



River Place Homeowners Association

September 30, 2019

Planning and Development Review Department
505 Barton Springs Road
One Texas Center
Austin, TX 78704
Attn: Sherri Sirwaitis

Re: Rezoning applications C14-2018-0124 (River Place)

Dear Ms. Sirwaitis,

On December 12, 2016 and March 25, 2019, the River Place Homeowners Association representing 1146 homes submitted a letter regarding C14-2018-0124 and its predecessor application. During the four years we have fought this development we have also witnessed the Council's evolving understanding of the housing and affordability issues facing the City of Austin. Despite Council's focus on density and the SF6 first reading vote on this application we still believe there are valid reasons to limit the number of units to substantially less than the maximum permitted by this zoning.

The proposed development rests at the end of a ½ mile cul-de-sac. Current subdivision code provides no more than 30 homes be built on single access roads. Current code for SF6 zoning is however less specific. Logic justifies a denser development should have a secondary access (not just an emergency access). Council has the authority to clarify this position as it applies to SF6 zoning and limit the number of housing units.

Re: Rezoning applications C14-2018-0124 (River Place)

March 25, 2019

Milestone's proposed development also rests at the top of a steep slope which is at the head of Bull Creek an environmentally sensitive area. In fact, the proposed development butts up to a City of Austin owned area designated as preserve. This environmentally sensitive area warrants a limit on density.

This proposed development has been designated by Wildfire experts as one of the highest risk areas. In fact, this specific area is featured on the City of Austin Firewise website. While proposed application of the Wildland Urban Interface "WUI" code will help this development our concern is focused on evacuation. Even with a secondary access to this development both this development and the whole of River Place will exit onto 2222 only a block apart. This warrants limits on density.

In a meeting with Councilmember Jimmy Flannigan we learned that after reviewing a 2016 document prepared by the Fire Marshalls Department, he acknowledges that the current code does not adequately address development in the WUI. He is working on new policy for development in wildfire risk areas and will be proposing a conditional overlay "CO" for this property which impacts density and requires a secondary access (not just an emergency access). We have not yet seen a final CO and so encourage the Council to avoid taking up 3rd reading on this case until we have a chance to digest this information.

We wish to thank the Staff for their work on this case and listening to the concerns of the community.

Sincerely,

A handwritten signature in blue ink, appearing to read "SCOT CROSBY", with a large, stylized flourish at the end.

Scott Crosby

President – River Place Homeowners Association

Cc: COA City Council