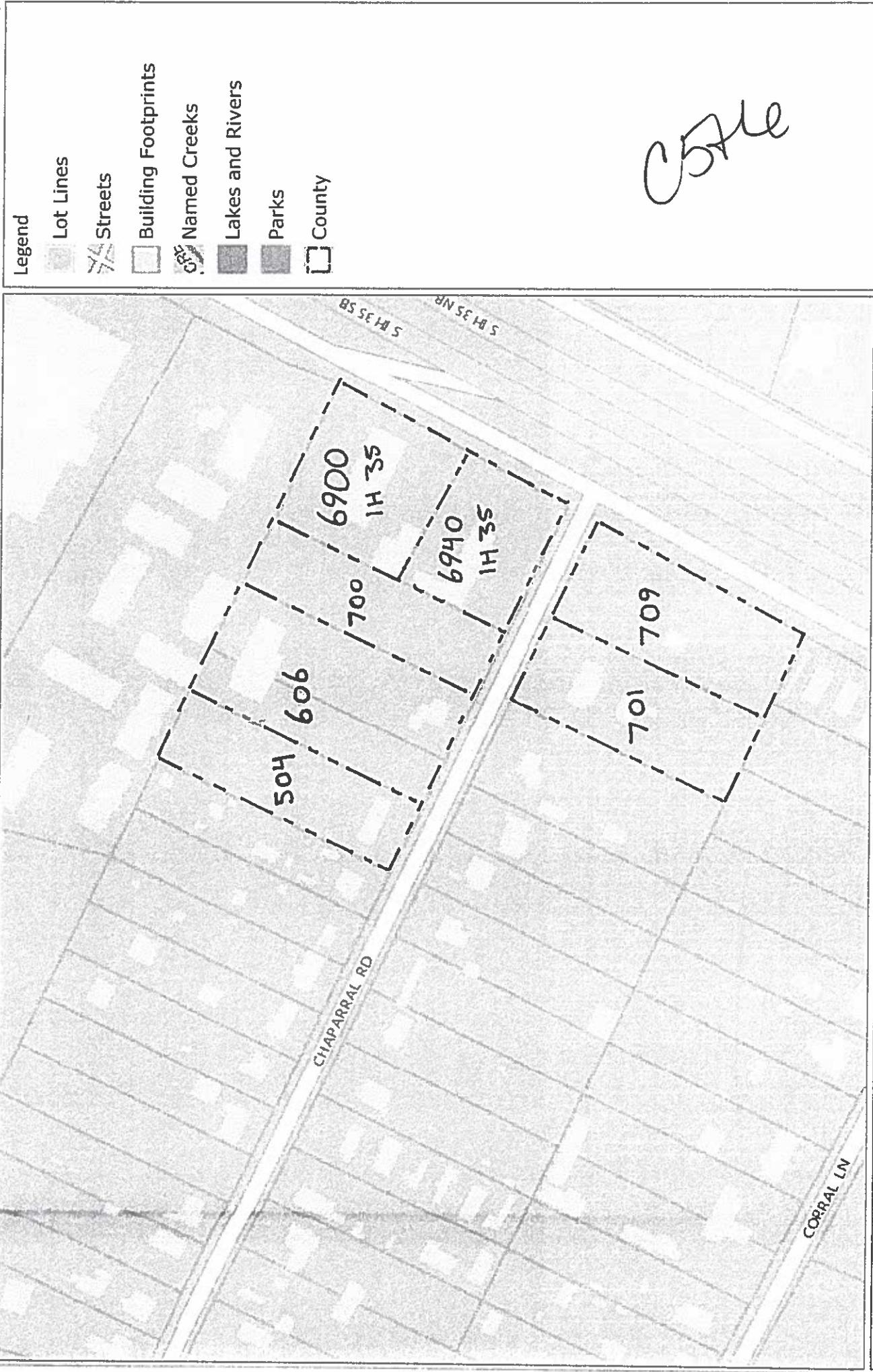
- 504 Chaparral- Zoning will be MF-1-CO. Building heights will be limited to one story or 18 feet. Upon the redevelopment of this lot as a part of a multifamily unified development, driveway access to Chaparral Road will be prohibited. A maximum of 10 residential units will be allowed on this property. All proposed buildings to be constructed on this lot shall use similar quality building materials for the backs and sides of the buildings as the materials used on the front sides. A 25 foot wide landscaped buffer with a 6 foot tall privacy fence or better quality fence (if agreed in writing by the neighborhood) shall be provided along the southern and western property lines of this tract. Property owner will also provide vegetative screening within the 25 foot wide vegetative buffer along Chaparral Road. This screening will consist of shade trees planted every 30 feet on center and additional shrubbery as an understory.
- 504, 606, 700 Chaparral, 6900 and 6940 IH 35- The combined traffic from these properties cannot exceed 2,000 vehicle trips per day.
- Upon the withdrawal by the Neighborhood of all petitions in opposition to both rezoning cases, and upon approval of both rezoning requests by the Austin City Council, the property owner will provide \$5,000 in escrow for traffic calming techniques along Chaparral Road, to be designed and approved by the City of Austin Public Works Department.
- Property owner will construct sidewalks along Chaparral Road and IH 35 for the length of both properties.

