

ZONING CHANGE REVIEW SHEET

CASE: C14-2018-0002 Delwau Campgrounds

Z.A.P. DATE: May 15, 2018

ADDRESS: 7715 Delwau Lane

AREA: 11.9 acres

DISTRICT AREA: 1

OWNER: Delwau LLC (Adam Zimmerman)

APPLICANT: South Llano Strategies (Glen Coleman)

ZONING FROM: SF-2

TO: CS-MU (10.4 acres) and CS-1-MU (1.5 acres)

As part of the proposed rezoning, the Applicant requests the following land uses be prohibited on the subject property.

1. The following land uses shall be prohibited on the subject property: Funeral services, Exterminating services, Pawn shop services, Bail bond services, Building maintenance services, Automotive rentals, Automotive repair services, Automotive sales, Automotive washing (of any type), Commercial blood plasma center, Commercial off-street parking, Construction sales and services, Drop-off recycling collection facility, Electronic prototype assembly, Equipment repair services, General retail sales (General), Kennels, Laundry services, Medical offices—exceeding 5,000 sq/ft of gross floor space, Offsite accessory parking, Service station, Vehicle storage, Limited warehousing and distribution, College and university facilities, Hospital services (General), Hospital services (Limited), Maintenance and service facilities, Residential treatment, Safety services, Transitional housing, Group home- Class II, Multifamily residential, and Transportation terminal.
2. The following land uses shall be prohibited on the CS-MU portion of the property:
Alternative financial services, Electronic testing, and Monument retail sales.
3. The following land use shall be prohibited on the CS-1-MU portion of the property: Liquor sales.

SUMMARY STAFF RECOMMENDATION:

The Staff's recommendation is to grant the rezoning as requested with the condition that the site be subject to the conditions outlined in the Neighborhood Traffic Analysis (NTA) memorandum. *(Please see Exhibit A- NTA Memorandum).*

ZONING & PLATTING COMMISSION RECOMMENDATION:

May 15, 2018:

ISSUES:

The Applicant proposes developing a campground on the subject property, with a portion of the site used for food trucks, limited retail options and would allow the property owner to serve alcohol (CS-1 zoning). CS zoning is the most restrictive zoning category that permits campground land use. The Applicant also requests a -MU designation to allow permanent residences in the campground area, if persons visiting the campground prefer to make a permanent home of the site. The property is located on the northern shore of the Colorado River and has significant areas of floodplain and water quality buffers. Consequently, approximately 3.96 acres of the 11.9 acre site cannot be developed with buildings or other impervious cover. *(Please see Exhibit B- Owner's letter).*

DEPARTMENT COMMENTS:

The proposed rezoning tract is located on the south side of Delwau Lane, approximately ¼ mile east of Ed Bluestein Boulevard. Boggy Creek and the Colorado River form the western and southern boundaries of the rezoning tract. The property is zoned SF-2 and is undeveloped except for a cluster of vacant commercial buildings that are in disrepair, gravel parking, and abandoned rail lines.

Immediately east of the property is land owned by Driveway Austin Motorsports, a racetrack and driving school. The property owned by Driveway Austin includes areas zoned GO, GR, and LI, as well as an undeveloped SF-2 tract adjacent to the proposed rezoning tract. Delwau Lane ends at the Driveway Austin. North of the rezoning tract, across Delwau Lane, is the Walnut Creek Greenbelt, which includes Southern Walnut Creek Trail #8, and is zoned P. To the west, across Boggy Creek, is property zoned SF-2. Approximately four of these properties are developed with single family residential. Further west and also zoned SF-2 is Urban Roots Farm. Also west of the site is land owned by the City of Austin Parks and Recreation Department that is zoned P. *(Please see Exhibits C and D- Zoning Map and Aerial Map).*

Staff recommends the CS and CS-1 rezoning requests for the subject tract because CS zoning is the most restrictive zoning category that permits campground land use. The Applicant has proposed that several of the more intense land uses permitted in CS and CS-1 be prohibited. The CS-1 zoning designation would allow an area for food trucks to serve food as well as alcohol. The addition of – MU provides flexibility to provide permanent residences in the campground. This mix of land uses provides new services in this area, and provides a transition from the residential areas to the west and the racetrack to the east. Finally, per the NTA memorandum, the property owner of this parcel will be required to dedicate a public access easement to expand Delwau Lane at time of site plan.

