

**ZONING CHANGE REVIEW SHEET**

CASE: C14-2020-0027.SH – Arbor Park

DISTRICT: 6

ZONING FROM: I-RR

TO: MF-3

ADDRESS: 6306 McNeil Drive

SITE AREA: 4.56 acres (198,633.6 sq. ft.)

PROPERTY OWNER: Adey/Vandling, Ltd. (Pam Maulding)

AGENT: Drenner Group, PC (Leah M. Bojo)

CASE MANAGER: Sherri Sirwaitis (512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov))

STAFF RECOMMENDATION:

**Staff recommends MF-3, Multifamily Residence-Medium Density District, zoning.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**May 5, 2020: Approved the staff's recommendation of MF-3 zoning (8-0, Nadia Barrera-Ramirez and J. Kiolbassa-absent); B. Evans-1st, H. Smith-2nd.**

CITY COUNCIL ACTION:

**June 4, 2020**

ORDINANCE NUMBER:

ISSUES: An Education Impact Statement (EIS) request was sent to Round Rock ISD or their input. However, at this time the staff has not received a reply from the school district.

CASE MANAGER COMMENTS:

The property in question is a 4.56 acre unzoned tract of land that fronts onto McNeil Drive. The property is developed with a retail sales use (Gifts A La Mode Collectibles) and a single-family residence. To the north and south of the site, there are single-family residential neighborhoods (I-SF-2 and SF-2 zoning). The lot to the east is zoned GR-CO and contains a convenience store (Wag A Bag), a service station (Valero) and an automotive repair use (Foundation Auto Repair). To the west, there is a mobile home park (Honeycomb Park) that was zoned MH last year through case C14-2019-0008. The applicant is requesting MF-3 zoning to redevelop the property with a 135 to 150 unit apartment complex. Approximately 80 percent of the residential units would be designated as affordable, from 30 to 80 percent MFI (Please see Applicant's Request Letter – Exhibit C).

The staff recommends the applicant's request for MF-3, Multifamily Residence-Medium Density District, zoning. The property meets the intent of the MF-3 district as it is located on a major arterial roadway, Mc Neil Drive. There are existing residential uses surrounding this site. To the north and south of this tract there are single-family residential neighborhoods. Across Corpus Christi Drive, to the east, there is a multifamily development (Sendera Trails Apartments). The tract of land to the west contains a mobile home park (Honeycomb Park). The proposed zoning will provide for affordable housing opportunities in this area of the city.

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

1. *The proposed zoning should be consistent with the purpose statement of the district sought.*

Multifamily Residence (Medium Density) district is intended to accommodate multifamily use with a maximum density of up to 36 units per acre, depending on unit size. 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 multiple use is desirable.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed zoning of the site to the MF-3 zoning district would be compatible and consistent with the surrounding residential uses/zoning to the north, south, east and west.

3. *The proposed zoning should allow for a reasonable use of the property.*

The MF-3 zoning district would allow for a fair and reasonable use of this property as it will permit the applicant to redevelop the site with multifamily residential units that will provide for affordable housing opportunities in this area of the city.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	I-RR	Retail Sales (Gifts A La Mode Collectibles)
North	I-SF-2	Single-Family Residences
South	SF-2	Single-Family Residences
East	GR-CO, I-RR	Service Station (Valero), Convenience Store (Wag-A-Bag), Automotive Repair (Foundation Auto Repair)
West	MH	Mobile Home Park (Honeycomb Park)

NEIGHBORHOOD PLANNING AREA: N/A

TIA: N/A

WATERSHED: Walnut Creek

SCHOOLS: Round Rock I.S.D.

Jollyville Elementary School  
 Deerpark Middle School  
 McNeil High School

NEIGHBORHOOD ORGANIZATIONS:

Bike Austin  
 Friends of Austin Neighborhoods  
 Homeless Neighborhood Association  
 SELTEXAS  
 Sierra Club, Austin Regional Group  
 TNR BCP- Travis County Natural Resources

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2019-0008 (Honeycomb Park: 6402 McNeil Drive)	I-RR to MH	5/07/19: Approved staff’s recommendation of MH zoning by consent (9-0, N. Barrera-Ramirez-absent); D. King-1 <sup>st</sup> , A. Tatkov-2 <sup>nd</sup> .	6/06/19: The public hearing was conducted and a motion to close the public hearing and approve Ordinance 20190606-088 for mobile home residence

			<p>(MH) district zoning was approved on Council Member Flannigan’s motion, Council Member Renteria’s second on a 10-0 vote. Council Member Harper-Madison was absent.</p>
<p>C14-2017-0042 (12602 Blackfoot Trail)</p>	<p>LR-CO, SF-2 to CS-1-MU* *On May 16, 2017, the applicant submitted a letter amending the rezoning request to CS-MU.</p>	<p>8/15/17: Approved maintaining SF-2 zoning for the existing Tract 1 and GR-MU-CO zoning for the existing Tract 2, with the following conditions for Tract 2: 1) Prohibit Alternative Financial Services, Automotive Washing (of any type), Bail Bond Services, Drop-Off Recycling Collection Facility, Medical Office-exceeding 5,000 sq. ft. gross floor area, Medical Offices-not exceeding 5,000 sq. ft. gross floor area, Outdoor Entertainment, Pawn Shop Services, Service Station, Congregate Living, Guidance Services, Hospital Services (General), Hospital Services (Limited), Residential Treatment and Drive-In Services and 2) maintain the condition from Ordinance No. 9907722-46 that, “Pedestrian and vehicular traffic associated with a non-residential use on the Property may not access Blackfoot Trail.” (7-0, D. Breithaupt, B. Evans, S. Lavani and S. Trinh-absent); J. Duncan-1<sup>st</sup>, A. Aguirre-2<sup>nd</sup>.</p>	<p>10/19/17: Approved GR-MU zoning on 1<sup>st</sup> reading only (8-3, A. Alter, L. Pool, K. Tovo-No); J. Flannigan-1<sup>st</sup>, P. Renteria-2<sup>nd</sup>.</p> <p>12/07/17: Motion to approve GR-MU zoning, with a public restrictive covenant document to include the provision to restrict vehicular access from the Property to Blackfoot Trail. J. Flannigan-1<sup>st</sup>, G. Casar-2<sup>nd</sup>. A</p> <p>Amendment to include the provision to restrict vehicular access from Blackfoot Trail in a conditional overlay in the draft ordinance (4-5, S. Adler, O. Houston, G. Casar, A. Kitchen, J. Flannigan-No; D. Garza and E. Troxclair-off dais); K. Tovo, L. Pool-2<sup>nd</sup>.</p> <p>Main motion to approve GR-MU zoning, with access restriction in a public restrictive covenant document, on 2<sup>nd</sup> reading only (6-3, A. Alter, L. Pool and K. Tovo-No; D. Garza and E. Troxclair-off the dais).</p> <p>12/14/17: A motion to approve the ordinance for community commercial-mixed use combining (GR-MU) district zoning with conditions was made by Council Member Flannigan and seconded by Council Member Houston.</p> <p>The following additional conditions are added to the ordinance:</p> <p>Part 2: The Property with the boundaries of the conditional overlay combining district established by the ordinance is subject to the following conditions:</p>

