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LEIGH ZIEGLER
NPA-2018-0025, C14-2018-0042, C8-2015-0042

Dear Planning Commission and Case Managers:
Below is a link to my slide summary of neighborhood concerns regarding case NPA-2018-0025.01, reviewed in context of C8=2015-0042 and C14-2018-0085 coming before Planning Commission on Tuesday, November 28th and Council on December 13th.

<https://1drv.ms/p/s!AIDEPRqxLn6RxWhNHJq1BeUO7Jiz>

This is my presentation for you in place of attendance since my work schedule will not allow speaking participation.

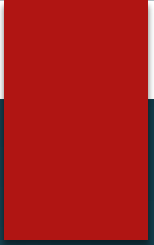
I represent Travis County in this case and served as Secretary of OHNPCT during the discussion.
Bottom Line: if the conditions of the letter submitted by President OHNPCT, Thomas Thayer, are included there is no objection to approval.

It is important to our position that the fiscal provided total the estimated cost of a traffic signal and that a secondary transportation usage to increase safety at the corner of Vega and SW PKWY be applied if the site is too close to the St. Andrews entrance. St. Andrews prefers not to consider movement of the guard house to allow for additional access. The seepage along the west side of Vega complicates use of the ROW in the most dangerous segment. **All parties are in agreement that full funding of a signal should be a required condition for neighborhood plan amendment and site plan approval which will exceed the applicant's pro rata share.** Certainly, a secondary Transportation usage of funds should be specified for use on site if a signal can not be approved due to proximity (for example, discussed moving of the guard house to allow for adding a split entrance at St. Andrews plus advanced warning system for drop in road to SW PKWY).

Thank you for your time and attention to so many cases before you!

Leigh Ziegler
Travis County Resident

District 8
Member OHAN, OHNPCT, TCCSA Board



C14-2018-0085

NPA-2018-0025(.01,.02)

RE: 6113 SW PKWY aka 5613 Patton Ranch Road
LR-MU-NP request to: GR-MU-NP

CHANGING THE FLUM IS A LOADED PROCESS

GOALS: TRANSPARENCY AND COMMUNITY BENEFIT

Reasons to “fully address impact” on NP amendment for Community Benefit before adding height
UNADDRESSED REAL “NEGATIVE IMPACT”

- ▶ DANGEROUS TRAFFIC CONCERN
- ▶ UNACCEPTABLE LIGHT STANDARDS ON ELEVATED SITE
- ▶ Exacerbated FLOODING DIRECTLY BELOW “BUYOUTS IN PROGRESS”; Unassessed cumulative affect of drainage upon Gaines Creek Barton Springs and Travis Country Homes
- ▶ ROUTE 66 BIKE TRAILS and YBC Trail : (incomplete with diminishing options if impervious cover is a real concern)

OHNPCT: Discussion and Considerations for Approval of FLUM change

September 26, 2018

- ▶ **Additional traffic Entrance to SW PKWY** with movement of ST Andrew's guard tower in order to allow both Vega and SW PKWY for entrance/exit to HELP address the traffic issues.

(REJECTED BY ST.ANDREWS)