Staff has received correspondence from neighbors in support and opposition of the rezoning request. *(Please see Exhibit E- Correspondence).*

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	SF-2	Vacant
<i>North</i>	P	Walnut Creek Greenbelt
<i>South</i>	Not Applicable	Colorado River
<i>East</i>	SF-2, GO, LI, GR	Racetrack/Driving School
<i>West</i>	SF-2	Single family residential, Urban farm

CASE HISTORIES:

NUMBER	REQUEST	ZAP COMMISSION	CITY COUNCIL
C14-2016-0017	GO to GR	August 2, 2016: <i>TO GRANT GR DISTRICT ZONING AS RECOMMENDED BY STAFF, ON CONSENT. (8-0) [B. Evans- 1st, S. Lavani- 2nd, G. Rojas, B. Greenberg, and J. Kiobassa- Absent]</i>	September 22, 2016: <i>To grant GR zoning as recommended by Staff, on consent (10-0) on CM Houston's motion, CM Casar's second. CM Troxclair was absent.</i>

AREA STUDY: N/A**NTA:** Attached**DESIRED DEVELOPMENT ZONE:** Yes**WATERSHED:** Colorado River**CAPITOL VIEW CORRIDOR:** No**SCENIC ROADWAY:** No

EXISTING STREET CHARACTERISTICS:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Delwau Lane	107'	20'	Local	No	No	No

NEIGHBORHOOD ORGANIZATIONS:

Austin Heritage Tree Foundation
Austin Neighborhoods Council
Bike Austin
SEL Texas
Sierra Club, Austin Regional Group
FRS Property Owners Association
Austin ISD

Del Valle Community Coalition
Friends of Austin Neighborhoods
Imperial Valley Neighborhood Association
East MLK Combined Neighborhood Contact Team
Lower Boggy Creek Neighborhood Association
Del Valle ISD

CITY COUNCIL DATE:

June 14, 2018:

ORDINANCE READINGS: 1st 2nd 3rd**ORDINANCE NUMBER:**

CASE MANAGER: Heather Chaffin
e-mail: heather.chaffin@austintexas.gov

PHONE: 512-974-2122

SUMMARY STAFF RECOMMENDATION:

Staff recommends the CS and CS-1 rezoning requests for the subject tract because CS zoning is the most restrictive zoning category that permits campground land use. The Applicant has proposed that several of the more intense land uses permitted in CS and CS-1 be prohibited. The CS-1 zoning designation would allow an area for food trucks to serve food as well as alcohol. The addition of – MU provides flexibility to provide permanent residences in the campground. This mix of land uses provides new services in this area, and provides a transition from the residential areas to the west and the racetrack to the east. As part of the recommendation, Staff has added the condition that the site be subject to the conditions outlined in the NTA memorandum, which requires dedication of a public access easement to expand Delwau Lane at time of site plan.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

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

CS is the least intensive zoning category that allows the proposed campground use.

2. *Zoning should promote a transition between adjacent and nearby zoning districts, land uses, and development intensities.*

This mix of land uses provides new services in this area, and provides a transition from the residential areas to the west and the racetrack to the east.

ADDITIONAL STAFF COMMENTS**Transportation**

TR1. A Neighborhood Traffic Analysis is required for this project. (Attached)

TR2. It appears that the existing road is within a public right-of-way easement. FYI – Delwau Lane is adjacent to Southern Pacific Railroad ROW. The ROW for the railroad is not City of Austin ROW.

TR3. Additional right-of-way maybe required at the time of subdivision and/or site plan.

TR4. Per Ordinance No. 20170302-077, off-site transportation improvements and mitigations may be required at the time of site plan application.

