

## Rhoades, Wendy

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**From:** Diana Currie <dianamcurrie@yahoo.com>  
**Sent:** Tuesday, February 25, 2020 8:03 PM  
**To:** Rhoades, Wendy  
**Subject:** Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

\*\*\* External Email - Exercise Caution \*\*\*

Good evening Wendy.

In connection with the above referenced, I would like to request a delay for the proposed March 3rd meeting. An environmental study has not been completed. How can there be a rezoning meeting without this type of study? I would think this study would be vital to such a large project. My backyard view will be directly effected by this new development and I want to make sure before this disruption happens that COA has all their "ducks in a row", which include an environmental study.

Best Regards,  
Diana Currie  
10712 Trophy Cove  
848.207.6374

Sent from Yahoo Mail on Android

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## Rhodes, Wendy

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**From:** Gail Randle [gailrandle@cityofaustin.gov](mailto:gailrandle@cityofaustin.gov)  
**Sent:** Tuesday, February 25, 2020 8:13 PM  
**To:** Rhodes, Wendy  
**Subject:** ZAP meeting postponement

\*\*\* External Email - Exercise Caution \*\*\*

Hello Wendy,

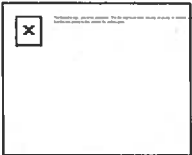
Please accept my request that the Zoning and Platting Commission reschedule their March 3rd meeting to a date that is not on the same day of the election.

We would also ask that the meeting be delayed until April so that we can get accurate and complete information in order to understand how best to move forward.

Thank you so much for your help.

Respectfully,

**Gail Randle**



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**Rhoades, Wendy**

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**From:** Michael Steffen ~~mmsteffen@gmail.com~~  
**Sent:** Tuesday, February 25, 2020 8:38 PM  
**To:** Rhoades, Wendy  
**Subject:** Postpone Hearing Request - Wayne Riddell

\*\*\* External Email - Exercise Caution \*\*\*

Hello Ms. Rhoades and members of the zoning and platting commission,

I am contacting you to request that the Wayne Riddell Loop hearing on March 3 be postponed until April 7 (or atleast March 31).

March 3 is an election day, and this will impact the ability of our neighbors from attending the meeting. Our neighborhood would also like more time to prepare impact studies, and we are hopeful that the environmental study would be completed prior to this meeting.

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

Thank you for your time.

Sincerely,

Michael Steffen  
11012 Colonel Winn Loop  
Austin, TX 78748  
(773) 251-6747

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## Rhoades, Wendy

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**From:** tdemay <tdemay@cityofaustin.gov>  
**Sent:** Wednesday, February 26, 2020 9:10 PM  
**To:** Rhoades, Wendy  
**Subject:** Public hearing notice C14-2019-0129 20801 Wayne riddle

\*\*\* External Email - Exercise Caution \*\*\*

Ms. Rhoades,

Please delay the hearing scheduled for March 3rd on the above references property. First of all, this is a major election day! Secondly, we as a neighborhood have not had sufficient time to collect impact studies and prepare a response. And lastly, an environmental study has not been completed. Therefore I request a delay with the proposed hearing date.

Sincerely  
Therese DeMay  
10900 Mint Julep Dr.

Sent via the Samsung Galaxy Note9, an AT&T 5G Evolution capable smartphone

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**Rhoades, Wendy**

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**From:** [REDACTED]  
**Sent:** Thursday, February 27, 2020 5:37 AM  
**To:** Rhoades, Wendy  
**Subject:** Public Hearing Notice for C14-2019-0129 10801 Wayne Riddell Loop

\*\*\* External Email - Exercise Caution \*\*\*

Dear Members of the Zoning and Planning Commission,

This email is to request a postponement on the hearing date on the property at 10801 Wayne Riddell Loop. This request is being made because the current hearing date is set for March 3rd, 2020, which is an election day in Texas, and does not give adequate time and opportunity for community members to attend.

