

Rhoades, Wendy

From: Bernier, Sara J [mailto:sara.bernier@cityofaustin.gov]
Sent: Friday, May 15, 2020 11:07 AM
To: Rhoades, Wendy
Subject: Case Number: C14-2019-0129 Public Hearing May 19, 2020

Importance: High

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

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

Dear City of Austin, Planning & Zoning Department,

We Joshua & Sara Bernier, 11100 Jockey Bluff Dr., Austin, Texas 78748-2562
Object to the Development
Daytime phone: 512-293-3430

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.
3. Address and block zoning as MF 4
 - a. 60 ft buildings would increase take away from visual aesthetics of community
 - b. MF 4 zoning would increase traffic 50% over zoning MF 2 or MF 3
 - c. MF 4 is a significant jump from MF 2 or MF 3 from predominantly single family zoning
4. Request variance to zoning
 - a. Request variance for zoning to be changed to SF 4 or SF 5

In addition, the number of apartment buildings that have been built surrounding our community has increased dramatically in the last 3 years. The traffic on FM 1626 is extremely congested, to the point of being dangerous. We live in an area that is overrun with people and building a development that will house 1000s of people is not in the best interest of our area. Please, please consider not

allowing the zoning to allow for building the proposed development. I am worried for my family, my children, my neighbors. Let's not look at the bottom line, but at the best interest of the people who have been in this area for 2 decades now.

Thank you for addressing our concerns.

Respectively Submitted,

Joshua and Sara Bernier
11100 Jockey Bluff Dr., Austin, TX 78748-2562
s.bernier@austin.utexas.edu
512-293-3430

SARA BERNIER, MPA | Assistant Director of Operations

The University of Texas at Austin | Office of Sponsored Projects | 512-475-8767 | <https://research.utexas.edu/osp>

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Rhoades, Wendy

From: Thao PSU <thao.psu@cityofaustin.com>
Sent: Friday, May 15, 2020 11:18 AM
To: Rhoades, Wendy
Subject: Case Number: C14-2019-0129

Follow Up Flag: Follow up
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ATTN: Wendy Rhoades
Case Number: C14-2019-0129
Public hearing [May 19, 2020](#)

Dear City of Austin, Planning & Zoning Department,

We, Thao Huynh/ Laura Duong/ Emily Huynh/ TRAVIS Huynh

10712 Pedigree Cove
Austin, Texas 78748-2562
Object to the Development
Daytime phone: [5122960965](tel:5122960965)

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.
3. Address and block zoning as MF 4
 - a. 60 ft buildings would increase take away from visual aesthetics of community
 - b. MF 4 zoning would increase traffic 50% over zoning MF 2 or MF 3
 - c. MF 4 is a significant jump from MF 2 or MF 3 from predominantly single family zoning
4. Request variance to zoning
 - a. Request variance for zoning to be changed to SF 4 or SF 5

Thank you for addressing our concerns.

Respectively Submitted,

Thao Huynh
Laura Duong
Emily Huynh
TRAVIS Huynh

10712 Pedigree Cove
Austin, Texas 78748-2562

Email: thao_q_huynh@hotmail.com

Phone: 5122960965

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Rhoades, Wendy

From: Becky Wood [\[redacted\]](#)
Sent: Friday, May 15, 2020 11:29 AM
To: Rhoades, Wendy
Cc: Becky Wood
Subject: Case Number: C14-2019-0129 Public Hearing May 19, 2020

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

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

Dear City of Austin, Planning & Zoning Department,

We, James and Becky Wood, 201 Turf Cove, Austin, Texas 78748-2562, **object to the Development** of the proposed MF 4 apartment complex on the Wayne Riddell property.

Comments:

1. Address and request variance to zoning
 - a. Request variance for zoning to be changed to SF 4 or SF 5
2. Address and request variance to block zoning as MF 4
 - a. 60 ft buildings would increase and take away from visual aesthetics of community
 - b. MF 4 zoning would increase traffic 50% over zoning MF 2 or MF 3
 - c. MF 4 is a significant jump from MF 2 or MF 3 in predominantly single family township
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 - 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.
5. Address ENVIRONMENTAL IMPACT this MF 4 complex will have on wildlife
 - a significant stress on our native wildlife population

b Consider a "disturbance zone"- the entire area where habitat value has been meaningfully reduced.