Please let me know as soon as possible if these conditions and restrictions are agreeable to you.

Thank you,

Jim Wittliff

CITY OF AUSTIN DEVELOPMENT WEB MAP



THIS PRODUCT IS FOR INFORMATIONAL PURPOSES AND MAY NOT HAVE BEEN PREPARED FOR OR BE SUITABLE FOR LEGAL, ENGINEERING, OR SURVEYING PURPOSES. IT DOES NOT REPRESENT AN ON-THE-GROUND SURVEY AND REPRESENTS ONLY THE APPROXIMATE RELATIVE LOCATION OF PROPERTY BOUNDARIES. THIS PRODUCT HAS BEEN PRODUCED BY THE CITY OF AUSTIN FOR THE SOLE PURPOSE OF GEOGRAPHIC REFERENCE. NO WARRANTY IS MADE BY THE CITY OF AUSTIN REGARDING SPECIFIC ACCURACY OR COMPLETENESS.

8.11.2015

To whom it may concern,

My name is Joshua Bumb, I am one of the owners of Moontower Saloon across the street from case # C14-2015-0096—up for zoning change.

I understand that the new owner would like to put up a restaurant/bowling alley; if the new owner intends to make it mixed use with intent to sell alcohol, I feel compelled to express my concerns, but first—I must say, this is not in any way some attempt to keep competition from the neighborhood. In fact, many say that other bars and restaurants would increase our sales and we, by no means, mean to be sour neighbors to the inevitable growth of the area. I state this only to ensure that my concerns truly speak to the safety and well being of everyone involved.

That said, the following are my concerns:

Manchaca road south of Slaughter is a very dangerous road.

Just last week there were TWO tragic losses of life on this particular stretch (between Slaughter and old Manchaca rd), one late in the evening at Manchaca and the Old Manchaca rd, and another in the afternoon at Slaughter and Manchaca.

This stretch of road I speak of is insufficiently illuminated making it quite dark at night, and it has a very high speed limit (it also contains a certain curve/elevation change that makes part of the road 'blind' to drivers turning south onto it from Slaughter).

This is the same stretch of land where the firefighter Collin Camp was hit while riding his bicycle in broad daylight. We held a Fundraiser for his family and felt horrible because our concerns about speed and lighting of the road had been previously, seemingly, unacknowledged by the powers that be when we tried to bring it to their attention after parking disputes right after our opening.

The main concern is this: the street is dark (for the first year and a half we illuminated the street with generators and lights), very wide, has blind spots and extremely dangerous—without lighting and crosswalks will people try to run across the street at various locations to go from bar to bar as new places begin to open? The answer is absolutely yes they will--- in fact they have and still do just from the neighborhood across the street and formerly much more frequently (when we did not have enough parking to accommodate they would park in the shopping center across the street at Slaughter and Manchaca).

By writing this I only wish to express my deep concern that, without installing proper lighting and crosswalks, this stretch of road should not have any other drinking establishments on it on the East side. This, in my mind, would only encourage pedestrian traffic on a severely under-lit, high rate of speed, and historically dangerous stretch of road here in south Austin—Something all future business owners in the immediate area will hopefully understand and agree with.

