

ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0023.SH (Elysium Park)

Z.A.P. DATE: May 3, 2016
May 17, 2016

ADDRESS: 3300 Oak Creek Drive

DISTRICT AREA: 7

OWNER: Two-Way Land, L.P. (John K. Condon)

AGENT: Waeltz & Prete, Inc. (Antonio A. Prete)

ZONING FROM: IP-CO, RR

TO: MF-4-CO*

AREA: 7.104 acres

*On April 26, 2016, the applicant submitted a letter to the staff stating that they are proposing a conditional overlay (CO) to limit development on the property to maximum of 90 residential units - Please see Attachment A.

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant the request for MF-4-CO, Multifamily Residence-Moderate-High Density-Conditional Overlay District, zoning. The conditional overlay will limit development on the property to a maximum of 90 residential units.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

5/03/16: Postponed to May 17, 2016 on consent at the staff's request (8-0, G. Rojas, D. Breithaupt -absent); B. Greenberg-1st, J. Kiolbassa-2nd.

5/17/16: Approved staff's recommendation of MF-4-CO zoning, with the following additional conditions: 1) Maintain a 75 foot building/parking facility setback along the north, south and west property lines, with the exception for emergency access use, from the current zoning ordinance (Ordinance No. 010517-13) on the property; 2) limit impervious cover on the property to a maximum of 30%; 3) 75 feet from the northern property line to 150 feet to the south, there will be a maximum height of 42 feet; 4) from the critical water quality line along the eastern side of the tract to 100 feet to the west, there will be a maximum height of 52 feet; 5) the remainder of the property will have a maximum height of 35 feet (10-0, A. Aguirre-absent); G. Rojas-1st, B. Evans-2nd.

ISSUES:

On April 27, 2016, the staff received a petition from adjacent property owners who are opposed to any zoning classification other than the current IP-CO and RR zoning on the site (Please see Petition Submittal - Attachment E). This GIS staff evaluated the petition and found that it is currently valid at 58.82%. The excerpt below is from the City of Austin's Land Development Code and explains when the City Council is subject to the three-fourths vote.

Sec. 25-2-284 REQUIREMENT FOR APPROVAL BY THREE-FOURTHS OF COUNCIL.

- (A) *The affirmative vote of three-fourths of the members of Council is required to approve a proposed rezoning if:*
- (1) the Land Use Commission recommends denial of an application to rezone property to a planned unit development; or*
 - (2) the proposed rezoning is protested in writing by the owners of not less than 20 percent of the area of land:*
 - (a) included in the proposed change; or*
 - (b) immediately adjoining the area included in the proposed rezoning and extending 200 feet from the area.*

DEPARTMENT COMMENTS:

The property in question is undeveloped and densely vegetated. The subject tract slopes to the east and contains floodplain along the eastern border. According to GIS information, this floodplain area is primarily 100-year floodplain that is part of the Walnut Creek Tributary. The lots to the north and west contain single-family residences. The property to the east is developed with a convenience storage use (Mopac Self Storage). To the south, there is a single-family residence, an undeveloped tract of land and an office use across Oak Creek Drive. The applicant is requesting MF-4-CO zoning to develop the property with an approximately 90 unit affordable housing project fronting Oak Creek Drive, a collector roadway. They have received S.M.A.R.T. Housing Certification from the Neighborhood Housing and Community Development Department (NHCD) – Please see Attachment B.

The site under consideration is surrounded by the North Lamar Area Study to the north, south and east. The area study was approved for this portion of the city by the City Council on October 3, 1985. The study does not make a recommendation for this specific tract of land as this site was not located within the City of Austin city limits when the study was conducted. However, the study does recommend Multifamily residential land use for the property directly to the south of this tract, across Oak Creek Drive (Please see North Lamar Area Study Future Land Use Map – Attachment D).

The staff recommends MF-4-CO, Multifamily Residence-Moderate-High Density-Conditional Overlay District, zoning at this location. The proposed downzoning of this site from the IP-CO zoning district to the MF-4-CO zoning district would be compatible and consistent with the surrounding residential uses/zoning to the north, south and west. MF-4-CO zoning will provide for a transition in the intensity of permitted land uses from the commercial (CS-CO zoning) to the east along the railway line and the southbound service road for N. Mopac Expressway, to the family residence (SF-3 zoning) to the west. The Neighborhood Traffic Analysis for this site states that that the potential trips generated by the proposed development, in combination with the existing traffic on Oak Creek and Silver Creek Drives, does not exceed the thresholds of these collector streets as set forth in the Code (Please see NTA Memo - Attachment D). The MF-4-CO zoning district will allow for a fair and reasonable use of this property as it will permit the applicant to develop with up to 90 multifamily residential units which will provide for a mixture of housing opportunities in this area of the city.

The applicant agrees with staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	IP-CO	Undeveloped Tract, Floodplain
<i>North</i>	RR	Single-Family Residences
<i>South</i>	SF-2, SF-6, LO	Single-Family Residence, Undeveloped Tract, Office/Educational Services (Baylor MBA University)
<i>East</i>	CS-CO	Convenience Storage (Mopac Self Storage)
<i>West</i>	SF-3	Single-Family Residences

AREA STUDY: North Lamar Area Study**TIA:** Not Required**WATERSHED:** Walnut Creek**DESIRED DEVELOPMENT ZONE:** Yes**CAPITOL VIEW CORRIDOR:** N/A**HILL COUNTRY ROADWAY:** N/A**NEIGHBORHOOD ORGANIZATIONS:**

Austin Heritage Tree Foundation
 Austin Independent School District
 Austin Northwest Association
 Bike Austin
 Friends of Austin Neighborhoods
 McNeil/Ashton Woods Neighborhood
 North Growth Corridor Alliance
 Northwest Austin Coalition
 Northwood Neighborhood Association
 SELTEXAS
 Sierra Club, Austin Regional Group

SCHOOLS: Austin Independent School District

Summitt Elementary School
 Murchison Middle School
 Anderson High School

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-03-0160 (Reserve at Northwood: 3100 West Parmer Lane)	DR, RR to SF-2	12/16/03: Approved SF-2-CO zoning, with condition limiting the site to 38 residential units (7-1, J. Martinez-Nay, C. Hammond-absent); J. Cortez-1 st , M. Whaley-2 nd .	1/15/04 : Approved ZAP rec. of SF-2-CO by consent (6-0, McCracken-off dais); all 3 readings
C14-00-2145 (Hydrolab, 3400 Oak Creek Drive)	IP to IP-CO	8/15/00: Approved staff rec. of IP-CO (8-0), with conditions that terms of 12/20/99 MTG/Agreement between applicant and neighborhood	9/28/00: Approved IP-CO (7-0); 1 st reading 5/17/01: Approved IP-CO for Tract 1 and RR zoning for Tract 2 (6-0);

		<p>association be part of the zoning:</p> <p>1) Development shall comply with NO district site development regulations, with the exception of gross floor area which may not exceed 45,000 sq. ft., 2) development on the property shall comply with PDA performance standards, 3) limit development to 2,000 vehicle trips per day, 4) prohibit the following uses: Agricultural Sales and Services, Art and Craft Studio (general, industrial, limited), Automotive Rentals, Automotive Sales, Automotive Repair Services, Automotive Washing (of any type), Building Maintenance Services, Business or Trade School, Business Support Services, Communication Services, Construction Sales and Services, Convenience Storage, Electronic Prototype Assembly, Exterminating Services, Financial Services, Indoor Entertainment, Indoor Sports and Recreation, Medical Offices, Off-site Accessory Parking, Outdoor Entertainment, Outdoor Sports and Recreation, Personal Services, Plant Nursery, Research Testing Services, Restaurant (drive-in, fast food), Restaurant (limited, general), Service Station, Software Development, Theater, Custom Manufacturing, General Warehouse & Distribution, Limited Warehousing and Distribution, club or Lodge, College or University Facilities, Communication Service Facilities, Community Events, Community Recreation (private, public), Congregate Living, Counseling Services, Cultural Services, Day Care Services (commercial, general, limited), Employee Recreation,</p>	2 nd /3 rd readings
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		Maintenance and Service Facilities, Major Utility Facilities, Railroad Facilities, Residential Treatment, Safety Services, Telecommunication Tower, Transitional Housing, Transportation Terminal, 5) a 75 foot wide building setback along the north, south and west property lines (8-0, SA-off dais)	
C14-92-0135 (Oak Creek Self Storage: 3108 Oak Creek Drive)	SF-3, GR to CS	3/16/93: Approved CS zoning with conditions (6-1)	5/27/93: Approved CS-CO zoning (7-0) on 1 st reading, with the following conditions: 1) Only Administrative and Business Offices, Convenience Storage, Medical Offices, Day Care Services (general and limited) shall be permitted on the property, 2) maximum FAR of 0.50 to 1, 3) maximum impervious cover of 70%. 6/10/93: Approved CS-CO zoning (6-0) on 2 nd /3 rd readings
C14-90-0081 (Hydrolab: 3200-3500 Block of Oak Creek Drive)	SF-3 to IP	No information	2/28/91: Approved IP-CO zoning (6-1); 1 st reading 5/9/91: Approved IP-CO zoning (7-0); 2 nd /3 rd readings

RELATED CASES: C14-00-2145, C14-90-0081 (Previous Zoning Cases)

ABUTTING STREETS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Oak Creek Drive	80'	42'	Collector	No	No	No

CITY COUNCIL DATE: June 16, 2016

ACTION: Postponed at the neighborhood's request to August 4, 2016 (11-0); D. Zimmerman-1st, P. Renteria-2nd.

August 4, 2016

ACTION: Granted the applicant's request for an indefinite postponement (10-0, E. Troxclair-abstain) L. Pool-1st, D. Zimmerman-2nd.

January 26, 2017

ACTION: Postponed to February 2, 2017 at the request of the applicant (11-0)

February 2, 2017

ACTION:

ORDINANCE READINGS: 1st

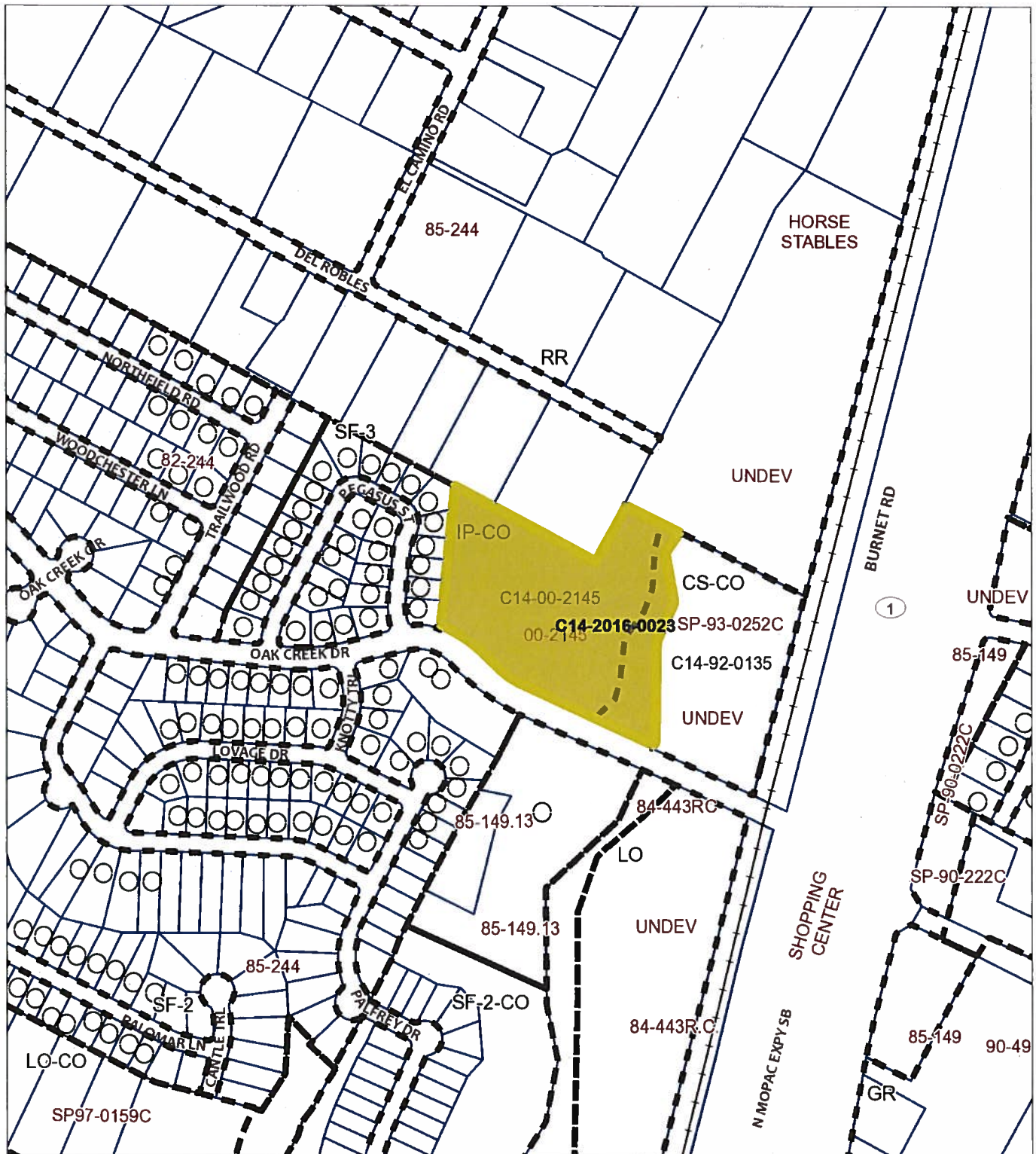
2nd

3rd

ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

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



- Subject Tract
- Pending Case
- Zoning Boundary
- Railroads

200 400
Feet

1" = 400'

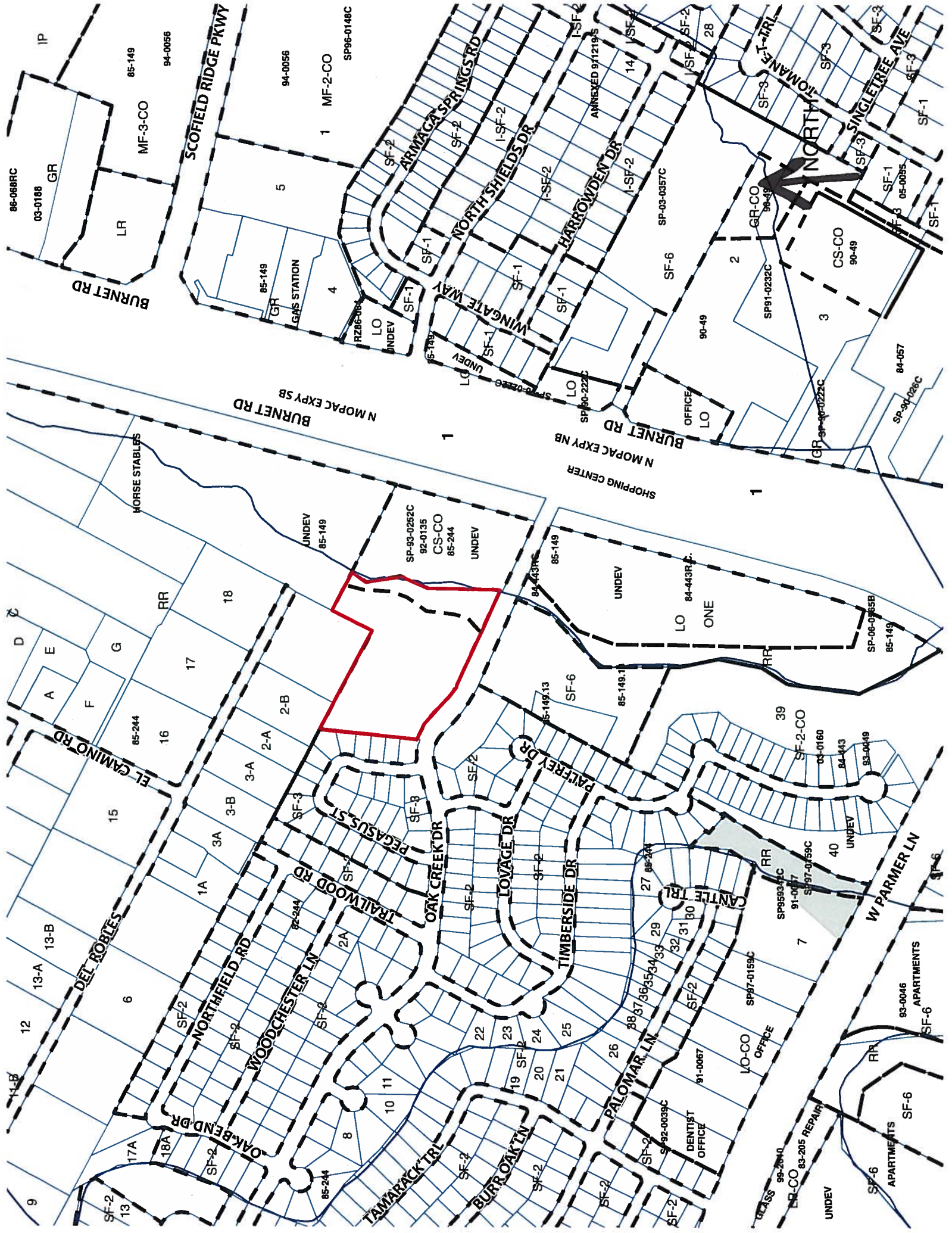
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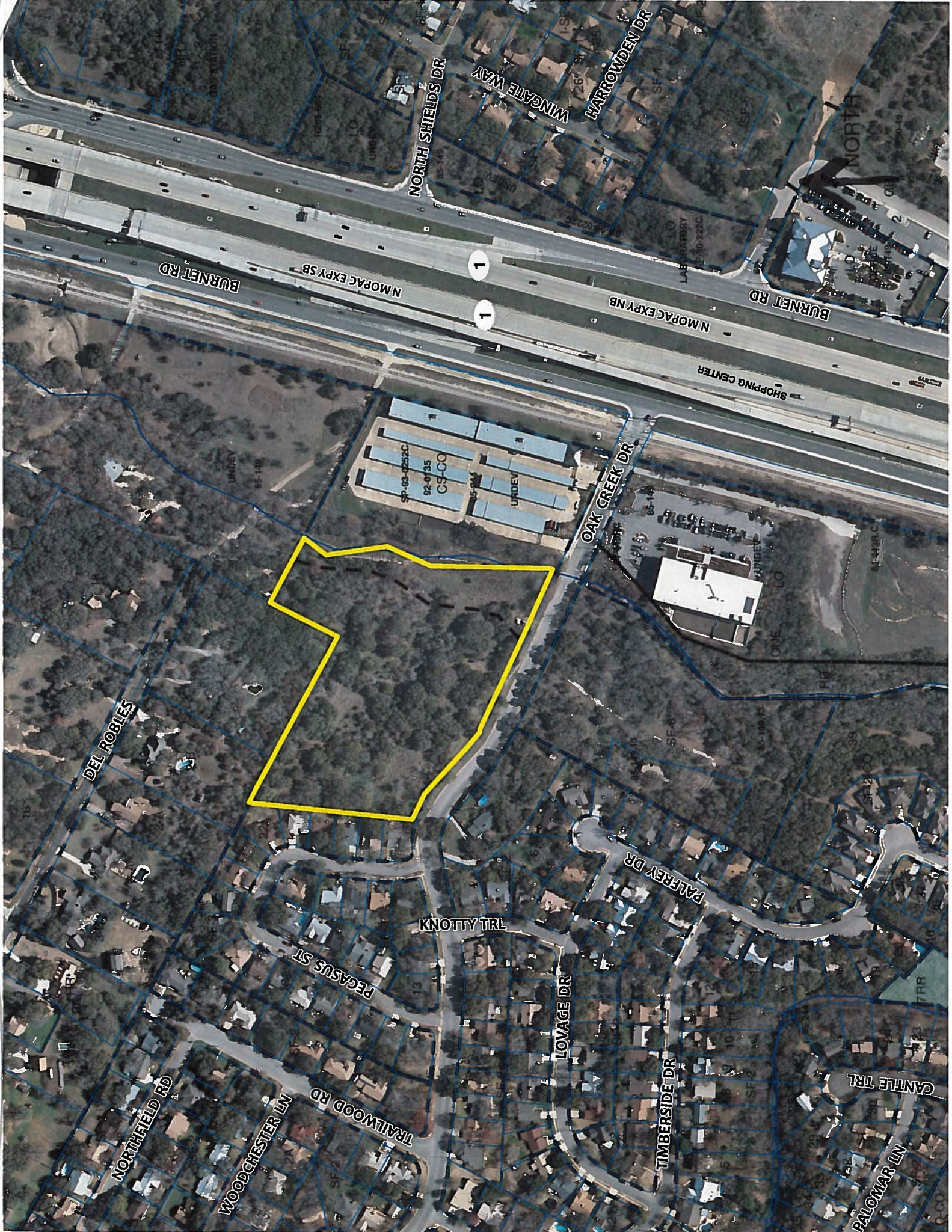
ZONING CASE#: C14-2016-0023, SH



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.





STAFF RECOMMENDATION

The staff's recommendation is to grant the request for MF-4-CO, Multifamily Residence-Moderate-High Density-Conditional Overlay District, zoning. The conditional overlay will limit development on the property to a maximum of 90 residential units.

BASIS FOR RECOMMENDATION

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

Multifamily residence moderate - high density (MF-4) district is the designation for multifamily and group residential use with a maximum density of 36 to 54 units per acre, depending on unit size. An MF-4 district designation may be applied to high density housing in a centrally located area near supporting transportation and commercial facilities, in an area adjacent to the central business district or a major institutional or employment center, or in an area for which moderate to high density multifamily use is desired.

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

The proposed downzoning of the site from the IP-CO zoning district to the MF-4-CO zoning district would be compatible and consistent with the surrounding residential uses/zoning to the north, south and west. MF-4-CO zoning will provide for a transition in the intensity of permitted land uses away from the commercial (CS-CO zoning) to the east along the railway line and the southbound service road for N. Mopac Expressway, to the family residence (SF-3 zoning) to the west.

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

The MF-4-CO zoning district would allow for a fair and reasonable use of this property as it will permit the applicant to develop with up to 90 multifamily residential units which will provide for a mixture of housing opportunities in this area of the city.

EXISTING CONDITIONS

Site Characteristics

The subject tract is currently undeveloped and densely vegetated. The property slopes to the east and contains floodplain along the eastern border. According to GIS information, this floodplain area is primarily 100-year floodplain that is part of the Walnut Creek Tributary. The lots to the north and west contain single-family residences. The tract of land to the east is developed with a convenience storage use (Mopac Self Storage). To the south, there is a single-family residence, an undeveloped area and an office use.

Comprehensive Planning

IP-CO and IRR to MF-4-CO

This zoning case is located on a heavily wooded and undeveloped 7.1 acre parcel located to the west of the Mopac Expressway and a railway line. The property is also not located within the boundaries of an existing neighborhood planning area. Surrounding land uses includes large lot single family housing development to the north; Baylor MBA University and vacant land to the south; a large self-

storage facility and rail road line to the east; and a single family subdivision to the west. The developer is proposing to build a 98 unit multifamily apartment complex with an affordable housing/S.M.A.R.T housing component.

Connectivity: Oak Creek Drive has public sidewalks located in front of the commercial properties (the storage facility and the university building) but public sidewalks are nonexistent until reaching the single family subdivision to the west, which has a public sidewalk located on one side of the street. The Mopac frontage road has no public sidewalks, and there are no public transit stops, or local goods or services located within a quarter mile of this property, making this area of the city almost completely auto dependent. The Walkscore for this site is 23 out of 100, (meaning almost all errands require a car), with 100 being the optimal score.

Imagine Austin

This site is located over the Edwards Aquifer Recharge Zone, as identified in the Image Austin Comprehensive Plan (IACP). An aquifer contributing zone is an area where runoff from precipitation flows to the recharge zone of an aquifer. Streams in the contributing zone flow downstream into the recharge zone and “contribute” water to the aquifer.

The property is not located within a designated Activity Corridor or Center according to the Imagine Austin Growth Concept Map. However, one of the goals of the Imagine Austin Comprehensive Plan (IACP) is to achieve ‘*complete communities*.’ Page 88 pf the IACP states that complete communities are areas that provide amenities, transportation, services, and opportunities that fulfill all residents’ material, social, and economic needs. Page 107 of the IACP also states, “*While most new development will be absorbed by centers and corridors, development will happen in other areas within the city limits to serve neighborhood needs and create complete communities. Infill development can occur as redevelopment of obsolete office, retail, or residential sites or as new development on vacant land within largely developed areas. New commercial, office, **larger apartments**, and institutional uses such as schools and churches, may also be located in areas outside of centers and corridors. The design of new development should be sensitive to and complement its context. It should also be connected by sidewalks, bicycle lanes, and transit to the surrounding area and the rest of the city.*”

The following IACP policies are applicable to this project:

- **LUT P3.** Promote development in compact centers, communities, or **along corridors** that are connected by roads and transit that are designed to encourage walking and bicycling, and reduce health care, housing and transportation costs.
- **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 P7.** Encourage infill and redevelopment opportunities that place residential, work, and retail land uses in proximity to each other to maximize walking, bicycling, and transit opportunities.
- **HN 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.

- **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 healthy food, schools, retail, employment, community services, and parks and recreation options.**

Analysis and Conclusion:

Based on the Imagine Austin text and polices above, this project appears to be partially supported by the Plan because it provides much needed affordable housing. However, based on the location of this property, which is located next to a major expressway and a railroad track, and that is lacking connectivity to nearby goods, services, public transit, and parks, staff recommends that the developer install a public sidewalk or shared use path along their portion of Oak Creek Drive to promote walkability and connectivity in the area.

Environmental

The site is 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. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

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

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.

Impervious Cover

The maximum impervious cover allowed by the MF-4 zoning district would be 70 %. However, because the watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover is limited by the watershed regulations.

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%

Site Plan

The site is subject to compatibility standards. Along the NORTH, WEST AND SOUTH property lines, the following standards apply:

- No structure may be built within 25 feet of the property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the property line.
- No parking or driveways are allowed within 25 feet of the property line.
- A fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- Additional design regulations will be enforced at the time a site plan is submitted.

Stormwater Detention

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

Transportation

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. Contact Scott James at scott.james@austintexas.gov to define appropriate parameters of the NTA and for review and approval. Also, pay all associated fees for the NTA. Please see NTA Memorandum - Attachment D.

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.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Oak Creek Drive	80'	42'	Collector	No	No	No

Removal of Condition Overlays and Restrictive Covenants:

There is an existing conditional overlay, established in C14-00-2145, with the following transportation requirements:

1. prohibiting parking within the 75' setback along the north, south, and west property lines,
2. prohibiting interior driveways within this setback, except for emergency access only, and
3. limits the development of the existing zoning tract to 2,000 vpd.

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.



Attachment A

5714 Sam Houston Circle Austin, TX 78731 (830) 330-0762 megan@o-sda.com

April 26, 2016

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
sherri.sirwaitis@austintexas.gov
512-974-3057(office)

RE: Zoning Case C14-2016-0023 (Elysium Park)

Dear Ms. Sirwaitis,

Elysium Park, LLC has submitted a zoning change application for the site of the proposed Elysium Park development located at 3300 Oak Creek Drive in Austin. Elysium Park, LLC will agree to a conditional overlay (CO) to limit development on the property to a maximum of 90 residential units.

Sincerely,

A handwritten signature in blue ink that reads 'mclasc'.

Digitally signed by Megan Lasch
DN: cn=Megan Lasch, o, ou,
email=megan@pinnaclehousing.c
om, c=US
Date: 2016.04.27 07:21:35 -05'00'

Megan Lasch
O-SDA Industries, LLC



City of Austin

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

Neighborhood Housing and Community Development Department

January 15, 2016

S.M.A.R.T. Housing Certification
Saigebrook Development, LLC
 Elysium Park, LLC
 3300 Oak Creek Drive, Austin TX 78727 (ID#66048)

TO WHOM IT MAY CONCERN:

Saigebrook Development, LLC – Elysium Park, LLC (development contact: Megan Lasch: 512.383.5470 (o); megan@pinnaclehousing.com) is planning to develop a **98 unit multi-family** development at 3300 Oak Creek Drive, Austin TX. The project will be subject to a 5 year affordability period after issuance of a certificate of occupancy.

NHCD certifies that the proposed development meets the S.M.A.R.T. Housing standards at the pre-submittal stage. This project has received a Transit Oriented Waiver, see attached. Since 9% of the units will serve households at or below 30% MFI, 35% of the units will serve households at or below 50% MFI, and 41% of the units will serve households at or below 60% MFI, the development will be eligible for 100% waiver of fees listed in Exhibit A of the S.M.A.R.T. Housing Resolution adopted by Council. The expected fee waivers include, but are not limited to, the following fees:

Capital Recovery Fees
 Building Permit
 Concrete Permit
 Electrical Permit
 Mechanical Permit
 Plumbing Permit

Site Plan Review
 Misc. Site Plan Fee
 Construction Inspection
 Subdivision Plan Review
 Misc. Subdivision Fee
 Zoning Verification

Land Status Determination
 Building Plan Review
 Parkland Dedication (*by separate ordinance*)

In addition, the development must:

- ♦ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy. Contact Katherine Murray 512.482.5351; Heidi Kasper 512.482.5407).
- ♦ Pass a final inspection to certify that accessibility standards have been met.

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

Please contact me by phone 512.974.3128 or by email at Sandra.harkins@austintexas.gov if you need additional information.

Sandra Harkins
 Neighborhood Housing and Community Development

Attachment: Approved S.M.A.R.T. Housing Transit Oriented Waiver

Cc: Laurie Shaw, Capital Metro
 Maureen Meredith, PZD
 M. Simmons-Smith, DSD
 Katherine Murray, Austin Energy
 Randi Jenkins, AWU
 Ellis Morgan, NHCD

Bryan Bomer, AEGB
 Gina Copic, NHCD
 Marilyn Lamensdorf, PARD
 Heidi Kasper, AEGB
 Carl Wren, DSD

Alma Molieri, DSD
 Susan Kinel, NHCD
 Stephen Castleberry, DSD
 Lynda Courtney, DSD
 Cande Coward, DSD

WELLS BRANCH M.U.D. #1

TRAVIS COUNTY
CITY OF AUSTIN

Property
in
question

NORTH CENTRAL
M.U.D. #4

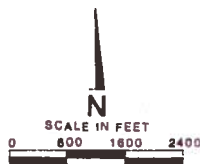
CITY OF AUSTIN
TRAVIS COUNTY

CITY OF AUSTIN
DAVID COUNTY

LEGEND

 OFFICE
 INDUSTRIAL
 COMMERCIAL
 CIVIC

 SINGLE FAMILY
 MULTIFAMILY
 MIXED USE





MEMORANDUM

TO: Sherri Sirwaitis, Case Manager
CC: Amanda Couch, Senior Planner
FROM: Scott A. James, P.E., PTOE
DATE: May 9, 2016
SUBJECT: Neighborhood Traffic Analysis for Elysium Park Apartments
 Zoning Case # C14-2016-0023

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

The 7.1 acre tract is located in north Austin at 3300-3400 Oak Creek Drive, adjacent to the frontage of the Loop 1/Mo-Pac Expressway. The site is currently zoned Industrial Park with a Conditional Overlay (IP – CO) and is limited to 45,000 SF of gross floor area and a trip generation limit of no more than 2,000 vehicle trips per day. Zoning to the west and south of the property is residential (SF – 2, SF – 3, SF – 6). Zoning to the east is CS – CO and the land is currently occupied by a mini-storage facility. The zoning request is to allow for a residential multi-family development of approximately ninety (90) units.