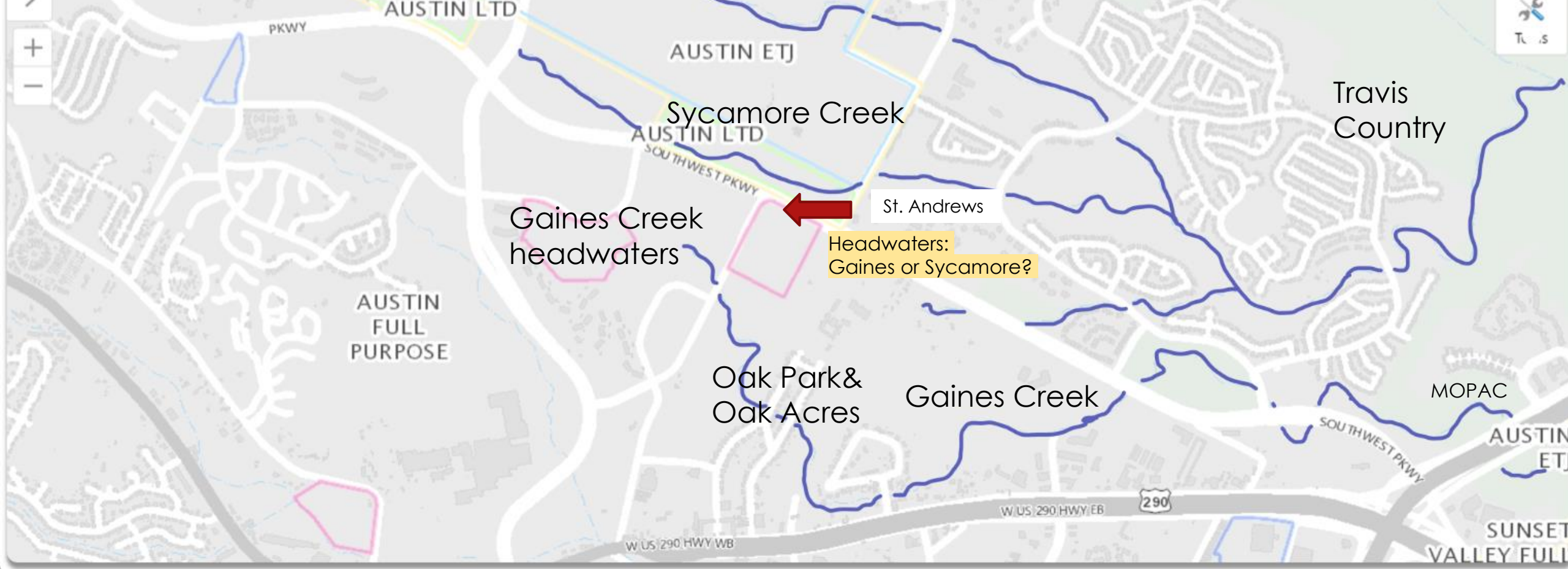
- ▶ **Parking Garage (commercial)** off site accessory parking required by developer, willing to deed restrict other allowances despite allowance in LR
- ▶ **Restrict all other uses granted by GR zoning** to LR zoning by conditional overlay in ordinance and provide deed record (including FAR)
- ▶ **Consider 50ft height.** Detail option of 3 (office) or 4 (convalescent or nursing home) stories but not 60 ft (alter 20 ft height requirement for actual need) current restriction 40 ft
- ▶ Provide more Info regarding **Feasibility and Function of traffic light on corner of Vega and SW Pkwy** given topography and numerous existing traffic signals. Presumption: Funds not available TIA not required based on 2013 development
- ▶ Detail **"dark sky standards"** beyond ordinance requirements to include International Dark-Sky Association guidelines for exterior lighting
- ▶ Detail **trail access option** elsewhere but not most obvious route over re-irrigation zone
- ▶ Do not overlook the urgency of adequate retention irrigation and the future of the existing, not required but functional ponds relative to **drainage into Williamson, Gaines and or Sycamore Creek;** "where the water is coming from, going to and how this unique subdivision process affects containment of runoff.

OHNPCT verbal agreement bringing approval

October 24, 2018

Support of the neighborhood planning amendment discussed with the following provisions:

- ▶ **Fiscal (LC) provided in the amount required for complete installation of a traffic signal ***BEYOND pro rata share for resolution of traffic issues at SW Pkwy and Vega requiring a “ground study” and assuming 60 ft. building height at .5 FAR (LR)***;** (a signal at this intersection was projected to cost \$180,000 in 2016; only \$11,400 is retained at this time by Transportation). Other signals in the area cost appx \$125,000; The distance of Vega @SW PKWY may be too close to ST. Andrews for a separate signal.
- ▶ **Night sky standards** for improved lighting on the site associated with the site plan to include requirements of City ordinance and except where otherwise restricted, all outdoor lighting standards adopted by the International Dark-Sky Association.
- ▶ **Designating a trail passage** along the property in compliance with the Bike Route 66 and YBC Trail.
- ▶ **Allow for 60 ft height and Convalescent home. All other land use restrictions would conform to LR zoning as a CoA sponsored CO.**



Gaines Creek/ Sycamore Creek in close proximity with diverted waters from Williamson Creek Watershed as well !

And then there is the fault line; out

Void and Water Flow Mitigation Rule (...near a fault line...what do CoA engineers know about this impact?)

Where will the overflow go...directly to Barton Creek/ Barton Springs?

