

Case Number C-8-2019-0114
Contact: Joey de la Garza, 512-974-2664 or
Ramon Rezvanipour, 512-974-3124

Public Hearing: March 10, 2020, Planning Commission

Danny Anderson
8009 Little Deer Xing
Austin, TX 78736

I object to this application


Signature

3-9-2020
Date

Daytime Phone: 512-569-4761

We moved to Little Deer Xing 5 years ago and love the neighborhood. The neighborhood has many young families and the children all run from house to house playing. It's wonderful but the traffic on our little street combined with a blind hill top, a blind turn and a lack of sidewalks make it dangerous enough to cause concern for parents now. The continuation of Little Deer Xing into the proposed development and the increased traffic that it will bring is only going to make this worse.

The traffic on 71 already causes several of our surrounding streets like Silvermine, Scenic Brook and Oak Meadow to become dangerously overcrowded as people try to find ways to leave 71 and cut a few cars ahead in the traffic leading into the Y. Making our street another shortcut for this traffic will endanger our kids as well as our many friends and neighbors who walk the neighborhood every day.

If this development goes through, its access to 71 should be based on the applicants address - 7715 W SH 71.

As you review any plans to extend Little Deer into this new development, I just ask that you consider what this means to all of the children who call our neighborhood home.

Danny Anderson

Case Number C-8-2019-0114
Contact: Joey de la Garza, 512-974-2664 or
Ramon Rezvanipour, 512-974-3124

Public Hearing: March 10, 2020, Planning Commission

Emily Anderson
8009 Little Deer Xing
Austin, TX 78736

I object to this application



3/9/2020

Signature

Date

Daytime Phone: 512-569-4759

I adamantly oppose the proposal for a new addition to be put in our neighborhood. I live on Little Deer Xing and have two small children. Our street and community does not have the infrastructure to accommodate this subdivision. Our streets do not have sidewalks and Little Deer Xing has two blind spots where people could easily be hit.

Little Deer is a through street for both Pinto Path and Chinook Drive and we already have too many cars speeding on our street. It simply cannot handle any more traffic without risking the lives of children, neighbors and family pets.

The proposal states that the location of this subdivision starts at 7715 W SH 71. If this property connects to 71 then access to this subdivision must be at 71 and not Little Deer Xing and Scenic Brook.

Many people (commuting from 290) use Scenic Brook and Silvermine Drive as a cut through to avoid the Y at Oak Hill. The traffic issues in our neighborhood are only going to get worse when construction on the flyover in Oak Hill begins.

We moved to this neighborhood four years ago and plan on being here for a long time. We love our community, neighbors and schools. I know I am not alone in feeling this way; many of my neighbors oppose this subdivision. I hope that some kind of compromise can be made because this is something that will greatly impact our lives.

Thank you,
Emily Anderson

Case Number C-8-2019-0114
Contact: Joey de la Garza, 512-974-2664 or
Ramon Rezvanipour, 512-974-3124

Public Hearing: March 10, 2020, Planning Commission

Terri Knox
7001 Chinook Drive
Austin, Texas 78736

I object to this application

Terri Knox
Signature

March 9, 2020
Date

Daytime phone: 512-632-4138

Comments:

We have lived at 7001 Chinook Drive for over 35 years, having raised our two children here and we now provide childcare for our grandson here at the house during the work week. It is a remarkably quiet neighborhood with very little traffic and children of all ages crossing the street to play back and forth in front yards. The vacant lot behind our house allows for green space as Austin growth encroaches. In short, it is an ideal, gem of an established neighborhood, and its character is why we and many neighbors have stayed here for so many years.

We urge the Planning Commission to reject the plan to develop the Simon Caskey Tract. Increase in traffic on the already narrow Little Deer Crossing poses a very real safety threat to the residents of the neighborhood, particularly children. The intersection of Little Deer Crossing and Chinook Drive in front of our house has always been dangerous. The extremely steep slope (a 14.88% gradient) allows for virtually no driver visibility approaching the intersection at the top of the hill from Chinook Drive. Opening up Little Deer Crossing to through traffic at the dead end is a safety nightmare. If the Commission leans in favor of approval of the application, we request that the dead end of Little Deer Crossing not be opened up to the new neighborhood. **The applicant's address is 7715 W SH71, so traffic access to any new development should be routed through land owned by Stephen Simon, of Ridgelea Properties, the person/entity that stands to profit from the development.** Residents of the Chinook/Little Deer neighborhood should not have to suffer a decline in safety and quality of life to allow for easy street access to a profit-making development.