Thank you for addressing our concerns.

Respectively Submitted,

James & Becky Wood
Knolls of Slaughter Creek
201 Turf cove, Austin, TX 78748-2562
Email: JamesBecky1@aol.com
Daytime Phone: 512-299-0460

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Rhoades, Wendy

From: R. Robert Stephenson <stephenr169@gmail.com>
Sent: Friday, May 15, 2020 1:50 PM
To: Rhoades, Wendy
Subject: Object to the Development

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

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

Dear City of Austin, Planning & Zoning Department,

We, Robert and Susan Stephenson, 205 Turf Cove, Austin, Texas 78748-2562, **object to the Development** of the proposed MF 4 apartment complex on the Wayne Riddell property.

Comments:

1. Address and request variance to zoning
 - a. Request variance for zoning to be changed to SF 4 or SF 5
2. Address and request variance to block zoning as MF 4
 - a. 60 ft buildings would increase and take away from visual aesthetics of community
 - b. MF 4 zoning would increase traffic 50% over zoning MF 2 or MF 3
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 - c. Require no car parking or road/drive next to the 10 foot property line wall.
5. Address ENVIRONMENTAL IMPACT this MF 4 complex will have on wildlife
 - a significant stress on our native wildlife population

b Consider a "disturbance zone"- the entire area where habitat value has been meaningfully reduced.

Thank you for addressing our concerns.

Respectfully Submitted,

Robert and Susan Stephenson
Knolls of Slaughter Creek
205 Turf cove, Austin, TX 78748-2562
Email: stephensonrobert69@gmail.com
susanar13@yahoo.com
Daytime Phone: Robert 512-567-5941 Susan 512-5678617

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Rhoades, Wendy

From: Kathy Noffsinger <kathy.noffsinger@cityofaustin.com>
Sent: Friday, May 15, 2020 6:00 PM
To: Rhoades, Wendy
Subject: Case Number: C14-2019-0129 Public Hearing May 19, 2020

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

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

Dear City of Austin, Planning & Zoning Department,

We, Doyle and Kathy Noffsinger, 11001 Jockey Bluff Drive, Austin, Texas 78748, **object to the Development** of the proposed MF 4 apartment complex on the Wayne Riddell property.

Comments:

1. Address and request variance to zoning
 - a. Request variance for zoning to be changed to SF 4 or SF 5
2. Address and request variance to block zoning as MF 4
 - a. 60 ft buildings would increase and take away from visual aesthetics of community
 - b. MF 4 zoning would increase traffic 50% over zoning MF 2 or MF 3
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 - 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.
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 - 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.
5. Address ENVIRONMENTAL IMPACT this MF 4 complex will have on wildlife
 - a significant stress on our native wildlife population

b Consider a "disturbance zone"- the entire area where habitat value has been meaningfully reduced.

Thank you for addressing our concerns.

Respectively Submitted,

Doyle and Kathy Noffsinger
Knolls of Slaughter Creek
11001 Jockey Bluff Drive, Austin, TX 78748
Email: kathy.noffsinger@yahoo.com
Daytime Phone: 512-924-9388

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Rhoades, Wendy

From: Garcia <rgarcia@cityofaustin.net>
Sent: Friday, May 15, 2020 7:34 PM
To: Rhoades, Wendy
Subject: Case Number: C14-2019-0129

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

ATTN: Wendy Rhoades
RE: Public Hearing May 19, 2020
Zoning and Platting Commission

Dear City of Austin, Land Use Commission, and City Council:

We, Mark Estrada, Rachel Garcia, Gabriella Estrada, Mark C. Estrada, Isabella Estrada, and Michaela Estrada, residents of 200 Turf Cove, Austin, TX 78748, OBJECT to the proposed rezoning on this date, May 15, 2020.