Roadways

Oak Creek Drive is classified as a Collector roadway and is the sole access to the site. It measures 40 feet in width.

Silver Creek Drive is classified a Collector roadway and serves as the primary point of access for the residential neighborhood offering connection between Oak Creek Drive and West Parmer Lane. It measures 40 feet in width.

Both roadways have curb and gutter with a limited sidewalk network along the eastside of Silver Creek Road and the south side of Oak Creek Drive within the residential portion of the neighborhood. There are no sidewalks along the frontage in the immediate vicinity of the site.

Trip Generation and Traffic Analysis

The City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by a project combined with existing traffic, exceeds the desirable operating level established on a residential local or collector street in the study area.

Based on the Institute of Transportation Engineer's publication Trip Generation Manual, 9th Edition, the ninety (90) proposed units would generate approximately 608 daily trips, (as summarized in Table 1).

Table 1 – Trip Generation Estimates		
Zoning	Size	Trip Generation
CS-MU (multi-family)	90 units	608
TOTAL		608

According to the applicant, approximately 45% of the outbound trips would use Oak Creek Drive, and 55% of the outbound trips would use Silver Creek Drive. Inbound (or returning) trips would use Silver Creek Drive (60%) and Oak Creek Drive (40%) at similar rates. Table 2 presents the expected distribution of the 608 daily trips to and from the site:

Table 2 – Trip Distribution percentages		
Street	Outbound	Inbound
Oak Creek Drive	45%	40%
Silver Creek Drive	55%	60%
Totals	100%	100%

According to the traffic data collected during the week of April 11, 2016, the current daily volumes on both Silver Creek Drive and Oak Creek Drive are below 2,000 vehicles per day. As shown in Table 3 below, the projected daily trips assigned to each roadway resulting from the site development would increase the observed volumes by approximately 23%.

Table 3 – Estimated increase in daily traffic volumes				
Street	Existing Traffic (vpd)	Site Traffic	Total Traffic	Percentage Increase
Oak Creek Drive	1,240	285	1,525	23%
Silver Creek Drive	1,662	385	2,047	23%

According to Section 25-6-116 of the Land Development Code, neighborhood residential streets are operating at a desirably if the daily volumes do not exceed the following thresholds:

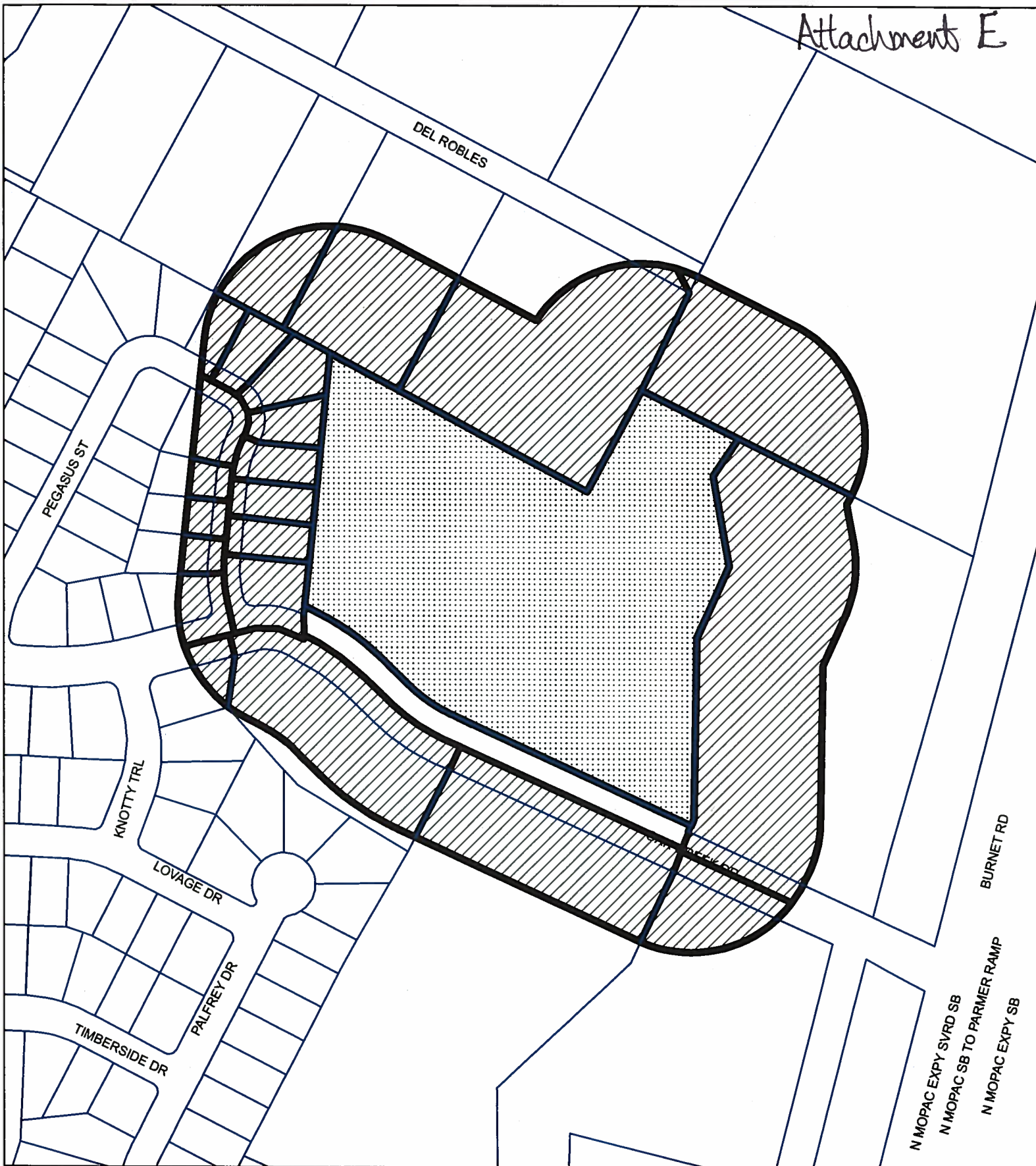
Pavement Width	Vehicles Per Day
Less than 30'	1,200
30' to less than 40'	1,800
40' or wider	4,000

Conclusions

1. The potential trips generated by this site, in combination with the existing traffic of Oak Creek and Silver Creek Drives, respectively, do not exceed the thresholds set forth in the LDC 25-6-116. Therefore, no mitigation is required as a result of this site development.

If you have any questions or require additional information, please contact me at 974 - 2208.

Scott A. James, P.E., PTOE
Development Services Department



N



BUFFER

PROPERTY_OWNER

SUBJECT_TRACT

PETITION

CASE#: C14-2016-0023.SH

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



1" = 200'

Case Number:

C14-2016-0023.SH**PETITION**

Date: 5/9/2016

Total Square Footage of Buffer: 628125.5117

Percentage of Square Footage Owned by Petitioners Within Buffer: 58.82%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area:	Percent
0266130528	3603 DEL ROBLES 78727	BERNARD DAVID K & CONNIE	yes	40843.01	6.50%
0266130526	12928 PEGASUS ST 78727	CANTERBURY MARTHA L	no	7626.16	0.00%
0266131018	3503 OAK CREEK DR 78727	CHERVENKA RODNEY & MARIAN	yes	60107.23	9.57%
0266131017	12807 KNOTTY TRL 78727	COPPEDGE RANDY KEITH	yes	5196.70	0.83%
0266131021	3107 OAK CREEK DR 78727	EASTBOURNE MOPAC LLC	no	22040.36	0.00%
0266130525	12930 PEGASUS ST 78727	EVANS LORI M & RICHEY T	yes	8191.56	1.30%
0266130709	12933 PEGASUS ST 78727	GRAHAM ROGER M & LEA ANN	yes	3856.26	0.61%
0266130506	3605 DEL ROBLES 78727	GROSS BETH A & DAVID W WOLFE	yes	15206.99	2.42%
0266130509	12926 PEGASUS ST 78727	HELGREN NORMAN & ANNA HELGREN	yes	10738.76	1.71%
0266130524	12932 PEGASUS ST 78727	JACKSON SCOTT T & ELMO	yes	7978.67	1.27%
0266130710	12935 PEGASUS ST 78727	JURADO SONIA A & FERNANDO I ME FERNANDO I MERCADO	yes	8209.29	1.31%
0266130602	DEL ROBLES 78727	KAHL CONSOLIDATED LTD	yes	66171.21	10.53%
0266130522	12936 PEGASUS ST 78727	LINEBERGER DEBRA L & EYDIE TOLL	yes	14316.00	2.28%
0266130706	12925 PEGASUS ST 78727	LONG MERLE W & LARRY EDWARD	yes	8995.54	1.43%
0266131019	3303 OAK CREEK DR 78727	ST. FRANCIS EPISCOPAL CHURCH OF AUSTIN	no	62617.02	0.00%
0266130708	12931 PEGASUS ST 78727	MONTEMAYOR CHRISTY	yes	3966.63	0.63%
0266130507	3501 DEL ROBLES 78727	MOORE PATRICIA ANN	yes	94351.34	15.02%
0266130523	12934 PEGASUS ST 78727	MORGAN ALBERT	yes	8043.05	1.28%
0266130510	12924 PEGASUS ST 78727	MORGAN ALBERT W	yes	8079.40	1.29%
0266130511	12922 PEGASUS ST 78727	MORGAN ALBERT W	yes	5207.55	0.83%
0266130501	12900 N MO-PAC EXPRESSWAY 78727	OAK CREEK MOPAC SELF STORAGE L P	no	134465.18	0.00%
0266130707	12929 PEGASUS ST 78727	YORK JEFFREY A	no	3843.80	0.00%
Total				600051.72	58.82%

Sirwaitis, Sherri

From: Matt Synatschk [redacted]
Sent: Thursday, May 26, 2016 7:41 PM
To: Sirwaitis, Sherri
Cc: Brinsmade, Louisa
Subject: Postponement request for Case # C14-2016-0023.SH

Good evening Sherri,

The Northwood Neighborhood Association respectfully requests a postponement of Case # C14-2016-0023.SH until the next regularly scheduled City Council zoning meeting. The postponement will allow time to review the approved language in the ZAP recommended CO and discuss the proposal with the neighborhood. Please let me know if you need any additional information to process the request.

Thank you,

Matt

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than IP-CO and RR, as detailed in City Ordinance #010517-13.

We oppose the zoning change for the following reasons:

- The proposed zoning change will result in a significant increase in traffic in a neighborhood with limited access to controlled intersections.
- The proposed zoning change will create additional risk of flooding in a watershed with a documented history of flooding.
- The proposed zoning change is in conflict with the land uses of the adjacent properties.
- The site features limit the developable area to the western 1/3 of the property, creating a higher impact upon the residential properties immediately adjacent to the subject property.

Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266131021	3107 OAK CREEK DR	EASTBOURNE MOPAC LLC

Signature of Property Owner: _____

Date: _____

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266131019	3303 OAK CREEK DR	ST FRANCIS EPISCOPAL CHURCH OF AUSTIN

Signature of Property Owner: *Rex Canox*
for St. Francis Episcopal Church

Date: 4-3-2016

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266131018	3503 OAK CREEK DR	CHERVENKA RODNEY & MARIAN ✓

Signature of Property Owner:



Date:

3/31/16
3/31/16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

To: Austin City Council

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266131017	12807 KNOTTY TRL	COPPEDGE RANDY KEITH ✓

Signature of Property Owner:

Randy Keith Coppedge

Date:

4-13-16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266131016	12805 KNOTTY TRL	CHUN KEUM HWA

Signature of Property Owner: 

Date: 04-03-16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266131011	12810 PALFREY DR	THOMPSON JOHN A & LINDSAY R

Signature of Property Owner:



Date: 4-2-2016

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

To: Austin City Council

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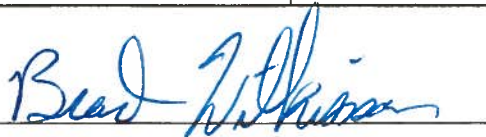
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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266131010	12813 PALFREY DR	WILKINSON BRAD ISAAC

Signature of Property Owner:



Date:

4/10/16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
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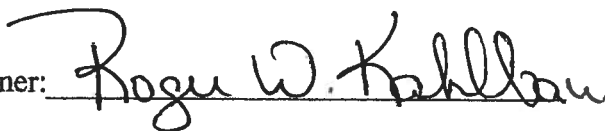
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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130602	Del Robles	KAHL CONSOLIDATED LTD

Signature of Property Owner:



Date: 4/26/16.

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

To: Austin City Council

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
266130507	3501 DEL ROBLES	MOORE PATRICIA ANN ✓

Signature of Property Owner:

Patricia Moore

Date:

4/16/16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

To: Austin City Council

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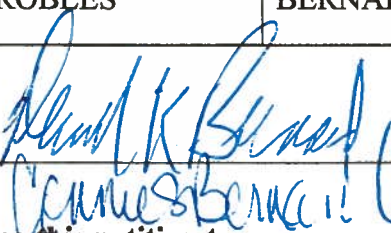
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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130528	3603 DEL ROBLES	BERNARD DAVID K & CONNIE ✓

Signature of Property Owner:



Date:

4/9/16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130506	3605 DEL ROBLES	GROSS BETH A & DAVID W WOLFE ✓

Signature of Property Owner:

Beth A. Gross

Date:

16 April 2016

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130603	3500 DEL ROBLES	MIN ROBERT Y & KUM S

Signature of Property Owner: 

Date: 4/16/16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
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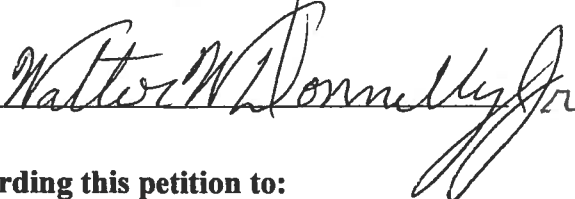
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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130704	12911 PEGASUS ST	DONNELLY WALTER W JR

Signature of Property Owner:

 Date: 3/31/16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
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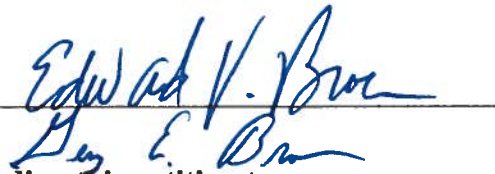
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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130512	12920 PEGASUS ST	BROWN EDWARD V & GERRY

Signature of Property Owner:


Edward V. Brown

Date:

4/2/2016
4/2/2016

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

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Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

To: Austin City Council

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130511	12922 PEGASUS ST	MORGAN ALBERT W ✓

Signature of Property Owner: _____

Date: _____

4 APR 16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

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Travis CAD Parcel ID: 0266130508

To: Austin City Council

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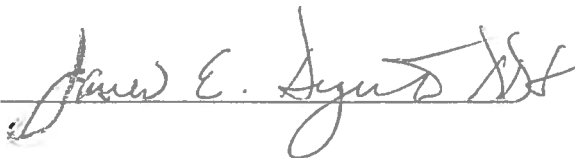
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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130705	12923 PEGASUS ST	DEGUTIS JAMES E

Signature of Property Owner:

 Date: 3-31-16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

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To: Austin City Council

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We oppose the zoning change for the following reasons:

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- The site features limit the developable area to the western 1/3 of the property, creating a higher impact upon the residential properties immediately adjacent to the subject property.

Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130510	12924 PEGASUS ST	MORGAN ALBERT W ✓

Signature of Property Owner: _____

Date: 4 APR 16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

To: Austin City Council

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than IP-CO and RR, as detailed in City Ordinance #010517-13.

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130706	12925 PEGASUS ST	LONG MERLE W & LARRY EDWARD

Signature of Property Owner: Larry Long Merle Long Date: 4-2-16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

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Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
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To: Austin City Council

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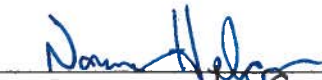

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130509	12926 PEGASUS ST	HELGREN NORMAN & ANNA HELGREN

Signature of Property Owner:

Date: 4/9/16

Date: 4/9/16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

To: Austin City Council

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130707	12929 PEGASUS ST	MABRY KALA MARIE

Signature of Property Owner: K Mabry

Date: 3/31/16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

Jeffrey A.
York 12th
an County
tax 101

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

To: Austin City Council

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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130525	12930 PEGASUS ST	EVANS LORI M & RICHEY T ✓

Signature of Property Owner:



Date:

4/2/2016

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130708	12931 PEGASUS ST	MONTEMAYOR CHRISTY ✓

Signature of Property Owner:

Christy Montemayor

Date:

4-4-16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
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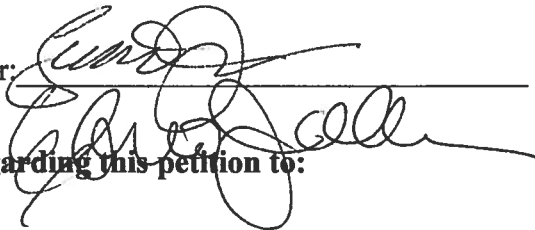
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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130524	12932 PEGASUS ST	JACKSON SCOTT T & ELMO ✓

Signature of Property Owner:



Date:

04/12/16
04/12/16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
Address of Rezoning Request: 3400 Oak Creek Dr, Austin TX 78727
Travis CAD Parcel ID: 0266130508

To: Austin City Council

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Parcel ID	Address	Property Owner
0266130709	12933 PEGASUS ST	GRAHAM ROGER M & LEA ANN ✓

Signature of Property Owner:

Roger M. Graham
Lea Ann Graham

Date:

4/3/2016
4/2/2016

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

File Number: C14-2016-0023
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Parcel ID	Address	Property Owner
0266130523	12934 PEGASUS ST	MORGAN ALBERT ✓

Signature of Property Owner:



Date:

4 APR 16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

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Parcel ID	Address	Property Owner
0266130710	12935 PEGASUS ST	JURADO SONIA A & FERNANDO ✓

Signature of Property Owner: *E. Mercado*

Date: 4.2.16

SW

4/2/16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

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Parcel ID	Address	Property Owner
0266130522	12936 PEGASUS ST	LINEBERGER DEBRA L & EYDIE TOLL ✓

Signature of Property Owner:

Debra Lineberger
Eydie Toll

Date: 4-2-16
4-2-16

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

P E T I T I O N

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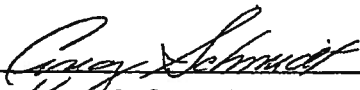
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Therefore, we request that the City Council deny the applicant's rezoning request. Thank you for your consideration.

Parcel ID	Address	Property Owner
0266130602	Del Robles	KAHL CONSOLIDATED LTD

Signature of Property Owner:


Kahl Consolidated, Ltd.

Date: May 3, 2016

Please direct questions regarding this petition to:

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association
512-470-2529
mcsprez@austin.rr.com

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: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 3, 2016, Zoning and Platting Commission
June 16, 2016, City Council

CAREY WARRICK
Your Name (please print)

12909 REBASUS ST
Your address(es) affected by this application

[Signature]
Signature

4/25/16
Date

Daytime Telephone: (512) 739-4980

Comments: PUTTING A MAXIMUM DENSITY
RESIDENTIAL APARTMENT COMPLEX
IN THIS SMALL AREA OF LAND MAKES
ABSOLUTELY NO SENSE. THIS IS ONLY
GOING TO INCREASE TRAFFIC,
INCREASE NOISE, AND JEOPARDIZE
THE GOOD PLAIN AS IT CURRENTLY
STANDS. PLEASE DON'T ALLOW THIS TO
RUIN OUR WAY OF LIFE. THANK YOU.

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: John Baggett [REDACTED]
Sent: Wednesday, April 13, 2016 1:21 PM
To: Sirwaitis, Sherri
Cc: [REDACTED]
Subject: Rezoning C14-2016-0023.SH Elysium Park traffic concerns

Ms. Sirwaitis,

I am writing to express my opposition to changes in zoning that are being proposed for the development of multi-family housing at 3300 Oak Creek Drive in the Northwood neighborhood where I live. This site is not suitable for apartment-style housing, especially of the scope / density as is being proposed for the Elysium Park project. Please DO NOT rezone the area.

My major concern deals with traffic. Northwood is a "pocket neighborhood." There are no businesses and almost no public transportation options within SAFE walking distance, so almost all activity in the area under discussion will require the use of a motor vehicle. The neighborhood is situated such that there are only two main entrance/exits. One of those connects to a southbound-only access road of Loop 1 expressway (one of the highest-traffic arteries in Austin) that has a speed limit of 55mph, with that entrance/exit being at a busy Metro-Rail crossing very near to the site of previous (fatal) rail accidents. The other ingress/egress connects to a very busy Parmer Lane, where a traffic light forces long delays to keep Parmer traffic flowing, also at 55mph.

With the issues at the entrance/exits, a southbound-only restriction at MoPac and a very long left-turn delay at Parmer, traffic frequently traverses the length-width of the neighborhood on Oak Creek and Silver Creek to selectively enter or exit the neighborhood. This condition is also occasionally intensified by water on the roadway from the flooding of a tributary of Walnut Creek. This resulting thoroughfare through the neighborhood is on low-speed residential avenues, through home-lined residential streets where children play and older adults employ as a primary exercise / walking path. This crossing through the neighborhood is not something that can be observed simply through a car-count, as it varies depending on trip destinations and other conditions.

Please protect the safety of our neighborhood, by rejecting changes in zoning that the neighborhood layout was not designed for. Thank You.

John Baggett
12802 Stepping Stone Cove
Austin, TX 78727

Sirwaitis, Sherri

From: Mary Langley [REDACTED]
Sent: Wednesday, April 13, 2016 12:41 PM
To: Sirwaitis, Sherri [REDACTED]
Cc: northwoodtreasurer@gmail.com [REDACTED]
Subject: Rezoning C14-2016-0023.SH Elysium Park traffic concerns

Dear Ms. Sirwaitis

My name is Mary Langley. My husband and I have lived at 4005 Palomar in the Northwoods neighborhood for 22 years.

I am very concerned about the traffic that will be increased if an apartment is built in our neighborhood (Northwoods, Preston Oaks, McNeil Estates and The Reserve at Northwood). Already there are long lines of cars trucks and school buses waiting sometimes through 3 lights just to get to Parmer. In order to get across Parmer by walking, you would have to have a death wish. Same with Oak Creek, next to the Mopac frontage road.

I don't even want to try to imagine the mess of cars entering and exiting the neighborhoods and getting past the Parmer/MoPac intersection, and going west on Parmer or returning from west of Preston Oaks on Parmer, if the apartments are built.

And regarding the railroad tracks next to Mopac, I have been stopped with my car sticking out in Mopac because there is nowhere else to go if there is a train coming and the bar is down across the road, the cars pile up and it is just scary to be in that situation. Traffic at that intersection has already killed one person that I knew.

Please consider these hazards.

Thank you,
Mary C. Langley
(512-923-3424)

Sirwaitis, Sherri

From: Darian [REDACTED]
Sent: Wednesday, April 13, 2016 10:15 PM
To: Sirwaitis, Sherri
Cc: [REDACTED]
Subject: RezoningC14-2016-0023.SH Elysium Park traffic concerns

Hello,

I am a Northwood resident and am writing regarding the proposed apartments. We bought our house 9 years ago and the traffic in and around our neighborhood has gotten worse and more dangerous. In the mornings, it takes between 7-10 minutes just to get out of our neighborhood to turn on to Parmer. It is very difficult to leave the neighborhood by turning on to the Mopac feeder road. Drivers are speeding and weaving out of traffic and it is very scary to try and pull out in the traffic. Also, people try to get creative to bypass the train which is also incredibly dangerous when the traffic backs up.

Our house is one street off of Oak Creek. There is a blind curve on Oak Creek (near the proposed apartments) and if you are walking or riding your bike, you must be extremely aware and cautious as cars speed around the corner. If you are new to the area or unaware of this curve and the possibility of people walking, you could easily hit them or run them over.

We think it is dangerous and irresponsible to build apartments in an area that is unsafe for kids and families to walk and drive. The school bus will have to stop near the apartments---I cannot imagine that children would be allowed on such a busy and dangerous street. With added cars from an apartment, the children and families of the proposed apartments, and the residents and property-taxpayers are more at risk.

We all want to enjoy our homes, our community and our neighborhood. Considering additional cars in an area where there is very little accessibility to main roads, congested traffic, no public transportation, is again irresponsible.

Please do not allow the rezoning of this property.

Sincerely,

Darian and David Glasgow
12893 Palfrey Drive

Sirwaitis, Sherri

From: lhejl [REDACTED]
Sent: Wednesday, April 13, 2016 4:09 PM
To: Sirwaitis, Sherri
Subject: C14-2016-0023.sh, Elysium Park traffic concerns

I am very concerned about traffic in my neighborhood. We have enough traffic with people that take a short cut through our neighborhood. Adding the Elysium park to our neighborhood will make it unliveable on the corner where my house is located.

The traffic counters that have been set up to see how much traffic there is will not be correct.

The counters were not even placed at the entrance on Oak Creek Drive nor at the exit on Silver Creek.

Therefore this is a total waste because the way they have been placed, over half the neighbor cars would not be counted.

I just found out that the developer sent a man from Houston to set up the traffic counters. He was told to set them there, therefore they are really not honest because they knew this would not be an accurate count.

I am leary of a project that is this deceptive.

Loretta lang

Sent from my iPhone

Sirwaitis, Sherri

From: Sherry [REDACTED]
Sent: Tuesday, April 12, 2016 11:01 AM
To: Sirwaitis, Sherri
Cc: Nancy Lemmons Grijalva
Subject: Rezoning C14-2016-0023.SH Elysium Park concerns

Dear Ms Sirwaitis,

I am an almost 30 year resident of the Northwood subdivision. I am very concerned about the traffic effects of rezoning for the proposed Elysium park apartment development.

We have two main entrance/exits to the neighborhood.

As it is I work nearby and am able to leave for work a little after 8 to allow those in more need to try to get out before 8. Even then I often have to wait for several cycles of the light at Parmer & Silvercreek. Traffic on Parmer is also still backed up so I can't imagine making our light longer would really be an option. Additionally cars coming from the Walgreens/It's a Grind strip center often hold up people from turning left requiring more cycles of the light.

The entrance/exit at Mopac is just terrifying. I don't use it any longer because between the un-mowed vegetation, cars careening in excess of 60mph to make a right at Parmer, having to wait for several cycles of the light at Parmer and being held up by a train it's not the most effective exit for me to use.

I do however use it to return home. I've often had to sit on the Mopac frontage road hoping not to get rear ended while waiting for a train.

The current zoning would keep traffic opposite the neighborhood flow and be a much better fit for all involved.

Respectfully yours,
Sherry Nemeth
4600 Oak Creek Dr
Austin, TX. 78727

SN

Sirwaitis, Sherri

From: Katie Cohen [REDACTED]
Sent: Monday, April 11, 2016 3:58 PM
To: Sirwaitis, Sherri
Subject: Rezoning C14-2016-0023.SH Elysium Park Traffic Concerns
Attachments: Traffic Concerns.pdf

Hello Ms Sirwaitis,

I'm writing to express concern over traffic with planned apartments at 3300 Oak Creek Drive. I'm worried about the increase in traffic to the neighborhood, through the neighborhood, and exiting the neighborhood. These are an issue because of a number of concerns, from the exact location of the proposed development near a blind curve on Oak Creek Drive, to the location of the neighborhood wedged into the corner of MoPac and W Parmer Lane. We're a well located neighborhood if you're trying to head in certain directions, definitely convenient to MoPac and north Austin. However, it's also a congested area with continued growth, increase train frequency, increased traffic, and increased congestion. It is not an ideal place for any apartments. Squeezing an apartment unit into this space creates an area of unnecessary congestion, traffic dangers, and an inability to walk or access services.

The blind curve on Oak Creek Drive makes this a less than ideal place for apartments. When heading into the neighborhood traveling west on Oak Creek Drive, where proposed entry and exits are to the apartments, across from a proposed entry to a currently under construction church, you cannot see around the corner to view oncoming traffic, or traffic entering the road way from Pegasus Street or Knotty Trail. Traffic through this area is usually speeding, usually 'cutting the corner' and not in the proper 'lane' of traffic. There are no stripes on the road, but people usually cut it close and as a resident living on Pegasus Street, I'm often surprised by oncoming traffic. If there are pedestrians on the road, it gets kind of scary. Adding more cars pulling into this section of roadway, where cars are already going too fast and ignoring posted speeds and proper driving protocols, will only lead to increased accidents.

Slightly east of the proposed development is the entry to our neighborhood on the MoPac Service Road. This area is a nightmare during morning rush hour. It is frequently congested. We get lots of traffic on the Service Road that is avoiding the MoPac Toll and trying to enter the roadway at onramps past Parmer Lane. All through traffic must narrow to one lane (just past Oak Creek), while other lanes of traffic are for turning or exiting traffic from MoPac. It is horrible. Adding to the issue, is that as you wait to turn right into our neighborhood, the MetroRail passes by. As you're waiting to turn right, you are sitting in the Service Road. There is not turn lane. There is nowhere to get out of the way of oncoming rush hour traffic. As increased train service comes along, increased traffic and safety issues will also come along. Adding additional homes in the neighborhood, will also add to the number of cars sitting and waiting to access our neighborhood.

We only have 2 ways into/out of Northwood. The entry on the MoPac Service Road and Oak Creek Drive (proposed development) and the exit at Silver Creek Drive and W Parmer Lane. Silver Creek has a red light and allows you to turn left or right to exit across the multiple lanes of W Parmer. Our neighborhood is locked in tight. We're surrounded by major roadways. They may give us easy access to jobs or schools, but they also make it very unfriendly to pedestrians. It requires you have a car. It isn't safe to walk across MoPac to HEB. Amherst Drive is frequently backed up from traffic on Duval. Accidents frequently happen exiting onto

W Parmer Lane. Many travel straight across Parmer and cut through Abel's North in the mornings, because the left turn signal is so short, you cannot make the light. Adding more cars to and through the neighborhood will be bad for traffic. It will be bad for traffic in Northwood and around Northwood. Additional cars waiting at the light at MoPac and Parmer during rush hour, will mean I now have to sit through at least 5 cycles before passing Parmer Lane. This area is not built to accommodate an apartment unit.

Regards,
Katie Cohen

Resident: Pegasus Street

Katie Cohen

----- Forwarded message -----

From: **Katie Cohen** <katiecohen@gmail.com>
Date: Fri, Mar 4, 2016 at 3:51 PM
Subject: NTA for Rezoning - case number C14-2016-0023.SH
To: scott.james@austintexas.gov

Hello,

I recently noticed signage in my neighborhood for a potential rezoning of currently vacant property for a change to multi-family residential zoning. In viewing of the application submitted online (case number C14-2016-0023.SH, 3300 Oak Creek Drive / Elysium Park), I noticed that a TIA would not be required but an NTA would be required. Can you please let me know what the difference is and why one would be required and the other not?

