



# Oak Parke

## HOME OWNERS ASSOCIATION

October 5, 2015

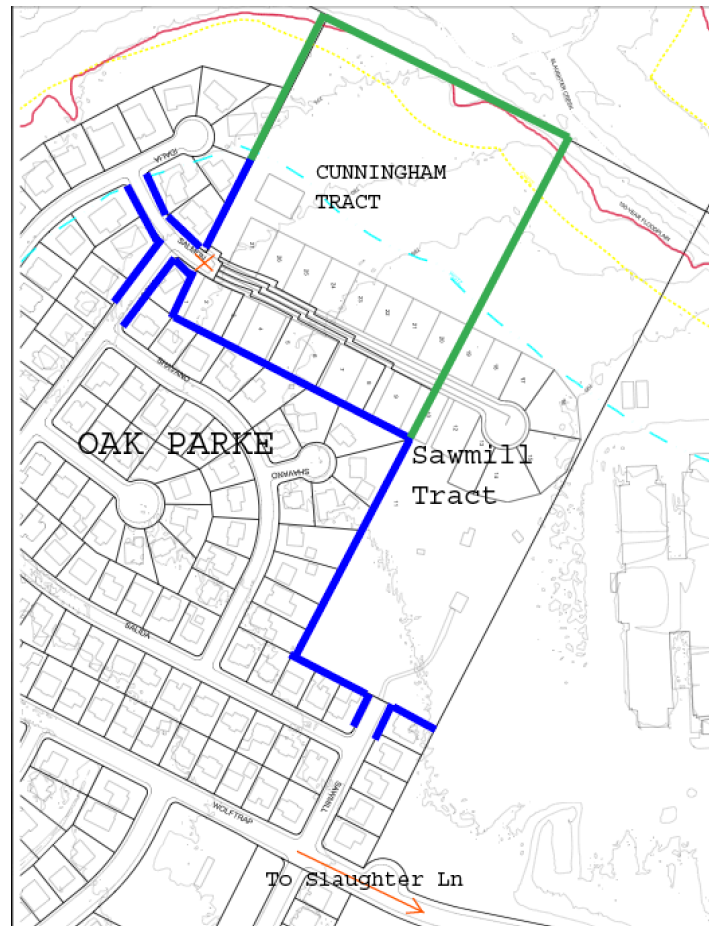
Mayor Steve Adler  
Delia Garza, District 2  
Gregorio "Greg" Casar, District 4  
Don Zimmerman, District 6  
Leslie Pool, District 7  
Sheri Gallo, District 10

Ora Houston, District 1  
Sabino "Pio" Renteria, District 3  
Ann Kitchen, District 5  
Ellen Troxclair, District 8  
Kathie Tovo, District 9

Re: #C14-2014-0153

Honorable Mayor and Council:

We, the acting board of the Oak Parke Homeowners Association are writing to you regarding zoning case #C14-2014-0153. The main point of contention with the zoning designation is its affect on ingress/egress issues of our neighborhood as well as future fire and emergency access to a property that is in the very back of our neighborhood. The property is approximately 12 acres. As shown below (see "x"), this property currently has only one access point at Salmon Drive which is at the back of our neighborhood.



While we recognize that the current recommendation is to approve the zoning request of SF-2 for the entire tract with condition requiring the extension of Salmon Drive to the north property line of the adjacent property, we are also aware of Mr. Cunningham's reluctance to enter into such a covenant. If there is any chance that a zoning approval would be made without condition, we must request that the property be permanently zoned as is; i.e. I-RR to permanent RR and I-SF-2 to permanent SF-2. As indicated by the City Rezoning Department in their summary sheet "if permanent RR and SF2 rezoning are approved ....then a Restrictive Covenant would not be required." The key reasons why we are requesting this zoning follows.

First, there are significant traffic and ingress/egress issues that already exist in our neighborhood. We are a cut-through for cars from Brodie Lane to Slaughter Lane and we back up to the largest high school in Austin - Bowie High.



School buses on any given afternoon trying to exit from Wolfrap to Slaughter Lane.



Aspen Creek exit onto Brodie Lane (vehicles headed southbound)

We have very high traffic coursing through our neighborhood, at least, twice a day. Thus our desire to ensure that the density of homes remains at a minimum. If the pending zoning application is approved, the owner of the tract (Cunningham) has proposed, at least, 20 new homes on the tract (see diagram above). Allowing the only access to this property and new development to remain at the back of our neighborhood, places high demand on inner streets that are not meant for thoroughfare traffic.

On a practical basis, the streets at the back of Oak Parke, can easily be single lane streets when cars are parked on the curb.



A prior rezoning application for an adjacent tract (the “Sawmill Tract”) north of the subject Cunningham tract was granted and allows for, at a minimum, 30 new homes. That could allow for a total of 50 new homes. With the typical home having two cars, this puts at a minimum 100 new cars in our already busy neighborhood.

Should the Cunningham Tract in its entirety be approved for SF-2, it is imperative that there be a stub out at the northern end of the property. There is little doubt that the Sawmill tract will eventually be developed and this forward thinking request will ensure an irreversible mistake is not made. The stub out would allow for the future connectivity of Salmon and Sawmill streets for better and safer traffic flow and would further allow fire and emergency services quick access to the back of the neighborhood. It would also ease traffic flow through the neighborhood. If the property is developed without a stub out, traffic from the Cunningham tract, all new residents, fire and emergency will be required to navigate through to the back of the neighborhood rather than having a quick ingress/egress via Sawmill Drive.

We further request that an 11-home restriction be included with the stub out condition. With these two requests (stub-out and unit restriction), the additional

impervious cover, and watershed restrictions on the Cunningham property we believe (and city staff agrees) that approximately 11 homes could be constructed.

Approval of these reasonable requests:

- I-RR to permanent RR and I-SF-2 to permanent SF-2; **or**
- Condition requiring the extension of Salmon Drive to the north property line of the adjacent property *should the entire tract get zoned SF-2; **and***
- 11 home restriction *should the entire tract get zoned SF-2.*

will ensure a good quality of life for new and existing residents and more importantly will ensure fast emergency access for our new neighbors.

Sincerely,

*The Oak Parke Homeowners Association*