TR5. At the time of submittal of any site plan on the Property, a traffic impact analysis (TIA) may be required if the proposed development or uses on the Property, considered cumulatively with all existing or previously authorized development and uses, generates traffic that exceeds 2,000 trips per day.

TR6. The proposed Colorado River Trail is located near this site. 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.

TR8. FYI – At the time of the site plan application, sidewalks and driveways shall be constructed according to City of Austin standards.

TR1. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Delwau Lane	Varies	17'	Local	No	No	No

Site Plan

SP1 Site plans will be required for any new development other than single-family or duplex residential.

SP2 Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

COMPATIBILITY

SP3 The site is subject to compatibility standards. Along the east and west 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.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, 40 feet of height are allowed plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- Additional design regulations will be enforced at the time a site plan is submitted.

AIRPORT OVERLAY

SP4 The site is located within Austin-Bergstrom Overlay {CCLUA}. No use will be allowed that create electrical interference with navigational signals or radio communications between airport and aircraft, ~~make it difficult for pilots to distinguish between the airport lights and others, result in glare in the eyes of pilots using the airport, impair visibility in the vicinity of the airport, create bird strike hazards or otherwise in any way endanger or interfere with the landing, taking off, or maneuvering of aircraft intending to use the Austin-Bergstrom Airport.~~ Height limitations and incompatible uses with each Airport Overlay zone are established in the Airport Overlay Ordinance. For more information, contact Kane Carpenter, Airport Planner at 512-530-6621. Approval from ABIA is required prior to site plan approval.

Environmental

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Colorado River Watershed and 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.
2. 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%

3. According to floodplain maps there is a floodplain within the project location. According to COA GIS, portions of the property are located in the Critical Water Quality Zone. Development within the Critical Water Quality Zone is limited per LDC 25-8.
4. Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.
5. 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.
6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

Comprehensive Planning

Imagine Austin: The Growth Concept Map identifies does not identify this area as being located within a Activity Center or Corridor. However, the overall goal of the Imagine Austin Comprehensive Plan (IACP) is to achieve 'complete communities' across Austin, where housing, services, retail, jobs, entertainment, health care, schools, parks, and other daily needs are within a convenient walk or bicycle ride of one another. Imagine Austin 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 Imagine Austin policies are taken from Chapter 4 of the IACP, which specifically discusses recreation:

- ☐ CFS P41. Ensure and increase equitable access to and opportunities for arts, recreation, and leisure activities for all ages throughout the City.
- ☐ CFS P45. Expand the amount of permanently protected natural and environmentally sensitive areas for use as open space and passive recreational areas.

Imagine Austin policies appear to support a variety of land uses outside Activity Centers and Corridors, including recreational areas, campgrounds and commercial areas.

Water and Wastewater

FYI: The landowner intends to serve the site with City of Austin water utilities. There is currently no public wastewater service available to this tract. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. Depending on the development plans submitted, water and or wastewater service extension requests may be required. Water and wastewater utility plans must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance. 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 fees once the landowner makes an application for Austin Water utility tap permits.

EXHIBIT A



MEMORANDUM

TO: Heather Chaffin, Case Manager
Planning and Zoning Department

CC: Natalia Rodriguez
DSD/Land Use Review - Transportation

FROM: Mehrnaz Mehraein, P.E.
Scott A. James, P.E., PTOE

DATE: May 25, 2018

SUBJECT: Neighborhood Traffic Analysis for Delwau Campgrounds
Zoning Case # C14-2018-0002

The Land Use Review/Transportation staff has performed a Neighborhood Traffic Impact Analysis (NTA) for the above referenced case and offers the following comments.