			<p>The following uses are prohibited uses for the Property: A. Restaurants (general) B. Liquor sales as an accessory use to commercial uses is prohibited. In addition, the motion included the approval of the new restrictive covenant to prohibit vehicular traffic associated with non-residential use on property to Blackfoot Trail.</p> <p>A substitute motion was made by Council Member Pool to approve the ordinance for neighborhood commercial –mixed use (LR-MU) combining district zoning with a conditional overlay to prohibit Restaurant (general) use, and liquor sales use as an accessory use to commercial use. The substitute motion failed on Council Member Pool’s motion, Mayor Pro Tem Tovo’s second on a 3-8 vote. Those voting aye were: Mayor Pro Tem Tovo, Council Members Alter and Pool. Those voting nay were: Mayor Adler, Council Members Casar, Flannigan, Garza, Houston, Kitchen, Renteria, and Troxclair.</p> <p>A motion to approve the provision with vehicular traffic to be included in the conditional overlay rather than the restrict covenant failed on Mayor Pro Tem Tovo’s motion, Council Member Pool’s second on a 3-8 vote. Those voting aye were: Mayor Pro Tem Tovo, Council Members Alter and Pool. Those voting nay were: Mayor Adler, Council Members Casar, Flannigan, Garza, Houston, Kitchen, Renteria, and Troxclair.</p> <p>Ordinance No. 20171214-102 was approved for community commercial-mixed use combining (GR-MU) district zoning with the additional conditions listed above on Council Member Flannigan’s motion, Council Member Houston’s second on an 11-0 vote.</p>
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C14-2011-0029 (Colonial at Quarry Oaks, 6263 McNeil Drive)	MF-3-CO to MF-3-CO	6/07/11: Approved staff's recommendation of MF-3-CO zoning, with CO that would limit the site to uses that generate no more than 3,545 vehicle trips per day and the property would be subject to the conditional overlay conditions set out in Ordinance No. 940203-I and in Ordinance No. 930610-M, with the exception of Part 2.4., that states "No multifamily development of Tract 2, or any portion thereof, shall be constructed or maintained within 25 feet of Melrose Trail." and public RC for TIA conditions, by consent (5-0, G. Bourgeois- absent); P. Seager-1 <sup>st</sup> , D. Tiemann-2 <sup>nd</sup> .	6/23/11: Approved MF-3-CO district zoning on consent on 1 <sup>st</sup> reading (7-0); B. Spelman-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> .  7/28/11: Approved MF-3-CO zoning on consent on 2 <sup>nd</sup> /3 <sup>rd</sup> readings (7-0); B. Spelman-1 <sup>st</sup> , S. Cole-2 <sup>nd</sup> .
C14-2011-0046 (6207 McNeil)	RR to W/LO	6/07/11: Approved staff's recommendation of W/LO-CO zoning, the CO will maintain a 40-foot buffer/ building setback along the north property line of the site, by consent (5-0, G. Bourgeois- absent); P. Seager-1 <sup>st</sup> , D. Tiemann-2 <sup>nd</sup> .	6/23/11: The public hearing was conducted and the motion to close the public hearing and adopt the first reading of the ordinance for warehouse/limited office-conditional overlay (W/LO-CO) combining district zoning was approved on consent on Council Member Spelman's motion, Council Member Morrison's second on a 7-0 vote.  A motion to reconsider item 130 was approved on Council Member Morrison's motion, Council Member Spelman's second on a 7-0 vote.  The public hearing was conducted and the motion to close the public hearing and adopt Ordinance No. 20110623-130 for warehouse/limited office-conditional overlay (W/LO-CO) combining district zoning was approved on Council Member Spelman's motion, Mayor Leffingwell's second on a 7-0 vote.
C14-05-0086 (McNeil House Apartments: 6280 McNeil Drive)	I-RR to MF-2	8/16/05: Approved staff's recommendation for MF-2 zoning by consent (8-0, K. Jackson- absent); J. Gohil-1 <sup>st</sup> , M. Hawthorne-2 <sup>nd</sup> .	9/29/05: Approved MF-2 zoning by consent (7-0); all 3 readings
C14-01-0063 (Baunach	SF-3 to LO	6/26/01: Approved staff's alternate rec. of NO-MU-CO	8/02/01: Approved PC rec. of NO-MU (6-0); all 3 readings

Neighborhood Office - 12719 Dakota Lane)		zoning, with a CO to limit the permitted uses to Administrative and Professional Office and Software Development, allow for a rollback provision to SF-1 if the office use ceases, and limit the site to 20 trips per day; by consent (8-0)	
C14-00-2219 (12716-12728 Dakota Lane)	RR, SF-1 to GO	2/13/01: Approved staff alternate rec. of GO-CO (TR1) & LO-CO (TR2) with conditions (9-0)	3/22/01: Approved GO-CO (TR1) & LO-CO (TR2) with conditions (7-0); all 3 readings
C14-00-2218 (6514 McNeil Drive)	I-RR to GO	2/13/01: Approved staff rec. of GO-CO by consent (9-0)	3/22/01: Approved GO-CO zoning, with the following conditions: 660 vehicle trip limit and 40 foot height limit (7-0); all 3 readings

RELATED CASES: N/A

EXISTING STREET CHARACTERISTICS:

Name	Existing ROW	ASMP Required ROW	Pavement	ASMP Classification	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
McNeil Drive	~97'	104'	80'	4	No	Yes	Yes

OTHER STAFF COMMENTS:

Comprehensive Planning

This zoning case is located on the north side of McNeil Drive on a parcel that is approximately 4.56 acres in size, which contains one single family house and a small retail/office building. The property is located one half of a mile from the **Parmer Lane Activity Corridor** and is not located with the boundaries of a neighborhood planning area. Surrounding land uses includes a single family subdivision to the north and south; to the east is gas station/convenience store, an auto repair shop and an apartment complex; and to the west is a RV park and single family houses. The proposal is to demolish the existing single family residence and commercial/office building and construct a 135 to 150 unit apartment complex on the site. Approximately 80 percent of the units would be designated as affordable, from 30 to 80 percent MFI.

**Connectivity**

Public sidewalks are mostly absent along this section of McNeil Drive, a major arterial road. Bike lanes are located along both sides of the street. There are no a Cap Metro Transit stops or urban trails located within a half of a mile from this site. A grocery store is located 6/10ths

of a mile from the subject property, while a public elementary school is located 3/10th of a mile away. The mobility and connectivity options in this area are fair.

### **Imagine Austin**

The project is not located not located by an Activity Center or along an Activity Corridor. The following IACP policies are applicable to this project:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **LUT P6.** Ensure that neighborhoods of modest means have a mix of local-serving retail, employment opportunities, and residential uses.
- **HN P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to healthy food, schools, retail, employment, community services, and parks and recreation options.

The Austin Strategic Housing Blueprint, which is an amendment to Imagine Austin, includes goals for affordable housing in every City Council district. Some of these goals include: (1) preventing households from being priced out of the Austin; (2) providing an affordable housing choice; and (3) protecting diverse communities. Affordable housing is especially beneficial when it is located in an area located within walking distance to jobs, commercial and civic uses, which also includes a variety of mobility options. While this project lacks mobility options (public transit and sidewalks), it does have a variety of civic and commercial uses located within a short drive and biking distance from the subject property. Based on this project providing much needed affordable housing and meeting some of the policies above, this rezoning appears to support the Imagine Austin Comprehensive Plan. It is hoped in the future that a public sidewalk system is installed on both sides of the street to access nearby goods and services by foot.

### Environmental

The site is located over the North Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family Residential (min. lot size 5750 sq. ft.)	45%	50%
One or Two Family Residential (lot size < 5750 sq. ft.)	55%	60%
Multifamily Residential	60%	65%
Commercial	65%	70%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any ls that preempt current water quality or Code requirements.

Fire

Approved. No comments.

Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540 feet or less from property which is in an SF-5 or more restrictive zoning district or on which a use permitted in an SF-5 or more restrictive zoning district is located will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

**Compatibility Standards**

The site is subject to compatibility standards. Along the northern and southern property lines, the following standards apply:

- No structure may be built within 25 feet of the triggering property line.

- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the triggering property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the triggering property line.
- No parking or driveways are allowed within 25 feet of the triggering property line.
- A landscape area at least 25 feet wide is required along the property line. In addition, a fence, berm, or dense vegetation must be provided to screen adjoining properties from views of parking, mechanical equipment, storage, and refuse collection.
- For a structure more than 100 feet but not more than 300 feet from property zoned SF-5 or more restrictive, height limitation is 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the triggering property line.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining triggering property.

Additional design regulations will be enforced at the time a site plan is submitted.

### Transportation

The Austin Strategic Mobility Plan (ASMP) adopted 04/11/2019, calls for 104 feet of right-of-way for McNeil Drive. It is recommended that 52 feet of right-of-way from the existing centerline should be dedicated for McNeil Drive at the time of subdivision or site plan. The TIA determination will be deferred to site plan submittal when land uses and intensities have been finalized.

### Water Utility

Site is currently served with City of Austin water utilities and multiple On-Site Sewage Facilities. Future development plans will require approval of existing or proposed On-Site Sewage Facilities (OSSF).

The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by Austin Water for compliance with City criteria and suitability for operation and maintenance.

Based on current public infrastructure configurations, it appears that service extension requests (SER) will be required to provide service to this lot for both water and wastewater service, unless OSSF is continued to be utilized. For more information pertaining to the Service Extension Request process and submittal requirements contact Alberto Ramirez with Austin Water, Utility Development Services at 625 E. 10th St., 7<sup>th</sup> floor. Ph: 512-972-0211.

The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

FYI: For more information pertaining to the On-Site Sewage Facilities process and submittal requirements contact the AW OSSF team at [OSSF@austintexas.gov](mailto:OSSF@austintexas.gov) or call 512-972-0050. Austin Water reserves the right to make additional comments and to establish other requirements with the On-Site Sewage Facilities review.

INDEX OF EXHIBITS TO FOLLOW

- A: Zoning Map
- B. Aerial Map
- C. Applicant's Request Letter
- D. Land Status Determination
- E. S.M.A.R.T. Housing Certification Letter
- E. Correspondence Received





Leah Bojo  
lbojo@drennergroupp.com  
512-807-2918

EXHIBIT C  
**DRENNER**  
**GROUP**

February 28, 2020

Ms. Denise Lucas  
Planning and Zoning Department  
City of Austin  
505 Barton Springs Road  
Austin, TX 78704

Via Hand Delivery

Re: 6306 McNeil Drive – Zoning application for the approximately 4.56-acre property located at 6306 McNeil Drive, in Austin, Travis County, Texas (the "Property")

Dear Ms. Lucas:

As representatives of the owner of the Property, we respectfully submit the enclosed zoning application package. The project is titled 6306 McNeil Drive and is approximately 4.56 acres of land. The Property is in the Full Purpose Jurisdiction of the City of Austin and is located on McNeil Drive, near the northwest corner of McNeil Drive and Corpus Christi Drive.

The Property is currently zoned I-RR (Interim – Rural Residential). The requested rezoning is from I-RR to MF-3 (Multifamily Residence Medium Density). The Property was annexed on December 30, 1997 and is currently developed with a single-family structure on the northern portion of the Property and a retail/office structure on the southern portion of the Property, fronting McNeil Drive. The purpose of this rezoning request is to allow multifamily use, consistent with the tracts east of the Property. The prospective buyer and developer of the project, DMA Development Company, LLC, is proposing to develop this site with 135-150 units, approximately 80% of which will be affordable between 30% - 80% MFI.

The Property is not located in a neighborhood planning area. The Traffic Impact Analysis ("TIA") has been waived until site plan, per the attached TIA waiver dated February 25, 2020 and executed by Amber Mitchell.

Please let me know if you or your team members require additional information or have any questions. Thank you for your time and attention to this project.

Sincerely,



Leah M. Bojo

cc: Jerry Rusthoven, Planning and Zoning Department (*via electronic delivery*)  
Joi Harden, Planning and Zoning Department (*via electronic delivery*)  
Sherri Sirwaitis, Planning and Zoning Department (*via electronic delivery*)



City of Austin  
Development Services Department  
Land Status Determination  
1995 Rule Platting Exception

August 10, 2016

File Number: **C8I-2016-0185**

Address: **6306 MC NEIL DR**

Tax Parcel I.D. **#0170011304**

Tax Map Date: **07/31/2012**

The Development Services Department has determined that this parcel, as described in the attached description and map, **IS EXCEPTED FROM THE REQUIREMENT TO PLAT** in accordance with the Land Development Code, Section 25-4-2(C), and is eligible to receive utility service.

The parcel of land consists of five acres or less, and is described as being **4.56 acres of land, more or less, out of the W.J. Baker Survey, Abstract No. 64** in the current deed, recorded on **Dec 13, 2005**, in **Document #2005229104**, Travis County Deed Records. This parcel existed in its current configuration on January 1, 1995, as evidenced by a deed recorded on **Aug 14, 1991**, in **Volume 89, Page 396**, Travis County Deed Records. The parcel was lawfully receiving utility service, as defined in Section 212.012 of the Texas Local Government Code, on January 1, 1995, as evidenced by **water service on May 30, 1979**. The parcel meets the requirements of the Land Development Code for roadway frontage and is located on an existing street.

Additional Notes/Conditions:

NONE

This determination of the status of the property is based on the application of Chapter 212, Municipal Regulation of Subdivisions and Property Development, Texas Local Government Code; and the City of Austin Land Development Code, Chapter 25-4, Subdivision. Recognition hereby does not imply approval of any other portion of the City Code or any other regulation.

By:

**Michelle Casillas**, Representative of the Director  
**Development Services Department**



# City of Austin

P.O. Box 1088, Austin, TX 78767  
[www.cityofaustin.org/housing](http://www.cityofaustin.org/housing)

## Neighborhood Housing and Community Development Department

February 26, 2020

S.M.A.R.T. Housing Certification  
 Austin McNeil DMA Housing, LLC – Arbor Park (Project ID 706)

To Whom It May Concern:

Austin McNeil DMA Housing, LLC - (development contact: Janine Sisak: 512.328.3232 x4505 (o); [janines@dmacompanies.com](mailto:janines@dmacompanies.com)) is planning to develop a **147-unit, multi-family** development at 6306 McNeil Drive, Austin TX 78729. The project will be subject to a minimum 5-year affordability period after issuance of a certificate of occupancy, unless funding requirements are longer.

This project is seeking a zoning change and the developer has advised there are no Neighborhood Associations or Neighborhood Contact Plan Teams affected by this development.

Neighborhood Housing and Community Development (NHCD) certifies the proposed project meets the S.M.A.R.T. Housing standards at the pre-submittal stage. Since 8% of the units (12) will serve households at or below 30% MFI, 8% of the units (12) will serve households at or below 40% MFI, 29% of the units (43) will serve households at or below 50% MFI, 27% of the units (40) will serve households at or below 60% MFI and 9% of the units (13) will serve households at or below 80% MFI, and the remaining 27 units will be market rate units, the development will be eligible for 100% waiver of fees listed in Land Development Code, Chapter 25-1-704, as amended or other fees waived under a separate ordinance with the exception of the Capital Recovery Fees for the 27 market rate units. **This development is not fully in accordance with the requirements under the Texas Local Government Code, Chapter 395.16(g) and 42 U.S.C. Section 12745 (A)(1) as it relates to how housing qualifies as affordable housing and therefore the 27 market rate units are not eligible to receive any CRF fee waivers under the S.M.A.R.T. Housing Ordinance.** The expected fee waivers include, but are not limited to, the following fees:

AWU Capital Recovery Fees	Site Plan Review	Land Status Determination
Building Permit	Misc. Site Plan Fee	Building Plan Review
Concrete Permit	Construction Inspection	Parkland Dedication ( <i>by separate ordinance</i> )
Electrical Permit	Subdivision Plan Review	
Mechanical Permit	Misc. Subdivision Fee	
Plumbing Permit	Zoning Verification	

**Prior to issuance of building permits and starting construction, the developer must:**

- ◆ Obtain a signed Conditional Approval from the Austin Energy Green Building Program stating that the plans and specifications for the proposed development meet the criteria for a Green Building Rating. (Contact Austin Energy Green Building: 512-482-5300 or [greenbuilding@austinenergy.com](mailto:greenbuilding@austinenergy.com)).
- ◆ Submit plans demonstrating compliance with the required accessibility standards.

