

To the Members of the Zoning and Platting Commission

From: The Knolls of Slaughter Creek Home Owner's Association Board

Greg Santiago- President and Tom Smitty Smith – zoning issue chairman

Re: the Riddell- c14-2019-0129

Dear Members of the Zoning and Platting Board:

We would like to ask for a postponement of this case until April 7th, so that we may continue to negotiate with the developer over this application. We would like to acknowledge that the developer has met with us and has made several changes at our request. However, we oppose this application for the reasons outlined below. The developers say it will be similar in size and quality to the Lennox- which they built- between Old San Antonio Road and I-35.

We have the following concerns:

Traffic

- Their developer's TIA projects that this development will add 3,600 or 4.3 car trips a day per unit to First street congestion, but Austin uses 7.32 trips per unit per day resulting in 5,490 trips per day. Some portion- perhaps a third- will be using the new opened Wayne Riddell Loop to through the Knolls to go westbound or to loop around and get back northbound on First street.
- **Thousands of additional cars will "shortcutting" through the Knolls if Wayne Riddle is opened to through traffic between 1626 to South First and the High school.**
- **The developers proposed congestion management plan calls for eliminating the curbside pickup and drop off zones informally used by hundreds of parents a day at Akins High School increasing congestion.**

Density

They propose MF-4 Zoning with a conditional overlay MF 3 overlay will allowing 36-54 units per acre; 60ft maximum height. The MF3 overlay increases front yard setback to 25 ft; reduces impervious Cover to 65% and adjust the setback to 50 ft on the west side of the development along the Knolls fence line.

These units will affect the value of existing homes in our neighborhood.

Water Quantity and Quality

The runoff from this complex could impact water quality and quantity in our flood prone Slaughter creek thus increasing flooding downstream along Onion Creek and could increase flooding in our private and public greenbelts. The city has spent hundreds of millions of dollars to buy out hundreds of homes along Onion Creek downstream.

The water runoff analysis may not include the twenty five recently built projects or planned complexes that will also effect flooding on Slaughter creek. Nor does the watershed protection division look at climate change in their future projections.

This development will impact overcrowding at Akins High School

What can you do?

- Lower density to Single Family, MF- 2 or MF 3 with additional restrictions.

- Act to keep Wayne Riddell closed to through traffic by dedicating the lands immediately to the north of the old home to parkland as the developer proposed to meet our concerns (see attachments).
- Ask the developer to install traffic calming devices along Wayne Riddell; at the curve; at the pool and to install a traffic light at 1626 .
- Ask the developer to redo the traffic impact study to show:
 - a. Impact of an estimated 7.32 trips per unit or 5490 trips per day.
 - b. Impact on the Wayne Riddell loop at 1626 intersection
 - c. Impact in traffic near Akins High School if pick up and drop off lanes are eliminated.
- Don't approve this permit until the water quality studies are completed and show "no impact" to Slaughter and Onion Creek.
- Require rainwater collection and pervious pavers to reduce runoff, to maintain the tree canopy and reduce demand for water used for landscape irrigation.
- Ask that the watershed protection division look at the impact of climate change on flooding projections prior to approval of this project.
- Redo traffic projections in the TIA to account for the dozen additional planned and expected commercial and residential developments along South First, 1626 and old San Antonio Road.

Sincerely,

Greg Santiago, 10508 Thoroughbred Dr., Austin, Texas 78748 512-784-1774

Tom "Smitty" Smith, 605 Carismatic Lane, Austin, Texas 78748 512-797-8468

MF-3 Residential Districts Zoning Guide Multi-Family Residence—

Medium Density Multifamily Residence Medium Density district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre. This district is appropriate for multifamily residential areas located near supporting transportation and commercial facilities, generally in more centrally located areas, and in other selected areas where medium density multifamily use is desirable.