Thank you for your thoughtful consideration of this matter,

Sincerely,

Michaelyn Riley

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## Rhoades, Wendy

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**From:** Village of San Leanna [REDACTED]  
**Sent:** Tuesday, March 03, 2020 4:15 PM  
**To:** Rhoades, Wendy; Aguirre, Ana - BC; King, David - BC; Ramirez, Nadia - BC; Kiolbassa, Jolene - BC; Bray, Timothy - BC; Ray, Ellen - BC; Denkler, Ann - BC; Smith, Hank - BC; Duncan, Jim - BC; Evans, Bruce - BC  
**Subject:** Tonight's Meeting - Zoning: C14-2019-0129 - 10801 Wayne Riddell Loop; District 5 - Response

\*\*\* External Email - Exercise Caution \*\*\*

To all concerned:

I am reaching out because I may not be able to attend the Zoning and Platting meeting tonight, although I plan to try. I will likely have to choose between attending after work or voting in today's election.

I am the City Administrator for the Village of San Leanna. We are a small municipality located south of Austin. We have not been officially included in any of the notification regarding the zoning, road connection, and development of 10801 Wayne Riddell Loop because we are not within the area for required notification. We are, however, directly effected by the development; particularly if Wayne Riddell Loop is extended to meet South 1<sup>st</sup> Street.

If a connection is made between Wayne Riddell Loop and South 1<sup>st</sup> Street, a cut through will be created between South 1<sup>st</sup> Street and FM 1626 by way of roads maintained by Village of San Leanna's taxpayers (namely, San Leanna Dr, Circle Dr, and Sombrero Dr). As far as I have been able to determine, our roads were not considered in the traffic studies conducted by the developer. It may seem far-fetched to people who do not reside in the area that traffic would be diverted to San Leanna Dr and it's cross-streets but it is in fact very likely, nearly certain. Traffic on FM 1626 is much more manageable and safe along the stretch through the Village of San Leanna because there is a turning lane present. There are only two lanes and a dangerous blind curve right at the intersection of Wayne Riddell Loop and FM 1626. Many residents of the Knolls of Slaughter Creek ALREADY exit their neighborhood though the Village of San Leanna because it is safer and many times less congested.

A development of 750 apartments with access to our city's roads will have a substantial impact on traffic, safety, and the wear-and-tear of our city's roads – not to mention the negative impact on traffic for the area in general and the negative impact to the safety of students at Akins high school.

On behalf of the Board of Aldermen of the Village of San Leanna, I am writing to submit that we request our opposition be noted and conveyed to the City of Austin Zoning and Platting Commission. We further request that the City of Austin Zoning and Platting Commission deny the application for moderate-high density residential development in favor of a lower density zoning classification and that considerations be made regarding the possibility of leaving South 1<sup>st</sup> St and Wayne Riddell Loop disconnected at 10801 Wayne Riddell Loop. If the commission is not prepared to make such determinations, we, in agreement with the Knolls of Slaughter Creek, request that the zoning case considerations be postponed until a later date.

Please let me know you have received my email and thank you so much for your consideration.

Rebecca Howe  
*City Administrator*  
Village of San Leanna  
P.O. Box 1107  
Manchaca, TX 78652  
Phone/Fax (512) 280-3898  
[REDACTED]  
[REDACTED]

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**Case Number: C14-2019-0129**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearings: March 3, 2020, Zoning and Platting Commission;  
April 9, 2020, City Council**

*Loren S. Graham*

Your Name (please print)

*10909 Mint Julep Dr*

<input type="checkbox"/> I am in favor
<input checked="" type="checkbox"/> I object

Your address(es) affected by this application

*Loren S. Graham*

*2/22/2020*

Signature

Date

Daytime Telephone: *512 563-9122*

Comments:

*PROPERTY VALUES WILL  
go down & crime up.  
What good is that for  
homeowners? NONE!*

*Plenty of land around here  
besides right behind our  
house*

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810



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**Contact:** Wendy Rhoades, 512-974-7719

**Public Hearings:** March 3, 2020, Zoning and Platting Commission;  
April 9, 2020, City Council

Angie Nelson

Your Name (please print)

10928 Colonel Winn Loop

Your address(es) affected by this application

Angie Nelson

Signature

2-26-20

Date

Daytime Telephone: 512-786-3715

Comments: The traffic in this area, especially on 2-lane FM 1626 is already horrible and dangerous due to all the new apt. bldgs in last 5 years.

Our neighborhood - Knolls of Slaughter Creek - has lots of walkers and runners and kids. Our community pool and playground is on Wayne Piddell. It would be disastrous to open it to through traffic.