Daytime telephone: 512-905-4183

Comments:

1. We hereby state that we are at variance for proposed zoning of MF-4-CO and request it be changed to SF-4 or SF-5. The Knolls community of single family homes would be better served by SF zoning to match the township that is already established. There already exist several MF zoned communities in our area, with another currently under construction on FM1626. Adding to this population density poses risk to existing infrastructure.
2. We are at variance to block zoning as MF-4-CO due to the following:
 - a. The height of 60 ft buildings would remove privacy from the homes that share the lot line and change the rural feel and greenbelt aesthetics of the Knolls community. We prefer more green and less concrete.
 - b. MF-4-CO zoning would increase traffic 50% over zoning MF-2 or MF-3 and add to the already congested traffic in our area. There has been and continues to be much development in our area which only continues to add too many cars to the roadway, thereby leading to driver frustration, violation of traffic rules, increased air pollution, and CO2 emissions.
 - c. As proposed, the population density that results from MF-4 zoning is an impactful increase from MF-2 or MF-3 in a predominantly single family township.
3. We are at variance with the proposed connection of Wayne Riddell Loop to South First Street. This action imposes hazards to our Knolls residents and their children from increased traffic due to this being seen as a cut through or short cut to FM1626. Speeding through a single family neighborhood is unsafe for our residents, children, and pets who use Wayne Riddell Loop to walk, run, ride bikes, and access the community pool. We propose a barricade at Wayne Riddell Loop to the proposed development as a preventive measure. Additionally, such a road connection would divide our Knolls community in half.

4. We are at variance with MF-4 zoning due to the increased noise and light pollution and would like for this to be taken into consideration. Possible mitigation efforts could include the following:

- a. Extending the existing 10 foot wall at the Wayne Riddell resident entrance along the property line to Slaughter Creek and mature planting to reduce noise pollution.
- b. Require that street lights or outdoor building spot lights of the development NOT shine into the Knolls community.
- c. Require a no parking zone or roadway/driveway next to the 10 foot property line wall.

5. We are at variance with an MF-4 complex due to the impact it will have on wildlife.

a. Due to continued development in our area, the wildlife population endure significant stress on their habitats and population. This was once a very rural area and wildlife conservation should be considered to minimize the disturbance zone.

b. We believe it would be prudent to consider designating the area of existing trees and vegetation on the land that borders the Knolls to be undisturbed, thereby leaving habitats intact.

Thank you for affording us the opportunity to voice our concerns. The neighboring land and its development should not change the wonderful community and neighborhood that is the Knolls. Please consider these variances in favor of protecting a once rural area and the quality of life enjoyed by families.

Respectfully,

The Estrada Family

Sent from AT&T Yahoo Mail on Android

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Rhoades, Wendy

From: Therese DeMay [mailto:tdemay@cityofaustin.org]
Sent: Saturday, May 16, 2020 10:00 AM
To: Rhoades, Wendy
Cc: Therese DeMay
Subject: Case Number: C14-2019-0129 Public Hearing May 19, 2020

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

ATTN: Wendy Rhoades

Case Number: C14-2019-0129

Public hearing May 19, 2020

Dear City of Austin, Planning & Zoning Department,

Tina Whiteman and I, Therese DeMay, live at 10900 Mint Julep Dr., Austin, TX 78748 and we object to the development planned at the property location 10801 Wayne Riddell Loop.

I bought the house in 2005. Tina and I have thoroughly enjoyed the Knolls of Slaughter Creek. We love the community and the sense of peace and safety that comes with neighbors helping and looking out for one another. It is a relatively small community in which Wayne Riddell separates the two sections. We enjoy the benefit of being able to walk the neighborhood safely; ride our bikes throughout the neighborhood; exercise our dogs up and down Wayne Riddell; and enjoying the pool / playground with our nieces and nephews.

The following outlines our concerns related to the proposal for changing the zoning to a MF-4-CO.

1. EXCESSIVE TRAFFIC

The Knolls consists of a neighborhood with families living on both sides of Wayne Riddell Loop. We celebrate various events as a community such as Cinco de Mayo, Easter, Fall Festival, etc. knowing that we can safely walk to the event at the community pool. We see and interact with one another as we walk through the neighborhood safely crossing Wayne Riddell. Families, kids and adults, ride their bike through the neighborhood which includes riding up and down Wayne Riddell. Residents exercise along Wayne Riddell with activities such as: running; walking the dog(s); strolling with their family; and, walking to the pool / playground area. We are able to enjoy all of these activities as we can currently cross and/or walk along Wayne Riddell safely because traffic is minimal.