Site Development Standards

Maximum Height-50 ft

Minimum Setbacks 40 ft

Maximum Building Coverage 55%

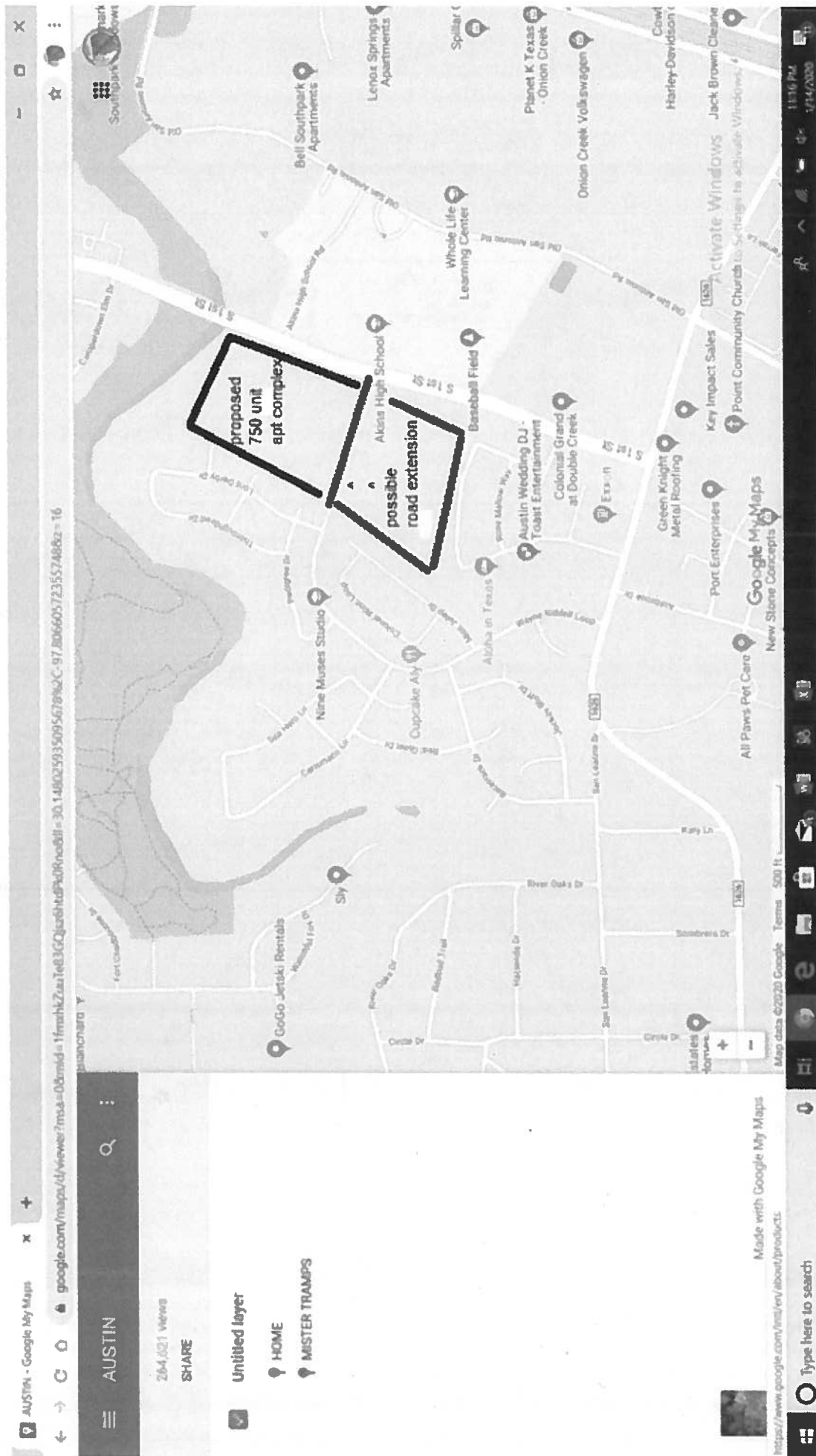
Maximum Impervious 65% Cover Maximum Floor Area Ratio .75:1 36