This property is currently vacant, and I'm worried about an increase in traffic of both future residents and potential 'cut-through' traffic between Mopac and W Parmer Lane - as both major roadways continue to be more congested. Additionally, this property is adjacent to railway tracks currently used by the city's MetroRail. As additional service is added to the rail line in the coming years, I worry our streets are not safely situated to allow for traffic on the Mopac Service Road waiting to turn right onto Oak Creek Drive, where this property is located. I'm also worried about additional cut through traffic from Parmer (using Silver Creek Drive and Oak Creek Drive), once the new express lanes open on Mopac and people may use our neighborhood to avoid waiting at multiple lights in and around Mopac and Parmer Lane to change directions and head towards downtown using the toll lanes.

It seems like as of last count from CAMPO maps, the recorded current saturation traffic counts for Oak Creek were at 1,680 trips per day. The potential addition of almost double the number of trips per day concerns me. I have a young child who frequently wants to play outside in our front lawn, go for a walk, rider her tricycle, and I'm worried about safety and speeding and additional cars in this area. Any information you have on what type of evaluation will be done on the impact of additional traffic to the neighborhood would be greatly appreciated.

Best regards,
Katie Cohen

Hello Ms Sirwaitis,

I'm writing to express concern over traffic with planned apartments at 3300 Oak Creek Drive. I'm worried about the increase in traffic to the neighborhood, through the neighborhood, and exiting the neighborhood. These are an issue because of a number of concerns, from the exact location of the proposed development near a blind curve on Oak Creek Drive, to the location of the neighborhood wedged into the corner of MoPac and W Parmer Lane. We're a well located neighborhood if you're trying to head in certain directions, definitely convenient to MoPac and north Austin. However, it's also a congested area with continued growth, increase train frequency, increased traffic, and increased congestion. It is not an ideal place for any apartments. Squeezing an apartment unit into this space creates an area of unnecessary congestion, traffic dangers, and an inability to walk or access services. The blind curve on Oak Creek Drive makes this a less than ideal place for apartments. When heading into the neighborhood traveling west on Oak Creek Drive, where proposed entry and exits are to the apartments, across from a proposed entry to a currently under construction church, you cannot see around the corner to view oncoming traffic, or traffic entering the road way from Pegasus Street or Knotty Trail. Traffic through this area is usually speeding, usually 'cutting the corner' and not in the proper 'lane' of traffic. There are no stripes on the road, but people usually cut it close and as a resident living on Pegasus Street, I'm often surprised by oncoming traffic. If there are pedestrians on the road, it gets kind of scary. Adding more cars pulling into this section of roadway, where cars are already going too fast and ignoring posted speeds and proper driving protocols, will only lead to increased accidents.



Slightly east of the proposed development is the entry to our neighborhood on the MoPac Service Road. This area is a nightmare during morning rush hour. It is frequently congested. We get lots of traffic on the Service Road that is avoiding the MoPac Toll and trying to enter the roadway at onramps past Parmer Lane. All through traffic must narrow to one lane (just past Oak Creek), while other lanes of traffic are for turning or exiting traffic from MoPac. It is horrible. Adding to the issue, is that as you wait to turn right into our neighborhood, the MetroRail passes by. As you're waiting to turn right, you are sitting in the Service Road. There is not turn lane. There is nowhere to get out of the way of oncoming rush hour traffic. As increased train service comes along, increased traffic and safety issues will also come along. Adding additional homes in the neighborhood, will also add to the number of cars sitting and waiting to access our neighborhood.



We only have 2 ways into/out of Northwood. The entry on the MoPac Service Road and Oak Creek Drive (proposed development) and the exit at Silver Creek Drive and W Parmer Lane. Silver Creek has a red light and allows you to turn left or right to exit across the multiple lanes of W Parmer. Our neighborhood is locked in tight. We're surrounded by major roadways. They may give us easy access to jobs or schools, but they also make it very unfriendly to pedestrians. It requires you have a car. It isn't safe to walk across MoPac to HEB. Amherst Drive is frequently backed up from traffic on Duval. Accidents frequently happen exiting onto W Parmer Lane. Many travel straight across Parmer and cut through Abel's North in the mornings, because the left turn signal is so short, you cannot make the light. Adding more cars to and through the neighborhood will be bad for traffic. It will be bad for traffic in Northwood and around Northwood. Additional cars waiting at the light at MoPac and Parmer during rush hour, will mean I now have to sit through at least 5 cycles before passing Parmer Lane. This area is not built to accommodate an apartment unit.

Regards,
Katie Cohen
Resident: Pegasus Street

Sirwaitis, Sherri

From: Annie Arnold [REDACTED]
Sent: Monday, April 11, 2016 7:39 AM
To: Sirwaitis, Sherri [REDACTED]
Cc: northwoodtreasurer@gmail.com [REDACTED]
Subject: Rezoning C14-2016-0023.SH Elysium Park traffic concerns

Good morning, Ms. Sirwaitis,

I am a resident of the Northwood neighborhood, where the proposed site of the Elysium Park apartments is located. I wanted to write you today to express my concern for the advancement of this project and ask that the site at 3300 Oak Creek Drive not be rezoned for multi-family. I am not opposed to development in this area, but am very alarmed by the population density of the proposed apartments. In theory, residents can use the Mopac access road to get in and out of the proposed complex, but as development, and thus traffic, on Parmer increases, the Northwood neighborhood will inevitably become increasingly appealing as a cut-through to bypass the long light at Parmer and south-bound Mopac. Introducing an apartment complex with the capacity of the proposed Elysium Park apartments would exponentially exacerbate this problem over night, and would create a huge bottle-neck for all of us who live in this neighborhood. Because of how this neighborhood was designed and where it is located, it isn't possible to add new roads leading in and out of the neighborhood to accommodate that kind of an increase in residents. At peak hours, I already have to sit through the light at Parmer and Silver Creek at least 2 or 3 times in order to exit the neighborhood. And if I try to exit the neighborhood using the Oak Creek exit, (to merge onto the Southbound access road) there is always a line of at least 5 or 6 cars waiting at the stop sign to merge on to an already bustling and congested Mopac frontage road--which takes the same amount of time as sitting through 2-3 light cycles at the other end of the neighborhood. This frontage road also serves as a main access point to Mopac for the residents of the Scofield Farms and Wells Branch.

Please, please, please do not move forward with this rezoning request. Our streets can't handle it.

All best,
Annie Arnold
3806 Palomar Lane 78727

If you have concerns about the additional traffic, email Sherri Sirwaitis, sherri.sirwaitis@austintexas.gov. Describe your experiences with traffic and concerns with both current traffic and the expected increase in traffic in and near our neighborhoods (Northwood, Preston Oaks, McNeil Estates and The Reserve at Northwood). Keep in mind that City staff may not be familiar with this area, the volume of traffic and the speeds at which vehicles often travel on the frontage road and Parmer – the streets that we must travel upon leaving the neighborhood.

If you email Ms. Sirwaitis, please include the following:

Subject: Rezoning C14-2016-0023.SH Elysium Park traffic concerns

Cc: [REDACTED]

Stay focused on traffic, including entering and exiting the neighborhoods and getting past the Parmer/MoPac intersection, and going west on Parmer or returning from west of Preston Oaks on Parmer.

If you have photos or video of traffic, please email them to northwoodna@gmail.com [REDACTED]

Sirwaitis, Sherri

From: [REDACTED] on behalf of Donna Blumberg <northwoodna@gmail.com>
Sent: Sunday, April 10, 2016 2:23 PM
To: Sirwaitis, Sherri
Cc: Brinsmade, Louisa; Gaudini, Michael; Leanna Lang; Jeanie Beckham; Nancy Lemmons Grijalva; Matt Synatschk
Subject: Traffic study concerns re Elysium Park, C14-2016-0023.SH
Attachments: traffic concerns summary w photos.pdf; NextDoortrafficComments.pdf

Hello Sherri,

I wanted to share some of the concerns of Northwood and adjacent neighborhoods regarding the current traffic situation and how the increased vehicles from apartments will make a bad situation worse.

I've attached a document with photos of the current traffic at both Silver Creek/Parmer and the frontage road at Oak Creek. Also attached is a copy of some traffic-related discussions on NextDoor after the developer's February meeting.

Here's a link to an 11 minute YouTube video of the traffic situation on the frontage road, <https://youtu.be/n1vC8bs6eXw>. It vividly illustrates the comments below which are part of an email from a neighbor; he summarizes some of our concerns about the limits of a neighborhood traffic study. He mentions a U-turn; Oak Creek is wide enough for drivers to make a U-turn if they see the frontage road traffic is too heavy.

I take Oak Creek every day. I head west on Parmer and do a U-turn (like many others) if the wait is more than two light cycles. If you are in front of the FM 734 signs, you get through in one light cycle. There is rarely any back up on Oak Creek to get out. At most 3 cars. There just aren't many people going out that way. Silver Creek has less wait time.

That's the point. NO ONE is going to use Oak Creek for very long if they wish to go East, South, or North. All will go through the neighborhood to the Silver Creek light. Or learn the trick of U-turns, which more learn every day.

My point has been, Oak Creek traffic counts won't show a problem. We need to avoid that at all costs. Silver Creek won't show up as "bad" as we don't typically wait for more than 1 or two cycles. It's what happens when another 100 cars from 7 to 8 AM join Silver Creek that things will *become* bad.

Donna Blumberg
Secretary & Webmaster
Northwood Neighborhood Assn



Northwood Neighborhood

Traffic concerns and comments re planned Oak Creek Drive apartments

The Elysium Park developer arranged a presentation in February for Northwood; there was much discussion about traffic during the meeting, which continued on NextDoor. Here are some of those posts with comments from people living in Northwood and nearby neighborhoods. Milwood is directly south of Northwood, across Parmer.

https://northwoodaustin.nextdoor.com/news_feed/?post=21878827

subject: PLEASE everyone attend tonight's Elysium Park Meeting

2/26/16

flooding

Susan C from Northwood

Write us off with NIMBY, but I don't want flooding in our streets! Or pulling more properties from Walnut Crossing neighborhood into the 100-year floodplain because of rampant irresponsible development. It has nothing to do with affordable housing; I'd be against building a 90-unit luxury condo building there too. Flood waters gotta go somewhere and they usually do when you pound density where waters like to flow.

traffic

Karyn F from Milwood

I spend only a brief amount of time in Northwood as I live/rent in Old Milwood however I. CAN'T STAND the traffic delays one can very easily get caught in exiting via Tamarack and Silver Creek in order to head east on Parmer. The elapsed time can be as brief as thirty seconds to as long as five minutes depending on when I exit Tamarack and my timing for the light at Amherst. I simply can't imagine the impact of more traffic. And flooding? Yikes. I realize many may not share my wildlife concerns but it saddens me that we keep taking away the few remaining habitats available while complaining about the influx of coyote and fox and other critters.

traffic, flooding

NancyG H from Northwood

Please allow me express a couple of points to enlighten Rachel and Harrison who are our beloved Millwood neighbors that have spoken out. I appreciate and respect your point of view and agree there is plenty of "Not In My Back Yard" attitudes around Austin.

Yes, it is sad when people selfishly fight to maintain the quality of their neighborhoods where they either pay high rent or interest on six figure mortgages with their blood sweat and tears. The average person does not like change and reacts with resistance. It is probably a normal reaction to fight change.

I can assure you the points you brought up are not the mark of what the issues are with this neighborhood. We live here and come and go on a daily basis and have an intimate familiarity of the traffic patterns and issues that go with getting in and out of this area and the creek when it floods. *Continues on next page*

POINTS TO CONSIDER RE TRAFFIC:

(May I suggest pulling up a google map to enhance visual clarity?)

Northwood had 4 avenues of exit... Tamarack, Silver Creek, Ganymede, and Oak Creek. The majority of the people in this neighborhood exit at Silver Creek on the Parmer Lane side of our neighborhood, or, from our only choice on the MoPac side, which is Oak Creek. I don't need to point out that both MoPac and Parmer Lane are major traffic arteries for this city and we have no other options but to exit onto these. On Tamarack, you may only take a right onto Parmer so, that exit is rarely used to leave the neighborhood.

Now for fun, let me take a gander at the exits Millwood uses for a moment.

I beg forgiveness for any ignorance shown, as I don't live and drive in this neighborhood daily like I do mine and am not 100% familiar with traffic issues that exist for you.

When I look on a map, I see Europa, Adelphi, Ganymede, and Amherst exit on the Parmer side of your neighborhood with the ability to turn either direction onto Parmer Lane. Three of these streets do not have a traffic light that piles waiting cars up into your neighborhood throughout the day as is in the case of Silver Creek.

Amherst, the four lane street with no houses facing it, channels neighborhood traffic to and from Adelphi, Gable, Cassady, Havelock, Dugan, Mosley, Tattershall, Scribe, Skipton, Tarragona, Hawkshead, and Eton toward the lights at either Parmer Lane or Duval. The Parmer lane light, lined by businesses, has an extra turn lane to accommodate heavier traffic volume, which again, does not affect the front of homes in your neighborhood.

You have further options to exit your neighborhood via Adelphi by the Waters Park traffic light, and Oneal, which, like Oak Creek, comes out on the feeder road of Mopac and high speed traffic. These streets do not seem to be a much-used avenue for exiting your neighborhood.

The other exit is another one that comes out onto Duval via Aspendale.

I must say, you have quite a nice variety of options to come and go from your neighborhood.

RE: RAILROAD CROSSINGS

You deal with the railroad crossing at Adelphi and Waters Park, where there is a significantly lower traffic volume and speed than at the Mopac feeder road at Oak Creek. You do not have to sit where the speed limit is 60 mph and wait for a train to pass praying you don't get rear ended by a chunk of speeding metal that fails to notice you waiting to pull into your neighborhood. Cars travel down the feeder road and also exit Mopac going 50-65 mph heading for the light at Parmer Lane. It is downright scary most of the time.

One further tidbit of information regarding Oak Creek is there have been numerous traffic deaths (5) at this intersection over the years. An accident there less than two weeks ago had emergency vehicles present for over three hours. **Had this accident occurred during a busy time of day, all traffic would have had to be re-routed to enter/exit via Silver Creek.**

RE: THE CREEK AND FLOODING ISSUES

The same creek that crosses under Oak Creek crosses under Waters Park Road and Oneal. These two roads have been closed numerous times when the creek floods. Flooding here forcing you to take alternative routes from your neighborhood.

Last year, I was in the parking garage at the Baylor building at Oak Creek during a severe storm about **10-15 feet away from the creek. In a matter of minutes, water jumped the banks of the creek and flowed into the garage to a depth**

of 5-7" deep over the floor of the garage covering almost the whole floor. It was 3" from the undercarriage of my car. Again, the creek is at least 10-15 feet away. Flooding poses a real concern especially when you have experienced a flood first hand.

The water of this creek flows very strongly when in a flooded state and this property is not the best place for a larger population of people to reside.

My view is that we face very different issues around how traffic comes and goes out of our neighborhoods. The truth is this complex would significantly affect traffic in a neighborhood with the issues I have commented on. I have lived in this neighborhood since 1985 and am intimately familiar with both neighborhoods. We have a unique traffic situation here that in no way compares to the usual setup of most neighborhoods.

I invite you to open your mind and drive by this proposed site to take a real-life look at it through the eyes of someone who lives here to gain understanding that NIMBY is truly not the issue here nor issues around growth or affordable housing.

It is just that, in all honesty, what is being proposed for this site is a very poor fit for this location and all concerned except for the developer's pocket.

It is not my intent to be defensive or throw out a negative response to your opinions, which I can respect. I am humbly offering a perspective that may increase your understanding as to why this neighborhood is reacting the way it is to this project. Thank you for reading my long-winded thoughts on this.

I pray that only the highest good for all concerned happens around the issue of developing this property and we all live happily ever after!

traffic

Shannon W from McNeil Drive

So many excellent points, Nancy! To add to your description of the traffic conditions:

I drive out of McNeil Drive onto the southbound access road of MoPac every weekday morning between 7:30 and 7:45am for a 6 mile commute to Steck Ave. At this time, all 3 lanes of the access road are packed with so many toll road-avoiding commuters coming in from Round Rock and elsewhere to the point that one cannot get over to the left to attempt to enter onto MoPac.

One must proceed on the access road past Oak Creek to the Parmer intersection, wait through several cycles of the lights to finally cross and attempt to move left to get into MoPac past Waters Park.

At this same point, hundreds of cars are moving right, attempting to exit MoPac to use Duval as a connector for 183/Research and/or to reach the North Austin Medical Center complex. It is total gridlock and I spend the majority of my 40 minutes in the car just trying to get past the Duval exit. That's 40 minutes to drive 6 miles!

Numerous serious car crashes have occurred near the intersection of Scofield Ridge Parkway & MoPac, as well as at the RR crossing just south of there. These most often occur during morning rush hour.

Adding a reported 200+ new trips per day by 100+ new drivers attempting to access MoPac from this same area is a terrible idea.



Northwood Neighborhood Zoning case C14-2016-0023 Traffic concerns

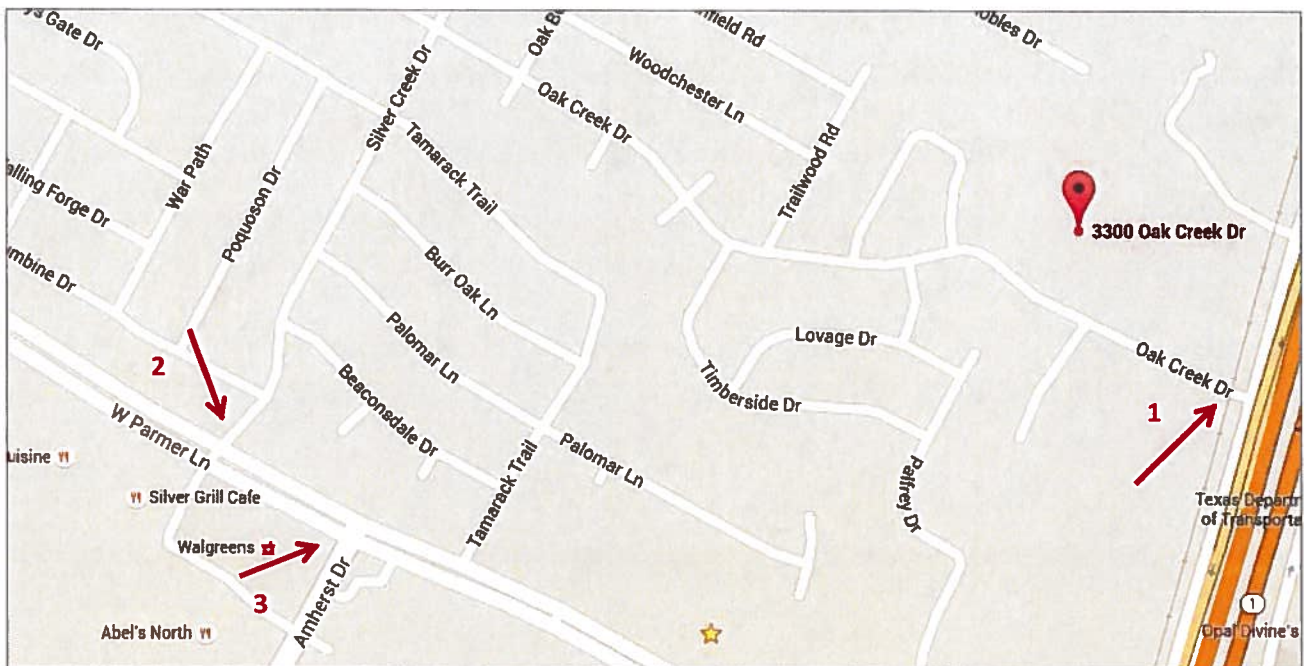
This corner of Parmer/MoPac only has nearly 900 homes and 2 usable streets – Oak Creek Dr. (1). and Silver Creek Dr.(2) - for ingress/egress. Oak Creek exits at the SB MoPac frontage road with a speed limit of 60 MPH and no traffic light; Silver Creek has a traffic light as it exits onto Parmer Lane, a 6 lane divided highway with the speed limit of 55 – 60 MPH. On both roads drivers often travel faster than those speeds. And as more people move further north on MoPac and west on Parmer traffic will become even heavier, making it even more challenging to enter and exit this corner of these busy streets. Apartment residents will have to share Oak Creek and Silver Creek with the existing residents... and even more dangerous for our young drivers.

Other important facts:

Silver Creek is only about 400 feet west of the next traffic light at Amherst (3). During rush hour, because of numerous vehicles already on Parmer stopped at that light, often vehicles attempting to exit Silver Creek towards MoPac cannot complete the turn and may block the intersection. Additionally

- although Silver Creek has 2 lanes to exit, only one is designated as left turn lane. It is not uncommon for drivers in the right lane, which is designated as straight or right turn only, to also turn left and risk a collision.
- drivers turning left must also deal with traffic exiting the commercial area directly south of Parmer – coffee shops, restaurants, bank, doctor offices, a drug store and more. Silver Creek is their only direct exit with a light.

If Oak Creek becomes unusable for any reason – such as during flooding or after flooding due to road damage from high water – Silver Creek will be unable to handle all of the current traffic from the nearly 900 homes in this corner of Parmer/MoPac.





Northwood Neighborhood Zoning case C14-2016-0023 Traffic concerns

Oak Creek exit

Typical Morning Traffic for drivers using Oak Creek; many SB vehicles exit MoPac to the frontage road to turn left onto Parmer towards IH 35. It can take 3-5 cycles of the light to get through this intersection.



From Parmer looking north; Oak Creek is just north of this photo's left edge.



Pedestrians must walk directly next to the traffic with no protective fence to shield them from a vehicle that could easily jump the curb. Note the guard rail damage.



Petition to Oppose Apartments on 3300 Oak Creek

We, the undersigned, oppose the apartments that are planned for 3300 Oak Creek Drive, as well as any re-zoning of the land for use of apartments. We ask that you advise the Texas Dept. of Housing and Community Affairs that the affordable housing tax grant, application number 16161, development name Elysium Park, does NOT meet with your approval. The site is not suitable for apartments for a number of reasons including: increases in already overcrowded traffic (Increased Inconvenience as well safety issues for pedestrians), increases in already overcrowded schools, increased danger of flooding downstream, unsuitability of the land (karst - air pockets and caves) for heavy buildings, negative effect on water quality, and issues for the proposed development's residents, including lack of access to public transportation, inability to walk to nearby business, and safety issues due to close proximity to train tracks

Printed Name	Signature	Address	Date
Andrea Guzak	<i>Andrea Guzak</i>	12833 Council Bluff Austin TX	2/8/16
Laurie Ostroff	<i>Laurie Ostroff</i>	4416 Destiny's Gate Austin 78727	2/8/16
Patricia Estrada	<i>Patricia Estrada</i>	12852 Council Bluff Austin 78727	2/8/16
STEVE ESTRADA	<i>Steve Estrada</i>	12852 Council Bluff Austin 78727	2/8/16
Silvia Pitts	<i>Silvia Pitts</i>	4300 Walling Forge Austin 78727	2/8/16
ALFRED CHAGNARO	<i>Alfred Chagnaro</i>	4300 Walling Forge Austin 78727	2/8/16
JOHN S. LEE	<i>John S. Lee</i>	4416 Destiny's Gate Austin 78727	2/9/16
Rega Bromarova	<i>Rega Bromarova</i>	7428 Destiny's Gate Dr. Austin 78727	2/9/16
Fred Fasel	<i>Fred Fasel</i>	12900 Oak Bend Dr Austin 78727	2/11/16
Robert J. Rus.	<i>Robert J. Rus.</i>	12816 Council Bluff Dr. Aus 78727	2/11/16
Patricia Davis	<i>Patricia Davis</i>	4512 Destiny's Gate Dr. Austin 78727	2/11/16

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Printed Name

Signature

Address

Date

Heidi Krall	Heidi Krall	4209 Walling Forge Dr.	2/8/2016
Roberta Kauffman	Kauffman	12721 War Path	2/8/2016
Megan Dutton	Megan Dutton	4412 Destinys Gate Dr.	2/11/16
Lee Chapman	Lee Chapman	12725 War Path	2/12/16
John Chapman	John Chapman	12725 War Path	2/12/16
STEVEN COLLIER	Steven Collier	12812 SILVER CREEK DR.	2/12/16
Brenda Reeves	Brenda Reeves	12800 Pogonson Dr.	2/12/16
C.O. Mueller, Jr.	C.O. Mueller, Jr.	12703 Pogonson Dr.	2/14/16

Petition to Oppose Apartments on 3300 Oak Creek

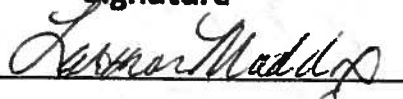
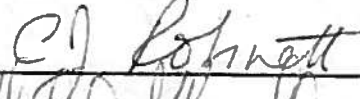
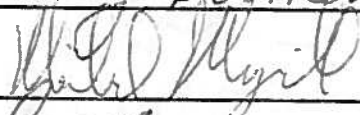
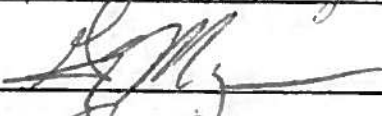
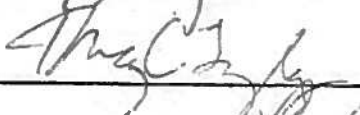

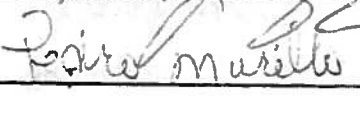
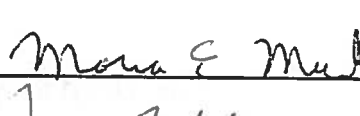
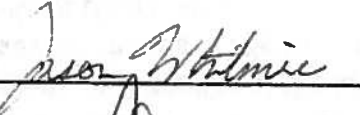
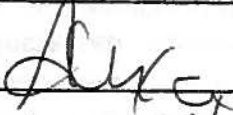
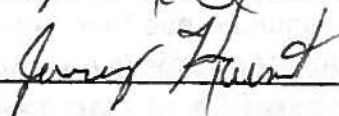
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Printed Name	Signature	Address	Date
PAUL Schulz-BEHREND	Paul Schulz-Behrend	3901 PALOMAR LANE	2/10/2016
Jimmi Schurz-Behrend	Jimmi Schurz-Behrend	3901 Palomar Lane	2-10-2016
Faye Anne Hunt	Faye Anne Hunt	3900 Palomar Ln.	2-10-2016
ANNE ARNOLD	Anne Arnold	3806 Palomar Lane	2-10-2016
Austin Arnold	Austin Arnold	3806 Palomar LN	2-10-2016
Hane Beekman	Hane Beekman	3805 Palomar Ln	2-10-2016
Brady Beekman	Brady Beekman	3805 Palomar Ln	2-10-2016
MIKE MANGUM	Mike Mangum	3802 Palomar	2-10-2016
FRANK BISHOP	Frank Bishop	3803 Palomar Way	2/10/16
Stephanie Petreas	Stephanie Petreas	3803 Burr Oak	2/10/16
Geoff Wool	Geoff Wool	3807 Burr Oak	2/10/16

traffic
environmental

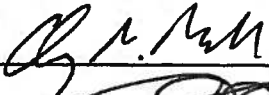

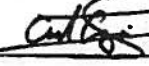

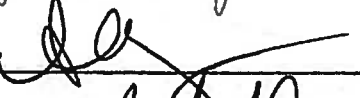

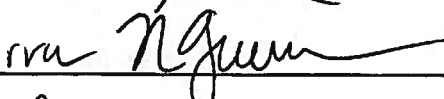
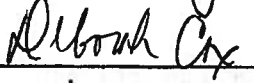

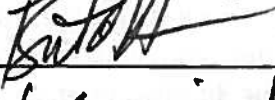
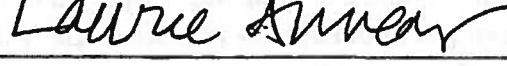
Petition to Oppose Apartments on 3300 Oak Creek

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Printed Name	Signature	Address	Date
Larson Maddox		3906 Beacondale Dr Austin, TX 78727	2-3-16
Carolyn Robinett		4002 Beacondale Dr Austin, TX 78727	2-3-16
Michael Magrill		4006 Palomar Austin	2-3-16
GREG MORGAN		4004 Palomar Ln Austin TX 78727	2-3-16
Mary Langley		4005 Palomar Ln Austin TX 78727	2-3-16
MARK LANGLEY		4005 PALOMAR AUSTIN, TX 78727	2-3-16
Pedro Murillo		3907 Palomar Austin TX 78727	2-3-16
Maria Murillo		3907 PALOMAR LN. Austin TX 78727	
Jason Whitmire		3906 Palomar Ln. Austin TX 78727	
Alexa Keller		3902 Palomar Austin TX 78727	
Jerry Hunt		3900 Palomar LN Austin TX 78727	


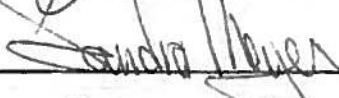
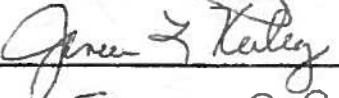
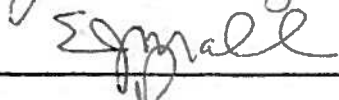
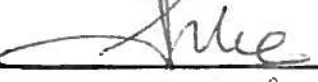


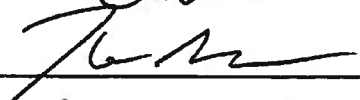
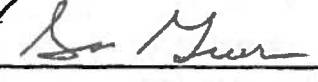


Petition to Oppose Apartments on 3300 Oak Creek

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Printed Name	Signature	Address	Date
CLAY MAXWELL		4501 Bridlewood Dr.	2/12/16
MIKEL CINCUNEGUI		4502 BRIDLEWOOD DR	2/13/16
Andoni Cincunegui		4502 BRIDLEWOOD DR	2/13/16
Kimberly Cincunegui		4502 BRIDLEWOOD DR	2/13/16
Ashley Wigley		4601 Bridlewood Dr	2/13/16
MARTIN WARD		4607 BRIDLEWOOD DR	2/13/16
Norma Guerra Nguem		" " "	2/13/16
Deborah Cox		13102 Silver Creek Dr.	2-13-16
Holly Cincunegui		4502 Bridlewood Dr.	2.13.16
BRENT ANNEAR		4402 BRIDLEWOOD DR AUSTIN TX 78728	2/14/16
LAURIE ANNEAR		4402 BRIDLEWOOD DR " " "	2/14/16

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Printed Name	Signature	Address	Date
Craig Ingram		4509 Oak Creek Dr	2/14/2016
Sandra Meyer		15800 Stepping Stone	2/14/16
TAN KEELING		3609 LOVAGE DR	2/14/16
Eddie MALISH		12805 Palmyra Austin	2/14/16
JEROME STOREUS		4001 Burr Oak Ln	02.14.16
Gene St. Ours		4001 Burr Oak Ln.	2/14/2016
Raymond Schader		4407 Oak Creek Dr.	2/14/2016
THOMAS GREEN		13100 COUNCIL BLUFF DR	2/14/2016
Sonia Greer		13100 Council Bluff Drive	2/14/16
CALVIN BAGUIO		12605 PALMYRA DR.	02/14/2016
Anna Walters		12708 Silver Creek Dr.	2/14/16

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Printed Name	Signature	Address	Date
Don Perry Jr	<i>[Signature]</i>	13015 Silver Creek	2-10-16
Teri Tonsic-Perry	<i>[Signature]</i>	13015 Silver Creek Dr	2-10-16
Jeff Daily	<i>[Signature]</i>	13014 Silver Creek Dr	2-13-16
Keegan Kinney	<i>[Signature]</i>	" " "	2-13-16
Laureen Parker	<i>[Signature]</i>	13030 Silver Creek Dr	2-13-16
Barbara Nell	<i>[Signature]</i>	3801 Northfield Rd	2-13-16
Jeannie Beckham	<i>[Signature]</i>	12711 Palfrey Dr.	2-18-16