The 11.92 acre site is located at 7715 Delwau Lane in east Austin. The applicant is proposing to change the zoning from SF-2 to CS-MU-CO on 10.4 acres, and from SF-2 to CS-1-MU-CO on 1.5 acres of the property. The Applicant proposes developing an RV park on the CS-MU-CO portion and provide spaces for food trucks on the CS-1-MU-CO portion of the site. The Applicant also proposed on-site alcohol service, which is described as cocktail lounge use in the Land Development Code. Vehicular access to the site shall be to and from Delwau Lane. The subject property is bounded by Delwau Lane to the north, the Colorado River to the south and the residential neighborhood to the west.

Roadways

Delwau Lane is classified as a local collector roadway and measures 20 feet in width. The speed limit of Delwau Lane, adjacent to the subject property is 25 miles per hour (MPH). There are no sidewalks on both sides of Delwau Lane and the roadway is classified as a low-comfort bikeway.

Shelton Road is classified as a local collector roadway. Shelton Road measures 25 feet in width, and is stop controlled at its intersection with Delwau Lane. The assumed speed limit is 25 MPH. There are no sidewalks on both sides of Shelton Road.

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, 10th Edition, the eighty (80) proposed RV spots and 12,000 square feet of restaurant/cocktail lounge use would generate approximately 432 daily trips (summarized in Table 1 below). However, the combined zoning of CS – MU – CO and CS – 1 – MU – CO, would allow for far greater estimates of daily trips over the 11.92 acre tract.

Table 1 – Trip Generation					
TRACT NUMBER	TRACT ACRES	INTENSITY	ZONING	LAND USE	TRIPS PER DAY
1	10.4	80 RV Spots	CS – MU – CO	Campground/Recreational Vehicle Park (416)	160
	1.5	12,000 SF	CS – 1 – MU – CO	Restaurant/Cocktail Lounge (925)	272
				Total*	432

*This is the total trip generation estimate for the proposed land uses and intensities, not the maximum allowable by the requested zoning category.

According to the applicant, all of the site trips (inbound and outbound) will use Delwau Lane. Table 2 presents the expected distribution of the 332 daily trips to and from the site:

Table 2 – Trip Distribution Percentages		
Street	Inbound	Outbound
Delwau Lane	216 (50%)	216 (50%)

According to the traffic data collected during the days of April 17-19, 2018, the current average daily volumes on Delwau Lane are 140 vehicles per day. As shown in Table 3 below, the projected daily trips from the site development would increase the observed volumes on Delwau Lane by approximately 408% or the future traffic volume of Delwau Lane would be four times of the current traffic volume.

Table 3 – Estimated increase in daily traffic volumes				
Street	Existing Traffic (VPD)	Site Traffic (VPD)	Total Traffic (VPD)	Percentage Increase
Delwau Lane	140	432	572	408%

According to Section 25-6-116 of the Land Development Code, neighborhood residential streets are operating at a desirable level of congestion 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

Conclusion and Recommendations

- 1) The estimated number of daily trips generated by this site, in combination with the existing traffic on Delwau Lane does not exceed the thresholds set forth in the LDC 25 – 6 – 116.
- 2) This NTA memorandum findings are based upon an assumed proposed intensity of RV park and onsite dining facilities (including alcohol service).
- 3) In order to provide for improved vehicular, pedestrian and bicycle access along Delwau Lane in support of this development, the applicant shall provide the following items at the time of the site plan application:
 - a. Dedicate a public access easement (PAE) at least 35 feet in width from the west property line to the east property line. The width of the PAE may increase to include the required pavement width and pedestrian access routes.
 - b. Construct Delwau Lane from the west property line to the east property line to the dimensions of a local street, as set forth in the City of Austin Transportation Criteria Manual.
 - c. Provision of ADA compliant and accessible pedestrian access along Delwau Lane to minimize conflict with vehicular traffic.
- 4) Driveways design, dimension, and spacing shall comply with the criteria as set forth in the City of Austin Transportation Criteria Manual.
- 5) Development of this property should not vary from the approved uses, nor exceed the approved intensities and estimated traffic generation assumptions within this NTA staff memorandum, including land uses, trip generation, trip distribution, traffic controls and other identified conditions.
- 6) The findings and recommendations of this NTA memorandum remain valid until May 25, 2023, after which a revised NTA or addendum may be required.