At the very least, prior to any approval of the application the Planning Commission members should physically visit the intersection of Little Deer Crossing and Chinook Drive to see for themselves the dangerous terrain that cannot be envisioned by simply looking at a map on a computer. We welcome any or all commission members to come to our neighborhood to see for themselves our very real and valid concerns.

Respectfully submitted,
Terri Knox

Case Number C-8-2019-0114
Contact: Joey de la Garza, 512-974-2664 or
Ramon Rezvanipour, 512-974-3124

Public Hearing: March 10, 2020, Planning Commission

Mark Knox
7001 Chinook Drive
Austin, Texas 78736

I object to this application



Signature

March 9, 2020
Date

Daytime phone: 512-422-1846

Comments:

We have lived at 7001 Chinook Drive for almost 36 years. We are in the dead-end at the intersection of Chinook Drive and Little Deer Crossing. The green space behind my property has been sold to developers. This is a life-changing event for my family, neighborhood and wildlife now residing in the green space.

I am against any development of this tract but most importantly against any plan to make Little Deer Crossing a through street. Due to safety concerns, this should not be allowed. Our neighborhood is 40+ years old and the streets are barely adequate for the existing neighborhood. It is a quiet neighborhood with a lot of walkers, joggers, bikers and many young children playing and running from house to house. Adding traffic from this proposed new development will unfairly raise the stress level of all residents of this older, established neighborhood.

If this subdivision is built, I refer the Commissioners to the applicant's address: 7715 W SH 71. I strongly object to Little Deer Crossing becoming a through street and believe the developer should be directed to place the entrance to the development on W SH 71 which is a state highway not a 40-year-old residential street.

In addition to my protest of the impact on neighborhood traffic, I am also concerned about the environmental impact of this proposed development. There is a lot of wildlife that will be displaced including roadrunners, great horned owls and many species of songbirds. Also, this development is on top of a hill with a steep drop right into Williamson Creek. Has there been any thought given to runoff and water quality?

I invite any and all case managers and commissioners to please come and look at our neighborhood and streets and meet with neighbors. If you actually see the neighborhood with your eyes instead of looking at a map on a computer screen you could understand our concerns.

Mark Knox

March 7, 2020

Renee Vlahakis
6947 Chinook Dr.
Austin, TX. 78736
503-888-0163

Re: Case Number: C8-2019-0114
Public Hearing: March 10, 2020, Planning Commission
Case Manager: Joey de la Garza

To the Planning Commission,

I'm writing to you in regards to the Simon-Caskey Tract slated to be developed in the Scenic Brook/ Valley View Acres community off Hwy. 71. I **ADAMANTLY** object to this proposed development and object even more to the dead end at Little Deer Xing being opened up to a through street. Realistically, I know we probably will not stop this development from going in, but my hope is that we can stop them from taking away the dead end at Little Deer Xing.

I live on Little Deer Xing in the Valley View Community and have a small child who, along with many other children in our neighborhood, are always outside playing. I fear for the safety of our children, as well as the rest of our community, if the dead end at Little Deer is opened up to connect with Oak Forest Lane and Scenic Brook as proposed on the site plans.

Little Deer Xing is very narrow (barely wide enough for two cars), has many hills, does not have sidewalks, and has two blind curves where people walking can easily be hit. Opening up the Little Deer Xing dead-end will turn it into a major thorough-fare in this area, just like Scenic Brook and Silvermine, but without the proper infrastructure to accommodate the amount of traffic that would come with it. You will be forcing our children inside to play because it will be too unsafe for them to play outside with the cars speeding through the streets.

The development plans have Harvest Trail extended into a cul-de-sac. Why can't Oak Forest Lane be a cul-de-sac as well and leave our tiny neighborhood alone? Both of these streets, Harvest Trail and Oak Forest Lane, are better equipped to handle the traffic than Little Deer Xing is. They are much wider and both have curbs and are directly connected to Scenic Brook, which is a very wide two-lane road.