**Before a Certificate of Occupancy will be granted, the development must:**

- ◆ Pass a final inspection and obtain a signed Final Approval from the Green Building Program. (Separate from any other inspections required by the City of Austin or Austin Energy).
- ◆ Pass a final inspection to certify that the required accessibility standards have been met.
- ◆ An administrative hold will be placed on the building permit, until the following items have been completed: 1) the number of affordable units have been finalized and evidenced through a sealed letter from project architect and/or engineer, 2) a Restrictive Covenant stating the affordability requirements and terms has been filed for record at the Travis County Clerk Office.

This project has received a Transit Oriented Waiver, see Attachment-1

The applicant must demonstrate compliance with S.M.A.R.T. Housing standards after the after the certificate of occupancy has been issued or repay the City of Austin, in full, the fees waived for this S.M.A.R.T. Housing certification.

Please contact me by phone 512.974.3173 or by email at [alex.radtke@austintexas.gov](mailto:alex.radtke@austintexas.gov) if you need additional information.

Sincerely,



Alex Radtke, Senior Planner  
Neighborhood Housing and Community Development

Cc: Kristin Martinez, AE                      Ellis Morgan, NHCD    Jonathan Orenstein, AWU  
Mashell Smith, ORES

Attachment 1 – S.M.A.R.T. Housing Transit Oriented Waiver Approval



Capital Metropolitan Transportation Authority  
2910 East Fifth Street | Austin, Texas 78702  
512.389.7400 | capmetro.org

February 20, 2020

Ms. Nicole Mwei  
Assistant Project Manager  
DMA Development Company, LLC  
4101 Parkstone Heights Drive, Suite 310  
Austin, TX 78746

**RE: Future of a MetroRapid Route at Parmer Lane and McNeil Drive**

Dear: Ms. Mwei

Project Connect, the high capacity plan for Central Texas, includes a MetroRapid (bus-rapid transit) route to Parmer lane that would serve the proposed new apartment complex near the intersection of Parmer Lane and McNeil Drive.

The spine of the Project Connect plan is composed of the high capacity Orange and Blue Lines. The Orange Line is a 21-mile north-south link with 16 stations and new transit hubs that would travel along North Lamar and Guadalupe through the UT campus. Additionally, it would travel downtown, along South Congress district toward Stassney Lane, with possible extensions north to Tech Ridge and south to Slaughter Lane. However, the Blue Line would provide transit options from Austin-Bergstrom International Airport (ABIA), along East Riverside Drive, with potentially 15 stations and new transit hubs with possible extension to ACC-Highland.

New MetroRapid routes are proposed for Parmer Lane, connecting Tech Ridge with ACC-Highland, to Oak Hill, to McKinney Falls and to the Travis County Exposition Center. Additionally, TXDOT has a planned construction of a diverging diamond intersection at I-35 and Parmer Lane. It would replace the traditional intersection with a diverging diamond intersection, widening and extending the northbound frontage road, adding a southbound bypass lane, and reconstructing two entrance and exit ramps south of Parmer Lane. Further, it would include constructing right-turn lanes at the intersection of Lamar Boulevard and Parmer Lane, constructing dual left-turn lanes from Parmer Lane to Lamar Boulevard, and improving bicycle and pedestrian accommodations in support of additional mobility options that are being planned for the area.

Capital Metro is working diligently to provide a better-connected transit experience to all residents of the Greater Austin Metropolitan Area. Hopefully, this correspondence has satisfactorily addressed how we are planning to serve your SMART-Transit complex. Thank you for reaching out to us, and best wishes on your new venture.

Sincerely,

Sharmila Mukherjee, AICP  
EVP, Strategic Planning & Development

**From:** Marcia Gadbois  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Public Hearing Information - Case Number: C14-2020-0027.SH  
**Date:** Wednesday, April 29, 2020 5:59:21 PM  
**Attachments:** [Public Hearing Informaiton.pdf](#)

---

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

Dear Ms. Sirwaitis,

Please find attached the Public Hearing Information form that I received yesterday.

I have also attached a Google map view of the property with the two intersections on that area of McNeil Drive.

I would like the opportunity to speak against the proposed zoning change at both hearings (Land Use Commission and the City Council).

If you have any questions, please do not hesitate to contact me.

Stay safe and healthy,

Marcia

--

***Marcia R. Gadbois***  
***Tel: 512-657-9871***  
***E-mail:***

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## 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 participate in a public hearing, you are not required to participate. This meeting will be conducted online and you have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for information on how to participate in the public hearings online. 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 the 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: C14-2020-0027.SH**

**Contact: Sherri Sirwaitis, 512-974-3057**

**Public Hearing: Month May 5, 2020, Zoning and Platting Commission**

*Marcia Gadbois*

Your Name (please print)

I am in favor  
 I object

*6717 Bancroft Woods Drive*  
Your address(es) affected by this application *Austin, TX 78729*

*[Signature]*

Signature

*04/29/2020*  
Date

Daytime Telephone: *512-657-9871*

Comments: As stated in my email to Ms. Sirwaitis on April 17th, 2020, the property located at 6306 McNeil Drive does not have adequate access for a multifamily residence. The property is situated between Oak Knoll Drive and Corpus Christi Drive, and there is no safe access to the property during morning and evening traffic. This is a health and safety concern for all residents in the Milwood, Bancroft Woods, and Indian Oaks neighborhoods. Also, please remember that there is an elementary school between Bancroft Woods Drive and Amarillo Avenue on Corpus Christi Drive, which in the mornings also creates a lot of traffic with parents dropping off their children or children walking to school. If this rezoning is approved and the planned development completed, the residential neighborhoods surrounding the property will witness a dramatic increase in traffic in an already heavily congested area, which will lead to more accidents, injuries, and fatalities.