Transportation Fiscal

Compromise: In Exchange
–address secondary usage

- ▶ Prioritize fiscal for this usage for multiple usage
- ▶ Need: require updated “ground study”
- ▶ advanced warning for stop at bottom SW PKWY and stop light
- ▶ Left turn lane
- ▶ Address Appx 1000 ft dual entrances to SW PKWY
- ▶ consider additional access to site via SW PKWY at St Andrews if feasible and students separated by movement of Guard Entrance

Uncontrolled SEEP

SW PKWY

Vega Avenue

Roadway connection to
Tecoma/ Wm Cannon
through TC MUD 4
Sewerage TX planned

St. An

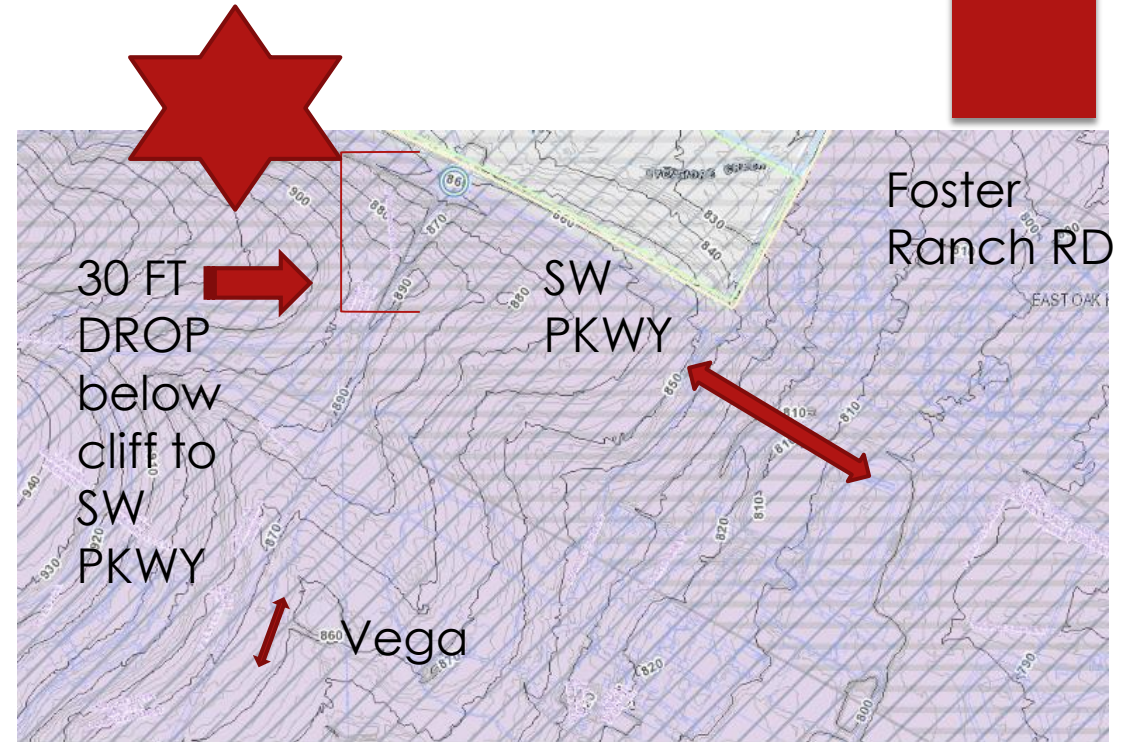
6113 1/2 SW PKWY

TOPOGRAPHY
Dangerous

Traffic: *relying upon*

2013 TIA from Lantana
32 : inadequate!

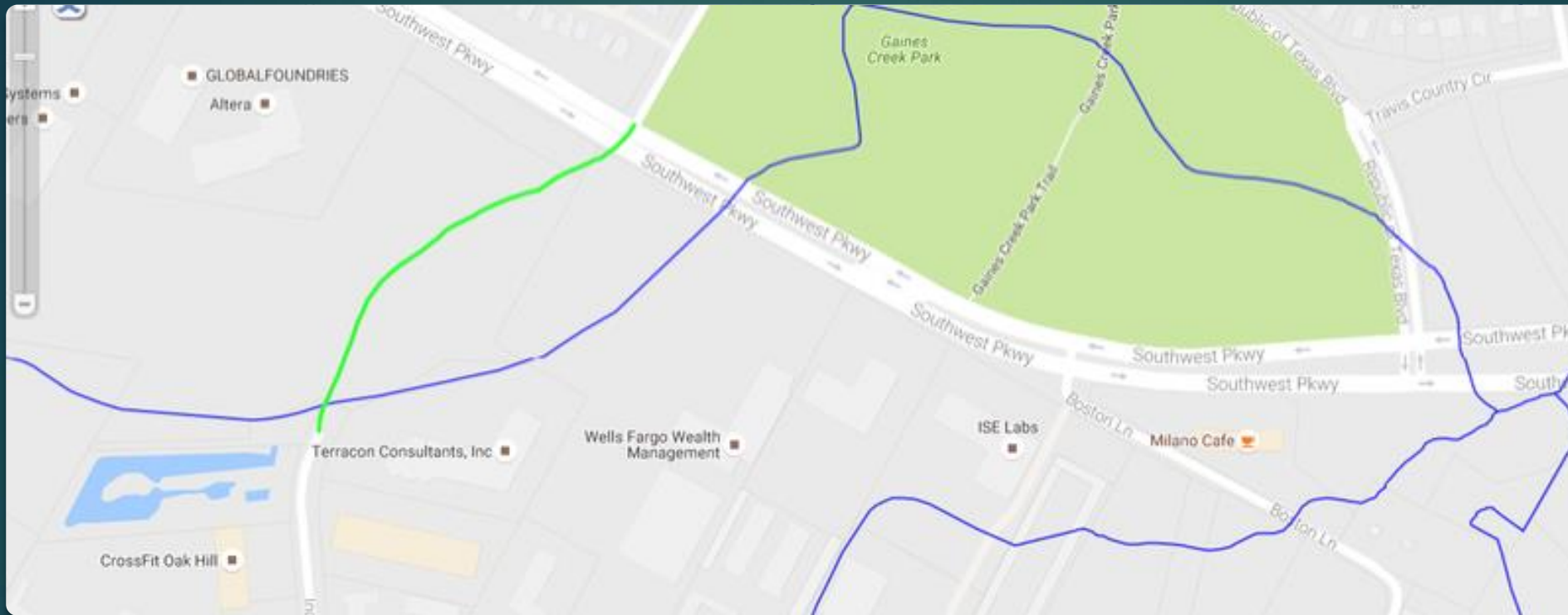
- Slope and Development not addressed since 2013 TIA
- Category "F"; SW Medical CTR, nor current development on Vega not on TIA
- No traffic measurements east of Vega to Mopac (appx 1 mile)



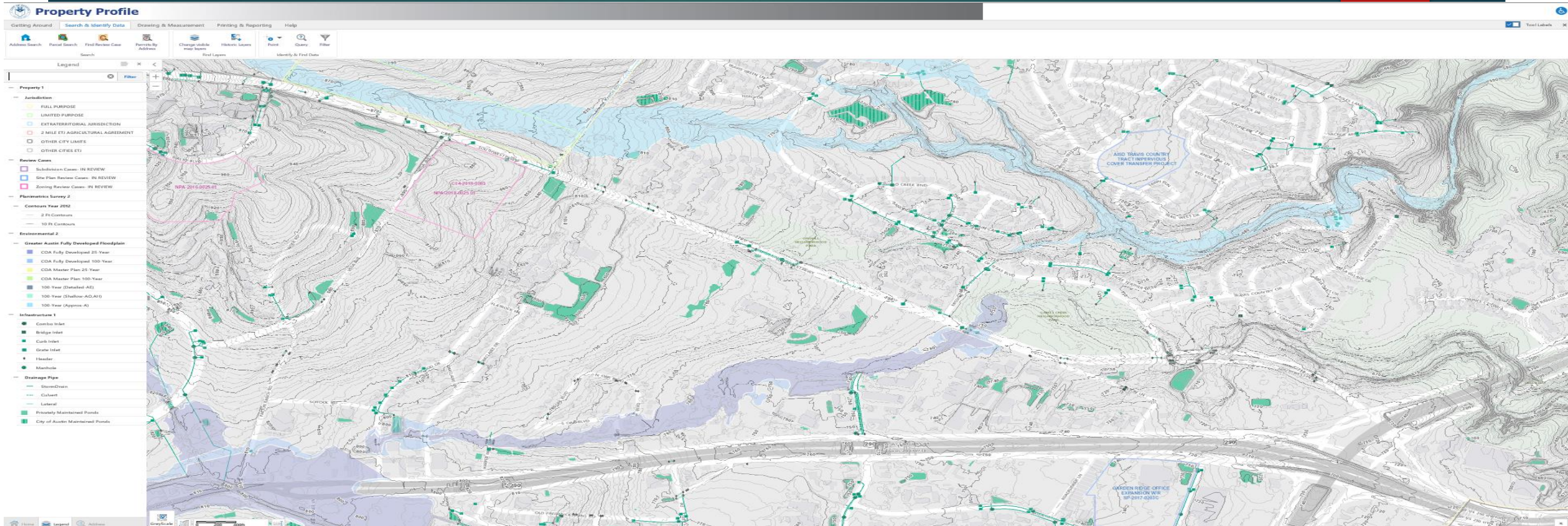
Downward directional lighting is inadequate with a 50-90 ft drop to residences:

a problem with height :