If you use this form to comment, it may be returned to:

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Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor  
☒ I object

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**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearings: March 3, 2020, Zoning and Platting Commission;  
April 9, 2020, City Council**

Matthew & Jaime Saa

Your Name (please print)

☐ I am in favor  
☒ I object

10705 Pedigree Ct, ATX, 78748

Your address(es) affected by this application

Matthew Saa

Signature

2-29-2020

Date

Daytime Telephone: (512) 657-2254

Comments:

- ① increase in traffic; congestion is bad enough + people using Wayne Riddell Loop as a shortcut
- ② MF4 is too dense; prefer single family housing
- ③ over-crowded schools
- ④ water quality / rain water run off

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**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearings: March 3, 2020, Zoning and Platting Commission;  
April 9, 2020, City Council**

Theresa P Secrest

Your Name (please print)

11029 Mint Julep Dr.

Your address(es) affected by this application

Theresa P Secrest

Signature

☐ I am in favor  
☒ Object

3/1/20  
Date

Daytime Telephone: (512) 963-4553

Comments:

I was the 1st homeowner in this  
neighborhood. - 20 yrs has made a huge  
difference in the volume of traffic. I'm often  
late to work because I can't get onto 1626  
in the am. Putting Wayne Riddell loop through (to 1626)  
& adding apartments is in conceivable. And  
at 5:30 pm 1st Street at 1626 is a nightmare with  
people returning from work & Adkins H.S.  
traffic. Increase density of housing,

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Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

people & cars  
will ruin this neighborhood  
& quality of living & make  
Wayne Riddell a dangerous  
thoroughway -

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Public Hearings: March 3, 2020, Zoning and Platting Commission;  
April 9, 2020, City Council

BENSON L. NORTON

Your Name (please print)

☐ I am in favor  
☒ I object

11033 DESERT WILLOW LOOP

Your address(es) affected by this application

Benson L. Norton

Signature

2-28-2020

Date

Daytime Telephone: 512 749 7285

Comments: We do NOT WANT  
MULTI FAMILY BUILDINGS ON THAT  
LAND NEXT TO OUR SUBDIVISION  
Meadows @ Dbl Creek!

If you use this form to comment, it may be returned to:

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Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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**Public Hearings: March 3, 2020, Zoning and Platting Commission;  
April 9, 2020, City Council**

Kelli Norton

Your Name (please print)

☐ I am in favor  
☒ I object

11033 Desert Willow Loop

Your address(es) affected by this application

Kelli Norton

Signature

2/28/2020

Date

Daytime Telephone: (512) 638-3579

Comments: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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**Public Hearings: March 3, 2020, Zoning and Platting Commission;  
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*Robert C. Keffer*

Your Name (please print)

☐ I am in favor  
☒ I object

*213 Camperdown Elm Drive*

Your address(es) affected by this application

*Robert C. Keffer*

Signature

*2 March 2020*

Date

Daytime Telephone:

*512-520-4566*

Comments:

*Please keep the zoning  
for 1 acre homes rather than  
zoning for more populated  
zoning. We are crowded  
enough as it is.*

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Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810

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Debra Maxie

Your Name (please print)

☐ I am in favor  
☒ I object

225 Trophy Pass Austin 78748

Your address(es) affected by this application

Debra Maxie

Signature

03-04-2020

Date

Daytime Telephone: 512 922-1872

Comments: May lower my current home value. Will disrupt our quiet family/pet friendly neighborhood - many of us walk, ride bikes, walk/run our dogs. More traffic, more danger, more noise, more crime. Our once quiet rural neighborhood will become another congested, polluted, noisy + dangerous area for our families + pets. Leave it like it is now - peaceful. Build another neighborhood with homes if you

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have to build something!

## PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:  
[www.austintexas.gov/planning](http://www.austintexas.gov/planning).