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

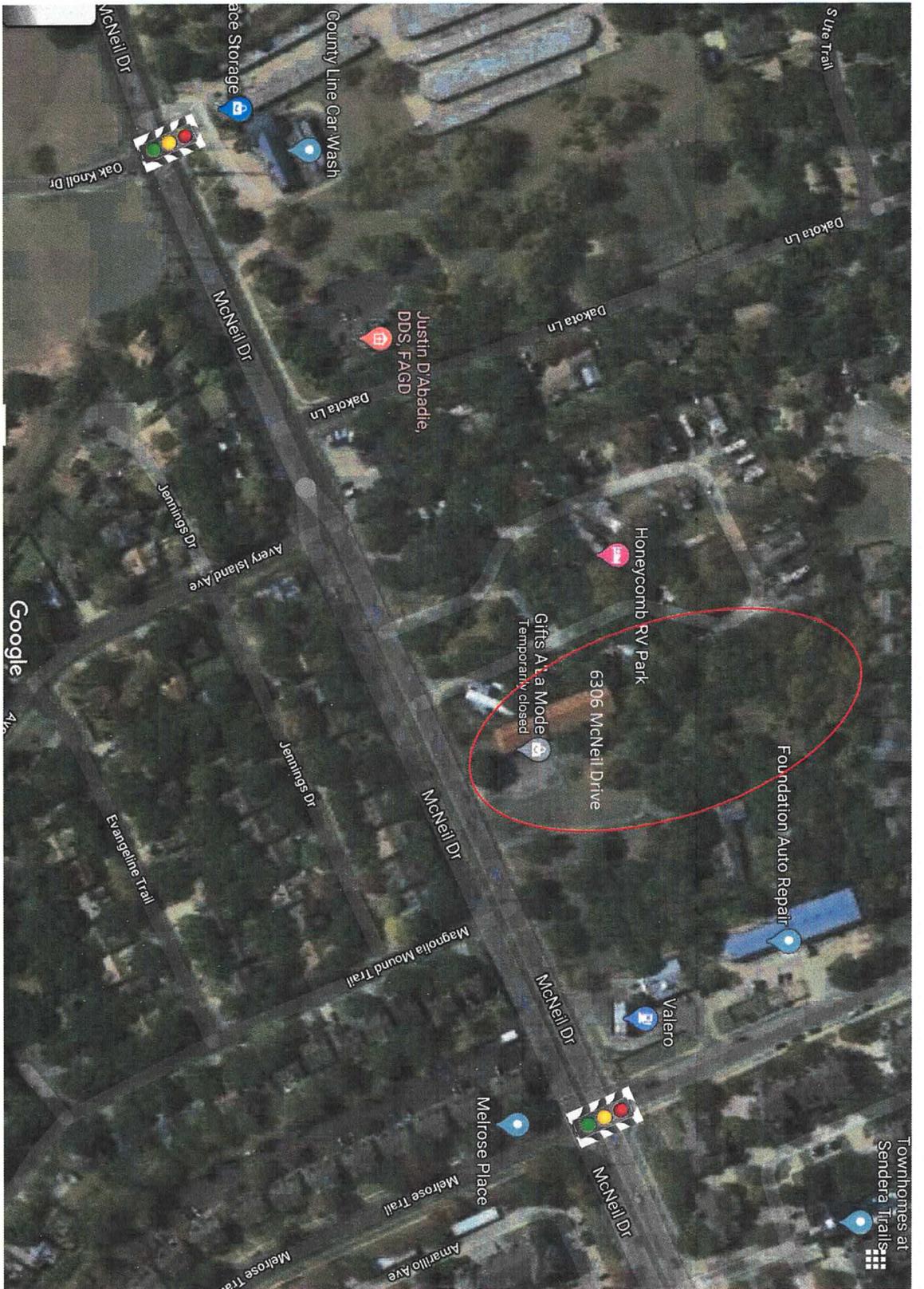
City of Austin, Planning & Zoning Department

**Sherri Sirwaitis**

P. O. Box 1088, Austin, TX 78767-8810

Or email to:

**[sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)**



**From:** Marcia Gadbois  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Public Hearing Information - Case Number: C14-2020-0027.SH  
**Date:** Wednesday, April 29, 2020 5:59:21 PM  
**Attachments:** [Public Hearing Informaiton.pdf](#)

---

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

Dear Ms. Sirwaitis,

Please find attached the Public Hearing Information form that I received yesterday.

I have also attached a Google map view of the property with the two intersections on that area of McNeil Drive.

I would like the opportunity to speak against the proposed zoning change at both hearings (Land Use Commission and the City Council).

If you have any questions, please do not hesitate to contact me.

Stay safe and healthy,

Marcia

--

***Marcia R. Gadbois***

***Tel: 512-657-9871***

***E-mail:***

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**From:** Marcia Gadbois  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Rezoning application for 6306 McNeil Drive (case # C14-2020-0027)  
**Date:** Friday, April 17, 2020 5:45:37 PM

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

Dear Ms. Sirwaitis,

As a concerned neighbor of Adey/Vandling LTD property located at 6306 McNeil Drive, Austin, Texas. We are opposed to the proposed rezoning of the property (case # C14-2020-0027).

We respectfully ask for no zoning change on this parcel of land for the following reasons.

- 1) The location of this property is between two lights that are less than 0.3 miles apart. One at Corpus Christi Drive and McNeil Drive and the other is at Oak Knoll Drive and McNeil Drive at the entrance to an industrial park.
- 2) In the mornings, the left turning lane into Oak Knoll Drive (into the industrial park) is backed up all the way to Corpus Christi Drive. This causes many accidents because it leaves the right lane open and the left lane closed. The multifamily dwelling zoning will allow for a potential 164 units (4.56 acres and 36 units per acres) to be built across from the turning lane. The additional traffic exiting the development would make an already bad situation more dangerous.
- 3) In the evening, going east towards Parmer Lane on McNeil Drive between Oak Knoll Drive (industrial park) and Corpus Christi Drive, there is a middle barrier with one small opening in front of 6400 McNeil. For the residents of the multifamily dwelling to turn into their property, they would either need to U-turn there, which would back up the left lane of eastbound McNeil Drive, or U-turn at the light at Corpus Christi Drive. In turn, this would once again create more accidents.
- 4) For the past 15 years that I have lived in this neighborhood, the number of car accidents, multicar accidents, and car accidents with fatality in the 0.3 miles between Corpus Christi Drive and Oak Knoll Drive at the industrial park has been on the rise. Every month there is either a fender bender or serious

accident on that section of McNeil Road.

5) Because of the location of the property with residential street in the back, Wag-a-Bag on the corner to the east of this property and on the west a trailer park, there is no other entrance but onto McNeil Drive. Other multifamily units on McNeil Drive either have another entrance/exit because it is on a corner or there is a light in front of the entrance to the property. With two lights within 0.3 miles, it would be unreasonable to put a third light in front of this property without creating a drastic traffic problem.

If this rezoning is approved and the planned development completed, the residential neighborhoods surrounding the property will witness a dramatic increase in traffic in an already heavily congested area, which will lead to more accidents, injuries, and fatalities.

Neighbors most impacted by this rezoning request located immediately behind this property on Bancroft Woods Drive that is all residential will have an increase in traffic and a building overlooking their backyards. This rezoning request does not adequately protect us from the unreasonable detriment to us as well as our neighbors and our neighborhood.

If you have any questions, please let me know.

Thank you for your attention to this matter and I hope that this application for rezoning is denied.

Best regards,

Marcia

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*Marcia R. Gadbois*

*Tel: 512-657-9871*

*E-mail:*

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**From:** Natalie Dubovitskaya  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Case Number C14-2020-0027.SH  
**Date:** Friday, May 1, 2020 2:40:30 PM

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

Case Number C14-2020-0027.SH  
Contact: Sherri Sirwaitis, 512-974-3057  
Public hearing: Month May 5, 2020. Zoning and Platting Commission

From: Natalie Dubovitskaya  
6709 Bancroft Woods Drive, Austin, TX 78729  
May 1, 2020  
Phone: 408-480-4636

Dear Miss Sirwaitis,

I am writing to you regarding the case referenced above, and I would like to state that I object to the rezoning proposal.

The property located at 6306 McNeil Drive does not have adequate and safe access for a multifamily residence. It is located between Oak Knoll Drive and Corpus Christi Dr, with only access to it off of McNeil Road, which already gets a lot of traffic in the morning and evening hours. There is a manufacturing facility and a number of businesses on Oak Knoll Drive opposite 6306 McNeil, as well as Jollyville elementary school on Corpus Christi, which already create significant traffic during commute hours. If another multifamily residence is built on McNeil, it will lead to a significant increase in traffic in an already congested area, which in turn would lead to increased injuries and fatalities. This is a major health concern for the residents of Bancroft Woods, Indian Oaks and Milwood neighborhoods.