Request: improved shielding of light and comply with International Dark-Sky Association Standards



Increased overflow to Gaines Creek
Tributary to Mopac then Barton Springs
.....BELOW ST. ANDREWS



Mapping Proximity/Contiguous flow of Gaines and Sycamore Creek;

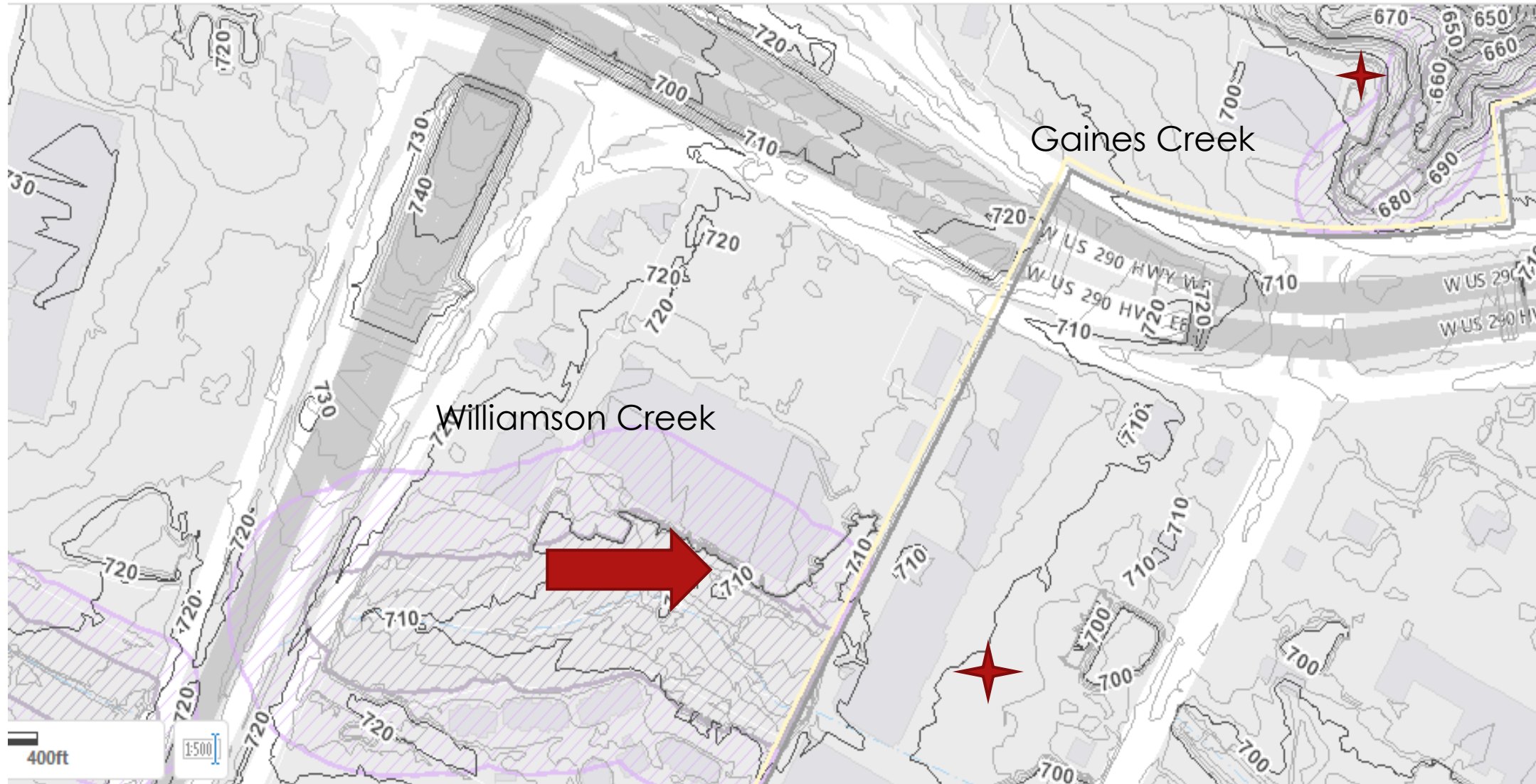
Growing Development and Overflow must not be overlooked for neighborhood impact. (more Buyouts and streambank erosion)

FLOW BELOW HWY290 WITH SOME LOWER TOPOGRAPHY NORTH OF HWY 290/LAMAR

Search

Find Layers

Identify & Find Data



Additional Concern: Drainage of Floodwaters

Flood Mitigation Task Force Report: May 16, 2016

“The City should not grant variances for development or redevelopment that may lead to future flooding ... The buyout process ...can destroy communities.”