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

**Case Number: C14-2019-0129**

**Contact: Wendy Rhoades, 512-974-7719**

**Public Hearings: March 3, 2020, Zoning and Platting Commission;  
April 9, 2020, City Council**

Jessica Pearson

Your Name (please print)

☐ I am in favor  
☒ I object

10905 Desert Willow Loop

Your address(es) affected by this application

[Signature]

Signature

3-1-20

Date

Daytime Telephone: 512-963-8536

Comments: I am not interested in high  
density projects behind my neighborhood.  
It means noise, more traffic, & less nature.  
I respect the hustle but I do not want it.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Wendy Rhoades

P. O. Box 1088

Austin, TX 78767-8810



## Rhoades, Wendy

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**From:** Allan Gaboric [REDACTED]  
**Sent:** Thursday, May 14, 2020 3:31 PM  
**To:** Rhoades, Wendy  
**Subject:** Case Number: C14-2019-0129 Public Hearing May 19, 2020

\*\*\* External Email - Exercise Caution \*\*\*

City of Austin, Planning & Zoning Department  
Attn: Wendy Rhoades

Case Number: C14-2019-0129  
Public hearing May 19, 2020

We, Mr. and Mrs. G. Allan Gaboric  
204 Turf Cove  
Austin, Texas 78748-2562  
Object to the Development  
daytime phone 512-280-1221

Comments:

1. Address SAFETY ISSUES FROM EXCESSIVE TRAFFIC

a. Barricade Wayne Riddell Loop to the proposed development to prevent it becoming a short cut to FM1626 and students from Akins High School speeding through the Knolls.

2. Address NOISE POLLUTION and LIGHT POLLUTION

- a. Extend the existing 10 foot wall at the Wayne Riddell resident entrance along the property line to Slaughter Creek
- b. Require street lights or outdoor building spot lights NOT shine into the Knolls from the development
- c. Require no car parking or road/drive next to the 10 foot property line wall.

Thank you for addressing our concerns.

Respectively Submitted,  
Patricia and G. Allan Gaboric  
204 Turf Cove, Austin, TX 78748-2562

--

G. Allan Gaboric  
[REDACTED]  
tel: 1.315.382.0003  
fax: 1.512.280.1221

Go Green! Only print this e-mail when necessary.

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## Rhoades, Wendy

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**From:** Bobby Levinski [REDACTED]  
**Sent:** Friday, May 8, 2020 3:09 PM  
**To:** Kiolbassa, Jolene - BC; Denkler, Ann - BC; Evans, Bruce - BC; Bray, Timothy - BC; Smith, Hank - BC; King, David - BC; Ramirez, Nadia - BC; Ray, Ellen - BC; Aguirre, Ana - BC; Duncan, Jim - BC  
**Cc:** David Hartman; Rhoades, Wendy; Rivera, Andrew; Tom 'Smitty' Smith; Greg Santiago  
**Subject:** Wayne Riddell Loop Rezoning - C14-2019-0129  
**Attachments:** Letter from Knolls HOA to ZAP-20200508.pdf

\*\*\* External Email - Exercise Caution \*\*\*

Chair Kiolbassa and ZAP Commissioners,

Please find attached to this email a letter from the Knolls at Slaughter Creek HOA concerning C14-2019-0129 (Wayne Riddell Loop Rezoning), which I believe will be on your next agenda.

The neighborhood asked me to help them work with the applicant on a compromise that could enable the planned development to occur, while limiting the potential impacts on the neighborhood and the environment. We have engaged with the applicant on a number of occasions but have thus far been unsuccessful in reaching a solution. We intend to continue to work with the applicant on a solution that will benefit both parties.

We would love an opportunity to meet with you, either virtually or on the phone, should you have any time before the May 19th meeting.

Many thanks,  
Bobby

--

**Bobby Levinski**  
Attorney,  
512-636-7649 (mobile)

\*Please note that I am helping out the neighborhood on a pro-bono basis and do not intend to receive any compensation for lobbying services.\*

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May 8, 2020  
Via Electronic Delivery

Zoning and Platting Commission  
City of Austin  
505 Barton Springs Road,  
Austin, TX 78704

**Re: Opposition to Rezoning Case - C14-2019-0129**

Dear Chair Kiolbassa and Members of the Zoning and Platting Commission,

This letter is submitted on behalf of the Knolls at Slaughter Creek Homeowners Association (the "Knolls HOA"). Since the rezoning case was postponed in early March, Knolls HOA representatives have attempted to negotiate in good faith with the applicant to reach an agreement on entitlements that would allow the applicant to build a significant amount of new housing within the neighborhood, while mitigating impacts of cut through traffic on the neighborhood. Unfortunately, we need help from the Zoning and Platting Commission and the City Council to reach such a compromise. At this point, the Knolls HOA remains **OPPOSED** to the proposed rezoning, and requests that you **DENY** the requested rezoning.