Furthermore, currently the property at 6306 McNeil Drive has a number of heritage trees, as well as habitats for certain species of Central Texas wildlife, like armadillos and foxes. Should the rezoning request be approved, I am concerned that it would require destruction of the trees and wildlife habitats.

In addition, the way the proposal currently states, there would only be 18 feet of distance from the fence to the multifamily residence that is being proposed. This creates a serious privacy concerns for me, as my house is situated directly behind the fence where the multifamily property is proposed to be constructed, and should it have more than one story - as most normally do - my and my family will not be guaranteed any privacy in our own backyard, since residents of potential 2nd or 3rd floors of the multifamily development may be able to see us over our fence.

I am enclosing a Google map with the markings of where the property is proposed to be developed as well as where the intersections are, to better illustrate my concerns about increased traffic congestion.

Sincerely,

Natalie Dubovitskaya  
Bancroft Woods resident

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**From:** Lorraine Boyden  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Case Number: C14-2020-0027.SH  
**Date:** Friday, May 1, 2020 5:32:43 PM

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

Sherri Sirwaitis,

On the property at 6306 McNeil Drive, you are proposing a 138 unit, mixed-income housing. This is the land that is between Wag-a-bag on McNeil and the trailer park. You are attempting to have the property re-zoned from commercial to multi-family. My concern is that the location of this property is between two lights that are less than 0.3 miles apart. One at Corpus Christi Drive and McNeil Drive and the other is at Oak Knoll Drive and McNeil Drive at the entrance to an industrial park. In the mornings, the left turning lane into Oak Knoll Drive (into the industrial park) is backed up all the way to Corpus Christi Drive. This causes many accidents because it leaves the right lane open and the left lane closed. The multi-family dwelling zoning will allow for a potential 138 units (4.56 acres and 36 units per acres) to be built across from the turning lane. The additional traffic exiting the development would make an already bad situation more dangerous. In the evening, going east towards Parmer Lane on McNeil Drive between Oak Knoll Drive (industrial park) and Corpus Christi Drive, there is a middle barrier with one small opening in front of 6400 McNeil. For the residents of the multifamily dwelling to turn into their property, they would either need to U-turn there (which is in front of Magnolia Mound Trail) , which would back up the left lane of eastbound McNeil Drive, or U-turn at the light at Corpus Christi Drive. In turn, this would once again create more accidents.

In addition, when driving to work by turning from Parmer Lane toward 183 congestion is atrocious by 7:05 AM every weekday morning. This area is already over populated. DO NOT RE-ZONE TO MULTI-FAMILY.

Lorraine Boyden  
13102 Lubbock Lane  
Austin, TX 787299-7560

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**From:** Kelly Nordin  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Case Number C14-2020-0027.SH Protest  
**Date:** Friday, May 1, 2020 5:45:12 PM

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

Hello Sherri,

I am Kelly Nordin- the owner of the property located at 6713 Bancroft Woods Drive Austin, TX 78729. I am writing to strongly protest against the rezoning of the property located at 6306 McNeil Drive Austin, TX- Case # C14-2020-0027.SH. This property does not have adequate access for a multi-family residence. Given the location of the property, street lights and surrounding businesses and residential homes- this poses a very high risk to public safety. This is an extremely high traffic area with multiple accidents and this re-zoning will only add to the already hazardous traffic situations on McNeil Drive. There is a private daycare (Stepping Stone) down the road that already is threatened with daily traffic and accidents getting in and out of the parking lot/drive way while picking up and dropping of children. This would only add to the congestion that makes this difficult. Not far, in the other direction (on Corpus Christi) is Jollyville Elementary School which again, already has issues with traffic and congestion on McNeil Drive during morning drop-off and pick-up of children. This re-zoning is just all around a horrible idea for our community for many safety reasons.

In addition, there is a large proportion of old growth Oak Trees that should be protected along with the natural wildlife habitat that lives there. In moving forward with this proposal, all of that old growth would be destroyed. My property backs up to this natural wooded area where you are proposing to put a 25' up to 40' apartment complex on and this brings up very serious privacy concerns for both myself, my family and all the surrounding neighbors, in addition to added traffic hazards and safety concerns for our children and community.

It is also my understanding that there is a protected sinkhole on the north side of this property which inhibits development with a certain proximity of said sinkhole- that poses another reason not to move forward this re-zoning proposal.

For all these reasons, I am strongly against and protest this zoning change. I would like my protest documented and taken into consideration before any decisions are made. I would hope you could take all of these concerns into consideration when making a decision and put yourself in mine and my neighbors shoes. Would you want this in your backyard, literally?

Thank you for your time and consideration on these matters. Please do not hesitate to reach out to if you need anything or want further clarification.

Sincerely,  
Kelly Nordin  
Cell- 530.518.5751

Email- knordin2002@yahoo.com

Sent from [Mail](#) for Windows 10

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**From:** Scott Blair  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Case #C14-2020-0027.SH Zoning Change Protest  
**Date:** Friday, May 1, 2020 8:24:37 PM

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

I am concerned about the proposed zoning change for 6306 McNeil Drive on a couple grounds.

1. McNeil is a heavy traffic corridor and there are frequent accidents especially during rush hours and the problems have only been getting worse.

In the mornings, the left turning lane into Oak Knoll Drive (into the industrial park) is backed up all the way to Corpus Christi Drive. This causes many accidents because it leaves the right lane open and the left lane closed. A multifamily dwelling zoning will allow for a potential 138 units (4.56 acres and 36 units per acres) to be built across from the turning lane. The additional traffic exiting the development would make an already bad situation more dangerous. In the evening, going east towards Parmer Lane on McNeil Drive between Oak Knoll Drive (industrial park) and Corpus Christi Drive, there is a middle barrier with one small opening in front of 6400 McNeil. For the residents of the multifamily dwelling to turn into their property, they would either need to U-turn there (which is in front of Magnolia Mound Trail) , which would back up the left lane of eastbound McNeil Drive, or U-turn at the light at Corpus Christi Drive. In turn, this would once again create more accidents.

2. The area near the rear of this property contains caves that we understand are part of a recharge zone possibly. When purchasing our property at 6809 Bancroft Woods Dr we were told that at least part of this area behind our lot was dedicated as green space and could not be developed due to the caves. We have been behind our property in the dense brush and seen the entrance to some of the caves personally. There would need to be a full environmental study before this re-zoning and construction permitted to determine the full extent of these caves and to the extent construction is allowed in this area before allowing this project to proceed.

Regards,  
Scott Blair  
6809 Bancroft Woods Drive

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**From:** Angie Hurtt  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Re-Zoning Proposal for 6306 McNeil Dr.  
**Date:** Friday, May 1, 2020 9:32:11 PM

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

Dear Ms. Sirwaitis,

I have just been informed about a re-zoning from commercial to residential proposal at 6306 McNeil Dr in the 78729 area of Austin. I have extreme concerns regarding this proposal due to the already difficult traffic in the area. Jolleyville Elementary is just around the corner and is expecting a significant influx of students during the next school year. In addition, this area has a history of traffic accidents due to the placement of traffic lights and turn lanes in a heavily populated residential and commercial area. Adding a 138 unit housing complex will negatively affect a major thoroughfare that is typically a trouble spot.

Please consider a denial of the proposal. Safety of the citizens (especially the school children) should be the first and only priority! Thank you for your consideration.

Respectfully,

Angela D. Hurtt  
817-680-0837

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**From:** Robert Adams  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Case Number <http://c14-2020-0027.sh/>  
**Date:** Saturday, May 2, 2020 9:25:22 AM

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

I am writing to express my opposition to rezoning the property at 6306 McNeil Drive to allow apartments. ([C14-2020-0027.SH](#)). I have lived at McNeil and Marble Falls Cove for 27 years and seen it go from a quiet country road to a congested, noisy one with numerous accidents. The last thing we need is additional traffic. The traffic is heavy even with fewer people going to work.