Petition to Oppose Apartments on 3300 Oak Creek

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Printed Name	Signature	Address	Date
Janis Jordan	<i>Janis Jordan</i>	3501 Lovage Dr Austin TX 78727	2/4/2016
Georgia Tabor	<i>Georgia Tabor</i>	3503 Lovage Dr. Austin TX 78727	2/4/2016
Gwendolyn A. Mask	<i>Gwendolyn Mask</i>	3508 Lovage Dr Austin TX	2/4/2016
Jean Tinnell	<i>Jean Tinnell</i>	3602 Lovage Dr Austin TX 78727	2/4/2016
Faith Fricono	<i>Faith Fricono</i>	3612 Lovage Dr Austin TX 78727	
Gwen Chapman	<i>Gwen Chapman</i>	3505 Lovage Dr Austin TX 78727	2/4/16
MARIAN MANSPERGER	<i>Marian Mansperger</i>	3510 Lovage Dr Austin TX 78727	2/4/16
Yolanda Henry	<i>Yolanda Henry</i>	3600 Lovage Dr. Austin TX 78727	2/4/16
Brenda Shortridge	<i>Brenda Shortridge</i>	3600 Lovage Dr. Austin TX 78727	2/4/16
Athena Ponce	<i>Athena Ponce</i>	3509 Lovage Dr. Austin TX 78727	Feb 6, 2016
Rebecca Hubit	<i>Rebecca Hubit</i>	3506 Lovage Dr Austin TX 78727	2/6/16

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Printed Name	Signature	Address	Date
Dionne Barner	Dionne Barner	4510 Destinys Gate	1/31/16
Mary Jackson	Mary Jackson	4520 Destinys Gate	1/31/16
Chris Staples	Chris Staples	4505 DESTINYS GATE	2/6/16
Ray Clement	Ray Clement	4501 DESTINYS GATE	2/6/16


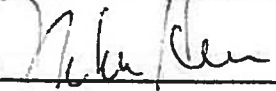
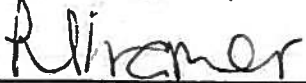
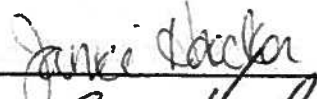
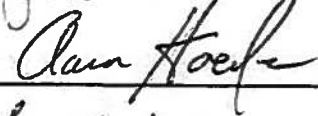
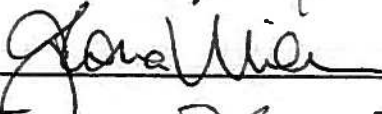
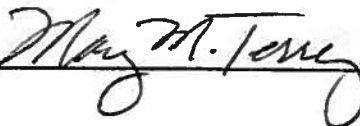
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Printed Name	Signature	Address	Date
STEVE MOLLER	<i>[Signature]</i>	12700 TIMBERSIDE AUSTIN TX	2-05-16
KEVIN CASEY	<i>[Signature]</i>	12701 TIMBERSIDE AUSTIN TX	2-06-16
Michael D. Kilgore	<i>[Signature]</i>	12705 TIMBERSIDE DRIVE, AUSTIN, TX	2-6-16
Sozanne Diercks	<i>[Signature]</i>	12705 Timberside Drive Austin TX	020616
Betty De Baca	<i>[Signature]</i>	BETTY DE BACA 12704 Timberside Dr Austin TX 78727	
John Beran	<i>[Signature]</i>	12706 Timberside Dr. Austin, TX 78727	
Wayne Waelfel	<i>[Signature]</i>	12717 Timberside Dr - Austin 78727 -	2-6-16
Sharon Lucas	<i>[Signature]</i>	3616 Louage Dr Austin 78727	2-6-16
Linda Holmbeck	<i>[Signature]</i>	12800 Timberside Dr. Austin 78727	2-6-16
CHARLES HOLMBECK	<i>[Signature]</i>	12800 TIMBERSIDE DR AUSTIN, TX 78727	2/6/16
MARGARET KOCH	<i>[Signature]</i>	12809 Timberside Dr. AUSTIN, TX 78727	

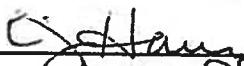
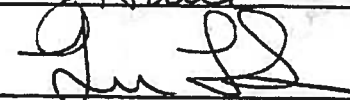
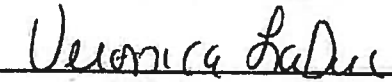
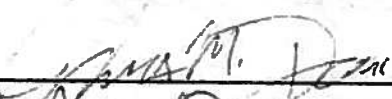
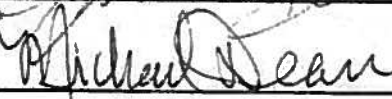
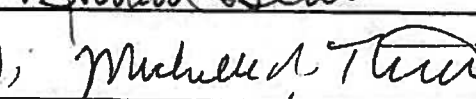
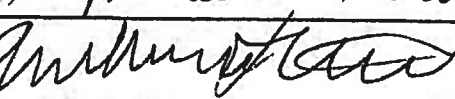
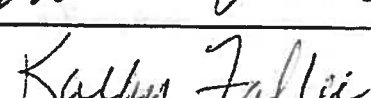
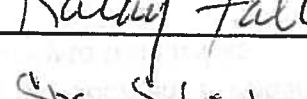
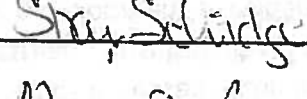
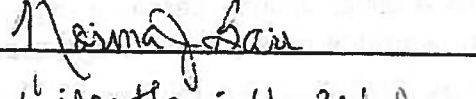
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Printed Name	Signature	Address	Date
Daniel M. Reynolds		13108 Council Bluff Dr.	2-6-16
Nicholas Kramer		13200 Council Bluff Dr.	2-6-16
Liz Kramer		13200 Council Bluff Dr.	2-6-16
Janice Haecker		13200 Council Bluff Dr.	2-6-16
Aaron Haecker		13201 Council Bluff Dr.	2-6-16
Gloria Wilson		4202 Tamarack Trl	2/8/16
Mary Melinda Terry		4204 Tamarack Trl.	2/9/16

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Printed Name	Signature	Address	Date
Emily Hamm		4303 Tamarack Trail	2/6/16
TRAVIS LADUE		4308 TAMARACK Trl	2/6/16
Veronica Ladue		4308 Tamarack Tr	2/6/16
James Dean		4101 Columbine Dr	2/6/16
MICHAEL DEAN		4101 Columbine Dr	2/16/16
Michelle Tiritilli		4103 Columbians Dr.	2/16/16
Tony Tiritilli		4103 COLUMBINE Dr.	2/16/16
Kathy Faltus		4107 Columbia	2-6-2016
Shay Selridge		4109 Columbine Dr	2-6-2016
Norma J Bara		4109 Columbine Dr.	2-6-2016
Cynthia Wheeler		4209 Columbine Dr.	2/6/16

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Printed Name	Signature	Address	Date
Barbara Kutz	<i>Barbara Kutz</i>	4200 Tamarack Tr	02/04/16
HERBERT KAATZ	<i>Herbert Kaatz</i>	4200 TAMARACK TR.	02/04/16
Tina Ross	<i>Tina Ross</i>	12813 Poguason	2/4/16
BILL ROSS	<i>Bill Ross</i>	" "	2/4/16
Ryan Lynch	<i>Ryan Lynch</i>	12811 Poguason Dr.	2/4/16
Jazmyn Lynch	<i>Jazmyn Lynch</i>	12811 Poguason Dr.	2/14/16
Mery Wilk	<i>Mery Wilk</i>	12809 Poguason Dr.	2/4/16
Jennifer Morgan	<i>Jennifer Morgan</i>	12807 Poguason Dr.	2/4/16
Brian Morgan	<i>Brian Morgan</i>	12507 Poguason TX	2/4/16
Shirley Rentro	<i>Shirley Rentro</i>	12709 Poguason	2/4/2016
BILL MILLNER	<i>Bill Millner</i>	12765 POGUASON	2/4/2016


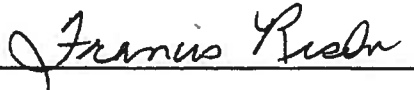



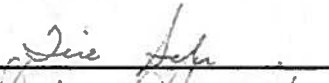
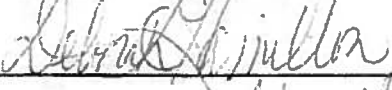

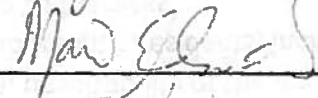


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Printed Name	Signature	Address	Date
George Koehler	<i>George Koehler</i>	4206 Tamarack, Austin, TX	2-2-2016
Deborah Koehler	<i>Deborah Koehler</i>	4206 Tamarack Trail Austin TX	2-2-2016
David Anderson	<i>David Anderson</i>	4300 Tamarack Trl Austin TX	2-2-2016
Jennifer Hackett	<i>Jennifer Hackett</i>	4300 Tamarack Trl Austin, TX	2-2-2016
Charles Appleby	<i>Charles Appleby</i>	4302 Tamarack Tr. Austin	2-2-2016
NORMA BLAIR	<i>Norma Blair</i>	4304 TAMARACK TR Austin	2-2-16
Vivienne Cook	<i>Vivienne Cook</i>	4402 TAMARACK TR Austin	2-2-16
Renate Edwards	<i>Renate Edwards</i>	4408 Tamarack Tr Austin, TX	2-2-16
DANIEL EDWARDS	<i>Daniel Edwards</i>	4408 TAMARACK TRL AUSTIN TX	2-2-16
Nina M. Arnold	<i>Nina M. Arnold</i>	4500 Tamarack Trl Austin TX	2-2-16
Johnn Hargrove	<i>Johnn Hargrove</i>	4504 Tamarack Trl, Austin TX	2-2-16

Petition to Oppose Apartments on 3300 Oak Creek

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Printed Name	Signature	Address	Date
Bill Rison		3700 Northfield Rd	1/31/16
Francis Rison		3700 Northfield Rd	1/31/16
Robert Renner		3703 Northfield Rd	1-31-16
Susan Renner		3703 Northfield Rd	1-31-16
Tommy Silvers		3800 Northfield Rd	1-31-16
Tom Silvers		3800 Northfield Rd	1-31-16
Debbie Hamilton		3901 Northfield Rd	1-31-16
Larry Howell		3903 Northfield Rd	1-31-16
Marissa Edwards		3905 Northfield Rd	1-31-16
Letty Learner		3904 Northfield Rd	1/31/16
Walter Muse		3907 Northfield Rd	1/31/16

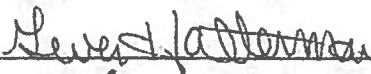
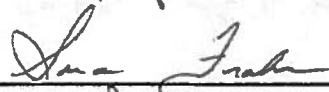

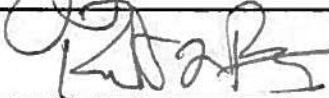


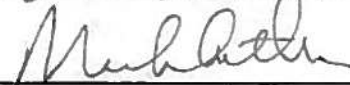
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Printed Name	Signature	Address	Date
Don Hammond	<i>Don Hammond</i>	12905 Trailwood Rd	2/1/16
John McGrath	<i>John McGrath</i>	12915 Trailwood Rd	2/1/16
Lois Fullerton	<i>Lois Fullerton</i>	12902 Trailwood Rd	2/1/16
Yolanda Bazzresch	<i>Yolanda Bazzresch</i>	3701 Woodchester Ln	2/1/16
→ Kristin Worley	<i>Kristin Worley</i>	3701 Woodchester Ln	2/1/16
Emmy Barnett	<i>Emmy Barnett</i>	13001 Trailwood Rd	2/1/16
LINDA ELZEY	<i>Linda Elzey</i>	12903 Trailwood	2/2/16
Lynn McConnell	<i>Lynn McConnell</i>	12909 Trailwood	2/2/16
Sara Quirk	<i>Sara Quirk</i>	12904 trailwood	2/5/16
James L Storey	<i>James L Storey</i>	3703 Woodchester Ln	2/5/16
MARITES ABBOTT	<i>Marites Abbott</i>	3707 WOODCHESTER LN	2/5/16

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Printed Name	Signature	Address	Date
GWEN HALIERMAN		3903 Woodchester	2/5/16
Sara (Sally) Frahm		3904 Woodchester	2/5/16
JOHN FRAHM		3904 Woodchester	2/5/16
ROBERT BATTS		3808 Woodchester Ln	2/5/16
FLORA BATTS		3808 Woodchester Ln	2/5/16
Noah Arthur		3800 Woodchester Ln	2/5/16
Mark Arthur		3800 Woodchester Ln	2/5/16

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Printed Name	Signature	Address	Date
BRAD Boyett	<i>Brad Boyett</i>	12721 TIMBERSIDE DR.	2/13/2016
STEPHEN WEST	<i>S. West</i>	3807 WOODCHESTER LANE	2/14/2016
- EYDIE TOLL	<i>Eydie Toll</i>	12936 PEGASUS ST	2/14/2016
- Debra Lineberger	<i>Debra Lineberger</i>	12936 PEGASUS ST	2-14-16
Dewey COFFMAN	<i>Dewey Coffman</i>	12704 PALFREY DR	2-14-16
Amy McAniff	<i>Amy McAniff</i>	12718 Timberside Dr	2-14-16
LAN LY	<i>LAN LY</i>	12703 PALFREY DR	2/14/16
ANDREW CARLSON	<i>Andrew Carlson</i>	12805 TIMBERSIDE	2/14/16

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Printed Name

Signature

Address

Kaelie Jackson

Kaelie Jackson

12538 Split Rail Pkwy Austin 7875

Michele Evan

Michele Evan

12930 Pegasus Austin TX 78722

Rickey Evans

Rickey Evans

12930 Pegasus Austin TX 78727

Robert Brenner

Robert Brenner

12907 Pegasus St ATX 78722

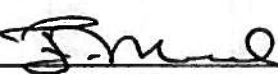


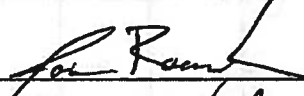
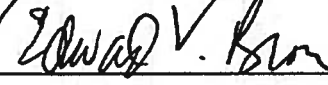
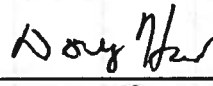
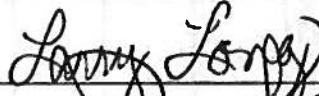
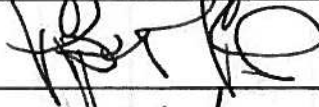
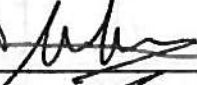
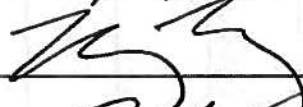
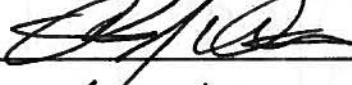
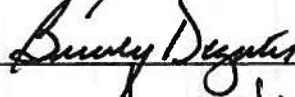

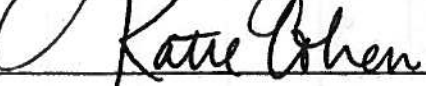
Kathleen Brenner

Kathleen Brenner

12907 Pegasus St. TX 78727

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Printed Name	Signature	Address
Fernando Mercado		12935 Pegasus St Austin TX 78727
ANN GRAHAM		12933 PEGASUS AUSTIN TX 78727
ROBERT SCOTT		12928 PEGASUS AUSTIN TX
Jason Rasmussen		12926 Pegasus Austin 787
ED BROWN		12920 Pegasus Austin 787
Doug Haack		12910 Pegasus St Austin TX 787
Larry Long		12925 Pegasus 78727
Robert Kees		12912 Pegasus 11
ANTONIO ANGELO		12908 PEGASUS ST
DANIEL BUEFFERY		12906 PEGASUS ST.
CASEY WALKER		12909 PEGASUS ST 78727
Bev Degutis		12923 Pegasus St. 78727
Jim Degutis		12923 PEGASUS ST 78727
Katie Cohen		12902 Pegasus 78727

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Printed Name	Signature	Address	Date
ELSAN Hensley	<i>[Signature]</i>	3801 Oak Creek Drive	2-9-16
James K. Hensley	<i>[Signature]</i>	3801 Oak Creek Drive	2-9-16

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[illegible]

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Printed Name

Andrew Hinde

Signature



Address

4104 Oak Creek Dr.

Date

2/7/16

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Printed Name	Signature	Address	Date
JOAN RALASH	<i>[Signature]</i>	12902 OAK CREEK CIRCLE AUSTIN TX 78727	01/31/2016
SILVIA LUNCE	<i>[Signature]</i>	12802 OAK CREEK CIR. AUSTIN TX 78727	01/31/2016
Betty Taylor	<i>[Signature]</i>	12802 OAK CREEK CIRCLE AUSTIN, TX 78727	3/10/2016
FRANK WILLET	<i>[Signature]</i>	3609 Oak Creek Dr. Austin 78727	1/31/16
Judy McCarty	<i>[Signature]</i>	3617 Oak Creek Dr. Austin 78727	1/31/2016
Larry A. Meehan	<i>[Signature]</i>	12803 OAK CREEK COVE, AUSTIN, 78727	2/1/16
JOSEPH LUNCE	<i>[Signature]</i>	12802 OAK CREEK CIRCLE AUSTIN, 78727	2/2/16
Bob Whitford	<i>[Signature]</i>	3601 Oak Creek Dr 78727	2/2/16
Darryl Buck	<i>[Signature]</i>	12500 OAK CREEK CIRCLE 78727	2/2/16
Kelli Whitford	<i>[Signature]</i>	3601 Oak Creek Dr. 78727	2/2/16

Sirwaitis, Sherri

From: Andrea Guzak <andreastarkey@yahoo.com>
Sent: Monday, May 16, 2016 4:05 PM
To: Sirwaitis, Sherri
Subject: Re: C14-2016-0023.SH Opposed to Elysium Park

Hi Ms. Sirwaitis

I'm writing regarding the rezoning case that will be discussed tomorrow night regarding Elysium Park apartments in the Northwood neighborhood. I live in the adjoining neighborhood, Preston Oaks and have kids attending Summitt Elementary. I am curious if the Planning and Zoning department look at the overcrowding of schools when considering building apartments that will hold a high amount of units? Summitt is already overcrowded with many portables. Murchison Middle and Anderson High are also. This location makes no sense when you look at traffic that would be going through our neighborhood. Also, the area floods every time we have heavy rain. All of my neighbors are strongly opposed to this development. I am hoping the city council considers and represents the citizens of this community over the developers.

Thank you for your time.

Andrea Guzak

Sirwaitis, Sherri

From: Kitty [REDACTED]
Sent: Tuesday, May 17, 2016 9:14 AM
To: Sirwaitis, Sherri
Subject: Case number: C14-2016-0023.SH
Attachments: c1420160023sh_105172016.pdf; c1420160023sh_205172016.pdf

Dear Ms. Sirwaitis,

We are opposed to the rezoning of 3300 Oak Creek Drive. Attached, please find our signed opposition notices. The entrance into the neighborhood from the Mopac access road onto Oak Creek Drive is already dangerous. A designated turning lane into the neighborhood would help. When a MetroRail train is crossing Oak Creek Drive, the situation is even more treacherous since only two cars can pull off of the Mopac Access road to wait for the train to pass.

Thank you,

Kitty Emerson
12900 Pegasus Street
Austin, Texas 78727

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: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 3, 2016, Zoning and Platting Commission

June 16, 2016, City Council

Kitty Emerson

Your Name (please print)

12900 Regulus St Austin TX 78727

Your Address(es) affected by this application

Kitty Emerson

Signature

5-17-16

Date

Daytime Telephone: 512-218-9280

Comments:

The intersection of Mopac access
road and Oak Creek Drive, is
already dangerous. Adding more
cars will only increase the
danger.

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

PUBLIC HEARING INFORMATION

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Case Number: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

**Public Hearing: May 3, 2016, Zoning and Platting Commission
June 16, 2016, City Council**

Ken Emerson Jr

Your Name (please print)

12900 Regasus St Austin TX 78777

Your address(es) affected by this application

Ken Emerson Jr

Signature

Daytime Telephone: 512-218-9980

Date

5-17-16

☐ I am in favor
☒ I am in object

Comments:

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



**Texas Low Income Housing
Information Service**

May 17, 2016

Sherri Sirwaitis
Zoning and Platting Commission
City of Austin
One Texas Center, 505 Barton Springs Road, Suite 500.
Austin, Texas 78704

Via email to sherri.sirwaitis@austin.texas.gov

RE: Fair housing considerations in Item C-04 on May 17, 2016 agenda
Case number C-14-2016-0023,SH (Elysium Park)

Dear Ms. Sirwaitis:

The Texas Low Income Housing Information Service (TxLIHIS), a non-partisan, nonprofit corporation, has worked in Texas with community leaders in neighborhoods of people of color living with low-incomes to achieve affordable, fair housing and open communities for over 25 years. Citizen engagement, civil rights enforcement and fair housing are at the center of our work.

Texas Appleseed (Appleseed) is a non-partisan, nonprofit, 501(c)(3) organization and part of a national network of public interest law centers. Our mission is to promote justice for underrepresented Texans – including children, low-income families, and persons with disabilities – including fair housing choice and access to opportunity.

TxLIHIS and Texas Appleseed are not taking a position on this specific development and our comments do not reflect on the merits of specific aspects of this application. Instead we speak to patterns of development in Austin that potentially constitute a failure of the city to honor its duty to affirmatively further fair housing, and to reinforce the Commission's duty to incorporate fair housing and civil rights into its analysis and decision-making.

Since the City of Austin receives federal housing and community development funds, the city must certify to the Secretary of the U.S. Department of Housing and Urban Development (HUD) that it is in compliance with its obligations to affirmatively further fair housing (AFFH):

to reduce segregation and increase equal access to opportunity for all its residents. Through its 2015 Analysis of Impediments and its annual civil rights certifications, the city has committed itself to identifying and overcoming fair housing impediments including the lack of affordable housing in all areas of the city that has “exacerbated the patterns of segregation created through historical policies and practices.”¹

Additionally, under Title VI of the Civil Rights Act of 1964, the city is prohibited from discriminating on the basis of race, color, or national origin in programs and activities receiving federal financial assistance.

The city’s civil rights and AFFH obligations dovetail with those expressed in the State’s 2015 Qualified Allocation Plan, which requires that governing bodies make decisions consistent with fair housing laws, including “any current Analysis of Impediments to Fair Housing Choice, or any current plans such as one year action plans or five year consolidated plans for HUD block grant funds, such as HOME or CDBG funds.”²

The fair housing responsibilities of governing bodies have recently been reinforced and clarified by two cases, *Avenue 6E Investments v. City of Yuma* (cite), and *MHANY Management, Inc. v. County of Nassau, et. al.* (cite), both decided in late March 2016. Both cases were challenges to rezoning denials based on neighborhood opposition to proposed mixed income and affordable housing developments requiring rezoning. In neither case was neighborhood opposition openly based on racial bias or other animus towards individuals protected under the Fair Housing Act, both courts recognizing that,

It has become easier to “coat various forms of discrimination with the appearance of propriety” because the threat of liability takes that which was once overt and makes it subtle. “Antidiscrimination laws and lawsuits have ‘educated’ would be violators such that extreme manifestations of discrimination are thankfully rare....Regrettably, however, this in no way suggests that discrimination based on an individual’s race, gender, or age is near an end. . . . (MHANY v. Nassau at 60, quoting *Aman v. Cort Furniture Rental, Corp.*, 85 F.3d 1047, 1082 (3d Cir, 1996))

The use of coded language about neighborhood “character”, crime, large families, residents of affordable housing, and unfounded assertions that affordable or assisted housing will reduce property values, increase crime, reduce quality of life, or have a negative effect on local schools is a strong indication that opposition to a particular development (or affordable housing generally) is based on discriminatory animus against persons protected by the Fair Housing Act.

¹ City of Austin 2015 Analysis of Impediments to Fair Housing Choice, Section V, pp. 1-2. “The areas in Austin that offer affordable housing for these protected classes are mostly located in East, Southeast and Northeast Austin. Many of these neighborhoods have aging community amenities, lower performing schools, high rates of unemployment and high crime rates, which can restrict residents’ access to opportunity.”

² Texas Department of Housing and Community Affairs, 2015 Qualified Allocation Plan, §11.9(d)(1), at 20.

An additional red flag is the pretextual nature of non-discriminatory reasons for opposition to a development, particularly if those concerns were raised only in response to a proposal for affordable housing development.

"The Supreme Court has long held, in a variety of circumstances, that a governmental body may not escape liability under the Equal Protection Clause merely because its discriminatory action was taken in response to the desires of a majority of its citizens. *United States v. Yonkers Bd. of Educ. (Yonkers I)*, 832 F.2d 1181, 1224 (2d Cir. 1987); *see also Palmore v. Sidoti*, 466 U.S. 429, 433 (1984) ("Private biases may be outside the reach of the law, but the law cannot, directly or indirectly, give them effect.")" *MHANY Management, Inc., v. County of Nassau, et. al.*, 14-1634-cv (2d Cir., March 23, 2016)

Governmental decisions that may have a disparate impact on the basis of race, color, national origin, disability, sex, religion, or familial status or that may have the effect of perpetuating segregation must not be made on the basis of conscious or unconscious bias, even partially. In the words of Governor Ann Richards, "life is not fair, but government must be."³

Sincerely,

Madison Sloan, Director, Disaster Recovery
and Fair Housing Project
Texas Appleseed

John Henneberger, Co-Director
Texas Low Income Housing
Information Service

CC: Thomas Weber, Chair

³ Inaugural Speech, January 15, 1991.

Sirwaitis, Sherri

From: Casey Walker [REDACTED]
Sent: Wednesday, June 08, 2016 7:25 AM
To: Sirwaitis, Sherri; northwoodtreasurer@gmail.com
Subject: Rezoning C14-2016-0023.SH Elysium Park Concerns

Ms. Sirwaitis,

I am emailing you in reference to the proposed Elysium Park development and my concerns with the incredible increase in traffic that this will cause in an area where vehicle congestion is already a huge issue.

I'm a resident of the Northwood neighborhood and suffer through this traffic congestion daily. The entrance to this neighborhood is part of the Mopac/Loop 1 frontage road that leads to an intersection with Parmer Lane. At peak traffic hours, it is not uncommon for this traffic to back up so far, that the entrance to the neighborhood is blocked. This also backs up the amount of cars trying to exit the neighborhood, all directly in front of the proposed site for this development.

Tracks for the Metro rail also run right through the exit to the neighborhood and often cause additional traffic delays, as well as safety concerns with cars being stuck in line in the path of the train. There have already been Metro rail accidents in this area, including the one mentioned in the link I am providing here, where a man was killed one street over from this proposed development. The accident resulted not only in a fatality but a settlement to the family from CapMetro.

<http://kxan.com/2015/02/24/capmetro-approves-settlement-in-deadly-2012-train-crash/>

Normally, residents of a proposed development such as this can rely on nearby public transportation, which helps reduce the amount of traffic. But with this proposed location, the nearest Metro rail station is 2 miles away and the nearest bus stop is over a mile way and would require pedestrians to navigate the dangerous aforementioned intersection of Parmer Ln and Mopac. There is no reliable public transportation in safe walking distance and that means most if not all of these new residents will be forced to use cars. Red light runners are also a huge problem at this intersection and put these pedestrians and other drivers at risk as well.

Finally, the streets of our neighborhood, including Oak Creek, where this development is proposed, are filled with playing kids and exercising adults. This area has a huge problem with speeding drivers along Oak Creek and speed signs are frequently posted to help alert drivers to slow down, often to no avail. Increased traffic on this street is only putting our kids and residents at future danger.

Please help us. This neighborhood can not sustain the amount of traffic that a maximum density development such as this would create. Our safety and our kid's safety depend on it. We ask that you please not re-zone this area.

Thank you for your time and attention on this matter.

Casey Walker
Resident at 12909 Pegasus St
caseyjoewalker@gmail.com

Sirwaitis, Sherri

From: Kevin Sasaki <ksasaki@att.net>
Sent: Thursday, June 16, 2016 10:14 PM
To: Sirwaitis, Sherri
Cc: northwoodsecretary@gmail.com
Subject: C14-2016-0023.SH Elysium Park Opposition

Dear Ms. Sirwaitis,

I am writing to you regarding the Elysium Park project in the Northwood neighborhood area. My husband and I are opposed to this project due to the reasons outlined below:

1. Location: This area is very close to the railroad tracks, frontage road and residential neighborhood with many families and we feel this poses a dangerous situation to the families and people currently living in the Northwood neighborhood as well as residents of the proposed project. There is already quite a bit of traffic and would only make the traffic situation worse. Traffic currently backs up on the frontage road at the railroad crossing and lacks easy access to public transportation and shopping.

2. Flooding is a concern and if developed could propose an issue to the residents in the future.

We feel that moving forward with this proposed type of project does not benefit current residents or the proposed residents due to traffic and safety concerns as well as location related to business such as restaurants, shopping and public transportation. We respectfully ask that you not move forward with rezoning or approval of this project.

Sincerely,

Kevin and Brenda Sasaki

Northwood residents

Sirwaitis, Sherri

From: Keegan Kinney [REDACTED]
Sent: Thursday, July 21, 2016 7:50 AM
To: Pool, Leslie
Cc: Sirwaitis, Sherri; NorthwoodSecretary@gmail.com
Subject: Opposed to C14-2014-0023.SH

Dear Ms. Pool,

I am writing to voice my opposition to C14-2014-0023.SH, the proposed Oak Creek Apartments in the Northwood neighborhood, which is where I own my home and reside. I ask that you please vote "NO" on rezoning the land for apartment use. Reasons for my opposition include the following:

- Increased flooding risk in the proposed area
- Dangers of increased traffic in the neighborhood, which is already extremely busy with traffic and backs up at stop lights
- Lack of easy access to grocery stores & public transportation
- Environmental issues
- Terrible location near the access road and railroad line

Again I ask you vote "NO" on rezoning the land on Oak Creek for apartment use. Thanks for your time and consideration.

Sincerely,
Keegan Kinney

Sirwaitis, Sherri

From: Jeff Daily [REDACTED]
Sent: Thursday, July 21, 2016 7:59 AM
To: Pool, Leslie [REDACTED]
Cc: Sirwaitis, Sherri; [REDACTED]
Subject: Opposed to C14-2014-0023.SH

Good morning Ms. Pool,

I am writing to voice my opposition to C14-2014-0023.SH, the proposed Oak Creek Apartments in the Northwood neighborhood, which is where I own my home and live. I ask that you please vote "NO" on rezoning the land for apartment use.

Reasons for my opposition include the following:

- Increased flooding risk in the proposed area
- Dangers of increased traffic in the neighborhood, which is already extremely busy with traffic and backs up at stop lights
- Lack of easy access to grocery stores & public transportation
- Environmental issues
- Terrible location near the access road and railroad line

Please vote "NO" on rezoning the land on Oak Creek for apartment use.

Thanks for your time and thoughtfulness on this matter.

Jeff Daily

Sirwaitis, Sherri

From: Susan Collier <susan.collier@gmail.com>
Sent: Thursday, July 21, 2016 9:21 AM
To: Pool, Leslie
Cc: Sirwaitis, Sherri;
Subject: Opposed to C14-2014-0023.SH

Good morning Council Representative Pool,

I am a citizen from District 7. I live on Silver Creek Drive in the Northwood neighborhood.