**1. Remove Wayne Riddell Loop Extension**

As previously noted in the Knolls HOA's letter (attached hereto), the neighborhood is uniquely susceptible to cut-through traffic that builds up on FM 1626 and S 1st streets. The proposal to extend Wayne Riddell Loop to complete the connection between these two roadways will only make the existing cut-through traffic situation worse, by incentivizing vehicular traffic to use Wayne Riddell Loop as a bypass route to avoid the light at FM 1626 and S 1st Street. With proposed improvements to FM 1626 only in the distant, uncertain future, traffic congestion is anticipated to worsen, with longer and longer queues building up at intersections.

The Knolls HOA is not alone with these concerns. The Village of San Leanna is also opposed to this project on the grounds that the extension of Wayne Riddell Loop will attract traffic S 1st St through the Village of San Leanna in hopes of bypassing traffic backed up on FM 1626. On March 24, 2020, the Board of Aldermen for the Village of San Leanna passed a resolution (also attached) opposing the extension of Wayne Riddell Loop and asking the Zoning and Platting Commission and the City Council to reject any action that would trigger the roadway's extension. ***At their meeting, the Aldermen made several comments that the roadways extension might force the Village of San Leanna to consider their available legal options, which might include the closure of San Leanna Drive at their village limits to the general public.*** Should this happen, this would only serve as a detriment to connectivity sought by the City of Austin through its Strategic Mobility Plan.

Additionally, the Principal of Akins High School has expressed concerns about the proposed project, citing concerns that the additional traffic generated by the development will increase hazards for parents dropping off and picking up students and noting that the traffic impact analysis does not include traffic from other nearby apartments under construction. The Principal was particularly concerned about how the proposed extension of Wayne Riddell Loop for vehicular traffic would impact students who walk to school on S 1st St. Also, Akins High School relies on the curb space in front of their school as a drop-off/pick-up zone, which the proposed transportation modifications would eliminate. To mitigate the increased traffic and safety issues in the area, the Akins HS Principal requested that ZAP consider single-family zoning instead of multi-family zoning, and to remove the extension of Wayne Riddell Loop.

The Knolls HOA agrees with the Village of San Leanna and the Akins High School leadership. At a minimum, we ask that the Zoning and Platting Commission recommend to the City Council to adopt conditions, as part of this rezoning case, that would restrict vehicular access (and through traffic to/from S 1st Street) to Wayne Riddell Loop. Although the applicant has not included any such condition as part of its rezoning request, the applicant has stated that they would not oppose such a condition. In our most recent dialogue with the applicant's land planner, he noted that the planned access for the new development, both ingress and egress, is intended to be off of S 1st Street. ***Restricting access to Wayne Riddell Loop would have no—if not minimal—consequence to the applicant and would go a long way with minimizing the impacts of the scale and intensity of the proposed development.***

We believe ZAP could influence this decision in a number of ways, including but not limited to, recommending (i) carving out the existing single-family lot upon which the Riddell Homestead sits, for dedication as community space of some kind or for a lower-intensity development at a later date; (ii) restricting vehicular access from the subject property to Wayne Riddell Loop road; (iii) installing crash gates at the end of the existing Wayne Riddell Loop so that the extension is used for emergency access and bicycle and pedestrian access only; and/or (iv) removing the Wayne Riddell Loop extension from the Austin Strategic Mobility Plan. The Knolls HOA remains open to ideas.

## **2. Development Standards Should be Limited to Mitigate Environmental Hazards**

Without a solution for the traffic problems this project and the roadway extension will generate, the other impacts of the proposed development become even more important. The Knolls HOA respectfully requests that ZAP either **DENY** the requested rezoning or recommend a lower base district zoning (such as MF-1 or MF-2), as the appropriate zoning for this property.