Thank you for your time,

Josh Bumb
512-433-9824

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: C14-2015-0096

Contact: Wendy Rhoades, 512-974-7719

Public Hearing: Aug 18, 2015, Zoning and Platting Commission

Sept. 10, 2015, City Council

Josh Bunn

Your Name (please print)

16212 Ranch Rd 22
Your address(es) affected by this application

8-11-15

Date

Signature

Daytime Telephone: 512 - 433 - 9824

Comments: * Until Safety Measures Have BEEN
Put in Place. Please see ATTACHED
Letter. Thank you.

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Wendy Rhoades
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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During a public hearing, the board or commission may postpone or continue an application's hearing to a later date, or recommend approval or denial of the application. 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.

A board or commission's decision may be appealed by a person with standing to appeal, or an interested party that is identified as a person who can appeal the decision. The body holding a public hearing on an appeal will determine whether a person has standing to appeal the decision.

A zoning ordinance amendment may include a conditional overlay which would include conditions approved by the Land Use Commission or the City Council. If final approval is by a City Council's action, there is no appeal of the Land Use Commission's action.

An interested party is defined as a person who is the applicant or record owner of the subject property, or who communicates an interest to a board or commission by:

- delivering a written statement to the board or commission before or during the public hearing that generally identifies the issues of concern (*it may be delivered to the contact listed on a notice*); or
- appearing and speaking for the record at the public hearing;

and:

- occupies a primary residence that is within 500 feet of the subject property or proposed development;
- is the record owner of property within 500 feet of the subject property or proposed development; or
- is an officer of an environmental or neighborhood organization that has an interest in or whose declared boundaries are within 500 feet of the subject property or proposed development.

A notice of appeal must be filed with the director of the responsible department no later than 14 days after the decision. An appeal form may be available from the responsible department.

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

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 name of the board or commission, or Council; the scheduled date of the public hearing; the Case Number; and the contact person listed on the notice.

Case Number: SPC-2015-0179C

Contact: Rosemary Avila, 512-974-2784 or

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Aug 18, 2015

Anna Sunda (abcdo)

Your Name (please print)

11404 Tilee Drive Austin, TX 78726

Your address(es) affected by this application

Open Creek

Signature

8/11/15

Date

Daytime Telephone: 512-623-0324

Comments: This development compromises the greenspace/greenbelt of this area and encroaches on the neighborhood ~~area~~ of the Canyon Creek Community. This type of development is out of scale and out of character to be built nearby or top of an existing residential area. The development of this nature will bring down property values of the homes near by, and is moreover a negative impact on the privacy and security of the Canyon Creek Neighborhood, a residential area.

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

City of Austin
Development Services Department – 4th floor
Rosemary Avila
P.O. Box 1088
Austin, TX 78767-1088

5/8/15

PUBLIC HEARING INFORMATION

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Case Number: SPC-2015-0179C

Contact: Rosemary Avila, 512-974-2784 or

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Aug 18, 2015

Say Mai & Wendy

Your Name (please print) *Say Mai & Wendy*

11505 Triple Dr, Austin, TX 78726
Your address(es) affected by this application

Signature

Date

Daytime Telephone: *510-435-6014*

Comments: *We own the home we*
purchase we had an
agreement that nothing
would be built behind
us. The developer would
not be touch. I & this
house built this will
decrease the value of our
home and there will be constant
noise. No to this development!

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

City of Austin
Development Services Department – 4th floor
Rosemary Avila
P. O. Box 1088
Austin, TX 78767-1088

TC

PUBLIC HEARING INFORMATION

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and:

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For additional information on the City of Austin's land development process, visit our web site: www.auslinexx.gov/devservices.

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Case Number: SPC-2015-0179C

Contact: Rosemary Avila, 512-974-2784 or

Cindy Casillas, 512-974-3437

Public Hearing: Zoning and Platting Commission, Aug 18, 2015

Buss JAKA/B

Your Name (please print)

9428 Sena Rd. Austin

Your address(es) affected by this application

S/S / *J*
Signature *512 800 -0183*
Daytime Telephone: *512 800 -0183*
Date

Comments:

This hear is very concerned
already /

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

City of Austin
Development Services Department – 4th floor

Rosemary Avila
P. O. Box 1088
Austin, TX 78767-1088

5/8

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CJ

JOHN M. JOSEPH

jm.joseph@coatsrose.com
Direct Dial
512.541.3593

August 14, 2015

VIA EMAIL

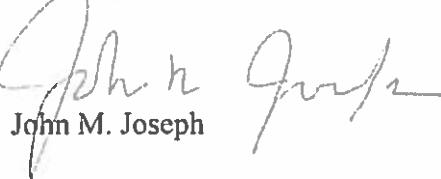
Greg Guernsey, Director
Planning & Development Review Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Lots 87A and 87B St. Tropez PUD Resubdivision – C8J-2015-0077.0A
Zoning and Platting Commission (ZAP) Meeting Postponement Request

Dear Mr. Guernsey:

On behalf of our client, Robert Turner, a neighboring property owner of the above-referenced matter, we formally request to postpone Case Number C8J-2015-0077.0A, Lots 87A and 87B St. Tropez PUD Resubdivision, from the August 18, 2015, ZAP hearing to the September 1, 2015, ZAP hearing. Our client requests this postponement because, among other things, the Travis County Appraisal District confirms that the Applicant does not own all of the property it seeks to resubdivide. The Applicant has not presented written authorization of the owners agreeing to the resubdivision as required by City Ordinance and state law.

Sincerely,



John M. Joseph

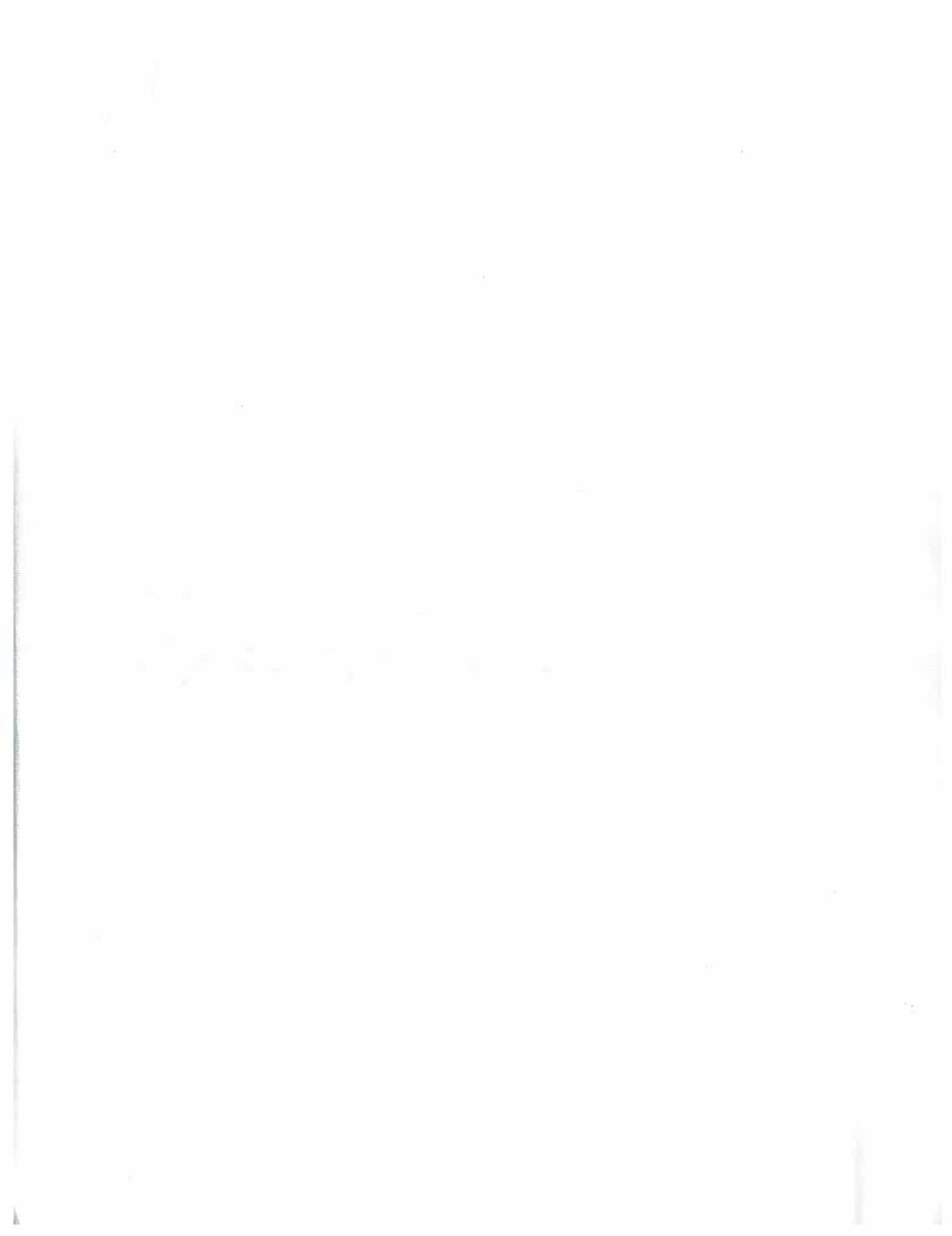
cc: ZAP Commissioners
Don Perryman, Case Manager
Jerry Rusthoven, Manager