I know that money often speaks louder than the needs of people in the neighborhood. But I would hope to be heard. If approved, the speed limit should be reduced from the current 45 miles per hour to 35. That would at least save lives. I think many more neighbors would oppose this if they knew about it.

Robert

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**From:** Cheryl Smith  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Re: case #: C14-2020-0027.SH  
**Date:** Saturday, May 2, 2020 9:40:54 AM

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

Hi Sherri,

As a current resident near where this new development is proposed, I'd appreciate it if new traffic lights were added as well at the end of Avery Island Blvd and / or Magnolia Mound & McNeil Drive as a requirement before it to goes through. It is already difficult & dangerous to turn left onto mcNeil & get to work, so if you plan on adding hundreds of new residents nearby, it would be nice to make it safe for everone, not more dangerous. The schools were already rezoned also recently, so 300 more students from the riata apts will be turning left at the wag a bag twice a day once school resumes. That's already going to be a lot of new traffic without McNeil set up to handle it well.

Thanks!

Cheryl Smith,  
a resident in old milwood at 12704 Theriot Trail.

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**From:** Kelly Hanssen  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** C14-2020-0027.SH  
**Date:** Saturday, May 2, 2020 9:58:21 AM

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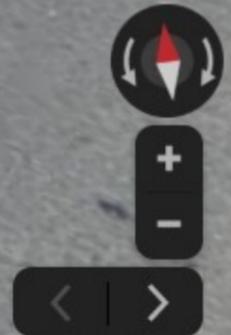
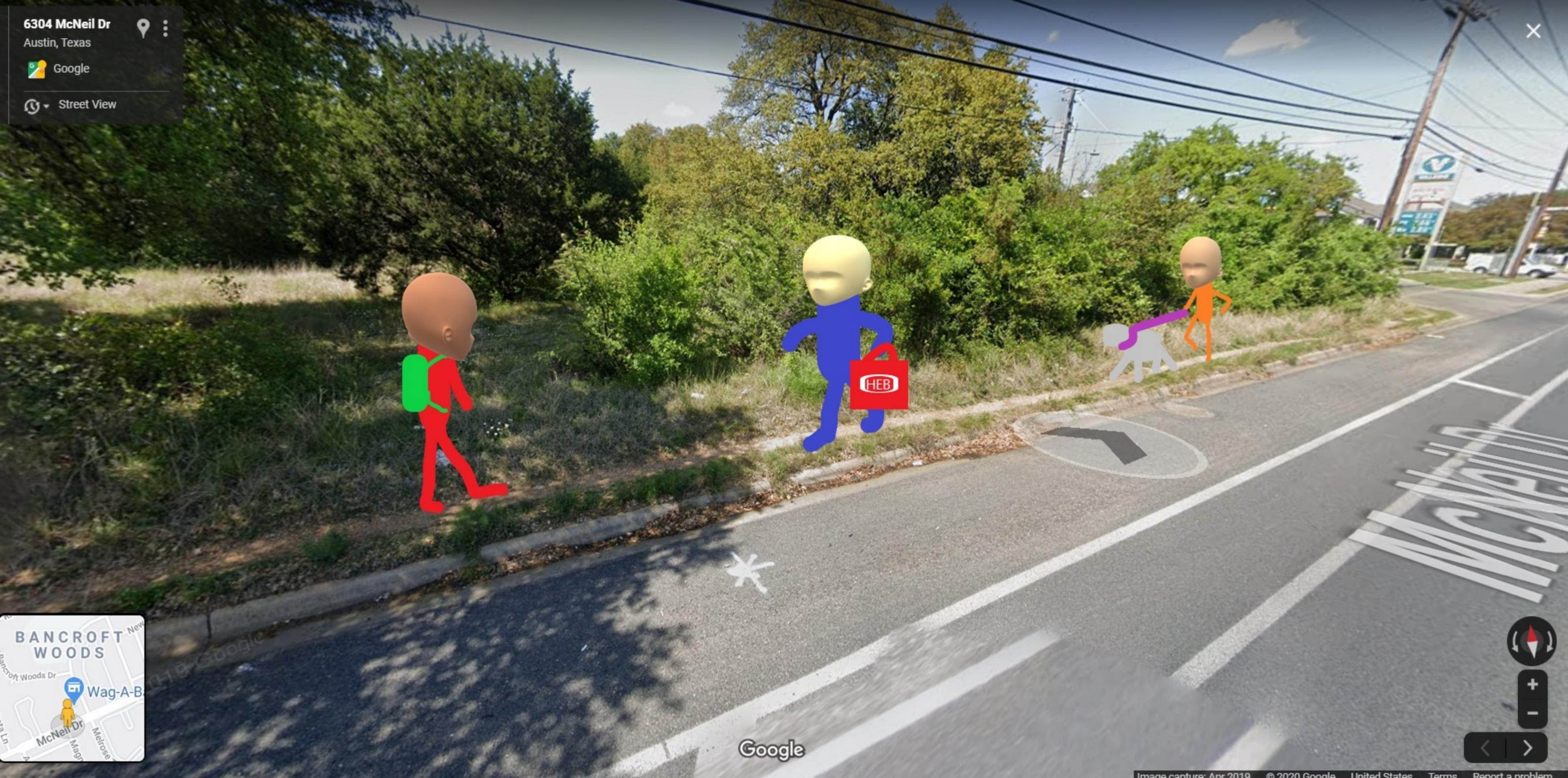
\*\*\* External Email - Exercise Caution \*\*\*

6306 McNeil Dr is literally where the sidewalk ends.

Develop it, don't develop it, zone it, un-zone it, re-zone it - I suspect my opinion on that matters very little. But please, no matter what happens there, put in a sidewalk. Make the developer put in a sidewalk. Don't put residences there without a safe way to get kids to our school. Don't increase car traffic and ignore pedestrian traffic.

Poorly done paint drawing attached illustrating the issue.

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**From:** Judy Grunger  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Case Number: C14-2020-0027.SH  
**Date:** Saturday, May 2, 2020 2:57:00 PM

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

Greetings Councilwoman,

I live at 6402 Mc Neil Drive, #27, and I have grave concerns about the proposed change in zoning that is proposed for 6306 McNeil Drive.

In the mornings, the left turning lane into Oak Knoll Drive (into the industrial park) is backed up all the way to Corpus Christi Drive. This causes many accidents because it leaves the right lane open and the left lane closed. The multifamily dwelling zoning will allow for a potential 138 units (4.56 acres and 36 units per acres) to be built across from the turning lane. The additional traffic exiting the development would make an already bad situation more dangerous.

In the evening, going east towards Parmer Lane on McNeil Drive between Oak Knoll Drive (industrial park) and Corpus Christi Drive, there is a middle barrier with one small opening in front of 6400 McNeil. For the residents of the multifamily dwelling to turn into their property, they would either need to U-turn there (which is in front of Magnolia Mound Trail) , which would back up the left lane of eastbound McNeil Drive, or U-turn at the light at Corpus Christi Drive. In turn, this would once again create more accidents.

Need I really say anymore? Please do NOT let this happen!

Respectfully,  
Judy Grunger

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**From:** Ed Boissevain (National)  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Regarding Case Number: C14-2020-0027.SH  
**Date:** Saturday, May 2, 2020 4:01:41 PM

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

Dear Ms. Sirwaitis,

The proposal for the rezoning of the property at 6306 McNeil Road has been brought to my attention, and I have to say that it would make an already difficult traffic situation on McNeil Road between Melrose Trail and Oak Knoll almost impossible during rush hour conditions with the 138 units proposed feeding onto McNeil Road. I appreciate your attentions to the traffic concerns with this rezoning proposal.