Half of the property “ the bar bell” is ignored in this case perhaps falling under the fiscal radar:

- ▶ Ignores **flood zone** and **property buy-out (APPX \$2.5 MILLION)** of 5 properties immediately below (subdividing out the flood zone portion)...as if development here has no cumulative affect
- ▶ Uses old floodplain mapping: C8-2015-0042 Gaines Creek not even on the map, Sycamore Creek incorrectly mapped; both move directly into Barton Creek and advance to Barton Springs <24 hrs.
- ▶ Encourages mixing of watersheds without evaluation; Barton Creek Watershed and Williamson Creek watersheds connected by Gaines Creek with growing significance and ignored affect . No environmental impact study required.
- ▶ HCRO requires 40% left in original state ; How does the subdivision process combine with Civic requirement which allows for the use of concrete as well as development bonuses and reduces protection by elimination of property size triggers for assessment?
- ▶ C8-2015-0042 expiration: March 02,2020
- ▶ Assumes old engineering standards are adequate...why are we buying out properties below?

Fault line near property
drainage after exclusion
by Subdivision



Fault line

SURFACE AND GROUND
WATER CRITICAL TO
BARTON SPRINGS
DIRECTLY FROM GAINES
CREEK



Flow North to Barton Springs due to topography
...including GAINES CREEK TRIBUTARY north of HWY 290

Hill Country Roadway Requirements with Greatest and Best use

25-2-1124

The **Height of a building in the Southwest Parkway Roadway Corridor**

may not exceed **the lessor** of:

- ▶ **(1) the height permitted by the zoning or the site plan approved for the property**
- ▶ **(2) 60 ft**

Source: section 13-2-7824); Ord 990225-70; Ord.031211-11

the HCRO made exception from the .2 FAR requirement which then responds to zoning triggers.

(LR designation FAR = .5)

The Impervious cover (between .2 and .25 for the entire property) has been approximated for this site at 3.87. (GR allows 1:1 FAR 3,371,544 maximum sq ft or 168,577 linear sq ft added).

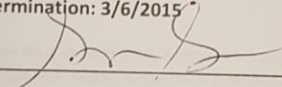
Greatest and best use would retain compatibility and safety.


City of Austin
Planning and Development Review Department
P.O. Box 1088, Austin, Texas 78676

VESTED RIGHTS DETERMINATION
Findings

This determination is made under City Code 25-1-541 in response to a claim that the project identified below is vested to earlier regulations and entitled to be reviewed under those regulations. The determination may be reconsidered once at the request of the applicant.

Project Name: St Andrew's School Miller Tract
Address: 5613 Paton Ranch Rd
Case No. C8-2015-0042
Date of Application: 3/2/2015
Date of Determination: 3/6/2015

Signature:  Date: 3/6/2015

See "Grounds for Determination" (reverse) for a summary of the most common grounds for approval or denial. Additional grounds may also apply.

(X) **APPROVED**
Vesting Date: 4/09/2014
Findings: Ongoing project for a school only; based on SER 3448 and 3449 for a school project

Vested Rights: APPROVED

DESPITE VESTED RIGHTS

"AS A SCHOOL "ON PROPERTY
PLANNED TO BECOME SOLD FOR
OFFICE/MF

SUCH VARIANCES ARE AKIN TO
DOUBLE DIPPING AND PERHAPS
ALREADY USED BEFORE
SUBDIVISION

"CEF VARIANCES"



Suggested Bike Trail & (Route 66 Bike Plan SW PKWY incomplete) apparently not desired by St. Andrews as routed YBC (the "Y" to Barton Creek) urban Trail EIS

The developer has suggested 3 "*feasible*" options '*FOR SALE*' requiring additional height each with different needs

A CONVALESCENT HOME WOULD APPEAR TO HAVE THE LEAST IMPACT UPON TRAFFIC:

STATED AS LEAST PROBABLE

It is clear that the additional concession by the CoA (height) and Convalescent Home usage given by a Neighborhood Plan Amendment are supported by OHNPCT and Travis Country (TCCSA) if the terms of the OHNPCT letter of support are met.

Thank You!