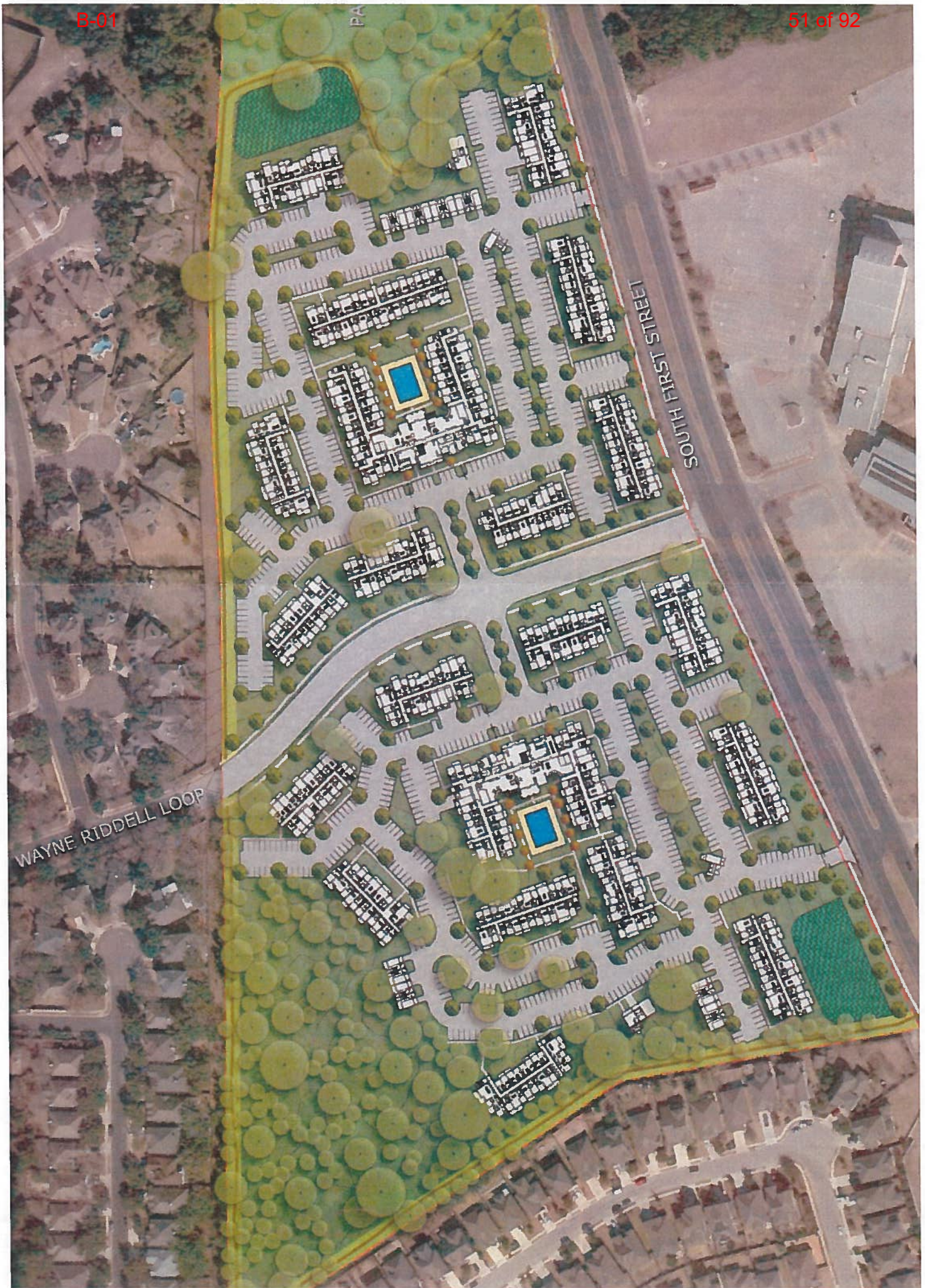
Front yard 25 ft

Street side 15ft

Interior side yard 5 ft

Rear yard 15 ft 5 ft





Revised map -

WAYNE RIDDELL LOOP

SOUTH FIRST STREET





AKINS HIGH SCHOOL

AUSTIN Independent School District



Letter of Concern

This is a letter of Concern from the Faculty and Parents of Akins High School regarding the upcoming zone change and possible construction of the 750-unit apartment complex in Case Number C-14-2019-0129. This project is slated to be built directly across South First Street from the Akins High School complex. We have several serious concerns with this project.