Barton Oaks Plaza, 901 South MoPac Expressway, Building 1 Suite 500, Austin, Texas 78746

Phone: 512-469-7987 Fax: 512-469-9408

Web: www.coatsrose.com

HOUSTON | AUSTIN | DALLAS | SAN ANTONIO | NEW ORLEANS
4816-6161-0790.v1



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A Professional Corporation

C 11-13

PAMELA MADERE

pmadre@coatsrose.com
Direct Dial
512.541.3594

August 12, 2015

VIA EMAIL

Greg Guernsey, Director
Planning & Development Review Department
City of Austin
P.O. Box 1088
Austin, Texas 78767

RE: Agenda Item No. 11; Springfield Section 7 – C8-85-086.02.10A
Agenda Item No. 12; Springfield Section 8A & 8B – C8-85-086.02.13A
Agenda Item No. 13; Springfield Section 9 – C8-85-086.02.12A
Applicant's request to postpone ZAP approval of the plats to September 15, 2015

Dear Mr. Guernsey:

On behalf of our client, RKS Texas Investments, LP ("Applicant"), we would like to formally request to postpone Springfield Section 7 Final Plat (Case No. C8-85-086.02.10A), Springfield Section 8A & 8B Final Plat (Case No. C8-85-086.02.13A), and Springfield Section 9 Final Plat (Case No. C8-85-086.02.12A) from the August 18, 2015, ZAP hearing to the September 15, 2015, ZAP hearing. The Applicant is in the process of finalizing the Declaration of Easements and Restrictive Covenants Regarding the Maintenance of Drainage Facilities with the City's Legal Department.

Sincerely,



Pamela Madre

cc: ZAP Commissioners
Sylvia Limon, Case Manger
Jerry Rusthoven, Manager

Barton Oaks Plaza, 901 South MoPac Expressway, Building 1 Suite 500, Austin, Texas 78746

Phone: 512-469-7987 Fax: 512-469-9408

Web: www.coatsrose.com

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4852-2302-4422.v1



#C16

Allandale Neighborhood Association
P.O. Box 10886
Austin, TX 78766

allandale.neighborhood@gmail.com



August 17, 2015

Mr. Cesar Zavala
City of Austin Zoning and Platting Commission
301 West 2nd Street
Austin, Texas 78701

RE: Case # C8-2015-0017.0A-Resubdivision of the East 140 feet of Lot 1 and the East 140 feet of the South 25 feet of Lot 2, Block 6, Shoalmont Addition; District 7

Dear Mr. Zavala:

The Allandale Neighborhood Association Executive Committee (the "ANA") adopted the following motion at its August 5, 2015 meeting regarding Case # C8-2015-0017.0A, at 5400 Shoalwood Avenue:

"Motion for the Allandale Neighborhood Association Executive Committee to oppose the resubdivision of 5400 Shoalwood Avenue, and to take appropriate action in response to same."

Because the proposed resubdivision is in violation of applicable covenants and deed restrictions, the ANA is opposed to the resubdivision of the existing lot at 5400 Shoalwood Avenue.

If you would, please include this letter for the ZAP Commissioners in their meeting to consider this application.

Sincerely,



Nathan E. Vassar
Zoning Chair,
Allandale Neighborhood Association