Issue: Changing the zoning to a multifamily residence and extending Wayne Riddell to South 1st will exponentially increase the amount of traffic on Wayne Riddell as a major short cut to FM 1626. The increase traffic will be due to numerous families residing in a MF 4 zoned property, Akins High School students, and all others driving on South 1st that want to try to avoid the stop light. This significant increase in traffic puts my family along with my fellow neighbors at greater risk of harm.

Recommendation:

- a) Barricade Wayne Riddell Loop to prevent it from becoming used as a short cut to FM 1626 or from FM 1626 to South 1st.
- b) Install speed bumps and reduce the speed limit to 20 MPH to ensure our safety.

2. LIGHT POLLUTION

Currently, light pollution is minimal allowing residents of the Knolls to enjoy viewing the moon and stars. With the minimal lighting we have had some great views of the various moon phases. Although, we do not live in the country, we are able to enjoy the outdoors because we do not have the light pollution that the zoning change would create.

Issue: A multifamily residence will increase the amount of light visible in our neighborhood by street lights, flood lamps, and from apartments extending higher than the homes in the Knolls. This additional light will reduce the quality of enjoying a quiet evening from our backyard. And for those homeowners whose house would back up to this proposed project, the additional lighting would illuminate their yards and potentially shine into their home.

Recommendation:

- a) Approve SF 3 or SF 4 zoning.
- b) At a minimum, require minimal lighting of which all lights be positioned to point away from the Knolls.

3. NOISE POLLUTION

Our neighborhood is a family oriented and relatively quiet. You can hear the sounds of nature especially in the evenings when families have retreated.

Issue: Along with a multifamily residence comes added noise from vehicles, people, traffic, parties, etc. Moreover, by permitting M3 or M4 zoning, noise will travel to our neighborhood from those apartment homes that rise above our roof lines. The noise will also significantly increase from traffic if you also permit access to Wayne Riddell from South 1st.

Recommendation:

- a) Approve SF 3 or SF 4 zoning.
- b) Barricade Wayne Riddell Loop to prevent it from becoming a "short cut".
- c) Extend the existing 10 foot wall at Wayne Riddell entrance along the property line.

In conclusion, Tina and I respectfully request that the proposal to change the zoning to MF4 be opposed. Buildings 60 feet tall will take away from the visual aesthetics of our community and significantly increase traffic creating a safety issue for members of our community. Therefore, Tina and I request a variance to zoning to be changed to SF 3 or SF 4.

Thank you for addressing our concerns.

Respectively Submitted,

Therese DeMay and Tina Whiteman

10900 Mint Julep Dr., Austin, Tx. 78748

512-796-1424

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Rhoades, Wendy

From: [REDACTED]
Sent: Saturday, May 16, 2020 5:06 PM
To: Rhoades, Wendy; Kitchen, Ann
Subject: Re: Case Number: C14-2019-0129 (Wayne Riddell property)

Follow Up Flag: Follow up
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*** External Email - Exercise Caution ***

From: Peter and Michaelyn Riley, Stablewood (Knolls) at Slaughter Creek residents
ATTN: Wendy Rhoades, Ann Kitchen

Subject: **Case Number: C14-2019-0129** for public hearing on May 19, 2020

Re: Objection to Proposed Zoning Change and Development of the MF 4 Apartment Complex on Wayne Riddell Property

Dear City of Austin, Planning & Zoning Department,

We are writing to you as concerned homeowners, parents, and citizens of Austin regarding a critical issue facing our neighborhood. We have lived in our home in Councilwoman Kitchen's District in the Stablewood (Knolls) at Slaughter Creek neighborhood for 13 years, and our neighborhood is currently at risk for a substantial increase in crime, a decrease in safety for our family, and a loss of property value to our homes. We want to express our concern and objection to the proposed zoning change and development at the Wayne Riddell property which will have far-reaching negative impacts on our neighborhood and the lives of the families who reside here.