As we approach the awarding of housing tax credits and the 8/4 City Council meeting, I wanted to chime in again about my opposition to the proposed Elysium Park apartments on Oak Creek Drive. The site is unsuitable for a dense apartment building for a number of reasons:

1. **Location is greater than one mile from a grocery store, pharmacy, other amenities, and jobs.** If this is supposed to be walkable for low-income people who might have access to one or no cars for many errands, it fails. The developer is sketchy on whether residents will have access to cars—sometimes yes, sometimes no.
2. **Location is dangerous for pedestrians.** To access the nearest HEB/pharmacy and bus stop, Oak Creek pedestrians must cross the MetroRail train tracks, then hike along the southbound MoPac feeder road, then cross across the MoPac overpass at the crosswalks at MoPac-Parmer Lane intersection. Traffic can speed along these roads at 55 MPH. What about the children?
3. **Location is in a flood plain.** You can see this is already a concern for Saigebrook Developers as they are moving their building plans as far north-west, and as close to the Northwood neighborhood line as they can. Water from that stream came over Oak Creek a year ago. It's likely to happen again, and this will be right near Elysium Park's only entrance/egress from the site—onto THE SAME STREET THAT IS FLOODING.

Also, building such a dense building on this site might cause excessive flooding just downstream and cause an Onion Creek-like situation for some houses in the Walnut Crossing neighborhood. I know that some work was done in that area to alleviate the chronic flooding on Water's Park Road, Adelphi Drive, and O'Neal Road, and remove many homees there from the 100-year flood plain. That good work could be totally obliterated by adding such a great amount of impervious cover upstream.

4. **Adding 146 cars to a pocket neighborhood is excessive.** No matter the launch point—from Elysium Park, Northwood, McNeil Estates, or Preston Oaks—we'll ALL be sitting forever at the one one traffic light that services this corner of the world, at Silver Creek and Parmer Lane. Please don't make the act of leaving the neighborhood another thing to dread about the morning commute.

Thank you for your attention. The idea for the apartments is good, but the site was chosen poorly.

Sincerely,

Susan Collier

12812 Silver Creek Drive, Austin TX 78727

Sirwaitis, Sherri

From: Tina Ross [REDACTED]
Sent: Wednesday, July 20, 2016 6:15 PM
To: Pool, Leslie; Sirwaitis, Sherri
Cc: [REDACTED]
Subject: deny zoning change - opposed to C14-2016-0023.SH Elysium Park

I am a concerned tax paying citizen and reside in Northwood neighborhood. I, Tina Ross, oppose the zoning change for Elysium Park. Below are some of my concerns. I hope you will vote to deny zoning change.

- safety
- increased risk of flooding – Oak Creek Drive has been flooded twice recently and there was even a water rescue. The additional impervious cover of the apartments will increase the risk of flooding nearby and downstream by homes already in the flood plains
- reaching any business such as grocery, restaurant or bus stop on foot requires walking along an unprotected sidewalk next to the high speed frontage road traffic and crossing unprotected right turn lanes
- the location is close to railroad tracks; vehicles that want to turn onto Oak Creek Drive must often stop on the frontage road while waiting for the train to pass; adding more residents will only increase this danger. (there have been some fatalities at these very train tracks from the adjacent neighborhood when they were leaving their neighborhood
- AISD Murchison Middle school and Anderson High School are already overcrowded

Thank you,
Tina Ross

Sirwaitis, Sherri

Importance: High

From: sam sam
Sent: Tuesday, August 02, 2016 3:01 PM
To: Pool, Leslie
Cc:; Sirwaitis, Sherri; Fernando Mercado
Subject: Opposed to C14-2014-0023.SH
Importance: High

Good afternoon Leslie Pool,

I have been a resident and homeowner in the Northwood neighborhood for over 17 years. I am writing to you today to ask you to OPPOSE the approval of the re-zoning for the Oak Creek Apartments. As a resident, I have witnessed increased flooding in the creek, increased traffic congestion off of the frontage road, and an increase in traffic into our neighborhood as a result of the traffic congestion from Mopac.

We understand that there is a need for the low income housing in Austin; we just don't believe that the location off of Oak Creek is the best one. We have many concerns of having the rezoning approved. The increased impervious cover (asphalt, buildings, parking lot, etc) will add to an increased flooding risk. The runoff from this area will be diverted from its natural path, which already has water levels reaching our neighbors backyards, up to their back doors. The creek will rise quicker since the water will now be concentrated and cause the low water crossing near the railroads to flood even more.

As a mother of three young children, I am extremely concerned of the dangers of increased traffic. Our home is a corner lot. Our front yard and fence have been hit before and have also had several close calls with vehicles. As the congestion off of Mopac has increased recently, we have seen more traffic through our neighborhood. It is my fear that if these apartments are approved, the traffic will ONLY increase through our neighborhood and the dangers to our residents, especially the children, will increase. It is concerning to us to take family walks in our neighborhood, when there are many drivers that use our streets as a detour to the congestion off of Mopac and Parmer, and speed thru our neighborhood.

Because the COA has allowed for the waiver of the Transportation code, in this area, the need for a bus stop in this area is no longer needed. Unfortunately, with these apartments being for low income tenants, many will probably be in need of public transportation, which WILL NOT be available to them. The closest bus stop is about a mile away on the opposite side of Mopac and across Parmer Lane, which are very busy roadways.

As you are aware, these apartments are located less 0.25 mile away from a railroad crossing. Approximately 4 years ago, on the RR crossing just north of the Oak Creek crossing, there was a fatality involving one of the residents in the property adjacent to where the apartments would be located. They have made some improvements to our railroad crossing, but many pedestrians from these apartments will be exposed to this crossing. Vehicles that want to turn onto Oak Creek Drive must often stop on the frontage road while waiting for the train to pass; adding more residents will only increase this danger. There isn't any protection for drivers waiting to turn onto Oak Creek Drive from the frontage road of Mopac.

There is a lack of access to grocery stores, transportation, such as accessible and safe routes to groceries stores, such as HEB, restaurants, bus stops, business in the area where some of these tenants may be employed at, such as Fry's, Taco Cabana, HEB, Firestone, Walgreens, etc. Reaching any of these places means that people have to walk along the high speed frontage road, unprotected. The sidewalk doesn't offer any protection from vehicles along the frontage road and on the turning lanes. A few years back, a pedestrian was struck at the right turn lane.

The land where the apartments may be built on is full of caves, which are the home to many species. An environmental assessment of the land has not been done at this point. What will happen if once the builder begins construction, that they will have to halt the unsightly construction due to hazardous conditions on the land of an endangered species?

Once again, I'd like to voice my OPPOSITION to the rezoning of this land to allow for the construction of these apartments.

Sincerely,

Sonia Mercado

Sirwaitis, Sherri

From: Darian
Sent: Tuesday, August 02, 2016 2:37 PM
To: Pool, Leslie
Cc: Sirwaitis, Sherri;
Subject: Opposed to C14-2016-0023.SH Elysium Park

Hello,

My husband and I are homeowners in the Northwood neighborhood where the developers are trying to change the zoning so they may build apartments. We oppose these apartments for several reason, but primarily for the safety and quality of life for all residents.

The location of the proposed apartments are in a very inaccessible location . Our neighborhood has only two entrances and both are high volume and somewhat risky. We have watched cars zooming up and down the streets which makes it dangerous for people walking, biking, or even driving. To get to any shopping or drugstores or restaurants, you must have a car. Otherwise, you must try to cross Parmer by foot which has speed limits of 60 mph (that is the posted mph but people go way faster). We would never let our daughter do this by herself--even when she was in high school. The traffic in the neighborhood is difficult at best during morning and evening commutes. The school buses even have challenges with all the existing traffic---why would we make it more dangerous for kids?

When it rains, the flooding is ridiculous and then there is only one access in and out of the neighborhood. Also, the train blocks traffic all the time, causing more backups in the morning and evening- not to mention the tragic accidents on the train tracks. Our house backs up to the creek---again, we live here and have experienced this ourselves.

My husband teaches 5th grade. As you know, the schools that the apartment would feed into are already overcrowded. I do not understand why we would add more students to an already stressed school system. Neither the teachers, students, or Austin will be successful. Would you consider this before approving the rezoning for an apartment complex?

All of the information has been well presented to the apartment developers and they continue to move forward on a profit driven apartment complex which clearly is not suited for individuals and families. I live here and see this every single day. I would not want any of my family members to rent an apartment in that location for the reasons listed above. Please do not approve the rezoning for this project.

We regret we are unable to attend the hearing. My husband was just released from the hospital today, however, it is important that you understand our opposition of the rezoning.

Thank you for your consideration.

Darian and David Glasgow
12803 Palfrey Drive
Austin, Tx 78727

Sirwaitis, Sherri

Importance: High

From: Joan Yaffe
Sent: Tuesday, August 02, 2016 12:24 PM
To: Pool, Leslie
Cc: Sirwaitis, Sherri;
Subject: Opposed to C14-2016-0023.SH
Importance: High

Dear Ms. Pool,

My name is Joan Yaffe and I live at 12911 Trailwood Road in the Northwood neighborhood.

As my City Council representative, I wanted to let you know about my concerns regarding the proposed development at 3300 Oak Creek Drive in the Northwood neighborhood.

The proposed site is next to Walnut Creek which floods during heavy rains. The added impervious cover created by such a development so close to the creek will potentially worsen the flooding not only on Oak Creek Drive, but downstream as well.

This is a pocket neighborhood which currently has only two main entrances, one of which only allows southbound traffic out of the neighborhood. The other entrance, with the only traffic light, has a long line of cars exiting every morning. Both of these are residential streets and would not easily accommodate adding potentially 200 more vehicles as a 120 unit apartment complex could produce. It would be a nightmare in the mornings and evenings as people travel to and from work and school. In addition, the proposed development is near the railroad tracks which poses more problems with increased traffic.

The proposed development creates safety issues due to added traffic, the train (both to children who could be playing near the track and cars) and flooding.

The schools in this district are already overcrowded and another 47 home subdivision is currently being built in the Scofield area which will also be in this school district adding more children into these overcrowded schools. The potential for more children in the Oak Creek Drive development would only exacerbate the overcrowding problem.

Finally, the proposed development does not support any of the tenets of the Imagine Austin plan: it is not compact, is connected to nothing, and is not in walking distance to businesses or public transportation. More appropriate development for the site would be a small business or office building like the one at the corner of Oak Creek Drive and the Mopac access road. It fits very well into the neighborhood.

Because of the above concerns, I am strongly opposed the proposed development at this time.

Sincerely,

Joan Yaffe
12911 Trailwood Road
Austin, Texas 78727
512-244-3998

Sirwaitis, Sherri

From: Sara Quirk
Sent: Tuesday, August 02, 2016 11:04 AM
To: Pool, Leslie
Cc: Sirwaitis, Sherri;
Subject: Opposed to C14-2016-0023.SH Elysium Park

Hello,

I am writing to express my opposition to the Elysium Park development in Northwood.

As a parent of two small children, I am very concerned about the dangers that result from increased traffic through the neighborhood. We live off of Oak Creek and spend a lot of time with our children in the front yard. We regularly see cars speeding on this road.

There is also an increased flooding risk if the apartments are built. With heavy rains that Austin is subjected to, this area is at risk for flooding.

This is not a safe location for this site for many reasons. Residents have no safe access to grocery stores, restaurants, or stores. They must access these points by way of the frontage road. The frontage road by the railroad tracks is a death trap. Many accidents have been reported here.

Please take in to consideration our objections to this proposed development. Your position on this issue will absolutely affect our voting decisions in the future.

Thank you,

Sara Quirk
12904 Trailwood Road
512-897-7997

Sirwaitis, Sherri

From: Melissa Schulle
Sent: Monday, August 01, 2016 3:05 PM
To: Pool, Leslie; Sirwaitis, Sherri
Cc:
Subject: Opposed to C14-2016-0023.SH Elysium Park

To: Leslie Pool,

I am writing this email to let you know that I am opposed to the proposed Oak Creek Apartments, "Elysium Park". There are several reasons why I am opposed to this development. There is an increased risk of flooding. Oak Creek Drive has been flooded on several occasions in the past year and there was even a water rescue. There are other safety concerns as well. This location is close to railroad tracks; vehicles that want to turn onto Oak Creek Drive must often stop on the frontage road while waiting for the train to pass; adding more residents will only increase this danger.

Thank you for your time. I hope you will support the citizens of Northwood and hear our voices related to this proposed development.

Thank you!
Melissa Schulle
12707 Palfrey Drive
Austin, TX 78727

Sirwaitis, Sherri

From: Nicholas Kramer
Sent: Monday, August 01, 2016 3:55 PM
To: Pool, Leslie
Cc: Sirwaitis, Sherri;
Subject: Northwood Neighborhood : Opposed to C14-2016-0023.SH

Dear Council Member,

I would like to voice my opposition to C14-2016-0023.SH.

Changes to the proposed zoning represent several concerning issues including:

- Increased flooding risk with more impervious cover
- Dangers of increased traffic – this neighborhood has very limited access that is already strained on busy roads
- Location is near the frontage road and railroad line (within limited exit and entry capacity busy high speed roads)
 - If a train is present traffic will back up on the access road trying to enter neighborhood from Mopac.
There is barely room for 2 cars to get off the roadway.
- Lack of easy access to grocery stores, transportation
 - As the crow flies there is a grocery store relatively near, but requires traversing an access road and three major intersections with traffic moving 50mph+.
- Possible environmental issues with flood prone creek and caves in the area

Thank you for your consideration and attention.

Nick Kramer
Northwood Resident
13200 Council Bluff Dr.

Nick Kramer
Director of Account Services

direct: (512) 236-2682



main: (512) 481-8819

511 W. 7th St.
Austin, TX 78701

Sirwaitis, Sherri

From: Matt Synatschk
Sent: Monday, August 01, 2016 5:27 PM
To: Adler, Steve
Cc: Sirwaitis, Sherri; 'Donna Blumberg'
Subject: C14-2016-0023.SH Elysium Park

Good afternoon Mayor Adler,

My name is Matt Synatschk and I live in the Northwood neighborhood. The Public Hearing and First Reading for the Elysium Park apartment rezoning application is scheduled for Thursday, August 4th. I have concerns about the zoning change and wish to detail them for you in this email.

1. The for profit developer has received approval for fee waivers of \$5,819.00 per unit, resulting in approximately \$500,000 in lost revenue. While fee waivers are appropriate for non-profit and other similar developments, this project is a for profit venture and the loss of revenue for the city only increases the burden on the taxpayers to fund essential city services. Paul Zucker, of Zucker Systems, conducted a process audit of the Planning and Development Review Department in May 2015. The final report detailed 462 recommendations for improving the functions of the PDRD. The lost \$500,000 could be highly useful in implementing many of the recommended changes.
2. The staff report states that the "Walkscore for this site is 23 out of 100 (meaning almost all errands require a car)..." The Walkscore only captures part of the pedestrian issues. The proposed site is isolated by Mo-Pac Expressway to the east, and Parmer Lane to the south. Pedestrians are forced to cross at least one, if not more, major roadways with posted speeds of 55 mph. In addition, the Capitol Metro Red Line rails run close to the site, further compromising a pedestrian's ability to access necessary services.
3. The City of Austin Zoning Guide states "This district [MF-4] is appropriate for moderate-high density housing in centrally located areas near supporting transportation and commercial facilities, in areas adjoining downtown Austin and major institutional or employment centers, and in other selected areas where moderate-high density multifamily use is desirable." The proposed site is not centrally located, nor adjacent to downtown. The surrounding residential properties are primarily zoned Single Family 3 (SF-3) and Rural Residential (RR). The high density MF-4 District is not appropriate for this location.

In closing, I hope you will join with the neighborhood and oppose the rezoning of this property.

Please feel free to contact me with any questions.

Sincerely,

Matt Synatschk
Zoning Chair
Northwood Neighborhood Association

Sirwaitis, Sherri

-----Original Message-----

From: Bradley Boyett

Sent: Monday, August 01, 2016 6:27 PM

To: Sirwaitis, Sherri

Subject: Opposed to C14-2016-0023.SH

We, Brad Boyett & Roland Canales, have lived in the Northwood Subdivision for 16 years. It's a place we have planned on calling home until the time comes that we must go to "THE HOME" :-). We are asking you to vote NO to the rezoning of the Oak Creek location where Saigebrook Development plans to build the apartment complex. Im sure that I don't need to go into detail because you are already aware of our concerns (flooding, traffic, etc....). When we first met with the Developer several months ago, the question was asked "Isn't there other available properties where you can build your apartment that doesn't have an effect on an entire subdivision?" The answer was "Yes, but we just like this piece of property best." I realize that as Austin grows, things are bound to change but theres right ways and wrongs ways of implementing change and the Saigebrook Development Oak Creek project is not the right way!

I have been a Barber for 35 years and talk to customers all day long. I often hear comments like "you know what they say, you can't fight city hall". Should I really need to "fight" city hall or the council members elected to represent me? Who's side are you on..... Big Developers or the residents that make Austin what it is?

I hope we can count on your support.

Brad Boyett & Roland Canales

12721 Timberside Dr.

Austin, Tx 78727

512-694-2533

From: marian and rod

Sent: Monday, August 01, 2016 1:18 PM

To: Pool, Leslie; Adler, Steve; Houston, Ora; Renteria, Sabino; Zimmerman, Don; Troxclair, Ellen; Gallo, Sheri

Cc: Sirwaitis, Sherri;

Subject: Northwood resident Opposed to C14-2016-0023.SH on Oak Creek Dr. 78727 a

To: District 7 Councilperson Leslie Poole, the Honorable Mayor and Council Members

We are Rodney and Marian Chervenka; we own the 1.24-acre home/property directly across Oak Creek Drive from the proposed development.

Please accept and review this letter as we are both physically handicapped and unable to stand for long periods of time. We don't know if we will be able to attend the scheduled meeting in its entirety.

We are opposed to the proposed development for the following reasons.

- Flooding risk. As we understand the setback from the creek, we believe there will be a substantial increase in the risk of flooding. The great loss of natural cover at the proposed development, when added to the large loss of cover at the large church and parking lot under construction across the street, will overburden the capacity of the creek on a regular basis, and result in increased danger to the community and damage to city infrastructure.
- Safety. The proposed development will be pinched between the railroad line/Mopac frontage road and our neighborhood's "Dead Man's Curve". The proposed exit for the development would be located right at the start of the curve, a location that has already seen cars take out poles, fences, trees, yards and even run into a living room. Increased traffic from this development, when exiting at this location would be extremely dangerous. It should also be noted that there is not a continuous sidewalk, or bike lane in our neighborhood and that the sidewalk on the Mopac access road (speed limit 55mph) is unprotected and not safe for regular travel by bicycles or foot.
- Accessibility. Although our part of the neighborhood has easy access to the Mopac frontage road, we regularly have to go through the neighborhood to exit onto Parmer Lane. There is no "U" at the intersection of the frontage road and Parmer. This can result in a travel time of 20 min or more to get from Oak Creek to the Howard train station (a distance of only 2 miles). The access road is already backed up to Oak Creek Drive in the morning rush hour. The proposed development would face the same accessibility issues. No one in their sound mind would bicycle from our part of the neighborhood to the HEB. Also note: there is no continuous sidewalk or bike lane in or out of either end of our neighborhood and the sidewalks that do exist are broken, buckled or missing and not suitable for walking, running or the physically impaired. Also note: there are many hundreds more apartments about to come on the market near our neighborhood on west Parmer and further north on the Mopac frontage road/FM 1325.
- Environmental/historical issues. We believe there is substantial evidence of karst features on the property of the proposed development, including but not limited to cave openings, sink holes and sink depressions. There is also evidence of someone having poured concrete to cap a spring or well near the edge of the property. The site may have been occupied by Native Americans; has it been surveyed for mounds, etc.?

- If the development were allowed to be built, the City of Austin would be faced with the expense of fixing existing sidewalk issues and providing even more sidewalks and bicycle lanes to provide the proper level of safety and accessibility.

Thank you for your time. We appreciated everyone's service to the city and the need to balance the needs of all citizens.

Sincerely,

Rodney and Marian Chervenka

3503 Oak Creek Drive

Austin, 78727

512.255.1026

Sirwaitis, Sherri

Subject: FW: Opposed to C14-2016-0023.SH

From: Ausocd

Sent: Monday, August 01, 2016 12:31 PM

To: Pool, Leslie

Cc: Sirwaitis, Sherri;

Subject: Opposed to C14-2016-0023.SH

Hi, Leslie, although our time at VTR only overlapped for a short period, I still remember the kindest you showed to the new kid on the block.

As you can tell from the subject line, I am opposed to this development. It just is not the right location, in my opinion, for any housing development. By now you have heard all the reasons why it is wrong - traffic, railroad lines, limited access, flooding potential and no public transportation - and they are valid points. Several years ago, during a heavy storm, my car was almost swept off Oak Creek Drive by the water cascading across the roadway.

I urge you to oppose this zoning change. I also encourage you to persuade the other council members to oppose this change.

Thank you for your help in this matter.

All the best,

Duane Pufpaff

4305 Oak Creek Drive, Austin, TX 78727

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: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan 26, 2017, City Council

WALTER W DONNELLY JR

Your Name (please print)

12911 PEGASUS STREET

Your address(es) affected by this application

Walter W Donnelly Jr

Signature

1/9/2017

Date

Daytime Telephone: 512-388-2839 (cell) 512-971-0325

Comments: THE PROPERTY IN QUESTION IS SUBJECT TO FLOODING. I HAVE SEEN THIS AREA COMPLETELY FLOODED SEVERAL TIMES THIS PAST YEAR, AND OAK CREEK DRIVE WAS IMPASSABLE. THE CITY SHOULD BUY THE PROPERTY FOR A WILD LIFE PARK.

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: Jennifer Ballow

Sent: Wednesday, August 03, 2016 5:30 PM

To: Pool, Leslie

Cc: Sirwaitis, Sherri;; Adler, Steve; Houston, Ora; Renteria, Sabino; Zimmerman, Don; Troxclair, Ellen; Gallo, Sheri

Subject: Opposed to C14-2016-0023.SH Elysium Park

Dear Council Member Pool,

I am a single mother of 7-year-old twins. We live in the Northwood neighborhood. I am also a graduate social work student and I understand the need to make Austin more affordable and to include more affordable housing options in District 7. Unfortunately, I believe the geographic area proposed for Oak Creek Apartments does not adequately address traffic issues so any benefits from the apartments would not outweigh the burdens of the complex, both to the apartment dwellers and the current residents of Northwood, Preston Oaks, and McNeil Estates.

These neighborhoods have access to the MoPAC expressway solely through Oak Creek Drive. Adjacent to the exit of Oak Creek Drive onto the MoPAC southbound access road there is a railroad crossing. This road design is already a sometimes dangerous bottleneck. It simply cannot accommodate the influx of cars that the apartments would add. There is no bus service in the three neighborhoods; therefore apartment residents would have to rely on car travel, as would their visitors and guests. The morning rush hour would suffer greatly increased delays for all residents. The evening rush hour would, as well, and there would be added danger to cars on the highway access road. Even now, traffic backs up from the railroad crossing onto the access road when the light rail comes through. One hundred more vehicles at this one pinched location during rush hour is an invitation to disaster.

In addition, my children ride the school bus in the morning and their commute time would be greatly compromised. The bus currently stops on our block at 6:45 am to get them to Summit Elementary before school starts. If commutes take twice as long, how early will the bus have to come to pick them up?

Please consider these issues when reviewing the re-zoning proposal for Oak Creek Apartments.

Thank you,

Jennifer Ballow

(512) 423-9605

Sirwaitis, Sherri

From: Mark Neumann
Sent: Wednesday, August 03, 2016 4:41 PM
To: Leslie.Pool@austin.gov
Cc: Sirwaitis, Sherri;
Subject: Opposed to C14-2016-0023.SH

Ms. Pool:

I'm writing you to let you know that I strongly oppose the re-zoning proposal that would allow a developer to build the proposed Oak Creek Apartments. I am a resident in the Northwood Subdivision for over 15 years and have observed many changes in the neighborhood and Austin as well. I do not see that the proposed location for this apartment complex is appropriate. I think there are many other vacant properties that would be far more suitable.

The proposed location on Oak Creek is in a flood control area. The dry creeks in and around the Northwood area drain through this location and building on this property would likely result in flooding in the Northwood and Millwood area that currently do not flood. Over the years I have seen high levels of water move through this vacant lot and cross the street to continue moving around the subdivision. It seems inappropriate to allow a developer to affect the natural flood control in an area. I cannot see that building a large apartment complex on top of that drainage as any improvement to Northwood and Millwood. Additionally tenants in those apartments would also likely suffer flooding of their vehicles and apartment homes.

Traffic associated with these additional apartment residents also presents a considerable problem. There are only two entrance/exits from the Northwood subdivision. One is Oak Creek and the southbound Toll road access road. This exit forces exiting traffic to go through the Parmer/Mopac intersection. This is an extremely congested traffic intersection and I have witnessed many accidents as well as have been in an accident myself at this location. The apartment residents' other option is to turn west on Oak Creek and go through the other Northwood neighborhood entrance on Silver Creek and Parmer. This entrance is already very congested as well. In the morning rush hours Northwood residents generally have to wait on the Silver Creek / Parmer traffic light several times just to exit the neighborhood. Additional residents will only increase the amount of cars waiting on this traffic light.

New apartment residents will find accessing public transportation to be extremely difficult. The city bus route does not access the Northwood neighborhood. The nearest bus stop would be in front of the HEB on the east side of Mopac on Parmer. I consider that a very dangerous effort for pedestrians to cross the Toll road access road at the Parmer intersection. I have crossed the Parmer/Mopac intersection on foot and by bike before and can tell you this is a heavily congested area that is very dangerous for pedestrians. Cars are moving through right turn lanes that make crossing the intersection dangerous. You have to be very conscious of multiple lanes of traffic that may be moving at high rates of speed. I would certainly not recommend having to access public transportation and local stores and businesses through such a dangerous process.

I am aware that Austin is experiencing a tremendous growth in population and has considerable need for affordable housing, but projects need to make sense and not create negative impact on current and future residents. I trust that upon complete review of all the information and consideration of all factors, the city council will agree this project does not benefit current and future residents.

Thanks for your consideration.

Mark Neumann

4500 Oak Creek Dr.

Austin, Texas 78727

(512) 733-8075

Sirwaitis, Sherri

From: Christof Hamm
Sent: Wednesday, August 03, 2016 2:19 PM
To: Pool, Leslie
Cc: Sirwaitis, Sherri;
Subject: Opposed to C14-2016-0023.SH Elysium Park

Council Member Pool,

I am writing to you to state my opposition to the proposed zoning change C14-2016-0023.SH. The proposed zoning change would modify the existing zoning of the tract from a commercial use plan that was jointly developed by the existing neighborhood and site owner that allowed for a balanced use of the property that would have minimal impact to the neighborhood. In contrast, the proposed change would have a significant negative impact to the existing neighborhood and the future residents of proposed development on the site.

The proposed development for the site includes a plan to provide affordable housing units as part of the development. However, this proposed site provides little to no advantages to those residents who might live in these units. The proposed site is over a mile away from a public transit stop in either direction and reaching these transit stops requires walking along and/or across busy major roadways and in some cases a railroad track. Grocery store access is approximately a mile away along major roadways.

Also, the proposed site plan sits immediately adjacent to a flood-prone creek and will likely increase the flooding risks to the new development and the existing upstream and downstream residents due to loss of permeable land to alleviate high water flows.

Other negative potential impacts from the proposed development (or any development consistent with the proposed zoning change) include increased neighborhood traffic flows, which would pose a danger to the neighborhood children, and the potential environmental risks to wildlife (endangered species are known to live in the immediate vicinity) and ground stability (due to underground caves also in the area).

I would respectfully ask that you vote AGAINST the proposed zoning change.

Christof Hamm | *Austin, TX* | (512) 673-9911

Sirwaitis, Sherri

-----Original Message-----

From: Lisa Sands [<mailto:lsands@austin.rr.com>]

Sent: Wednesday, August 03, 2016 11:41 AM

To: Pool, Leslie

Cc: Adler, Steve; Houston, Ora; Renteria, Sabino; Zimmerman, Don; Troxclair, Ellen; Gallo, Sheri; Sirwaitis, Sherri

Subject: Opposed to C14-2016-0023.SH Elysium Park

Dear Ms. Pool and others,

Unfortunately, I will not be able to attend the meeting tomorrow but I want to express my concern regarding the possibility of rezoning property to allow development of apartments in my neighborhood. I have lived in this neighborhood since 1992 and have seen quite an increase in traffic since that time. Preston Oak was tacked onto my neighborhood and, while there is a way out of Preston Oaks, there is no protected left turn onto Parmer so they come to the light at Silver Creek to leave. Also, a group of Mercedes homes were added to Northwood and no additional means of entrance/egress was created. So essentially, Northwood, the Mercedes homes, Preston Oaks, and McNeil Estates have only one protected way to exit onto Parmer and we must exit onto the access road of Mopac which is either backed up from Parmer or moving too quickly depending on the time of day. We only have a sidewalk on one side of Oak Creek Drive and I live on Oak Creek Circle so I have to go across the street to access the sidewalk. There is a blind curve at this spot and it is quite hazardous and scary already as some people go too fast. I have also been stopped on the access road of Mopac to wait for the train as only two cars can get off the access road when the train arms are down. It is very dangerous to be stopped on the access road.

It doesn't bother me that the apartments would include units that would be affordable to more people, I know that Austin prices and taxes are a huge burden. I just STRONGLY FEEL that apartments are not a good choice for this tract of land. I actually can't move somewhere else in Austin now. I can't afford to buy anything else and would have to leave even though I have lived in Austin for 40 years. I hope my quality of life and safety is not further compromised by your decision.

Thank you for listening to my concern,
Lisa Sands

Sirwaitis, Sherri

-----Original Message-----

From: Jo Ann

Sent: Wednesday, August 03, 2016 9:06 AM

To: Pool, Leslie

Cc: Sirwaitis, Sherri;

Subject: OPPOSED TO C14-2016-0023.SH

Dear Council Member Pool,

I am writing in opposition to the zoning case C14-2916-0023.SH and ask that you vote against the rezoning proposal. This parcel of land is located in an established neighborhood.

The land itself has the potential of flooding, karst and other environmental issues which has caused the developer to change the site plans a number of times due to these issues.

The developer stated at our first neighborhood meeting that the residents would not be car dependent, however now the residents will most definitely be car dependent due to the walkability rate being so low. A resident would have to cross two major highways, Mopac and Parmer to get to a grocery store or a bus stop. A suggestion of sidewalks was made but would not provide any additional walkability.

Major flooding has occurred twice in the last 3 - 4 years, mind you that this land is in a 100 year flood plan and as I stated twice in the last 3-4 years. The residents would be at risk by not only the flooding but the affect the flooding could have on the land itself with the known karst and voids underneath. I can't help but wonder if the buildings (especially the 5 story one) would not be in danger of a shift of the land especially since it will be in the CWQZ. Several residents of our neighborhood have had their houses shift and most are only one story.

It has been mentioned that affordable housing is not in this area. There are several options within a two or three mile range with the current rent possibly lower than the proposed rate of this project.

As of last Thursday, TDHCA did not award the 9% tax rate to the developer and we have been told their case has not been reviewed at this time.