1. The proposed construction of 750 units will generate more than 4000 trips exiting the apartment complex during the day. We feel that it is dangerous to have this additional traffic on South First during the times that our parents are either dropping off or picking up the students. The parents currently park in the bike lanes on both sides of South First, to avoid obstructing the traffic flow. We are also concerned for the safety of our students who also walk to school and cross South First from either Desert Primrose Drive or from the proposed opening of Wayne Riddell Loop.
2. We have been told that one of the options being considered by the planners of this complex is the installation of pylons between the bike lanes and the traffic lanes on each side of South First to prevent the parents from stopping to either drop off or pick up their students. This is unacceptable and will cause even greater congestion on South First during our busy morning and afternoon hours, which unfortunately coincide with the peak times of travel from the apartment complex.
3. This impact will be in addition to the proposed traffic coming from the apartment complex currently under construction on the East side of Old San Antonio Road across from the new fire station that will also be traveling on South First.
4. Another concern is the intended entrance and egress from the proposed "green areas" located at the back ends of the complex from the sidewalk on the west side of South First. We feel this will be an attractive nuisance that could encourage students to leave the campus.

The faculty and parents of Akins High School ask that you reconsider the option to zone for apartments and the proposed complex to zone for single-family housing. This should alleviate most of the upcoming traffic congestion problems making the area safe for students and their parents.

Sincerely,

A handwritten signature in black ink, appearing to read "L. J. [unclear]", written over a horizontal line.

Principal of Akins High School

Rhoades, Wendy

From: Greg Santiago [redacted]
Sent: Monday, February 24, 2020 9:38 PM
To: Kevin Cheney; Rhoades, Wendy
Subject: Re: Request to postpone public hearing for C14-2019-0129 10801 Wayne Riddell Loop

*** External Email - Exercise Caution ***

Wendy,

For the same reasons, we would like this request granted too.

Greg & Cynthia Santiago
10508 Thoroughbred Dr.
Austin, TX 78748

From: Kevin Cheney <kevinjcheney@yahoo.com>
Sent: Monday, February 24, 2020 2:18 PM
To: Wendy Rhoades <wendy.rhoades@austintexas.gov>
Subject: Request to postpone public hearing for C14-2019-0129 10801 Wayne Riddell Loop

Members of the Zoning and Platting Commission,

I'm a concerned citizen currently residing in the Knolls of Slaughter Creek which adjoins the property at 10801 Wayne Riddell. I would request that you postpone the public hearing on case C14-2019-0129 10801 Wayne Riddell Loop from the current date of March 3rd until the date of April 7th. I make this request for myself and my neighbors. We require more time to prepare our responses and questions. As is stands we were given 12 days from the time we were notified of the first firm date (3/3) for this hearing.

Another reason for this request is that March 3rd is an election day in Texas for numerous local elections and the Democratic Primary. It will impose undue hardship for people wanting to vote and addend the 6pm meeting.

Thanks you for your consideration and I hope you will grant this request.

Sincerely,

Kevin Cheney
10948 Colonel Winn Loop
Austin TX., 78748

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Rhoades, Wendy

From: Erica Nason <erin.nason@gmail.com>
Sent: Monday, February 24, 2020 3:15 PM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello Wendy,

I'm writing to express my concern about the time frame and the March 3rd date chosen for the review by the Zoning and Platting Commission. I am hoping there would be consideration to delay this hearing, perhaps by 30 days or so. In particular, the communities around the affected area need more than 12 days to coordinate our actions. Additionally, the March 3rd date is problematic since that is also an election day for the state of Texas. People who may want to attend the meeting may also want to vote and traffic could also be impacted by people traveling to their voting locations.

Best,

Erica Nason

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Rhoades, Wendy

From: beth patterson <[REDACTED]>
Sent: Monday, February 24, 2020 3:18 PM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

Follow Up Flag: Follow up
Flag Status: Flagged

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EXTENSION REQUEST

Wendy:

I am formally requesting an extension/delay to the planned Public Hearing Notice on the above referenced case number.

First - this is an election day in Texas, many of our neighbors may not be able to make this meeting.
Second - we have not received the results of the traffic impact study as required by the developer.
Third - we have not had the opportunity to investigate any impact this will have to Slaughter Creek greenbelt and our private property.