Our concerns are as follows:

1. Should Wayne Riddell Loop be extended from FM 1626 through to S. 1st. Street, there will be **significant safety issues** from a tremendous increase in traffic through our neighborhood as daily commuters, Akins High School students, and the general public use our single, narrow, main street as a cut-through between these two underdeveloped and already heavily-traveled major thoroughfares. Data compiled from a City of Austin traffic count and Texas Transportation Institute Study indicated we are likely to see an increase of more than 600 cars traveling through our neighborhood should Wayne Riddell Loop be extended to S. 1st Street. That many more people accessing our streets puts our neighborhood at a seriously increased risk for higher crime and makes our streets less safe for our children, families and pets who frequently walk and bike this road. It is highly likely that drivers cutting through our neighborhood will be speeding and not following the residential 35 mile-per-hour speed limit. This is dangerous and unacceptable.

The Wayne Riddell property development should not include an extension of Wayne Riddell Loop between S. 1st. and FM 1626, and doing so only puts the safety of our families and neighborhood at unnecessary risk.

2. The Wayne Riddell property development as proposed is a Multi-Family (MF) 4, a significant increase from the surrounding predominately single family township and the comparable MF 2 or MF 3 apartments in the area. This is problematic for a number of reasons, including, but not limited to:

- a. the high density occupancy will negatively impact our already overcrowded area public schools (Menchaca Elementary, Paredes Middle, Akins High School, *2 of which are already frozen for the 2020-2021 school year because enrollment currently exceeds their capacities*)
- b. an MF 4 zoning would increase traffic by 50% over MF 2 or MF 3 zoning
- c. 60 ft buildings adjacent to our neighborhood would dramatically increase noise and light pollution, affecting both wildlife and human residents, damaging the visual appeal and aesthetics of our single family residences and community, and negatively impacting our property values.

We oppose the variance request of the Wayne Riddell property to become an MF 4 zoned property given the comparable zoning of the surrounding area.

3. The development of a large MF 4 complex will have severe environmental consequences for Slaughter Creek and our surrounding greenbelt, as well as create major stress on the wildlife population that lives within this area. The increase in public access to the greenbelt created from the development of an MF 4 property could greatly reduce or eliminate the wildlife habitat value of this area. Aquatic systems will be substantially degraded by alterations to the environment created by the impervious cover of a large MF 4 development. Increased pedestrian and vehicular traffic will disturb sensitive habitats and impact the quality and availability of the habitat area.

Additionally, the environmental impact of the extension of Wayne Riddell Loop is also a serious consideration for wildlife in the area. An APA/PAS report indicated that "roads may be the 'single most destructive element of the habitat fragmentation process' as they can: disrupt or prevent passage across the disturbed area; increase mortality; and increase unnatural disturbances from sources such as pollution and fire." (Source: Duerksen, C., Elliot, D., Hobbs, N., Johnson, E., and J. Miller. 1997. Habitat Protection Planning: Where the Wild Things Are. American Planning Association, Chicago, IL. PAS Report.)

Our area would experience tremendous natural wildlife, aquatic, and native habitat loss through this conversion of land from its natural state to a large MF 4 development and the associated increase in dense human activity.

Please consider the above listed concerns at the public hearing on May 19th, 2020 and help us maintain the safety and value of our neighborhood for our children and our families to continue to live and thrive here.

Thank you for your time.

Respectively submitted,

Stablewood (Knolls) residents Peter and Michaelyn Riley
10812 Sea Hero Court, Austin, Texas 78748-2562

Daytime phone number | 760.505.3769

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Rhoades, Wendy

From: Larisa Warren <[REDACTED]>
Sent: Sunday, May 17, 2020 4:41 PM
To: Rhoades, Wendy
Subject: Zoning Hearing TUESDAY, MAY 19 - Wayne Riddell Loop

Follow Up Flag: Follow up
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*** External Email - Exercise Caution ***

Hello, Ms. Rhoades-

I am writing to you as a nearly 7-year resident and homeowner in the Knolls of Slaughter Creek subdivision in South Austin. My neighbors and I have been contacting council members over the last few months regarding a proposed high-density apartment complex (750 units) which would be built just east of our neighborhood. There is a zoning meeting on May 19th for the proposed complex, but due to the COVID-19 outbreak, it will be held virtually. Please know we want to show our opposition and advocate for our neighborhood, but current circumstances prevent us from doing so in person. Therefore, I am writing to let you know how this development would detrimentally affect our subdivision and surrounding neighborhoods in numerous ways. Our primary concerns are as follows:

1) The opening of Wayne Riddell Loop

The entrance to our neighborhood is currently a dead-end street (that leads into the private driveway of the Riddell residence), which has been proposed to become a through street (connecting FM 1626 and South First Street). The dead-end road has allowed us to cultivate a more rural feel in our quiet neighborhood, with centuries old trees, private greenbelts, and walkable streets. The traffic projections for opening this road estimate an additional 4,500 daily car trips. This gives rise to very serious concerns about the safety of our residents, especially our children, if this street were to become a through street. Many of our residents, my family included, walk the sidewalks of Wayne Riddell Loop on a nearly daily basis. Our community playground, pool (and pending splash pad), back right up to Wayne Riddell Loop. The increase in traffic would be extremely dangerous to us.

Thankfully, the developer has listened to our concerns and submitted a proposal which keeps Wayne Riddell Loop closed and dedicates the Riddell farm tract as parkland. **We ask that you please back this plan and keep Wayne Riddell Loop closed.**

2) The density of the complex vs school capacity

Texas Local Government Code (Sec. 211.004) states zoning regulations must be designed to (amongst other things) avoid undue concentration of population and facilitate the adequate provision of schools. Our neighborhood is currently zoned for the following schools: Menchaca Elementary, Paredes Middle School, and Akins High School. Earlier this year, both Menchaca Elementary and Akins High School were frozen to transfers, citing that the campuses were over capacity.

We are aware that the developer is proposing a 750 unit development, but their zoning application has an incomplete Educational Impact Analysis Form. It does not indicate the number of bedrooms per unit, which would help determine the impact the proposed development would have on our already over capacity schools. This does not even take into account the additional effect on school capacity that will be made by the multiple residential developments in progress around the 1626/Interstate 35 area. **We ask that you please delay approval of this permit**

until the Educational Impact Analysis Form is completed and an accurate analysis can be made. Furthermore, we ask that you do not approve the MF-4 density, and consider a lower density development (single family or MF-2).

3) Water Runoff and Quality

As mentioned in the previous paragraph, there have been multiple developments in our area, and we are in very close proximity to Slaughter and Onion Creek. The runoff analysis MUST include these developments (or planned developments) and the effect they will have on the water quality and the flooding of Slaughter Creek, and subsequently the possible increased flooding downstream along Onion Creek. The City of Austin has already spent millions buying out homes due to this very scenario. **We strongly advocate for you to delay the approval of this permit until the water runoff studies are completed and show "no impact" to Onion Creek.**

I sincerely hope that you take the time to read our concerns and thoughtfully consider the 400+ families in our neighborhood alone who would be directly affected by your decisions. Our home is our safe haven, and our neighborhood has been a quiet and safe place for us to raise our child. We beg you to allow us to preserve the character of our subdivision and protect our community. **Please, council members: vote against making Wayne Riddell Loop a through street, in addition to voting against a high-density residential development in the lot, and delaying permit approval until an appropriate water runoff analysis can be conducted.**

Most sincerely,

Larisa Warren
11012 Colonel Winn Loop
Austin, Texas 78748

817-771-9391

[REDACTED]

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Rhoades, Wendy

From: Jochen Drewell <jochendrewell@gmail.com>
Sent: Sunday, May 17, 2020 10:51 PM
To: Rhoades, Wendy
Subject: Public Hearing May 19, 2020 - Case # C14-2019-0129

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

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

Dear City of Austin, Planning & Zoning Department,

I, Jochen Drewell, [10913 Mint Julep Drive, Austin, Texas 78748](#), **object to the Development** of the proposed MF 4 apartment complex on the Wayne Riddell property.

Comments:

1. Address and request variance to zoning
 - a. Request variance for zoning to be changed to SF 4 or SF 5
2. Address and request variance to block zoning as MF 4
 - a. 60 ft buildings would increase and take away from visual aesthetics of community
 - b. MF 4 zoning would increase traffic 50% over zoning MF 2 or MF 3
 - c. MF 4 is a significant jump from MF 2 or MF 3 in predominantly single family township
3. 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.
4. 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.
5. Address ENVIRONMENTAL IMPACT this MF 4 complex will have on wildlife
 - a significant stress on our native wildlife population
 - b Consider a "disturbance zone"- the entire area where habitat value has been meaningfully reduced.