If you have any questions or require additional information, please contact me at (512) 974 - 2208.



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

EXHIBIT B

January 5, 2018

The Hon. Greg Guernsey
Director of Planning and Development Review
The City of Austin
505 Barton Springs Road
Austin, Texas 78704

Re: 7715 Delwau Lane Seeking Campground and limited CS-1
To change a condition of zoning from SF2 to CS & CS-1, CO

Director Guernsey,

On behalf of Delwau LLC., I am requesting to change in a condition of for the site commonly addressed as 7715 Delwau Lane, Austin, Texas, described in the attached zoning application.

Applicant is seeking to create a campground, approximately 70 to 80 sites, supported by light infrastructure, showers and picnic tables, and, a limited CS-1 space consisting of one or two food trucks and a light structure serving coffee, beer, wine, sandwiches, and produce from the farms along Delwau Lane.

The campground would serve a mixture of local and sightseeing interest, while the CS-1 would support the campground, the Delwau community, the adjacent Southern Walnut Creek Trail and the Austin outdoor community. A small orchard will serve both campers and food truck.

This project will allow a low impact way for the community to enjoy the Colorado River without encroaching on the flood plain or the critical water quality zone. Prior to considering this site, we met several times with Watershed Protection to the review flood plain, the critical water quality zones, and vet for landfill issues. It was noted that this development will also afford The City a chance to see removal of some legacy impervious cover from the water quality zone.

The CS will allow for a campground, the CS-1 will allow the addition of beer and wine to a limited food and picnic area, and CO will limit trips per day to 2,000 or fewer and remove the numerous uses not desired by the Delwau community.

We are securing letters of support from the community and adjacent neighbors. Please support us in our request to make this vision possible.

Please contact me with any questions or concerns that you might have.