We all understand that there needs to be additional housing and certainly affordable, but putting these apartments on this piece of land is like putting a bandaid on a wound that needs a tourniquet. There are tracks of land with much more acreage and no doubt less environmental and flooding issues within a mile or two.

In closing I ask that you consider these points of interest and vote against the rezoning of this property. We teach our children to stand up for what is right and to do the right thing for the right reason. I ask that you do the right thing for the right reason and vote against this rezoning.

Thank you for your time and consideration in this important matter.

Jo Ann Bredl

512-914-8106

3615 Oak Creek Drive

Sirwaitis, Sherri

From: Brent Annear
Sent: Wednesday, August 03, 2016 8:26 AM
To: Sirwaitis, Sherri
Cc: '
Subject: FW, FYI: From a constituent - Please Oppose C14-2016-0023.SH (Elysium Park)

From: Brent Annear
Sent: Wednesday, August 03, 2016 8:21 AM
To: 'Leslie.Pool@austintexas.gov' <Leslie.Pool@austintexas.gov>
Subject: From a constituent - Please Oppose C14-2016-0023.SH (Elysium Park)

Councilmember Pool,

I strongly oppose the rezoning of the Northwood Neighborhood land for the Elysium Park apartment project (C14-2016-0023.SH Elysium Park), and urge you to oppose it too.

Shoehorning apartments into a small neighborhood will destroy it because of a vast amount of additional traffic, commuting in the same direction and time that most current residents do. Suddenly dumping hundreds of cars onto a house-lined neighborhood street each day makes no sense, and is unsafe. Our few streets are not suited to dense development. The result will be bad for both current residents AND for the new apartment residents. And having seen the flooding in the creek that crosses this land, I expect all of that new impervious cover will ultimately result in flooding downstream one day. What homes and businesses will flood?

What's more, I understand if council approves the rezoning but this developer ultimately loses the tax break bid and pulls out of the project, the damage will be done; some other developer can come along and build even more dense apartments there.

If you care about your constituents, if you care about the sanctity and safety of neighborhoods in our city, please vote no on this zoning change.

Thank you for your support on Thursday – a vote against rezoning this land.

Brent Annear
4402 Bridlewood Drive, Austin 78727
512/656-7320

Sirwaitis, Sherri

Subject: FW: Opposed to C14-2016-0023. SH Elysium Park

From: Barbara
Sent: Tuesday, August 02, 2016 5:42 PM
To: Pool, Leslie
Cc: Sirwaitis, Sherri;
Subject: Opposed to C14-2016-0023. SH Elysium Park

Dear Council Member Leslie Pool,

Please know that our family, who lives in the Northwood subdivision off of Parmer and Mopac, is strongly opposed to the building of the Elysium Park apartments.

Our main opposition to the apartments is due to our concerns about the increased risk of flooding. Our family lives near the creek that flows thru the front part of the subdivision, which is near where the plans show the apartments to be built.

We are very concerned about the area behind our house, which backs up to the property next to the creek. We have seen some substantial flash flooding in that creek, and are very concerned about property being built near it. That area behind us, is already in the " flood plain", so we are concerned that building these apartments put our property in an even bigger risk to flooding and water damage.

While that is our biggest concern, we are also concerned about the increased traffic to our neighborhood with that large of an apartment complex being built and the additional number of vehicles that it will bring. We already have traffic issues in the morning, due to the railroad tracks being close to one of the entrances to the neighborhood, and having to wait for commuter trains. We also often have a huge back up on the frontage road to Mopac (to Parmer) making it truly difficult to even leave the neighborhood from that entrance in the mornings. AND if those apartments are built, that same entrance to get out of the neighborhood will be even more compromised with all those residents also trying to leave to go to work. I am assuming that they will all have cars, as we have no public transportation near our neighborhood. If they don't have vehicles, they will also have issues as we are without easy access to public transportation, nor is there easy and safe access to stores, like HEB, or other places to buy food.

Please oppose these apartments from being built in our neighborhood. We feel we have some very valid reasons to oppose their being built and we hope you will agree with us.

Thank you very much for your time.

Sirwaitis, Sherri

Importance: High

From: David Isbell

Sent: Tuesday, August 02, 2016 4:49 PM

To: Pool, Leslie; Sirwaitis, Sherri

Cc: Stephen.Adler@austintexas.gov; Houston, Ora; Renteria, Sabino; Zimmerman, Don; Troxclair, Ellen; Gallo, Sheri

Subject: OPPOSED TO C14-2016-0023

Importance: High

First of all, let me begin by stating that I am aware of and sensitive to the need for affordable housing in Austin especially as the cost of living in Austin is becoming prohibitive to many of its existing and new residents. However, my husband and I have owned a home in the proposed area for Elysium Park for over 20 years and have many overall concerns regarding the location of this Development.

Elysium Park would be placed in a location that would be dangerous to new residents living in the housing subdivision as they will be "literally hemmed/pinned in" by a 100 year flood zone (with a large drainage easement that flows swiftly with large rains and at times flood), active railroad tracks and inadequate street ingress and egress. Will the City of Austin, TDHCA, Developer, etc. assume the possible liability/lawsuits of these new residents by placing them in an unsafe area? Again, the need for subsidized housing is high but it needs to be at a location that is beneficial, not detrimental to its residents. The affordable housing residents deserve to have a safe place to live and not "pegged" into a location by a Developer who can perhaps acquire the land at a lesser price because of extenuating, compromising issues. Likewise, affordable housing developments should not be subject to an "unfit" location for the sake of expediency. I think it's a safe assumption that the City of Austin desires to provide safe, affordable housing for its residents. To make affordable housing work in Austin there needs to be success stories, not horror stories.

- 1) Flood zone- Elysium Park will be built mere feet from a 100 year flood plain. This flood plain is such a concern to City of Austin-Watershed Protection Department that we were recently mailed a brochure from them entitled "Know the Dangers of Flooding" (see attached). It boggles my mind that Apartments with a high density of people would be built next to what turns into a raging, small river during heavy rains. Evacuation of possibly 385 apartments because of flooding would be difficult-being hampered further by the railroad crossing and limited street access could make it disastrous. This area gets totally cut off in heavy flooding without any way "out or in". Just ask current residents in the area who have been stranded. Also, I'm assuming residents would need flood insurance. Does renter's insurance allow for loss of contents due to floods or will the Developer need to provide additional insurance? Will FEMA be notified of this Development? What are FEMA's guidelines regarding this type of Development in/next to a Flood Zone?
- 2) Elysium Park would also be placed inside and in very close distance to railroad tracks that **have to be crossed** to exit the Development. **There has already been a death at one of these crossings near the proposed Elysium Park.** Again, hard to understand the reasoning of placing a highly populated community containing children within such close proximity to active, operating railroad tracks. Are there any regulations in regards to building high density housing next to existing railroad tracks?

- 3) Surface/flood water being diverted differently causing water flow patterns to change. There obviously will be impact downstream from the very large complex Elysium Park will be. Places that normally don't flood may. Who is responsible for possible damages to residences/businesses by the changed flow of surface/flood water? Also, it would most likely affect nearby Water Park Road which is notorious for flooding making it an even more dangerous road to drive during heavy rain/flooding.
- 4) Surface water flow changes also cause environmental concerns. How will the increased pollution from surface water be dealt with as it impacts other areas? Is this under the jurisdiction of the Austin-Watershed Protection Department? Is it also the Watershed Department's responsibility to inspect this land and make sure any development falls within compliance/regulations?
- 5) Wildlife concerns- there is an abundance of deer and other wildlife in this highly wooded area. Are there any safeguards in place for them? Will the land in question be inspected to insure there are no endangered species? Is this the responsibility of SOS? Does it need to be brought to their attention or a similar agency?
- 6) Large, mature trees will need to be cut down. The City of Austin has ordinances protecting trees past a certain size. Will this be enforced? If not, how will adequate impervious ground cover percentages be achieved? With such a large development on a small piece of land (385 units on 7 acres) it does not seem possible. Will there be enough green space to mitigate storm water runoff?
- 7) The limestone earth in this area is too porous to support the weight of multi-story apartment buildings. This was discovered when apartment buildings were proposed on the present day location of Preston Oaks (adjacent to Northwood), a single family subdivision. The apartments had to be scaled down to single family housing because of caves and the porous limestone. Again, a danger to future residents if a multi-family building is constructed on land that cannot support the weight.
- 8) There are no safe routes/walkways for residents to walk for employment, grocery shopping, etc. The nearest grocery store would entail crossing Parmer and Mopac which is notoriously congested. Same for the nearest pharmacy (Walgreen's). There are no major employers within safe walking/biking distance. There are no nearby bus routes. Residents are subject to unnecessary risk because of the existing infrastructure or lack thereof.
- 9) Longtime residents in Northwood along Pegasus Street will be subject to a four story building virtually in their backyard. Recently, the Austin City Council voted to phase out most forms of short term rentals. One of the determining factors was cited as the Council being respectful of the "sanctity of residential housing". This philosophy is not consistent with the homeowners who reside on Pegasus and other nearby streets in Northwood. Why is their "sanctity of residential housing" not being considered as it was for other Austin citizens?

The proposed Elysium Park subdivision location is **NOT** a win/win for future residents, existing residents or the City of Austin. Affordable housing needs to be addressed but it needs to be done in the best interest of the people it will benefit. Affordable Housing should not be fueled by "corporate initiatives" which is what is clearly fueling this Developer. There are more suitable sights- without the flood zones, railroad tracks and within safe walking distance to services/employment. Some of these more desirable properties are located directly on the other side of Mopac from the proposed site so makes no sense why Developer is not doing due diligence except that perhaps he was able to purchase the current site MUCH cheaper because of all the many safety hazards regarding flooding, vicinity of railroad tracks and lack of mobility for residents.

As the saying goes- "if you are going to do something- do it right". Don't let others be the victims of expediency.

Thank you for your time and attention.

Respectfully,

Carolyn Isbell
Concerned citizen and taxpayer
McNeil Neighborhood- adjacent to Northwood

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Afternoon photo of frontage road and Oak Creek– the Railroad Crossing for light rail forces vehicles to stop on the 2 lane frontage road, risking being rear ended by oncoming high speed traffic.



Exiting Oak Creek, it can be difficult to see oncoming vehicles that move at high speeds due to the slope of Oak Creek and often high grass





Northwood Neighborhood Zoning case C14-2016-0023 Traffic concerns

Typical Silver Creek morning traffic waiting to exit on Parmer Ln. It often takes 2 or more cycles to get through the intersection; additional vehicles from the apartments will only increase this.



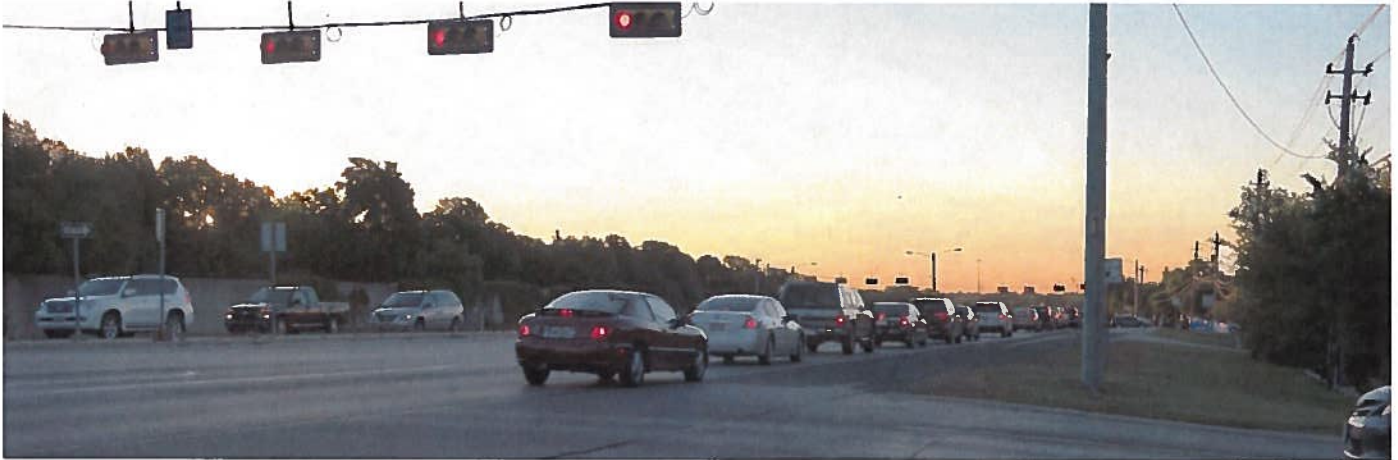
Note the black trailer; it barely made the light but wasn't able to fully clear the intersection. Traffic is again backed up following it.





Northwood Neighborhood Zoning case C14-2016-0023 Traffic concerns

The view from Parmer – during rush hour it is already packed with eastbound vehicles headed towards MoPac either from Parmer or via Amherst to Duval, to Summitt Elementary (on Amherst) and IH-35. The traffic lights at Amherst and Silver Creek are timed to keep traffic on Parmer moving, but the number of eastbound Parmer vehicles don't allow for many vehicles exiting Silver Creek to turn onto Parmer, especially into the right lane to reach Amherst or SB MoPac.



Silver Creek just turned green; no room in the right lane (many vehicles exiting Silver Creek turn into this lane).

As the Silver Creek light turns yellow, the bus finally makes onto Parmer in the right turn lane, headed to Summitt.



Note the two vehicles after the bus must use the shoulder to clear the intersection.



Sirwaitis, Sherri

From: Fred Fasel [REDACTED]
Sent: Wednesday, March 30, 2016 8:04 PM
To: Sirwaitis, Sherri
Subject: Rezoning C14-2016-0023.SH Elysium Park traffic concerns

Dear Ms. Sirwaitis,

I live in and own a home at 12900 Oak Bend Drive in Northwood. My home is on the corner of Oak Creek and Oak Bend Drive. I strongly oppose rezoning the proposed site of the Elysium Park development because it is currently designed to have it's entrance and exit on Oak Creek Drive. Oak Creek Drive is one of two streets, Silver Creek is the other, that are used by residents to access Parmer Lane and MoPac and they are the only way to get into or to exit the neighborhood. Except during morning and afternoon rush hours both streets can be characterized as quiet residential streets lined by single family homes on both sides of the streets.

Throughout the city of Austin a major goal is to preserve the integrity of older existing neighborhoods. To achieve this goal residential streets need to remain residential streets and not be turned into high volume traffic avenues. If the Elysium Park Apartments are built with the entrance/exit on Oak Creek, as many as 600 additional automobile trips per day will be added to Oak Creek and Silver Creek. That amount of additional traffic will negatively impact the character of those two streets and degrade the entire neighborhood.

Northwood residents have invested in this neighborhood because it is a quiet neighborhood with quiet streets. Allowing an apartment complex to be built with an entrance/exit on Oak Creek Drive, will certainly change the character of the two streets and negatively impact the homes on the those streets, thereby undermining the goal of preserving and supporting existing Austin neighborhoods.

If the zoning for the site remains light commercial and the site is developed for light commercial there will not be a heavy increase of traffic on the two main streets through the neighborhood. In the last few years Baylor University and EHI Health center have located on Oak Creek and the toll road frontage road (Burnet Rd.). There has been an increase in traffic on Oak Creek and Silver Creek since those businesses have opened, but it is only a slight increase. I'm sure the reason for this is that people visiting those businesses do not know they can take a short cut through Northwood to get to Parmer Lane. Full time residents of apartments on Oak Creek and Burnet Rd. will soon learn that they can use Oak Creek and Silver Creek to avoid the heavy traffic on Burnet and therefore turn those two streets into busy thoroughfares.

In summary, my concern is that rezoning the site of the proposed apartments will result in an intolerable increase in traffic on Oak Creek and Silver Creek. This increase in traffic will degrade an old and existing neighborhood. Leaving the site of the proposed apartments zoned light commercial will not result in significant increase in traffic and will preserve the integrity of the neighborhood.

Please listen to the people of Northwood's plea to not change the zoning of the site. Leaving the site zoned as it is will demonstrate city support for neighborhoods rather than giving developers permission to degrade neighborhoods so they can make a profit and ignore the wishes of the people living and investing in a neighborhood.

Thank you for listening,
Fred Fasel

Sirwaitis, Sherri

From: Lisa McCormick [REDACTED]
Sent: Wednesday, March 30, 2016 11:37 AM
To: Sirwaitis, Sherri
Cc: [REDACTED]
Subject: Rezoning C14-2016-0023.SH Elysium Park traffic concerns

Ms. Sirwaitis,

I am a resident of the Northwood neighborhood and have been since January 2011. Our neighborhood is a quiet and friendly mix of long time residents and home owners and a few good renters mixed in. I have noticed two things that have evolved in our quaint neighborhood in the past two years: increased traffic and increased vehicle thefts. I am a single mother of two teenagers and I work downtown. We are very busy and are driving at all hours, except between 1 and 7 am.

Entering the Mopac frontage road from Oak Creek in the mornings headed southbound is a joke. Cars are backed up to the entrance ramp causing a huge problem with cars making the turn around from nb Mopac and cars coming from North of town to enter the highway. It is very dangerous to enter Mopac here and I try to avoid it.

Leaving the neighborhood turning left at the light at Silvercreek in the mornings, there are at least 10 cars or more waiting to turn left towards Mopac from 715-815am. The light is longer during the mornings than other times, but it still takes about 10 minutes at that light to just leave the neighborhood, to then sit on Mopac access at Parmer for another 10 minutes to enter the highway. Traffic heading into Austin is backed up and moving very slow between 183 and 45th street almost daily.

Exiting the neighborhood to the west is tricky. Depending on the time of day, one does have to wait for the fast drivers to go by trying to make the light at Silvercreek, then you can make your way west. But once headed that week, you will most certainly wait at the McNeil light at least once.

Regarding thefts, just this week, I am reading about people with missing items from their vehicles. I know of a few incidents where car windows were broken to get the items inside.

My concern is with any apartment living, low income or not, there is more foot traffic, more folks walking down Oak creek to Silvercreek to get across to the Walgreens or Chevron store, resulting in more exposure to our homes. More car traffic driving through the neighborhood to find a faster way out. Adding more cars to an already stressed traffic situation. Given the set up of the lights at Silvercreek and Amherst, it will be even more difficult to make a left turn on Parmer to get to Mopac. We had problems with that light before not being timed correctly. Already drivers choose to drive straight through the parking lot of Abels to turn right on Duval to just avoid the area and try to manufacture another way to reach Mopac. Thus, making the traffic at the four way stop at Amherst and Adelphi back up almost to the Parmer light. This causes a lot of problems there.

Please hear our plea, that adding apartments to our neighborhood will add to an already poor traffic situation and increase crime. I am very opposed to these apartments.

Lisa McCormick
Northwood Resident
512-689-2951

Sirwaitis, Sherri

From: Elizabeth Dickson [REDACTED]
Sent: Tuesday, March 29, 2016 12:08 PM
To: Sirwaitis, Sherri
Cc: [REDACTED]
Subject: Rezoning C14-2016-0023.SH Elysium Park traffic concerns

Dear Ms. Sirwaitis,

My name is Elizabeth Dickson, and I live at 13024 Silver Creek in the Northwood neighborhood.

I am writing because I have deep concerns about the proposed Elysium Park development at 3300 Oak Creek Drive in the Northwood neighborhood.

Our small neighborhood has only two main entrances. There is one on Oak Creek, which is crossed by the lightrail tracks and is off a one-way feeder of the toll road. When the railway crossing arms are down, apartment residents and Northwood residents trying to turn onto Oak Creek would find themselves to be sitting ducks backed up on the feeder, a very unsafe situation to find oneself in.

The other entrance has a traffic light where people can turn right or left. This exit is stacked up every weekday morning, due to school and work traffic. I can't imagine how bad it would be with 200 more cars (added by the potential apartments) to deal with. It would be a nightmare, and I would hate to think about trying to get out if there were ever an evacuation situation.

Already we have only on-and-off-again sidewalks and are in dire need of speed bumps on Silver Creek and Oak Creek, where people tend to drive too fast. (At certain times of the day, I do not allow my kids to ride their bikes on those streets, because it is just too dangerous.)

There is no doubt in my mind that the people living in the proposed apartments would cut through the neighborhood to get back to their homes. If they were driving from the west part of Parmer, they would have to go through at least four intersections and follow a roundabout path to avoid driving through residential streets. No one is going to choose to do that. Usually apartments are built on busier streets, with entrances on main thoroughfares. This building would force its traffic on residential ways.

Please do not add to our reduced walkability and safety issues by adding hundreds of cars-worth of traffic to our residential streets.

Sincerely,

Elizabeth Dickson

Sirwaitis, Sherri

From: Richard Horn [REDACTED]
Sent: Tuesday, March 29, 2016 2:26 PM
To: Sirwaitis, Sherri
Cc: [REDACTED]
Subject: Rezoning C14-2016-0023.SH Elysium Park traffic concerns

Ms. Sirwaitis

My name is Richard Horn, my wife and I have lived at 12720 Timberside Dr. in Northwood since 1991. During that time the increase in traffic in our area particularly as it concerns exiting from the neighborhood on to Parmer or the frontage road to MoPac. Both have become increasingly difficult in the mornings between 6:30 and 8:30. I understand that a zoning change is being requested for a 4 story building with garages on the first floor. In looking at the design I see that this is drastically different from the original plan the Developer presented to the community. This new plan does not even meet the setback distances, it has 143 parking places. I feel this will be overwhelming to the neighborhood both from the standpoint of traffic and safety. This is not just a simple zoning change request this represents a complete departure from the spirit and nature of the community.

I am not a hydro geologist but I am pretty sure that 7 acres of impervious cover will exceed the run off capacity of the small creek that crosses Oak Creek. It already closes with heavy rain. I am opposed to the zoning change because I see no upside for anyone other than the developer.

Sincerely,
Richard Horn, resident of Northwood

Sirwaitis, Sherri

From: Mary Ellen Scribner <maryescribner@gmail.com>
Sent: Tuesday, March 29, 2016 8:37 PM
To: Sirwaitis, Sherri
Cc:
Subject: Rezoning C14-2016-0023.SH Elysium Park traffic concerns

Attention: Sherri Sirwaitis

I am writing to express my concern about the traffic implications for the Northwood community if the apartment project is allowed to proceed. I am sure that other community residents are highlighting the exacerbations to commuter traffic flow that would result from more cars entering and exiting the neighborhood during the peak morning and evening commuting times. Thus, I want to focus on an existing problem that probably hasn't been considered by anyone involved with this project or perhaps even by Austin traffic planners.

There are three exits from the combined neighborhoods of Northwood, Preston Oaks and McNeil Estates: Silver Creek Drive and Ganymede Drive lead directly to Parmer Lane; Oak Creek Drive exits Northwood onto the MOPAC service road that leads only to Parmer Lane. There is a fourth "informal" access street not noticed by most non-residents where Tamarack Trail dead ends at Parmer Lane--yes, once again, Parmer Lane. It should be clear by now that we cannot leave Northwood, Preston Oaks, or McNeil Estates without access to Parmer.

Access to Parmer Lane is compromised more often than you might think. The most disruptive incident that impacted me personally occurred in September 2014 when a funeral procession for Travis County Deputy Jessica Hollis, confined not only the residents of Northwood, Preston Oaks, and McNeil Estates to the neighborhood but also forced drivers exiting the toll road, FM1325, Wells Branch Pkwy., etc., and needing to either cross or turn onto Parmer Lane to sit in their cars for at least one hour and twelve minutes. I know that time because I was the first car at the Silver Creek Dr light waiting to turn when the procession arrived at that point. One hour and twelve minutes later I got to proceed onto Parmer Lane. I was on my way to a two-hour class of which much less than one hour remained by the time I got to it. This happened midday and people who had left their offices for lunch were made to be more than an hour late in getting back to work. No doubt others were on their way to a class as I was or an important appointment. School buses were stuck in this monumental traffic jam; hopefully, no one had a serious medical emergency.

It is plain to see that adding apartments to this restricted area would only make an existing problem worse. We do not need more cars coming and going from the neighborhood, and we desperately need another way out that has nothing to do with Parmer Lane.

Regards,

Mary Ellen

--

Mary Ellen Scribner
512.255.8428 (H)
512.698.5539 (C)

maryescribner@gmail.com
mescribner@utexas.edu

Sirwaitis, Sherri

From: Casey Walker <caseyjoewalker@gmail.com>
Sent: Wednesday, March 30, 2016 8:02 AM
To: Sirwaitis, Sherri
Cc: northwoodtreasurer@gmail.com
Subject: Rezoning C14-2016-0023.SH Elysium Park Traffic Concerns

Ms. Sirwaitis,

I am emailing you in reference to the proposed Elysium Park development and my concerns with the incredible increase in traffic that this will cause in an area where vehicle congestion is already a huge issue.

I'm a resident of the Northwood neighborhood and suffer through this traffic congestion daily. The entrance to this neighborhood is part of the Mopac/Loop 1 frontage road that leads to an intersection with Parmer Lane. At peak traffic hours, it is not uncommon for this traffic to back up so far, that the entrance to the neighborhood is blocked. This also backs up the amount of cars trying to exit the neighborhood, all directly in front of the proposed site for this development.

Tracks for the Metro rail also run right through the exit to the neighborhood and often cause additional traffic delays, as well as safety concerns with cars being stuck in line in the path of the train. There have already been Metro rail accidents in this area, including the one mentioned in the link I am providing here, where a man was killed one street over from this proposed development. The accident resulted not only in a fatality but a settlement to the family from CapMetro.

<http://kxan.com/2015/02/24/capmetro-approves-settlement-in-deadly-2012-train-crash/>

Normally, residents of a proposed development such as this can rely on nearby public transportation, which helps reduce the amount of traffic. But with this proposed location, the nearest Metro rail station is 2 miles away and the nearest bus stop is over a mile way and would require pedestrians to navigate the dangerous aforementioned intersection of Parmer Ln and Mopac. There is no reliable public transportation in safe walking distance and that means most if not all of these new residents will be forced to use cars. Red light runners are also a huge problem at this intersection and put these pedestrians and other drivers at risk as well.

Finally, the streets of our neighborhood, including Oak Creek, where this development is proposed, are filled with playing kids and exercising adults. This area has a huge problem with speeding drivers along Oak Creek and speed signs are frequently posted to help alert drivers to slow down, often to no avail. Increased traffic on this street is only putting our kids and residents at future danger.

Please help us. This neighborhood can not sustain the amount of traffic that a maximum density development such as this would create. Our safety and our kid's safety depend on it. We ask that you please not re-zone this area.

Thank you for your time and attention on this matter.

Casey Walker
Resident at 12909 Pegasus St
caseyjoewalker@gmail.com

Sirwaitis, Sherri

From: JMW Lanman <jmwlanman@gmail.com>
Sent: Wednesday, March 30, 2016 9:05 AM
To: Sirwaitis, Sherri
Cc: [REDACTED]
Subject: Rezoning C14-2016-0023.SH Elysium Park traffic concerns

Dear Mrs. Sirwaitis,

I am writing to let you know about my concerns with the proposed apartment housing development Elysium Park at 3300 Oak Creek Dr in Austin, TX. I am a resident of Northwood at the NW corner of Parmer and Mopac, my address is 13028 Silver Creek Dr..

This site is not suitable for apartments because of its location directly adjacent to a train track and a one-way 50 MPH highway service road. The adjoining neighborhood (Northwood) is the only alternative for additional traffic seeking to avoid trains and a busy entrance and exit at the the Oak Creek and Mopac service road (referred to as Burnet Road sometimes). The safety of apartment residents would be unreasonably compromised by the proposed location because of trains, flooding creeks, 50 MPH one-way traffic, and no reasonable pedestrian access to any public spaces or parks. The safety of the current Northwood residents would be unreasonably compromised by the addition of more traffic, which the existing neighborhood roads are not designed to handle. When you add to the mix the often flooding creek that can block passage along Oak Creek Dr. and the additional run-off that would be created by the development... this proposed location just doesn't make sense.

I respectfully request you to take these factors into account when you review this pending case.

Thank you,
Josh Lanman
512-470-5066

Sirwaitis, Sherri

From: Neil Deeds [REDACTED]
Sent: Tuesday, April 26, 2016 10:43 PM
To: Sirwaitis, Sherri
Subject: Rezoning C14-2016-0023.SH Elysium Park

DATE: April 26 2016

RE: City of Austin Zoning Case Number C14-2016-0023.SH Elysium Park

TO: Sherri Sirwaitis, Case Manager, City of Austin Planning and Zoning Department

I am writing in opposition to Zoning Case Number C14-2016-0023.SH which, per the application, will change zoning for ~7 acres located on Oak Creek Drive from IP-CO (3400 Oak Creek) and RR (3302 Oak Creek) to MF-4-CO, where the proposed use is apartments.

A few main reasons are below:

1. The portion of road along Oak Creek between the site and southbound Mopac frontage road
 - is a **HIGH FLOOD RISK**, per Watershed Protection Department (WPD) Creek Flood Problem Score data. It has flooded as recently as May 2015. There was a high water rescue in October 2013. It is **NOT SAFE** to put a multi-family development where the main street access is known to flood.
 - has a railroad crossing. Between Mopac frontage road and the railroad crossing, there is space for only two vehicles on Oak Creek. Zoning for apartments (MF) vs. the existing IP-CO zoning will mean more vehicles flowing into the neighborhood at similar times (e.g., returning home in the evening) and more occurrences where that 2-car length threshold will be exceeded, so that traffic will be **UNSAFELY** forced to stop on the 55-MPH Mopac frontage road.
2. The new zoning will allow for more impervious cover than the current IP-CO zoning. This will be additional flood risk to areas downstream of this property that are already prone to flooding and may put existing homes further in harm's way.
3. An MF-4 zoning district where the only access is on a non-through, residential street is not appropriate. The neighborhood and its residential-only streets, where homes and driveways face, are not intended to support apartments.
4. A large portion of the 7-acre site is in the 100-year floodplain and the critical quality water zone where building is not permitted. Development will be forced to encroach further into the neighborhood where there are existing homes. MF-4 will allow a four story structure to be placed near 1 and 2-story existing homes. This does not respect existing residents who selected these homes when there was no intention to have 4-story structures near their properties with minimal setback.

These are the main arguments to oppose multi-family zoning district at this location on Oak Creek Drive. Kindly take this into consideration.

Respectfully,
F. Deeds

[REDACTED]

PUBLIC HEARING INFORMATION

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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.

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Case Number: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 3, 2016, Zoning and Platting Commission

June 16, 2016, City Council

Beverly Deguteris
Your Name (please print)

12923 Pegasus St.

Your address(es) affected by this application

Beverly Deguteris
Signature

4-26-2016

Date

Daytime Telephone: *512-413-5215*

Comments: *I would like to object and persuade the zoning and platting commission to object this zoning as this project will increase the already large amount of traffic on my only main street out of my neighborhood. I am also concerned about increased flooding potential of Red Creek. Please consider No*

on Case # C14-2016-0023 SH

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

PUBLIC HEARING INFORMATION

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Case Number: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 3, 2016, Zoning and Platting Commission
June 16, 2016, City Council

Enid Walker

Your Name (please print)

12909 Regasus St

Your address(es) affected by this application

Enid W. Walker

Signature

4/26/16

Date

Daytime Telephone: (512) 632-1097

Comments:

This proposed zoning change
is going to bring unprecedented
traffic and congestion to an already
crowded area. It already takes
several minutes to leave the
subdivision every morning. How long
will it take if this re-zoning goes
through? Please deny this zoning
request. Thank you!