Thank you for addressing our concerns.

Respectively Submitted,

Jochen Drewell
Knolls of Slaughter Creek
10913 Mint Julep Drive, Austin, TX 78748
Email: [\[REDACTED\]](#)
Phone: 602-821-7211

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Rhoades, Wendy

From: Michael Steffen [REDACTED] >
Sent: Monday, May 18, 2020 9:24 AM
To: Rhoades, Wendy
Subject: ZONING MEETING ON TUESDAY 5/19 - Proposed Wayne Riddell Loop Development

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Hello, Ms. Rhoades-

As a resident of the Knolls of Slaughter Creek subdivision, I would like to voice the following concern for the upcoming public hearing for rezoning meeting:

We have enjoyed living in a quiet family oriented neighborhood with beautiful centuries old trees and safe walkable streets. By opening Wayne Riddell Loop, there are traffic projections of 4,500 daily car trips, which makes me very concerned about the safety of our residents and children. We walk the sidewalks and cross the road almost daily, and feel that the increase in traffic would be extremely dangerous to us, so please consider the impact to the safety of our residents and especially our children. The developer has listened to our concerns and submitted a proposal which keeps Wayne Riddell Loop closed and dedicates the Riddell farm tract as parkland. *We request that you please back this plan and keep Wayne Riddell Loop closed. This means a reversal in the "Imagine Austin" connectivity plan for this particular project, and we ardently ask that you allow this.*

We ask that you would please consider the 400+ families in our neighborhood alone who would be directly affected by your decisions. We love our neighbors, neighborhood, and our home as it is our safe haven, and our neighborhood has been a quiet and safe place for us to raise our child. We beg you to allow us to preserve the character of our subdivision and protect our community. Our neighbors have voiced other concerns regarding the affect of a high density residential development on our (already over-capacity/frozen) schools, and adding this proposed development to the numerous other developments in our area affecting the traffic, environment, water quality, and floodplain. I share those concerns as well, but wanted to write this letter regarding what I believe to be the most immediate and pressing concern to us. *Please vote against making Wayne Riddell Loop a through street, in addition to voting against a high-density residential development in the lot, and delaying permit approval until an appropriate educational impact study and water runoff analysis can be conducted.*

Sincerely,

Michael Steffen
11012 Colonel Winn Loop
Austin, TX 78748

(773) 251-6747

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Rhoades, Wendy

From: A Lee [REDACTED]
Sent: Monday, May 18, 2020 12:03 PM
To: Rhoades, Wendy; Rivera, Andrew
Subject: Case Number: C14-2019-0129

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

Name: Andrew Lee
Address: 10809 Mint Julep Dr., Austin, TX 78748
Telephone: 512.632.5730

Case Number: C14-2019-0129
Position: Against / Object

thanks,
andy

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Rhoades, Wendy

From: katy larson <[REDACTED]>
Sent: Monday, May 18, 2020 12:51 PM
To: Rhoades, Wendy
Subject: Case Number: C14-2019-0129 Public Hearing May 19, 2020

Follow Up Flag: Follow up
Flag Status: Flagged

*** External Email - Exercise Caution ***

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

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

We, John and Kathryn Larson,
212 Turf Cove
Austin, Texas 78748
Object to the Development
daytime phone 512-680-4130

We are concerned about safety for our residents, particularly our children, due to excessive traffic. We believe Wayne Riddell Loop should be barricaded to the proposed development to prevent it becoming a short cut to FM1626 and traffic, including students from Akins High School, speeding through the Knolls.

We are also concerned about all sorts of pollution: TRASH, NOISE POLLUTION and LIGHT POLLUTION. We would like an extension to the existing 10 foot wall at the Wayne Riddell resident entrance along the property line to Slaughter Creek. All street lights or outdoor building spot lights should NOT shine into the Knolls from the development. And, no car parking or road/drive next to the 10 foot property line wall.

Thank you,
John and Kathryn Larson

"We can't direct the wind, but we can adjust the sails."

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