I respectfully request a delay for at least 1 month so we can pull our information together.

thank you,

Beth Patterson
308 Middle Ground Cove
Austin, TX 78748

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Rhoades, Wendy

From: Garcia [REDACTED]>
Sent: Monday, February 24, 2020 3:56 PM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

Follow Up Flag: Follow up
Flag Status: Flagged

Categories: Red Category

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Members of the Zoning and Platting Commission:

I am a resident in the Knolls of Slaughter Creek subdivision in South Austin. I write to you today requesting postponement of the hearing date for the property at 10801 Wayne Riddell until April 7, 2020. As a neighborhood, we would like to have more time to prepare and organize for this meeting and also, I see the currently scheduled date of March 3, 2020 being a conflict for some neighbors who may want to attend the hearing as it is an election day here in Austin.

Thank you for your time and consideration.

Respectfully,

Rachel Garcia-Estrada

Sent from AT&T Yahoo Mail on Android

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Rhoades, Wendy

From: James Kelley [REDACTED]
Sent: Monday, February 24, 2020 4:14 PM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

Follow Up Flag: Follow up
Flag Status: Flagged

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Hello,

I am a resident of Austin who lives within 500 ft of the referenced property and zoning proposal. A hearing is currently scheduled for March 3. I ask please that you postpone the hearing to a date in April. The March date conflicts with the Texas primary elections, which is bound to impact neighborhood participation in this important hearing. Further, more time is needed for impacted residents to organize properly.

Sincerely,
James Kelley
10920 Mint Julep Dr
Austin, TX 78748

ph: 281-216-7026

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Rhoades, Wendy

From: Ruth Price <ruthprice@cityofaustin.gov>
Sent: Monday, February 24, 2020 4:59 PM
To: Rhoades, Wendy
Subject: Members of the Zoning and Platting Commission

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Dear Members,

The scheduled meeting of Feb 26 for the determination of the building area around Wayne Riddell is much too soon to allow adequate input from our neighborhood. We would like to gather more information and prefer the date of April 7 for the meeting. I realize March 3 is closer, but most will be voting or trying to vote on that day. Please reconsider the April 7 date for this meeting.

Thank you,

Ruth A. Price
324 Middle Ground Cove
Austin, TX 78748

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Rhoades, Wendy

From: Cool Guy <[REDACTED]>
Sent: Monday, February 24, 2020 7:39 PM
To: Rhoades, Wendy
Subject: Members of the Zoning and Platting Commission

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Hi Wendy

I live on the knolls of the slaughter creek

Can you please postpone the hearing date for the Austin Zoning and Platting Commission concerning the property at the end of Wayne Riddell. The date is currently set for March 3rd, a week from tomorrow.

Can you please postpone the hearing until April 7th

Thanks

Sent from my iPhone

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Rhoades, Wendy

From: Ben Joyce Davis <cookiedavis19@gmail.com>
Sent: Monday, February 24, 2020 10:14 PM
To: Rhoades, Wendy
Subject: Fwd: Request for Members of the Zoning and Platting Commission

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Begin forwarded message:

From: Ben Joyce Davis <cookiedavis19@gmail.com>
Date: February 24, 2020 at 10:09:04 PM CST
To: wendy.rhoades@austintexas.gov
Subject: Request for Members of the Zoning and Platting Commission

I request postponement re the zoning of property in the Knolls of Slaughter Creek (at the end of Wayne Riddell) until April 7.
Thank you, Mrs. A.A. Davis
10600 Lord Derby Dr.

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Rhoades, Wendy

From: Larisa Warren <[REDACTED]>
Sent: Monday, February 24, 2020 11:49 PM
To: Rhoades, Wendy
Subject: Request to Postpone Hearing - Wayne Riddell Loop

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Hello, Ms. Rhoades and Members of the Zoning and Platting Commission-

I am contacting you to request that the hearing re: Wayne Riddell Loop, which is currently scheduled for March 3, be postponed until April 7 (or atleast March 31). My primary concern is that this is an election day, and this could result in undue stress for our neighbors to attend the meeting. Postponing would also allow our neighborhood more time for impact studies, and would perhaps provide time for an environmental study (which has yet to be completed).