Sincerely,

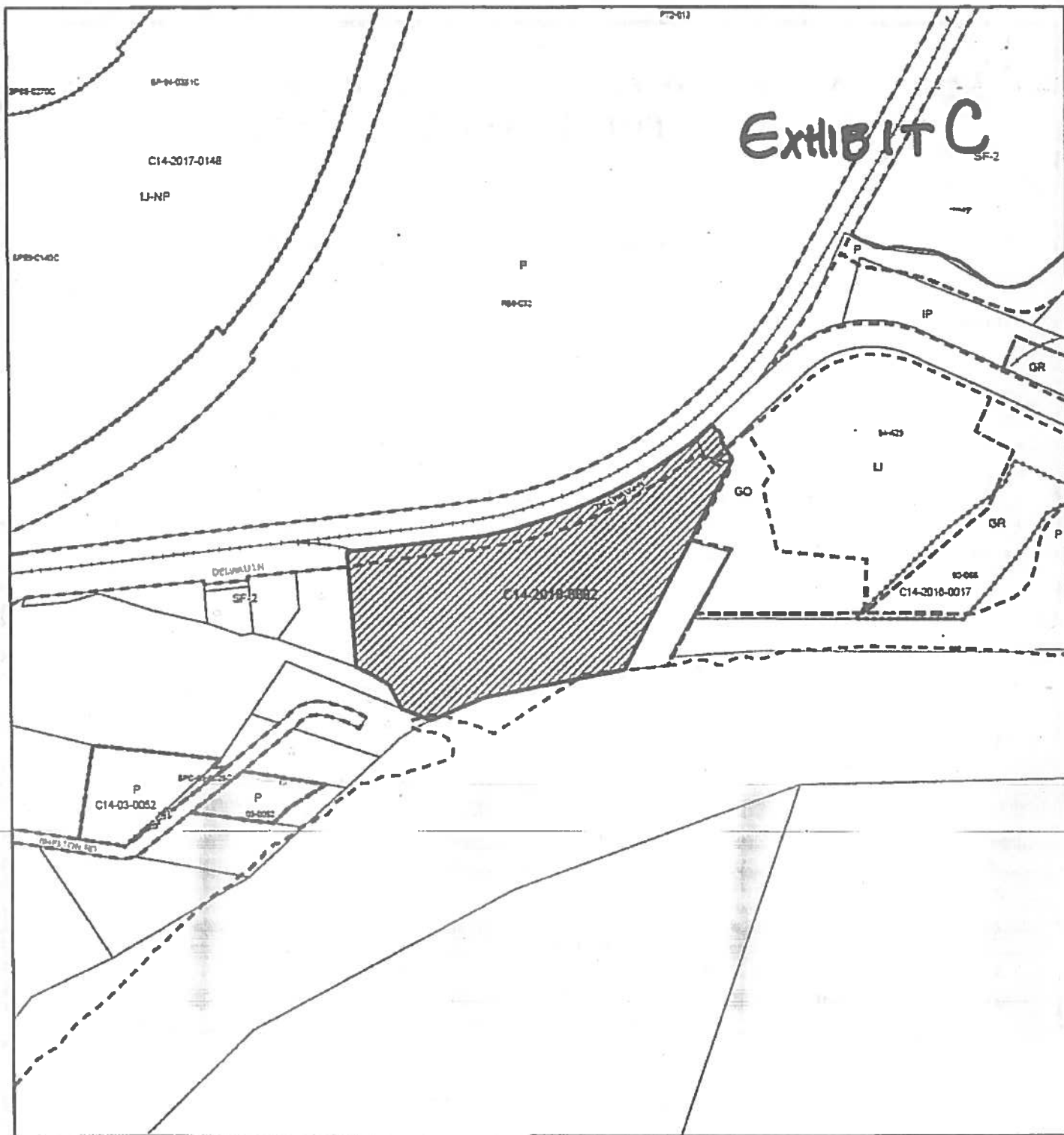


Glen Coleman

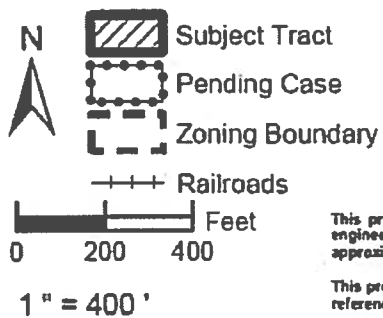
glen@southllano.com

512 407-9357

EXHIBIT C



ZONING Case#: C14-2018-0002



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

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



Created: 1/18/2018



1" = 400'

- SUBJECT TRACT
- PENDING CASE
- ZONING BOUNDARY
- CREEK BUFFERS

DELWAU CAMPGROUNDS

ZONING CASE#: C14-2018-0002
 LOCATION: 7715 DELWAU LANE
 SUBJECT AREA: 11.92 ACRES
 GRID: N22
 MANAGER: HEATHER CHAFFIN

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Commission and Council,

EXHIBIT E

Thank you for your service.

We support a zoning change for 7715 Delwau Lane to Limited CS (Commercial Services) in order to allow for a community minded campground project, including a portion of CS-1 to serve the residents and surrounding area.

The Delwau Lane neighborhood would benefit from a gathering space allowing food trucks, coffee, beer and wine. We are also excited about their commitment to working with the neighborhood and supporting our local farm.

Please support this endeavor.

Sincerely,

BRIAN EVANS 6501 + 6705 Residue Rd
Name and Address


Signature

Commission and Council,

Thank you for your service.

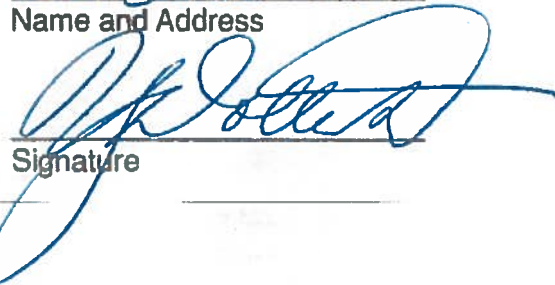
We support a zoning change for 7715 Delwau Lane to Limited CS (Commercial Services) in order to allow for a community minded campground project, including a portion of CS-1 to serve the residents and surrounding area.