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: Joan Yaffe [REDACTED]
Sent: Sunday, May 01, 2016 2:44 PM
To: Sirwaitis, Sherri
Subject: Case # C14-2016-0023.SH -- Opposition

Dear Ms. Sirwaitis,

I am a resident of the Northwood neighborhood (12911 Trailwood Road). I may not be able to attend the Zoning and Platting Commission meeting on May 17th and so I thought I would express my opposition to Case # C14-2016-0023.SH via email. I am opposed to the Elysium Park apartment development for several reasons:

- The proposed site is next to Walnut Creek which floods during heavy rains. The added impervious cover created by such a large development so close to the creek will potentially worsen the flooding not only on Oak Creek Drive, but downstream as well.
- Northwood is a small neighborhood which currently has only two main entrances, one of which only allows southbound traffic out of the neighborhood. During morning rush hour it can be very difficult to turn onto the SH 145 access road. The other entrance, with the only traffic light, also has a long line of cars exiting every morning. Sometimes it can take two or three signal changes to turn left on to Parmer in order to access southbound Mopac. Both of these are residential streets and would not easily accommodate adding potentially 200 more vehicles that a 120 unit apartment complex could produce. It would be a nightmare in the mornings and evenings as people travel to and from work and school. In addition, the proposed development is near the railroad tracks which poses more problems with increased traffic.
- The schools in this district are already overcrowded and another 47 home subdivision is currently being built in the Scofield area which will also be in this school district adding more children into these overcrowded schools. The potential for more children in the Elysium Park development would only exacerbate the overcrowding problem.

The office building across Oak Creek Drive from the proposed development has fit very nicely into the neighborhood as will the church that is being built just west of it. Much as I would like the tract to remain undeveloped because it affords us a little green space, I know that is unrealistic but hope that when development comes, it will enhance, not detract from the quality of the neighborhood.

Thank you for your consideration of this email.

Joan Yaffe
12911 Trailwood Road
Austin, TX 78727

Sirwaitis, Sherri

From: Cindy Schmidt [REDACTED]
Sent: Saturday, April 30, 2016 11:06 AM
To: Sirwaitis, Sherri
Subject: Zoning application- Case #: 14-2016-0023SH

Dear Ms Sirwaitis,

I represent our family partnership, Kahl Consolidated, LTD. We own property at 3400 Del Robles, Austin, Texas.

I am contacting you with concern regarding the proposed rezoning of our property. We are situated next door to the site being considered for development, Elysium Park. I have heard that the developer is stating that a road may be built through our property for access to the proposed housing development. I would like to assure you that I have never spoken to any developer regarding a road, nor would we be willing to have such a road placed on our land. I believe that the developer is speaking out of personal interest, yet has no basis for that claim.

We understand that if such project is constructed, the traffic through the existing entrance and exit streets will be overwhelming, but we are in no way entertaining the possibility of a new road through our property. We are against the rezoning and proposed construction for several reasons, including the traffic concern.

In addition, the flooding of the area has been an issue for the past 40 years we have owned the property. Construction of the proposed building will create a large footprint on the site and increase water shed to surrounding areas. Our concern is for the destruction caused by additional water on our land and for the safety of the residents who live on our property.

The railroad track located along Mopac would be another potential hazard for the project. A man in a vehicle was killed exiting in that location a few years ago and additional traffic, vehicles or pedestrians, would be further potential for tragic accidents along the track.

I will also try and reach you by telephone to discuss these concerns regarding the rezoning needed to allow this project to advance.

Sincerely,

Cindy N. Schmidt

Kahl Consolidated, LTD
806 679-1901

PUBLIC HEARING INFORMATION

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Case Number: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

**Public Hearing: May 3, 2016, Zoning and Platting Commission
June 16, 2016, City Council**

FRANCIS EGAN

Your Name (please print)

3107 OAK CREEK DRIVE AUSTIN

Your address(es) affected by this application

Signature

Date

Daytime Telephone: (416) 597-3310

Comments: VERY CONCERNED WITH TRAFFIC AS

WELL AS EXASPERATED FLOODING AND

ENVIRONMENTAL ISSUES.

☐ I am in favor
☒ I object

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

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

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Case Number: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 3, 2016, Zoning and Platting Commission

June 16, 2016, City Council

Scott F. Elwood Jackson
 Your Name (please print)

12932 Pegasus St.
 Your address(es) affected by this application

Sherri Sirwaitis
 Signature

04/26/16
 Date

Daytime Telephone: 210-218-2251

Comments: Increased traffic will be a burden
to an already busy street - Some
wild life lives in the area, it's a shame
if they are displaced.

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 3, 2016, Zoning and Platting Commission

June 16, 2016, City Council

Hunter + Katie Cohen

Your Name (please print)

12902 Pegasus St

Your address(es) affected by this application

Katie Cohen

Signature

4-26-16

Date

Daytime Telephone: 512-584-6358

Comments: I do not want higher density residences in Northwood. I don't want increased flooding, traffic, congestion. Apartments will add strain on area infrastructure. Preserve established neighborhood w/ single-family dwellings, preserve community character. I am unhappy, but trust council will do the right thing. I support existing zoning & development to add parks, community services, childcare, art and education or services to benefit residential neighborhood.

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 3, 2016, Zoning and Planning Commission
June 16, 2016, City Council

WALTER W DONNELLY JR
Your Name (please print)

12911 PEGASUS STREET

Your address(es) affected by this application

Walter W Donnelly Jr
Signature

4/28/2016
Date

Daytime Telephone: 512-388-2839

Comments: MY CONCERN IS ANY CONSTRUCTION
IN THE AREA OF A CREEK BED OR FLOOD
PLAIN ZONE. THIS LAND SHOULD BE
PURCHASED BY THE CITY OR STATE.
IF THE STRUCTURES WERE BUILT,
I THINK OF THE COST IN DAMAGES.
THE CITY OR STATE WOULD BE
FORCED TO DO A "BUY OUT" THE
COSTS THEN? PLEASE USE COMMON
SENSE.

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

City of Austin
Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 3, 2016, Zoning and Platting Commission

June 16, 2016, City Council

Albert W Morgan
Your Name (please print)

☐ I am in favor
☒ I object

12922, 12924, 12934 Pegasus St

Your address(es) affected by this application



Signature

27 APR 16

Date

Daytime Telephone: 770 778 7927

Comments: When I first moved to Pegasus St, the subject property was originally zoned SF3. Now it is being rezoned for high density multi-family. Zoning regulations are supposed to prevent such onerous zoning changes. Oak Creek Dr Flooding w/ only increase with the added impervious cover.

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

PUBLIC HEARING INFORMATION

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Case Number: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 3, 2016, Zoning and Platting Commission

June 16, 2016, City Council

Cindy Kahhan Schmidt
 Your Name (please print) *Kah Consolidated, LTD*

3400 Del Robles Austin, TX

Your address(es) affected by this application

Cindy Schmidt
 Signature for *Kah Consolidated, LTD*

4/28/16

Date

Daytime Telephone: *800 679-1901*

Comments:

I am against the proposed zoning change. Flooding in the area is currently a big problem and allowing a large footprint, increasing allowed so density, in the area will exacerbate the flooding problem. The nearby transition is a hazard to pedestrian traffic and the current neighborhood street system is inadequate to handle either traffic.

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 Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2016-0023.SH
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: May 3, 2016, Zoning and Platting Commission
June 16, 2016, City Council

Eydie Toll
Your Name (please print)

12936 Pegasus St 78727
Your address(es) affected by this application

☐ I am in favor
☒ I object

4-26-16
Date

512-466-5173
Signature

See attached letter
Daytime Telephone:

Comments:

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

PUBLIC HEARING INFORMATION

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Case Number: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 3, 2016, Zoning and Platting Commission

June 16, 2016, City Council

Debra Lineberger

Your Name (please print)

12936 Pegasus St 78727

Your address(es) affected by this application

Sherri Lineberger

Signature

4-26-16

Date

Daytime Telephone: 512-466-5172

Comments: See attached letter

☐ I am in favor
☒ I object

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

This letter is being written in regards to a rezoning request for land located at 3300 Oak Creek Drive, case number C14-2016-0023.SH. My wife, Eydie Toll and I, Debra Lineberger are affected property owners, living at 12936 Pegasus St. Our back fence backs up to the western edge of this property. We are the first home in the Northwood Subdivision and have lived here since March 2007.

As you may know, the current zoning of this property is designated as IP-CO, an industrial park district and RR, rural residence, intended for very low density residential homes. The zoning change, as submitted by the developers of the proposed Elysium Park, is being requested as MF-4-CO or multifamily residence, with a designation of medium to high density. The developers want to build an affordable housing apartment complex on this land and the Austin City Council has given tentative approval, thus creating an approval process for this project.

In April 2015, my wife and I set about remodeling our home to put it up for sale in March 2016. This date corresponded with closing her small business, in which her lease expires April 30, 2016. I am semi-retired, but continue to manage the books for the business. We, too are also low income individuals who have been struggling for the past several years to pay our property taxes on our home. We took out a home equity mortgage on our home to pay for the remodeling effort in the last quarter of 2015 and believed we would be able to sell our home quickly, given the demand for housing in the city of Austin.

In February, 2016 our neighborhood association sent out notices of the pending request for rezoning of 3300 Oak Creek Drive. We were very concerned at the time that this would place a burden on selling our home and could possibly devalue it. Of the 7 acres of land in the proposed tract, only about 2 acres are buildable, all of which are adjacent to our back fence. This is not the proper application for this land.

In spite of this concern, we were faced with a very difficult decision to sell our property. With an expiring lease and the inability to continue paying ever higher property taxes on our home, we listed our home for sale during the last week of March. As part of the listing, we truthfully disclosed the rezoning request to prospective buyers. On April 13, we accepted a buyer offer of \$375,000 for our home. By April 18, the buyers had backed out of the contract, as they had the ability to do during the 10 day opt out window. The buyer's real estate agent indicated to our agent that the buyers were extremely concerned about the rezoning request for 3300 Oak Creek Drive, thus forfeiting their \$400 deposit.

Since that time we have had several other people interested in purchasing our home, but have not committed to buying it because of the rezoning issue on the adjacent property. In additional talks with our listing agent, we discussed ways to market our home. One point we offered to her covered marketing it to residential investment buyers who could lease the home to renters. This became untenable when our listing agent indicated that the only way to sell would be to significantly discount the price of our home, no matter who the buyer might be.

My wife and I feel we have been materially disadvantaged by the rezoning request and the intent of the Elysium Park project. At the time we purchased our home in March 2007, we checked out the zoning for 3300 Oak Creek Drive. Given the designation of light industrial and rural residential, we felt that even if a

business such as a dental office or a church, etc moved in, we would not suffer any consequences from this zoning and traffic would be light. Additionally we knew that a 75 feet buffer existed under the current zoning with our back yard and an approximately 300 year old heirloom oak provided extensive coverage between the two properties. It has a wing span of 41 feet and a 120 inch base located in the 10 foot utility easement with some roots and one foot of limbs in our back yard. We felt this would provide significant cover to shield our back yard. In plans submitted by the Elysium Park buyers, only a 10 foot buffer would exist between their parking lot and our land and the heirloom oak with 40 feet of its wingspan over the development tract would be destroyed. Our land would be subject to car noises and exhaust from their proposed parking lot and entry to the complex just 10 feet from our property. This proposed vehicle entry is also located on a dangerous curve. Several accidents have occurred on this curve over the years, one in which a car slammed into a tree in our front yard and another into our neighbors's fence across the street. We purchased our home in good faith, believing in the current zoning as a covenant with us as adjacent home owners. Now we feel the city council has let us down by tentatively approving this project. With 80 proposed units in the apartment complex, most of which are affordable housing, the intent of the project becomes devaluation, rather than integration.

As stated previously, we are low income individuals and were able to buy our home in a time when home prices were reasonable. Does it benefit to displace and materially disadvantage us, too? We can no longer afford to pay property taxes on our land because of rapidly rising home prices and struggled mightily with this last year. We are caught in this, but what are our rights in this matter?

This is not a generalized claim of property devaluation. We as homeowners have already been materially disadvantaged because of this situation. Last week the Austin American Statesman's front page article on April 21 reported a 9.2% increase in home sales with an accompanying increase in the median home price for March 2016. The article noted that inner core residents were moving to outer city areas in order to buy more affordable housing. Northwood Subdivision is just such an area and homes sales in other parts of Northwood are brisk. Also noted was that long-time residents are being priced out of their homes. My wife and I are in just such a situation.

We support affordable housing efforts by the city, however we feel that in many cases you are hurting the very people the city is trying to help. We are an example. If this rezoning and project is approved, how will we as homeowners be materially compensated for our property devaluation?

A copy of this letter is being sent to city council members, including Leslie Pool, District 7 representative, the city arborist, the Northwood Neighborhood Association, the zoning commission, mayor Adler, Brian Rogers of changeaustin.org and our state representative, Celia Israel.

Eydie Doe Libra Zuberger 4-26-16

Certified Mail # 7015 3010 0001 0577 5277

PUBLIC HEARING INFORMATION

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Case Number: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 3, 2016, Zoning and Platting Commission

June 16, 2016, City Council

KARIN DARNELL

Your Name (please print)

12808 Palfrey Dr.

Your address(es) affected by this application

[Signature]

Signature

5/3/16

Date

Daytime Telephone: 512-560-7854

Comments: _____

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 3, 2016, Zoning and Platting Commission

June 16, 2016, City Council

Larry Long and Merle Long
 Your Name (please print)

Larry Long and Merle Long
 Your address(es) affected by this application

12925 Regasus St, Austin, TX 78727
 Date

Signature

Daytime Telephone: *512-244-6701*

Comments:

☐ I am in favor
☒ I object

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

City of Austin
 Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

**Public Hearing: May 3, 2016, Zoning and Platting Commission
June 16, 2016, City Council**

MARIAN MANSFELDER
Your Name (please print)

3510 LAVAGE DR 78727
Your address(es) affected by this application

Marian Mansfelder
Signature

Date

512-343-7500
Daytime Telephone:

Comments:

I object to apartments being built so close to your neighborhood. You should be lowering our home values and putting more vehicles on the already well used Oak Creek Drive. I have worked hard for many years to keep the value of my home and my neighborhood - this is not fair and would NOT be welcome. Please vote No to this 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



Any Baby Can

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Andy Miller, MHSE, MCHES
President and CEO

February 26, 2015

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Elysium Park
Application # 16161

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application for the proposed affordable housing development, "Elysium Park," to be located at 3300 Oak Creek Drive, in Austin, Texas, Travis County.

Any Baby Can is a tax exempt civic organization that serves the community in which the development site is located with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Kathleen Hopkins
Chief Operations Officer



February 18, 2016

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TDHCA

Tim Irvine

221 East 11th Street

Austin, TX 78701

RE: Elysium Park Application #16161

Dear Mr. Irvine,

The Greater Austin Asian Chamber of Commerce (GAACC) is writing this letter to voice our support for the Texas Department of Housing & Community Affairs tax credit application for a proposed affordable housing development named *Elysium Park*, to be located at 3300 Oak Creek Drive in Austin, Texas, Travis County.

GAACC is a tax exempt civic organization that serves the community in which the development site is located with a primary purpose of advocating for, educating and connecting the Asian Pacific American business public, ultimately for the betterment of the overall population.

The need for housing in Austin that is affordable to citizens of modest means is undisputed and this development will help meet that need.

Sincerely,

Marina Ong Bhargava
Executive Director

February 15, 2016

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701


RE: Elysium Park
Application # 16161

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application for the proposed affordable housing development, "Elysium Park," to be located at 3300 Oak Creek Drive, in Austin, Texas, Travis County.

Capital IDEA is a tax exempt civic organization that serves the community in which the development site is located with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,



Steve Jackobs
Executive Director



February 17, 2016

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Elysium Park
Application # 16161

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application for the proposed affordable housing development, "Elysium Park," to be located at 3300 Oak Creek Drive, in Austin, Texas, Travis County.

Front Steps is a tax exempt/civic/nonprofit organization that serves the community in which the development site is located with a primary purpose of housing those experiencing homelessness. By establishing a spectrum of affordable housing stock in our community, lower-income individuals, homeless or not, gain greater opportunities to achieve housing stability, income security and healthier futures. We believe the Elysium Park Application #16161 helps address the spectrum of needs.

We appreciate the goal of housing creators to make Austin affordable – for everyone!

Sincerely,

Mitchell Gibbs
Front Steps Executive Director
512-305-4156



SUSTAINABLE FOOD CENTER

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Healthy Child, Healthy World
Dr. Eduardo Sanchez, M.D.
American Heart Association
Eric Schlosser
Author
Eugene Sepulveda
Entrepreneurs Foundation
Jennifer Vickers
Community Investment Corp.
Alice Waters
Chez Panisse

February 22, 2016

TDHCA
Tim Irvine
221 East 11th Street
Austin, TX 78701

RE: Elysium Park
Application # 16161

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application for the proposed affordable housing development, "Elysium Park," to be located at 3300 Oak Creek Drive, in Austin, Texas, Travis County.

Sustainable Food Center is a non-profit organization with roots dating back to the 1970s in Austin, TX. We aim to cultivate a healthy community by strengthening the local food system and improving access to nutritious, affordable. As there is a need for nutritious, affordable and sustainably produced food, there is also a real need for housing that is affordable to citizens of modest means and this development will help meet that need.

Ronda Rutledge
Executive Director
ronda@sustainablefoodcenter.org



**BUILDING
HUMAN
CAPITAL**

February 19, 2016

TDHCA

Tim Irvine

221 East 11th Street

Austin, TX 78701

RE: Elysium Park

Application # 16161

Dear Mr. Irvine:

I am writing this letter to voice my support for TDHCA Tax Credit Application for the proposed affordable housing development, "Elysium Park," to be located at 3300 Oak Creek Drive, in Austin, Texas, Travis County.

Skillpoint Alliance is a tax exempt civic organization that serves the community in which the development site is located with a primary purpose of the overall betterment of the community. We believe that there is a need for housing that is affordable to citizens of modest means and this development will help meet that need.

Sincerely,

Margo Dover

Executive Director

--

February 22, 2016

Representative Celia Israel
Texas House Member, District 50
P.O. Box 2910
Austin, TX 78768

RE: Elysium Park
Application # 16161

Dear Representative Israel:

I, Matt Glazer, the Executive Director at Austin Young Chamber of Commerce, am writing this letter to voice my personal support for TDHCA Tax Credit Application for the proposed affordable housing development, "Elysium Park," to be located at 3300 Oak Creek Drive, in Austin, Texas, Travis County.

I believe that there is a need for housing that is affordable to citizens of modest means in all parts of town and this development will help meet that need.

It is time we plan for the future of the city and I encourage you to speak up for the people who are struggling to stay in Austin because of rising costs and a lack of development like Elysium Park.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matt Glazer', with a long, sweeping horizontal line extending to the right.

Matt Glazer
Executive Director, Austin Young Chamber of Commerce

Lindsey Wolfson

Subject:

FW: Elysium Park

----- Forwarded message -----

From: Christopher Dean <christopher.dean09@gmail.com>

Date: Wed, Feb 17, 2016 at 5:47 PM

Subject: Elysium Park

To: celia.israel@house.texas.gov, justin.perez@house.texas.gov,
jennie.kennedy@house.texas.gov

Representative Israel,

My name is Christopher Dean and I live within House District 50. My address is 17513 Marfa Lights Trl, Round Rock, TX 78664. There is a need for quality affordable housing in this area. Please SUPPORT the Elysium Park development located at 3300 Oak Creek Drive

Best Regards,

Christopher Dean

Lindsey Wolfson

Subject:

FW: Elysium Park Support Email

From: iraisortiz@hotmail.com

To: celia.israel@house.texas.gov

Subject: Elysium Park Support Email

Date: Wed, 17 Feb 2016 22:35:41 +0000

Representative Israel,

My name is Irais Ortiz and I live within House District 50. My address is 5400 W Parmer Ln Apt 821, Austin, TX 78727. There is a need for quality affordable housing in this area. Please SUPPORT the Elysium Park development located at 3300 Oak Creek Drive.

Thank you,

Irais Ortiz

areva	4428 Desiny's Gate Dr	Preston Oaks	78727	lichnoe1242@yahoo.com
im	3902 Northfield Rd	Northwood	78727	rjvandam61@gmail.com
IN	12408 B Coronet St	Millwood	78727	Evienelson2000@yahoo.com
	12900 Oak Bend Drive	Northwood	78663	mike.ryals@att.net
	12102 Wycliff Lane	Millwood	78727	Vanessajmartin@gmail.com
	4100 del Robles Drive	Hidden Estates	78727	ueber.kirsten@bcg.com
	4100 del Robles Drive	Hidden Estates	78727	ueber.kirsten@bcg.com
jt	12609 Palfrey Dr	The Reserve at Northwood	78727	justin.northcutt@gmail.com
	12502 Palfrey	Reserve at Northwood	78727	slevine@apple.com
	3600 Del Robles Dr.	Plaza Granada	78727	austindogdoc@yahoo.com
	3600 Del Robles Dr	Plaza Granada	78727	jbanksaustin@us.ibm.com
	12221 Mosley Ln	Millwood	78727	jleefrank@gmail.com
	4504 Ashville Pl	Rental property in area of proposed rezoning	79119	cnssdds@gmail.com

	Davis	4606 Adelphi Ln	78727	megbdavis1@gmail.com	t
	Blumberg	13025 Silver Creek Dr.	78727	lenny@lennyblumberg.com	
y	Metzger	11930 Dorsett Rd	78727	Austinmetzgers@gmail.com	r
	Clement	Destinys Gate	78727	n64news@aol.com	c
	Goodman	3903 Eton Lane	78727	Kawgoodman@yahoo.com	
	Mathews	12713 Council Bluff Dr	78727	nelcap@austin.rr.com	e
	Mathews	12713 Council Bluff Dr	78727	rem@austin.rr.com	r
	Wells	4609 Destinys Gate Dr	78727	kristiwells62@gmail.com	t
	Hays	4400 Columbine Dr	78727	RachelHays@msn.com	t
e	Moreno	4612 Destinys Gate Dr.	78727	michelle.moreno75@hotmail.com	i
y	Aiyer	4301 Columbine dr	78727	Ganeshaiyer@yahoo.com	
	Cummins	12828 Council Bluff Dr.	78727	rbcumminshome@att.net	f
	Badum	12228 Antoinette Place	78727	jody@prismnet.com	f
nabhan	4308 Columbine Dr	Preston Oaks	78727	miscdeal01@gmail.com	
	12421 Turtleback Ln.	Millwood	78727	textammy63@aol.com	
	4606 Adelphi	Millwood	78727	milwoodna1@gmail.com	
ie	4100 Kilgore Lane	Millwood	78727	nc_gilles@hotmail.com	
	12001 Cabana Ln	Millwood	78727	teresa.boyles@me.com	
	3805 burr oak lane	Northwood	78727	Bmwaldrep@gmail.com	
	3715 Cookstown Drive Austin, TX 78759	Millwood	78759	davidpgarrett@yahoo.com	
	13316 Gene Allan Road	family home	78727	laura@abundancehometg.com	
	13316 Gene Allan Rd	neighborhood	78727	hugo_llorens@deli.com	
	2304 Broughton Ct	Neighbor	78727	teamsloan@gmail.com	
ur	4201 Del Robles Dr.	William Hornsby	78727	brutler@gmail.com	
	2304 Broughton Ct.	North Shields	78727	teamsloan@mac.com	
d	3603 Del Robles Drive	Hidden Estates/McNeil Group	78727	cbernard@sbcglobal.net	
d	3603 Del Robles Drive	Hidden Estates/McNeil Group	78727	dkbernard@sbcglobal.net	
a	3800 Tattershall Ln	Millwood	78727	angelica.ware@gmail.com	
v	12207 Rrinadron l lane	Millwood	78727	chana nknrmv@austinisd nm	

Petition to Oppose Apartments on 3300 Oak Creek

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Printed Name	Signature	Address	Date
Natalie Renner		110122 Fitchburg Circle Pflugerville TX 78660	4-11-16
MTN-MASTERS		3702 NORTHFIELD RD 78727 Austin, TX	4-11-16
Daniel Pruitt		PO Box 2502 Pflugerville TX 78691	4-11-16
Mariuzo Noda		2000 Cedar Bend Dr Apt 1111 Austin TX 78758	4-11-16
Penny Galindo		12405 Trailwood Rd Austin TX 78728	4.11.16
Richard Renner		1831 Wells Branch Pkwy #727 Austin TX 78728	4-11-16
Joseph		3705 Northfield Rd Austin TX 78727	4/12/2016
Marey Soley		3705 Northfield Rd Austin TX 78727	4/12/2016
Bradly Renner		16122 Fitchburg Circle Pflugerville TX 78660	4/12/16
Amber Dillman		3703 Northfield Rd Austin TX 78727	4/12/16
Yipsi Ruiz		1007 Cresswell Dr Pflugerville TX	4/16/16

Petition to Oppose Apartments on 3300 Oak Creek

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Printed Name	Signature	Address	Date
<i>[Signature]</i>	<i>[Signature]</i>	12902 Silver Oak Drive Austin, TX 78727	3/15/2016
<i>[Signature]</i>	<i>[Signature]</i>	(same as above)	3/15/2016
<i>[Signature]</i>	<i>[Signature]</i>	12905 Silver Oak Dr Austin, TX 78727	3/15/2016
<i>[Signature]</i>	<i>[Signature]</i>	12903 Kountry Trl, Austin, TX 78727	3/15/2016
<i>[Signature]</i>	<i>[Signature]</i>	4606 Adelphi Ln ATX 78727	3/22/16
<i>[Signature]</i>	<i>[Signature]</i>	4401 Columbine	3/22
<i>[Signature]</i>	<i>[Signature]</i>	2108 Lanier Dr Austin 78727	3/22/16
<i>[Signature]</i>	<i>[Signature]</i>	13104 Council Bluffs Austin 78727	3/22/16
<i>[Signature]</i>	<i>[Signature]</i>	4605 Desiring GARD Austin 78727	3/22/16
<i>[Signature]</i>	<i>[Signature]</i>	12813 Palfrey Dr Austin 78727	3/25/16

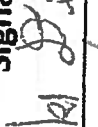






Petition to Oppose Apartments on 3300 Oak Creek

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Printed Name	Signature	Address	Date
Jeff Walker	[Signature]	4304 COLUMBIA DR	3/23/16
Tim Reeder	[Signature]	17503 Timberland Dr	4/11/16
Carmelle Reeder	[Signature]	12611 Cattle Trail	4/13/16
Tim Reeder	[Signature]	12611 Cattle Trail	4/13/16
Ben Terry	[Signature]	12611 Cattle Trail	4/13/16
Tim Gessie	[Signature]	4501 Columbine	4-10-16

Petition to Oppose Apartments on 3300 Oak Creek

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Printed Name	Signature	Address	Date
Devin Scisak		12703 Timberside Dr.	3/6
James Grant		12733 Carved Bluff Dr	3/7
Anne Kustash		12904 Pegasus Dr	0 3/12
Rachel Weckman		12803 Kaitiaki Pl	3/12
Shirley Zabor		4425 Secluded Hollow	3/12
Timothy J. Silvers		280 Northfield Rd	3/12
Kristen Austin		4313 Celebration Drive	3/14

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Printed Name	Signature	Address	Date
Marjorie Webb	Marjorie Webb	12808 Piquisson Dr	2-29-16
William Morgan	William Morgan	12808 Piquisson	2-29-16
Deborah Long	Deborah Long	12925 Piquisson	3-7-16
Donna Hobbs	Donna Hobbs	Box 19 Silver Oak Dr	3-7-16
Cathy Gamber	Cathy Gamber	12700 Piquisson Creek	3-3-16
Timothy Kennedy	Timothy Kennedy	12908 Timberside Dr.	3-4-16
Linda Calloway	Linda Calloway	4602 Oak Creek Dr	3-5-16
Andrea Kim	Andrea Kim	Austin, TX 76757	3/6/16
Orlando Sosa	Orlando Sosa	12832 Cecil Bluff	3.6.16
Erica Smith	Erica Smith	12804 Timberside Austin 78727	3-6-16
Mary Edmonson	Mary Edmonson	4704 Tamarack Tr.	3-6-16

Petition to Oppose Apartments on 3300 Oak Creek

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Printed Name	Signature	Address	Date
George Grimmer Sr.		4605 Oak Creek Drive	1 Mar 2016
Jerry Wise		4000 Palomar Ln.	3/7/16

Petition to Oppose Apartments on 3300 Oak Creek

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Printed Name	Signature	Address	Date
Melissa Schule	Melissa Schule	12707 Palfrey Dr. Austin 78727	2-15-2016
Deanne Lins	Deanne Lins	3802 Woodchester Ln Austin 78727	2/15/16
Kathy Shorey	Kathy Shorey	3703 Woodchester Ln Austin 78727	2/15/2016
Michelle Cincubegui	Michelle Cincubegui	4502 Bridlewood Dr Austin 78727	2/15/14
Allison Northcutt	Allison Northcutt	12609 Palfrey Dr. Austin 78727	2/16/16
Duplicate	John C. Lins	12707 Palfrey Dr. Austin 78727	2/16/16
Duplicate	Katie Cohen	12702 Pegasus 78727	2-17-16
Duplicate	Hunter Cohen	12902 Pegasus 78727	2/17/16
Duplicate	Robert Brenner	12907 Pegasus 78727	2/17/16
Duplicate	Kathleen Brenner	12907 Pegasus 78727	2/17/16
Bill Smith	Bill Smith	12800 Oak Creek Cove 78727	2/17/16

Petition to Oppose Apartments on 3300 Oak Creek

We, the undersigned, oppose the apartments that are planned for 3300 Oak Creek Drive, as well as any re-zoning of the land for use of apartments. We ask that you advise the Texas Dept. of Housing and Community Affairs that the affordable housing tax grant, application number 16161, development name Elysium Park, does NOT meet with your approval. The site is not suitable for apartments for a number of reasons including: increases in already overcrowded traffic (increased inconvenience as well as safety issues for pedestrians), increases in already overcrowded schools, increased danger of flooding downstream, unsuitability of the land (karst -- air pockets and caves) for heavy buildings, negative effect on water quality, and issues for the proposed development's residents, including lack of access to public transportation, inability to walk to nearby business, and safety issues due to close proximity to train tracks.