We respectfully request that you consider these issues and postpone the meeting in fairness to our neighborhood.

Thank you for your time and consideration.

Larisa Warren
11012 Colonel Winn Loop
Austin, TX 78748
817.771.9391

Sent from my iPhone

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Rhoades, Wendy

From: Gay Faulkner <[REDACTED]>
Sent: Tuesday, February 25, 2020 7:45 AM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

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Please postpone the first meeting on the Wayne Riddell Property rezoning on March 3 because:

- 1) this is an election day in Texas;
- 2) We (as a neighborhood) have not had enough time to collect impact studies and prepare a response, and
- 3) An environmental study has not been completed.

Thank you for your consideration.

Gay Faulkner
11309 Jockey Bluff Drive
Austin, Texas 78748

512-282-5188

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Rhoades, Wendy

From: [REDACTED]
Sent: Tuesday, February 25, 2020 8:30 AM
To: Rhoades, Wendy
Subject: Wayne Riddell Zoning

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Ms. Rhoades,

This is a request to postpone the March 3, 2020 ZAP meeting regarding Wayne Riddell Loop. Residents have not had sufficient time to have impact studies performed or an environmental impact study.

Thank you,
Scott & Debbie Smallridge
11105 Real Quiet Dr.
Knolls of Slaughter Creek

Sent from my LG G6, an AT&T 4G LTE smartphone

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Rhoades, Wendy

From: Mike Smuts [mailto:msmuts@cityofaustin.gov]
Sent: Tuesday, February 25, 2020 9:37 AM
To: Rhoades, Wendy
Subject: Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

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Ms. Rhodes,

My wife and I would like to request that the public hearing for the above proposed project be postponed for several reasons.

Firstly, there has been minimal public notice that this project has been scheduled and affected parties need additional time to evaluate the impact of the project. Secondly, the date also coincides with the primary election schedule that will hinder some individuals from participating in both events. We would like to propose an alternate date beginning sometime in April 2020.

Michael and Kanda Smuts

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Rhoades, Wendy

From: Logan Wick, MBA [REDACTED]>
Sent: Tuesday, February 25, 2020 9:37 AM
To: Rhoades, Wendy
Subject: Request Postponement:Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

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Dear Members of the Zoning and Platting Commission,
Requesting that the March 3rd date chosen for the review by the Zoning and Platting Commission be moved to the following month due as my neighbors and I need more time to digest & understand the proposed development impacts.

Plus the Election is on that day and will be more difficult for all of us to full participate.

You consideration is greatly appreciated.

Sincerely,

Logan

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Rhoades, Wendy

From: [REDACTED]
Sent: Tuesday, February 25, 2020 9:40 AM
To: Rhoades, Wendy
Subject: Rezoning - Case Nbr: C14-2019-0129

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To: Wendy Rhoades
RE: Rezoning - Case Nbr: C14-2019-0129

Ms. Rhoades, I'm concerned about the time frame and the March 3rd date chosen for the review by the Zoning and Platting Commission. I would like to see about getting that postponed.

I feel the communities around the affected area need more than a handful of days to coordinate our actions. Also the particular date chosen is especially problematic since that is also an election day for the state of Texas. People who may want to attend the meeting may also want to vote and traffic could also be worst from people traveling to their voting locations.

Thank you in advance for your time and attention,

MS

Matthew Saal

Senior Advisor, Assurance Risk & Compliance
Digital Awareness Certified
Product Certified
Dell Technologies | Financial Services
(512) 657-2254
[REDACTED]

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Rhoades, Wendy

From: Fred Brown ~~afred@...~~
Sent: Tuesday, February 25, 2020 5:41 PM
To: Rhoades, Wendy
Subject: Requesting a delay on Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

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Ms Rhoades hello. I am a resident of the Oak Knolls Neighborhood. I am concerned about the timing of this Public Hearing. Holding it on the same day as the election will be rather inconvenient. I would hate to have to choose between one or the other. In addition I understand that there have been no environmental study completed on this, nor has our neighborhood had time enough to prepare a response.

Therefore I am asking that this hearing be delayed.

Thank you for your time and consideration

Fred Brown
11128 Sea Hero Ln
Austin, TX 78748
512-789-4659

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