The Delwau Lane neighborhood would benefit from a gathering space allowing food trucks, coffee, beer and wine. We are also excited about their commitment to working with the neighborhood and supporting our local farm.

Please support this endeavor.

Sincerely,

BILL DOLLAHITE - 8400 DELWAU LN, AUSTIN TX 78725
Name and Address


Signature

Commission and Council,

Thank you for your service.

We support a zoning change for 7715 Delwau Lane to Limited CS (Commercial Services) in order to allow for a community minded campground project, including a portion of CS-1 to serve the residents and surrounding area.

The Delwau Lane neighborhood would benefit from a gathering space allowing food trucks, coffee, beer and wine. We are also excited about their commitment to working with the neighborhood and supporting our local farm.

Please support this endeavor.

Sincerely,

Darcy Scott 6824 Bay City Bend, Austin, TX 78725

Name and Address

Signature

Chaffin, Heather

Subject: FW: Opposition letter 7715 Delwau Ln

From: charley price
Sent: Saturday, May 26, 2018 8:03 PM
To: Chaffin, Heather
Subject: Opposition letter 7715 Delwau Ln

I'm very worried about the zoning change requested at 7715 Delwau. Please list me as being against any change of zoning for this site.

I have spoken to the agent working for the applicant. He seemed nice. I actually am not that opposed to small campground and might not mind a small food concession associated with it primarily for the use of the campers. My fear is that the zoning request in no way limits the use to that. Furthermore, at the price that was paid for the land, it seems very unlikely that this is the planned long term use for the land. I fear resale or redevelopment under the new zoning now or at a future date. If they plan on creating a restrictive covenant, it should prohibit all the uses we don't want, limiting use to the camping they say they are intending.

I am planning on subdividing my 9 acres at 7651, 7689, and 7701 Delwau, so that I can sell the farmland to Urban Roots to perpetuate their existing charitable farming and At-Risk-Youth teaching operation, while keeping lots for an additional two houses with accessory dwellings. This will all be done within existing zoning and not require any foreseeable variances or special requests. The uses will all contribute to the desired development plan in place in Austin. The applicant's proposed use with its increase in traffic and undesirable uses will make each of my uses less attractive and less pleasant. It feels almost like the desired change will take money and quality of life away from me, Urban Roots, and my neighbors, and give it to the applicant.

~~The zoning change will take the property from the very tightly limited use that was in place when we all bought our properties and change it to one of the most permissive possible zonings in Austin with the only motivation being the developer's ability to make more money off his new investment.~~

The proposal is bad for the following reasons:

1. Too much traffic: Currently that road probably has about 25 vehicular trips per day. In many places, the road is only wide enough for one car. To raise the number of trips (potentially to 2000!), particularly when associated with alcohol use, could be disastrous. This is exacerbated by the feeling that you are out in the country on a long straight road with nothing around, encouraging one to drive fast past our houses and children who are accustomed to play near the street. This effect has been exhibited by the people going to and from the Driveway site at the end of the street.
2. Too much density: The area is in the watershed for Boggy Creek and the Colorado River. At its current zoning, it will allow one house every $\frac{1}{4}$ acre. This seems a reasonable density, commensurate to what we were expecting when we bought our properties for a quiet, out-of-the-city area to raise our children. Many of the allowable uses under the requested zoning greatly surpass this amount. There are concerns about septic and port a potty use for a large campsite or other use.
3. The application specifically prohibited many uses, none of which seems at all likely or desired by the applicant. It seems almost duplicitous, or at least not helpful, to prohibit e.g. hospital and plasma

donation uses while leaving in place hotel, motel, cocktail lounge, convenience store, outdoor music venue, restaurant, and MU uses. This is a request for a change from a very tightly regulated zoning in place when we bought our neighboring properties for a very, very permissive zoning that will be detrimental to our property value and way of life.

Thank you,

Charley Price
7689 Delwau Ln.