Printed Name

Signature

Address

Date _____

Janette Stevenson 13313 Council Bluffs 2-14-16

Ginger Maly-Garaña Hg. J. G. 3702 Aspendale Cove 2-15-16

MACSIA HIGGINBOTHAM, ~~Macdonald~~ 4400 Secluded Hollow 2-8-16

Lisa Hartfiel

Lisa Hartfiel
Travis W. Hartfiel
13312 Council Bluffs
2-18-16

Petition to Oppose Apartments on 3300 Oak Creek

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Printed Name	Signature	Address	Date
Mary Gordoa	<i>[Signature]</i>	3904 Oak Creek Dr.	2-26-16
David Gordoa	<i>[Signature]</i>	3904 Oak Creek Dr.	2-26-16
Tamara Williams	<i>[Signature]</i>	12904 Oak Creek Cir	2-27-16
Ron Roberts	<i>[Signature]</i>	3803 Northland Rd	2/27/16
Olivia Walker	<i>[Signature]</i>	12905 Silver Creek Dr.	2/27/16
Richard Klive	<i>[Signature]</i>	12901 Oak Creek Circle	2/27/16
Stacy Forney	<i>[Signature]</i>	12715 Timberside Dr.	2/27/16
Steve Corder	<i>[Signature]</i>	12715 Timberside Dr.	2/27/16
Kathy Fetter	<i>[Signature]</i>	KATHY FETTER 13050 Silver Creek Dr.	2/27/16
Angela Brutsche	<i>[Signature]</i>	12704 Silver Creek	2/28/16
Mary K. Sweeney	<i>[Signature]</i>	12914 Oak Road Dr.	2/28/16

Petition to Oppose Apartments on 3300 Oak Creek

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Richard McCollum ~~Richard McCollum~~ 12512 Palfrey Drive Austin TX 78727 2/14/16
Hsiang-Mei Yang ~~Steve Han~~ 12510 Palfrey Dr Austin TX 78727 2/14/16
Steve Han Steve Han 12510 Palfrey Dr. Austin TX. 78727 2/14/16
Ching Lee Hon Ching Lee 12510 Palfrey Dr Austin TX 78727 2/14/16
Marisa Furman Marisa Furman 12610 Palfrey Dr. Austin, TX 78727
Andrew Furman Andrew Furman 12610 Palfrey Dr. Austin TX 78727

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Printed Name	Signature	Address	Date
Emily Malish	Emily Malish	12805 Palfrey Dr.	6/20/16
Jean Hensley	Jean Hensley	12809 "	2/21/16
Cindy Heydon	Cindy Heydon	12806 Palfrey	2-21-16
Mark Malish	Mark Malish	12805 Palfrey	2-21-16

Petition to Oppose Apartments on 3300 Oak Creek

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Printed Name

Signature

Address

Date

DANNA BUCKSLEY DONA BUCKSLEY 13025 S. WILSON CREEK 2/24/16




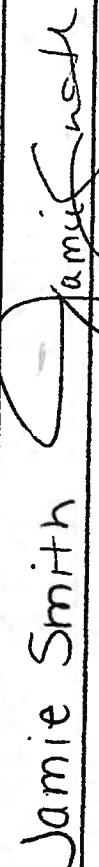



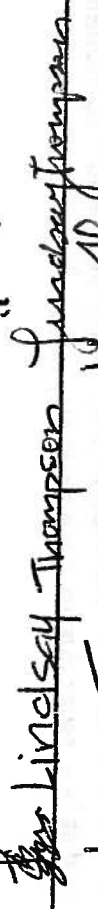



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Printed Name	Signature	Address	Date
CINDY McCASKILL	Cindy McCaskill	4508 BRIDLEWOOD DRIVE	2/16/16
DAVE EAO	[Signature]	4418 BALSWOOD DR	2/16/16
RUTH EYB	[Signature]	4410 BRIDLEWOOD DR	2/16/16
BRAD LEE	[Signature]	4504 Secluded Hollow	2/20/16
PAT LEE	[Signature]	4504 Secluded Hollow	2/20/16

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Printed Name	Signature	Address	Date
DENNIS WILSON		12604 Palfrey	2-20-16
TRODES NALIK		12617 Palfrey	2-20-20
Denise Pastor		12517 Palfrey Dr.	2-20-2011
Jamie Smith		12500 Palfrey DR.	2-20-2016
Peve Lourday		12514 Palfrey Dr.	2-20-2016
ARKIMONY		12514 Palfrey Dr.	2-20-2016
DANIEL HARDOY		12804 Palfrey Dr.	2-20-2016
Kinckley Thompson		12810 Palfrey Dr.	2/20/16
JOHN THOMPSON		12810 Palfrey Dr.	2/20/2016
Julie Ivie		12811 Palfrey Dr.	2/20/2016
Vance Ivie		12811 Palfrey Dr.	2/20/16

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Printed Name	Signature	Address	Date
CHRISTIA GREENE		1205 War Path	2/21/16

Alay School
127th Street
Alaska

Petition to Oppose Apartments on 3300 Oak Creek

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Printed Name _____

Signature

Address

Date _____

Printed Name	Signature	Address	Date
Lois Cassmore		4501 Oak Creek Dr.	2/23/16

Leta E Sledge, 12702 Silver Creek Dr, Austin, TX 78737 2/23/16

Wardian Scott Sledge 1/4 Sec 12702 Silver Creek Austin TX 78727 2/23/16









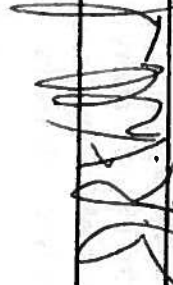
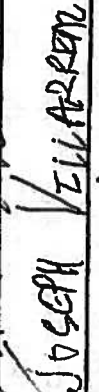

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Printed Name	Signature	Address	Date
Winnie Smith	Winnie Smith	12800 Oak Creek Dr	Aug 18 2016








Petition to Oppose Apartments on 3300 Oak Creek

We, the undersigned, oppose the apartments that are planned for 3300 Oak Creek Drive, as well as any re-zoning of the land for use of apartments. We ask that you advise the Texas Dept. of Housing and Community Affairs that the affordable housing tax grant, application number 16161, development name Elysium Park, does NOT meet with your approval. The site is not suitable for apartments for a number of reasons including: increases in already overcrowded traffic (increased inconvenience as well safety issues for pedestrians), increases in already overcrowded schools, increased danger of flooding downstream, unsuitability of the land (karst - air pockets and caves) for heavy buildings, negative effect on water quality, and issues for the proposed development's residents, including lack of access to public transportation, inability to walk to nearby business, and safety issues due to close proximity to train tracks

Printed Name	Signature	Address	Date
Phil Ostraff		4416 DESTINY'S GATE DR, AUSTIN, TX 78727	2/15/16
Andy Dutton		4412 DESTINY'S GATE DR AUSTIN TX 78727	2/18/16
Lucie Cruz		4200 Walnut TX 78727	2/18/16
Swagami		4308 COLUMBINE	2/19/16
Green		4308 COLUMBINE 78727	
Aysha White		4417 DESTINY'S GATE 78727	2-20-16
Hopez Co		12705 COUNCIL BLVD 78727	2/20/16
Vereuech		4505 COLUMBINE 78727	2/20/16
Marky Isarin		4616 DESTINY'S GATE 78727	2-20-16
JOSEPH VILLARREAL		12801 COUNCIL BLVD 78727	2/21/16
LETICIA VILLARREAL		" "	2/21/16

Petition to Oppose Apartments on 3300 Oak Creek

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Printed Name	Signature	Address	Date
Colleen Debnor		4006 Beaconsdale Dr.	2-23-16
Mark Robinson		4002 Beaconsdale Dr.	2-23-16
UMBATO VILLA		4601 OAK CREEK DR.	2-23-16
Deborah Salvo Dominguez		4601 Oak Creek Dr	2/23/16
Starker list		4508 Oak Creek Dr.	2/23/16
Deborah List		4508 Oak Creek	2/23/16
Byron Williams		4506 Oak Creek	2/23/16

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Printed Name	Signature	Address	Date
James McDaniel	James McDaniel	716 Indian Blasket Creek hwy TX 78644	2/16/16
Steven Martindale	[Signature]	3205 Dignity + Leader TX 78641	2-16-16
Julio Rodriguez	Julio Rodriguez	2602 Ludwig St.	02-16-16
David Kramer	[Signature]	2005 Willow Creek Drive 78741	2-16-16
Cristy Beck	[Signature]	1807 Garfield St 78602	2-16-16
PEDRO RIVERA	[Signature]	1621 SIE THOMAS TR 78248	2/16/16
David Zwings	[Signature]	113 Johnny Hill 78641	2/16/16
Mark Dargatz	[Signature]	9500 Southeast 78223	2/16/16
Stephen Martin	[Signature]	PO Box 41926 Austin TX 78704	2/16/16
Albert Sandoval	[Signature]	1904 Rampart Circle, Austin 78727	2/16/16










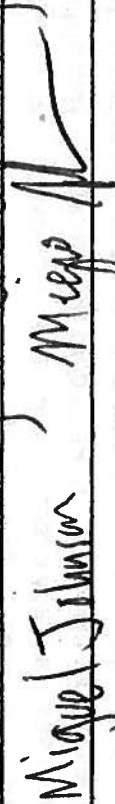

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Printed Name	Signature	Address	Date
Joshy Lannan		13028 Silver Creek	2/19/16
Zach Bennett		4306 Oak Creek Dr	2/19/16
Carlos A. Hernandez		12708 Council Bluff Dr.	2/20/16
Jennifer A. Cruz-Hernandez		12708 Council Bluff Dr.	2/20/16
Rich Elias		3906 Northlink Rd	2/20/16 Duplicate
Michael Cepas		9208 Walling Forge Dr.	2/20/16
GEORGE McQUELVAN		12706 PALFREY DR	2/20/16
Amy Carr		4400 Cavern Springs Rd	2/20/16
JOHN STANTON		12100 BAREILKS CV.	2/20/16
CATHY Drake		4002 Tamarack Tr.	2/20/16
Betsey West		3507 Leverage Dr	2/20/16






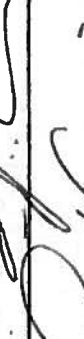




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Printed Name	Signature	Address	Date
Adrian deLeon		4401 Walling Forge	2/20/16
Claudia Villanreal		9901 Walling Forge	02/20/2010
Brian Abert		4712 Walling Forge	2/20/16
Christina A. Perry		4200 Walling Forge Dr	2/20/16
Tamara Eastlund		4229 Walling Forge Dr	2/20/16
Santia Tol		4305 Columbine Dr	2/20/16
Donna Fabian		4313 Columbine Dr	2/20/16
Kimberly M. Austin		4313 Columbine Dr	2/20/16
Michelle Hopping		4405 Columbine Dr	2/20/16
Miguel Johnson		4505 Columbine Dr	2/20/16
Dean Hohman		4521 Columbine Dr	2/20/16

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Printed Name	Signature	Address	Date
Cindy Rich		12761 Council Bluff	2-21-16
KAREN HILTON		12757 Council Bluff Dr	2-21-16
Ana Brown		12749 Council Bluff Dr	2-21-16
Kelly McComb		12813 Council Bluff Dr	2-21-16
T.J. Cummins		12828 Council Bluff Dr	2-21-16
Renee Cummins		12828 Council Bluff Dr	2-21-16
Beth Mast		12825 Council Bluff Dr	2-21-16
Bill Trees		12860 Council Bluff Ave	2-21-16
Sue Trees		12860 Council Bluff Ave	2-21-16
Jane Turk		12933 Council Bluff Dr	2-21-16

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Printed Name	Signature	Address	Date
Russell Stute	<i>Russell Stute</i>	3610 Lovace Dr Apt 7827	2-14-16
Trisha Brock	<i>Trisha Brock</i>	3606 Lovace Dr Apt 7827	2-14-16
Sorella Tinnell	<i>Sorella Tinnell</i>	3602 Lovace Dr	2-14-2016
Jeremiah Patoka	<i>Jeremiah Patoka</i>	12713 Timberside Dr.	2-14-016
Linda Kennedy	<i>Linda Kennedy</i>	12707 Timberside Dr.	2/14/16
Kevin Sasaki	<i>Kevin Sasaki</i>	12703 Timberside	2-14-16
Carlos Pérez	<i>Carlos Pérez</i>	12713 Palfrey Dr 78727	2/14/16
HEATHER FOITASEK	<i>HEATHER FOITASEK</i>	12709 Palfrey 78727	2-14-16
NANCY GRAFF-HEWARD	<i>Nancy Graff-Heward</i>	12709 Palfrey 78727	2-14-16
Barbara Dieckmann	<i>Barbara Dieckmann</i>	8803 Leiside Drive Austin	2-14-16
Wendy Davis	<i>Wendy Davis</i>	1720 Wells Branch 78726	2-14-16


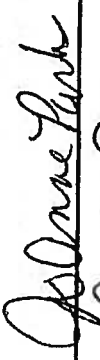




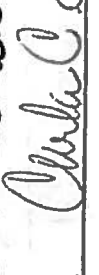




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Printed Name	Signature	Address	Date
Terry Landis	<i>Terry Landis</i>	445 Burr Oak Ln Austin TX 78727	2-16-16
ANGELA MARTIN	<i>Angela Martin</i>	3807 PALOMAR LN	2/16/16
Adam Sieas	<i>Adam Sieas</i>	3807 Palomara Ln	2/16/16
Daidre Schuler	<i>Daidre Schuler</i>	4407 Oak Creek Dr.	2/16/16
Angela Martin	<i>Angela Martin</i>	13108 Council Bluff Dr.	2/17/16
Linda Coltharp	<i>Linda Coltharp</i>	4401 Secluded Hollow	2/17/16
Linda Drake	<i>Linda Drake</i>	12705 Silver Creek Dr.	2/17/16
Carrie Franz	<i>Carrie Franz</i>	12907 Silver Creek Dr.	2-17-16
Sully Stanton	<i>Sully Stanton</i>	12600 Barricks Cove	2-17-16
James Kotwal	<i>James Kotwal</i>	12603 Benzonschke	2/17/16
ROBERT BRADEN	<i>Robert Braden</i>	12804 POGGSON	2/18/16









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Printed Name	Signature	Address	Date
Carita Chen		12604 Parkway Dr. 78727	2/15/16
JoAnne Parks		4105 Oak Creek Dr 78727	2/15/16
Charley M. Parks		4105 Oak Creek Dr 78727	2/13/16
Duane Puffpaff		4305 Oak Creek Dr 78727	02/15/16
Mark Neumann		4500 Oak Creek Dr 78727	02/15/16
Celecia Brewer		12714 Palfrey Dr 78727	2/15/16
Carla Barnes		3814 TABACK Trl 78727	2/15/16
Caroiss Farciga		12727 Timberline Dr 78727	2/15/16
Russell Steward		13313 Council Bluff 78727	2/15/16
Rae Trueman		3700 PALOMAR LN 78727	2/15/16
Nancy Trueman		3700 Palomar Lane 78727	2/15/16

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Printed Name	Signature	Address	Date
Haris Speed		4224 Columbine Dr. Austin, TX 78727	2-18-16
George Strunk		4233 Columbine Dr Austin TX 78727	2-18-16
Matthew Cecalek		4225 Columbine Dr Austin 78727	2-18-16
Karen Cecalek		4225 Columbine Dr. Austin 78727	2-18-16
Araceli Canasquillo		4201 Columbine Dr Austin TX 78727	
Yohan Oh		4115 Columbine Dr Austin TX 78727	
Kelly Bates		4105 Columbine Dr. Austin	78727
Robert Bates		4105 Columbine Dr Austin	78727

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Printed Name	Signature	Address	Date
Carolyn Fox	<i>Carolyn Fox</i>	12802 Pognoson Drive 78727	02/18/2016
Maggie Braden	<i>Maggie Braden</i>	12804 Pognoson Drive 78727	2-18-16
Carolyn Isbell	<i>C Isbell</i>	4407 Sclafeld Way 78727	2-18-16
Sherman Stone	<i>[Signature]</i>	4409 Oak Creek Dr. 72727	2-18-16
Betty Newman	<i>Betty Newman</i>	" " "	" " "
Betty Newman	<i>Betty Newman</i>	3902 " " "	" " "
Melba Long	<i>Melba Long</i>	12925 Pegasus St 78727	2-18-16 duplicate
Elizabeth Babin	<i>Elizabeth Babin</i>	4006 Tamarack Trail 78727	2-19-16
CHRIS KANFMAN	<i>[Signature]</i>	3700 WOODCHURCH LN 78717	2-20-16
Debra Janet Shobe	<i>Debra Janet Shobe</i>	3511 Lovage Dr. 78727	2-20-16
Jean Alexander	<i>Jean Alexander</i>	12907 Trailwood Dr 78727	2-20-16
Shakuntala Devi	<i>Shakuntala Devi</i>	3807 Tamarack Trail 78270	2/19/16

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Printed Name

Signature


Address

Date

Brad Netherton
Brad Netherton
3801 Burr Oak Ln
2-19-16

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Printed Name	Signature	Address	Date
Randy Dickson		13024 Silver Creek Drive	Austyn, TX 78727 2-14-16

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Printed Name	Signature	Address	Date
Albert Morgan		10504 Lockerbie Dr	18 FEB 16

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Printed Name	Signature	Address	Date
Trudy Landis	<i>Trudy Landis</i>	4005 Burr Oak Lane	2/13/16
Marina Berman	<i>Marina Berman</i>	4009 Burr Oak Ln	2/13/16
JERRY BERMAN	<i>Jerry Berman</i>	" "	" "
Philip CARINTAS	<i>Philip Carintas</i>	4002 Burr Oak Ln	2/13/2016
IKA CARINTAS	<i>Ika Carintas</i>	" "	2/13/16
N. L. QUICK	<i>N. L. Quick</i>	4000 Burr Oak Ln	2/13/2016
Carolene Quick	<i>Carolene Quick</i>	4000 Burr Oak Ln	2/13/2016
Becky Harding	<i>Becky Harding</i>	3907 Burr Oak Ln	2-13-2016
C. RICHMOND	<i>C. Richmond</i>	3905 Burr Oak Ln	2/13/16
Don Flores	<i>Don Flores</i>	3904 Burr Oak Ln	2-13-16
Kathy Flores	<i>Kathy Flores</i>	3904 Burr Oak Ln	2-13-16

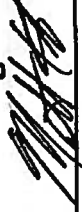










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Printed Name	Signature	Address	Date
Nancy King	<i>Nancy King</i>	4409 Secluded Hollow	2-13-16
JOHN KING	<i>[Signature]</i>	4409 Secluded Hollow	2-13-16
Carolyn Isbell	<i>[Signature]</i>	4407 Secluded Hollow	2-13-16
David Isbell	<i>[Signature]</i>	4407 Secluded Hollow	2-13-16
Steve Sivells	<i>[Signature]</i>	4405 Secluded Hollow	2-13-16
Melanie Sivells	<i>Melanie Sivells</i>	4405 Secluded Hollow	2-13-16
Mary Ingalls	<i>Mary Ingalls</i>	4415 Secluded Hollow	2-13-16
Mary Ingalls	<i>Mary Ingalls</i>	4415 Secluded Hollow	2-13-16
Hendrik Wessels	<i>[Signature]</i>	4415 Secluded Hollow	2-13-16
Kerri Hampton	<i>[Signature]</i>	4417 Secluded Hollow	2-13-16
Stephen Curtis	<i>[Signature]</i>	4421 Secluded Hollow	2/13/16
William M Curtis	<i>[Signature]</i>	4421 Secluded Hollow	2-13-16

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Printed Name	Signature	Address	Date
Matt Synatschke		13042 Silver Creek Dr	2/7/16
Susan Synatschke		13042 Silver Creek	2/7/16
		13104 Silver Creek	2/7/16
Clark Jackson		13103 Silver Creek	2/7/16
Bernette Jackson		13103 Silver Creek	2/7/16
Kerry Neely		13049 Silver Creek	2/7/16
Marilyn Galvan		13034 Silver Creek Dr	2-7-16
GENE BACA		13026 SILVER CREEK DR.	2-7-16
Gloria Anderson		13020 Silver Creek Dr.	2-7-16
JENNY ANDERSON		4307 TAMARACK TR	2-7-16

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Printed Name	Signature	Address	Date
Larry Skagen	<i>Larry Skagen</i>	13037 Silver Creek Drive, Austin, TX	Feb 6, 2016
Kathy Skagen	<i>Kathy Skagen</i>	13037 Silver Creek Dr, Austin	Feb 6, 2016
Krista Hadeney	<i>Krista Hadeney</i>	13037 Silver Creek Dr	Feb 6, 2016
Carl A Siever	<i>Carl A Siever</i>	13033 Silver Creek Dr	Feb 6, 2016
Catherine Siever	<i>Catherine Siever</i>	13033 Silver Creek Dr.	2/6/16
Honore Davis	<i>Honore Davis</i>	13010 Silver Creek	2/6/16
Stan Williams	<i>Stan Williams</i>	13018 Silver Creek	2/6/16
Dyanne Williams	<i>Dyanne Williams</i>	13018 Silver Creek Dr.	2/6/2016
Mary Ellen Scribner	<i>Mary Ellen Scribner</i>	13022 Silver Creek D	2/6/2016
Christiane Wittie	<i>Christiane Wittie</i>	13036 Silver Creek Dr.	2/7/2016
John Seay	<i>John Seay</i>	13040 Silver Creek Dr	2/7/2016

Petition to Oppose Apartments on 3300 Oak Creek

We, the undersigned, oppose the apartments that are planned for 3300 Oak Creek Drive, as well as any re-zoning of the land for use of apartments. We ask that you advise the Texas Dept. of Housing and Community Affairs that the affordable housing tax grant, application number 16161, development name Elysium Park, does NOT meet with your approval. The site is not suitable for apartments for a number of reasons including: increases in already overcrowded traffic (increased inconvenience as well safety issues for pedestrians), increases in already overcrowded schools, increased danger of flooding downstream, unsuitability of the land (karst - air pockets and caves) for heavy buildings, negative effect on water quality, and issues for the proposed development's residents, including lack of access to public transportation, inability to walk to nearby business, and safety issues due to close proximity to train tracks

Printed Name	Signature	Address	Date
Robert L. Anderson	<i>R Anderson</i>	13020 Silver Creek Austin 78727	2-7-16
Dany Carson	<i>[Signature]</i>	13001 Silver Creek Austin 78727	2/7/16
Peter Jesse	<i>[Signature]</i>	13029 Silver Creek Austin 78727	2/7/16
Kim Jesse	<i>[Signature]</i>	13029 Silver Creek Austin 78727	2/7/16
Kristen Petersen	<i>[Signature]</i>	13023 Silver Creek Dr Austin 78727	2-7-16
Gloria J. Petersen	<i>[Signature]</i>	13023 Silver Creek Dr Austin 78727	2/7/16
Harold L. Petersen	<i>[Signature]</i>	13023 Silver Creek Dr Austin 78727	2-7-16
Sara Helms	<i>[Signature]</i>	13012 Silver Creek Dr. Austin 78727	02/07/16
Kevin Helms	<i>[Signature]</i>	13012 Silver Creek Dr. Austin 78727	2/7/16
Rosemary Cooper	<i>[Signature]</i>	13044 Silver Creek Dr. Austin 78727	2-8-16
Thomas Cooper	<i>[Signature]</i>	13044 Silver Creek Dr Austin 78727	2-8-16



5714 Sam Houston Circle Austin, TX 78731 (830) 330-0762

January 19, 2016

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
sherri.sirwaitis@austintexas.gov
512-974-3057(office)

RE:

Dear Ms. Sirwaitis,

As authorized agent of Zoning Case C14-2016-0023 (Elysium Park), I'd like to request a postponement from the January 26th to the February 2nd Council agenda.

Sincerely,

A handwritten signature in blue ink that reads "mLasch".

Megan Lasch
O-SDA Industries, LLC

PUBLIC HEARING INFORMATION

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Case Number: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan 26, 2017, City Council

Michelle Hermiston

Your Name (please print)

12803 Knotty Trail

Your address(es) affected by this application

[Signature]

Signature

01/15/17

Date

Daytime Telephone: _____

Comments: I am against the proposed development for a few reasons:

- increased congestion / traffic
- proximity to flood zone / development will increase impervious cover in the area, leading to more flooding
- as has been voiced by the neighborhood many times that space would be great for a park (with limited impervious cover [i.e. soccer field/track])

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

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Case Number: C14-2016-0023.SH
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: Jan 26, 2017, City Council

Beverly Degutis
Your Name (please print)

☐ I am in favor
☒ I object

12923 Pegasus St. Austin, Tx 78727
Your address(es) affected by this application

Beverly Degutis
Signature

1-15-17
Date

Daytime Telephone: 512 413 5215

Comments: I oppose the additional traffic

This will bring without having additional
streets added to major roads. Concerned
about additional flooding to an already
flood prone area. No access to public
transportation.

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

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Case Number: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan 26, 2017, City Council

Tom HUBIK

Your Name (please print)

3506 LOVAGE DRIVE

Your address(es) affected by this application



Signature

☐ I am in favor
☒ I object

1-18-17

Date

Daytime Telephone: 512 797 8168

Comments: MY CONCERNS ARE WITH INCREASED

TRAFFIC ON DAK CREEK -

① SIDEWALK WAS BUILT INTO ROADWAY
FROM NEW CHURCH CONSTRUCTION

② NO ROOM (ONLY ROOM FOR TWO CARS)
FOR INCREASED VEHICLES WAITING
FOR TRAIL TO PASS @ TRACKS

SEE ATTACHED MAP FOR LOCALS

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

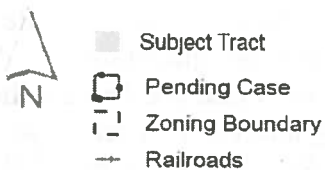
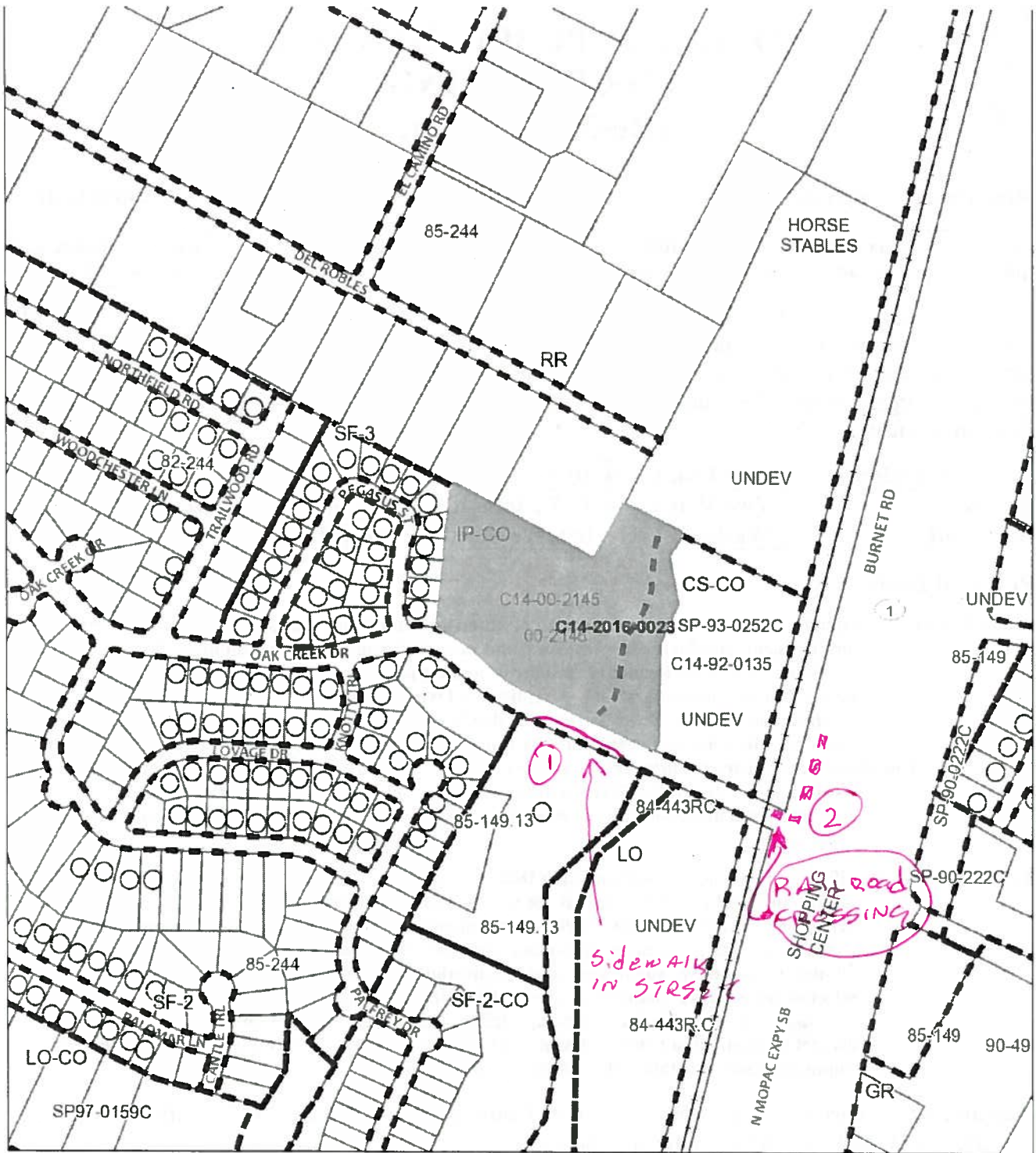
City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810



200 400 Feet

1" = 400'

ZONING

ZONING CASE#: C14-2016-0023

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

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



① Sidewalk built into STREET NARROWING ROAD W/ DUTY

② when Train guards "down" ROOM FOR TWO CARS ONLY MORE THAN TWO CARS AND YOU NARROW IN MOAR SIDE ROAD

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Case Number: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan 26, 2017, City Council

DAVID K BERNARD, CONNIE S. BERNARD

Your Name (please print)

3603 DEL ROBLES DR, AUSTIN

Your address(es) affected by this application

David K Bernard, Connie S Bernard

Signature

1-20-2017

Date

Daytime Telephone: 512-217-6271

Comments: This property adjoins our residence. We purchased land and built our home in reliance on the residential zoning. This change would allow a multi-story apartment to overlook our yard and pool, taking away our privacy, subjecting us to noise, and changing the character of the neighborhood. The next step will likely be to allow an entrance to Del Robles Dr, changing it from a dead end to a highly traveled thoroughfare, thus destroying the rural residential zoning of the entire neighborhood.

☐ I am in favor
☒ I object

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan 26, 2017, City Council

Brad Wilkinson

Your Name (please print)

12813 Palfrey

Your address(es) affected by this application

Brad Wilkinson

Signature

☐ I am in favor
☒ I object

1/19/2017
Date

Daytime Telephone: 512-775-1956

Comments: First concern is the total disregard for drainage in the area. The proposed multifamily building will create impervious cover not allowing rainwater to be absorb in the soil. This^{new} rainwater will drain into creek causing flooding. Has there been a flood control study? Look what happens to Houston when it rains. Second concern is increase traffic. Third concern is the inability of the builder to address the city's initial comments (SP1 + TR7) How can the city trust the builder when they
If you use this form to comment, it may be returned to: ignore city's comments?

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan 26, 2017, City Council

REV. CANON LEN GIACOLONE

Your Name (please print) ~~ST FRANCIS ANGLICAN~~ CHURCH

3401 OAKCREEK DR

☐ I am in favor
☒ I object

Your address(es) affected by this application

Len Giacalone

Signature

1/21/2017

Date

Daytime Telephone: 512-970-9551

Comments: THIS PROPERTY HAS BEEN IN A SF ZONED

AREA SINCE ITS INCEPTION. CHANGING THE

ZONING TO HIGH DENSITY MF WILL RUIN THE

PROPERTY VALUES IN THIS NEIGHBORHOOD.

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

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2016-0023.SH

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jan 26, 2017, City Council

Ken Emerson Jr.

Your Name (please print)

12900 Pegasus St. Austin

Your address(es) affected by this application

Ken Emerson Jr.

Signature

☐ I am in favor
☒ I object

1/21/2017

Date

Daytime Telephone: 512-218-9980

Comments: The intersection of Oak Creek Drive and Mopac is already too dangerous, and would become more dangerous with more residents in the neighborhood. There are no public transit options in the neighborhood, and there is no way for residents to walk safely to school, grocery store, etc.

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