As noted by the applicant in its September 29, 2019, letter to the City, the property has several site constraints that make it ill-suited for intensive development. Parts of the property are heavily wooded, including heritage trees, and it drains into a watershed, Slaughter Creek, with known flooding and erosion control issues. The water quality and flooding concerns are only exacerbated, as Slaughter Creek flows into Onion Creek immediately downstream. As we know, these environmental hazards are only likely to get worse, as our changing climate increases the severity of rain events. The new

floodplain maps, Atlas 14, only look backwards in time, but the infrastructure built on this property will be used for the next 40+ years. Given the known flooding problems in the area, the Knolls HOA would encourage the City to closely study drainage infrastructure in the area and limit, as much as possible, the impervious cover that is paved in such a close proximity to the creek.

The applicant asserts that MF-4 (Multi-Family Residence Moderate-High Density) so that it can “provide for flexibility in the height of the buildings” as a means of adjusting to these site constraints. ***However, the same result can be achieved by simply scaling back the intensity of the project.*** For example, under MF-2 base district zoning, impervious cover would be limited to no more than 60% impervious cover and 50% building coverage. This would help preserve more natural areas and more trees, which will help absorb rainwater and enhance the controls on stormwater flows and pollution. And, at the same time, provide the applicant with significant density potential (23 units per acre).

Additionally, the allotments of density in line with MF-1 or MF-2 would be more comparable to previous residential zoning cases that have occurred in the area, as demonstrated by the staff’s chart provided in backup: (i) 11001 S 1st St was zoned MF-3-CO with a limit of 430 units; (ii) 9900 S 1st St was zoned SF-2; and (iii) 10000-10450 S 1st St was zoned MF-2-CO with MF-1 density limits. The request for MF-4, even with the proposed MF-3 modifications, would far exceed the general development patterns of the area.

Thank you for your consideration of the Knolls HOA’s concerns. Should you have any questions, please do not hesitate to reach out to me. If you have a moment you can dedicate to us in the coming weeks to discuss this project in more detail, we would greatly appreciate scheduling a virtual meeting or phone call with you.

Many thanks,



**Bobby Levinski**

Attorney, *representing*

Knolls at Slaughter Creek Homeowners  
Association

512-636-7649 (mobile)

bobby.levinski@gmail.com

CC:

David Hartmann, Applicant’s Attorney

**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 7<sup>th</sup>, 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.

**Correspondence Received**

- 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

**RESOLUTION NO. R20-002**

**WHEREAS, The Village of San Leanna is a Type B General Law City in Travis County with exclusive control over its roads, which are built and maintained by Village of San Leanna taxpayers; and**

**WHEREAS, a proposal has been made to extend Wayne Riddell Loop to connect to South 1<sup>st</sup> Street at 10801 Wayne Riddell Loop as part of the Austin Strategic Mobility Plan; and**

**WHEREAS, such a connection would grant access to traffic cutting over from South 1<sup>st</sup> Street to FM 1626 by way of roads maintained by Village of San Leanna taxpayers; and**

**WHEREAS, increased traffic through a purely residential area serves no purpose but as a shortcut for heavy traffic and would create increased wear and tear on Village roads as well as having a significant impact of the safety of the residents of the Village of San Leanna;**

**NOW, THEREFORE, BE IT RESOLVED, that the Board of Aldermen of the Village of San Leanna hereby strongly opposes the extension of Wayne Riddell Loop to meet South 1<sup>st</sup> Street;**

**BE IT FURTHER RESOLVED that a copy of this resolution be sent to all the members of the City of Austin Zoning and Platting Commission and the City of Austin City Council with our ardent plea that this action not be taken;**

**AND BE IT FINALLY RESOLVED that a copy of this resolution be also sent to the several other neighborhood associations and other groups who join us in opposing this action.**

**PASSED AND APPROVED on this 24th day of March, 20020 by a vote of \_\_ to \_\_.**

\_\_\_\_\_  
**Molly Quirk**  
**Mayor, Village of San Leanna**

**Attest:**

\_\_\_\_\_  
**Rebecca Howe**  
**City Administrator**





# AKINS HIGH SCHOOL

## AUSTIN Independent School District



### Letter of Concern

This is a letter of Concern from the Faculty and Parents of Akens 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 Akens 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 Akens 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 large, stylized handwritten signature in black ink, appearing to read "L. J. [unclear]".

Principal of Akens High School