There is already an influx of drivers using Scenic Brook and Silvermine Dr as a cut-through between Hwy. 71 and Hwy. 290 so drivers can bypass going through the Y. On a weekly, and sometimes daily, basis I hear stories of people almost being hit as well as actual hit and runs that have occurred by these speeding drivers. A couple of years ago, the bridge on Silvermine Dr and Hwy. 71 was washed out and is, once again,

showing cracks. Our streets cannot handle the increased traffic this new development would bring and the intersection at the Y cannot handle the increased traffic and amount of cars this would bring either.

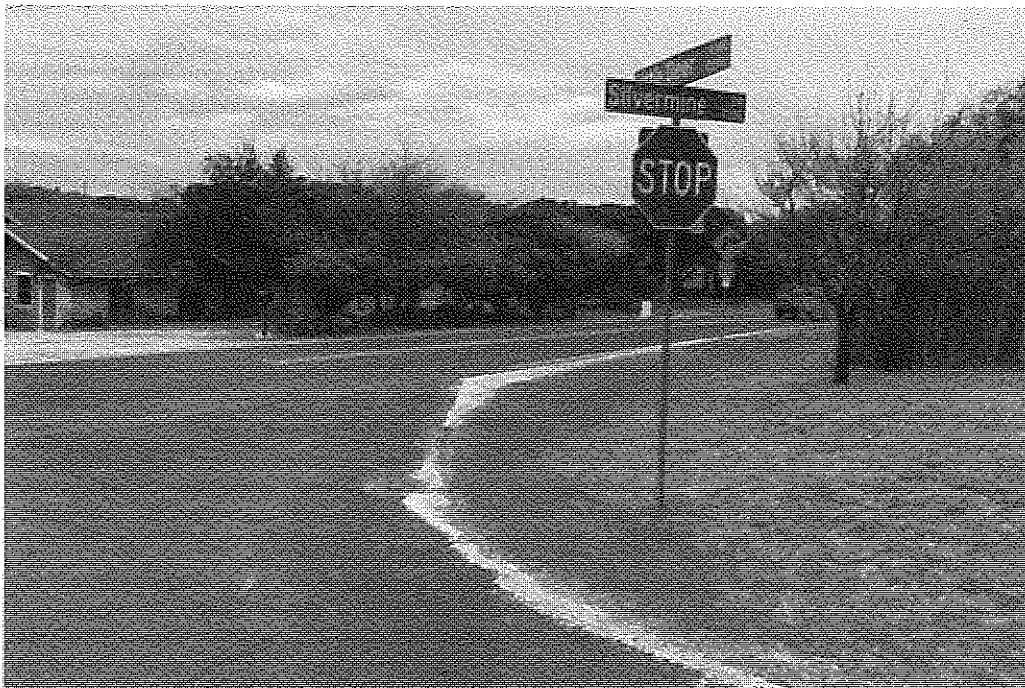
Our quiet, sleepy neighborhood and all of our children should not have to suffer for this new subdivision.

To give you a better understanding of our neighborhood and it's infrastructure, I have attached photos at the end of this letter.

Sincerely,



Renee Vlahakis



LITTLE DEER XING AND SILVERMINE INTERSECTION.

SILVERMINE HAS BECOME A MAJOR CUT THROUGH FROM HWY 71 TO HWY 290 TO AVOID THE Y INTERSECTION



SCENIC BROOK DR.

THIS IS A VERY WIDE TWO-LANE ROAD WITH CURBS AND SIDEWALKS IN SOME AREAS



OAK FOREST LANE

THIS ROAD IS A WIDE ROAD WITH CURBS THAT COULD ACCOMMODATE A CUL-DE-SAC RATHER THAN IT GOING THROUGH AND CONNECTING WITH LITTLE DEER XING



VIEW FROM THE DEAD END OF LITTLE DEER XING

VERY NARROW STREETS, NO CURBS, LOTS OF HILLS AND LOTS OF KIDS PLAYING



VIEW LOOKING TO THE DEAD END OF LITTLE DEER XING (THE WHITE TRUCK IS PARKED AT THE DEAD END) WHERE IT'S BEING PROPOSED TO CONTINUE TO MEET WITH OAK FOREST LANE