Thanks, Ed Boissevain  
7504 Lobelia Drive  
Austin 78729

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**From:** Donna Korban  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Case No C14-2020-0027.SH  
**Date:** Saturday, May 2, 2020 4:18:35 PM

---

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

Dear Ms Sirwaitis,

I am protesting the re-zoning of this property from Commercial to Multi-Family.

I do not want it re-zone to Multi-Family for numerous reasons.

Donna Korban  
Rattan Creek Resident

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**From:** mary coco  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** C14-2020-0027.SH rezoning proposal  
**Date:** Saturday, May 2, 2020 5:30:10 PM

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

[C14-2020-0027.SH](#)

property at 6306 McNeil Drive proposal for rezoning.

This is a terrible idea for many reasons and the fact that there has been so little notice about it is deplorable.

Let me explain my reasons. I have lived in Milwood off McNeil, Corpus Christi and Parmer for 32 years. We are getting the new Apple complex across the street. This corridor is becoming a traffic nightmare and you plan to rezone this area on McNeil for more multihousing. Seriously?

Here is an outline of the issues:

The location of this property is between two lights that are less than 0.3 miles apart. One at Corpus Christi Drive and McNeil Drive and the other is at Oak Knoll Drive and McNeil Drive at the entrance to an industrial park. In the mornings, the left turning lane into Oak Knoll Drive (into the industrial park) is backed up all the way to Corpus Christi Drive. This causes many accidents because it leaves the right lane open and the left lane closed. The multifamily dwelling zoning will allow for a potential 138 units (4.56 acres and 36 units per acres) to be built across from the turning lane. The additional traffic exiting the development would make an already bad situation more dangerous. In the evening, going east towards Parmer Lane on McNeil Drive between Oak Knoll Drive (industrial park) and Corpus Christi Drive, there is a middle barrier with one small opening in front of 6400 McNeil. For the residents of the multifamily dwelling to turn into their property, they would either need to U-turn there (which is in front of Magnolia Mound Trail), which would back up the left lane of eastbound McNeil Drive, or U-turn at the light at Corpus Christi Drive. In turn, this would once again create more accidents.

PLEASE DO NOT VOTE FOR THIS CHANGE

Mary Coco  
13264 Kerrville Folkway  
Austin, Tx 78729  
512 258 8320

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**From:** Sharon Bolender  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Case Number: C14-2020-0027.SH  
**Date:** Saturday, May 2, 2020 8:35:19 PM

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

To: Sherri Sirwaitis, Case Manager for the City of Austin

Re: Proposal for development at 6306 McNeil Drive, Austin

I have been made aware of this development proposal by a neighbor, and I wish to express concern. Please do not re-zone from commercial to multi-family. That area is not sufficient for multi-family dwellings. McNeil Drive is already over-crowded as it is.

Sincerely,  
Sharon Bolender

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**From:** carykahia  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Case Number: C14-2020-0027.SH  
**Date:** Saturday, May 2, 2020 10:05:19 PM

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

Hello,

I've recently learned of the development that is being considered at 6306 McNeil Drive.

I have lived in the neighborhood for 18 years.

I'm extremely concerned about how this development will negatively impact the area and the neighborhood in which I currently live.

**One**, the traffic congestion that will increase on the already overly busy and dangerous roads due to an abundance of traffic that it doesn't accommodate very well with the existing folks that use the road each day.

**Two**, the very young children that walk to and from Jollyville Elementary will be competing with a larger number of vehicles in an already dangerous intersection. Also McNeil High School is less than a mile from this location and traffic backs each day before school and after school. Making it nearly impossible to get through the light without having to wait at least three to four light cycles.

**Three**, the several number of signal lights that are literally 0.3 miles apart. One at Corpus Christi Drive and McNeil Drive and the other is at Oak Knoll Drive and McNeil Drive at the entrance to an industrial park.

Also keep in mind the following traffic issues in the morning and evenings.

In the mornings, the left turning lane into Oak Knoll Drive (into the industrial park) is backed up all the way to Corpus Christi Drive. The additional traffic exiting the development would make an already bad situation more dangerous.

In the evening, going east towards Parmer Lane on McNeil Drive between Oak Knoll Drive (industrial park) and Corpus Christi Drive, there is a middle barrier with one small opening in front of 6400 McNeil. For the residents of the multifamily dwelling to turn into their property, they would either need to U-turn there (which is in front of Magnolia Mound Trail), which would back up the left lane of eastbound McNeil Drive, or U-turn at the light at Corpus Christi Drive. In turn, this would once again create more accidents.

Clearly the homeowners in the area have a much better handle on why the development that is being considered at 6306 McNeil Drive would not be a good fit for the area.

It's crucial that the multi complex not be developed due to the traffic, dangerous intersection it

would create for young children, because of the close proximity to McNeil High School and all the traffic congestion that is created by the school and the close proximity of the traffic lights that are 0.3 miles apart.

Thank you,  
Cary Kahia

Sent from my T-Mobile 4G LTE Device

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**From:** Leslie Bateman  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Case Number: C14-2020-0027.SH  
**Date:** Sunday, May 3, 2020 11:56:57 AM

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

Please do not allow this use for the property. McNeil Road is already very heavily trafficked, and will be even more congested when the Apple buildings and their employees are in the neighborhood.

We travel this portion of McNeil frequently as we live west of the proposed site and our daughter and her family live east of it. Depending on the time of day, the time required is doubled or tripled compared to during less-busy times.

How tall will these proposed units be? How many children would be living there? What plans have been made for schools for these children?

Please reject this proposal.

Thank you,

Leslie Bateman  
11523 Shakespearean Way, Austin 78759

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**From:** STEPHANIE Sanchez  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Proposal for development at 6306 McNeil Drive  
**Date:** Sunday, May 3, 2020 12:14:28 PM

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

Sherri,

As a homeowner in the "old milwood"/acadian oaks sub division accross mcneil from this land, I am asking that this proposal be denied. The area is better suited for a business/shopping area rather than housing project.

I love seeing Austin grow, but I'm concerned that the infrastructure for new growth is not in place in this area as yet and we know it's going to grow and develop as apple is expanding in the area. The middle school is going to see an influx of new students but the roads to get everyone around are not adequate.

Please give our neighborhood and the roads some serious consideration before bringing in more bodies and cars.

Thank you for your time and consideration.

Stephanie Sanchez

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**From:** Fernny Sanchez  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** New building proposal  
**Date:** Monday, May 4, 2020 12:17:19 AM

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

Number: C14-2020-0027.SH

We don't want this building in our neighborhood. Many of the neighbors agree.

Sent from my iPhone

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**From:** Jon Pokorney  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Case Number: C14-2020-0027.SH  
**Date:** Monday, May 4, 2020 9:10:31 AM

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

Sherri Sirwaitis,

My name is Jon Pokorney and I reside at 6709 Bancroft Woods Dr, Austin, TX 78729. My phone number is 512-554-9679

I would like to voice my objection to the proposed rezoning.

The current infrastructure does not support the proposed density and is not in line with the neighborhood it borders. The increased traffic would create safety issues. The new construction would also be harmful to the wildlife that currently reside in the area such as foxes, armadillos, and numerous birds.

Providing affordable housing is a noteworthy goal, but affordable housing should not justify this level of density. Those seeking affordable housing should not have to live in overly dense housing and should not have to go without green space.

Please provide me with information for participating in the hearing.

Thank you for your time,  
Jon Pokorney

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**From:** Lisette Legeai  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Case Number: C14-2020-0027.SH  
**Date:** Monday, May 4, 2020 11:53:16 AM

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

Dear Ms. Sirwaitis,

I am very concerned about the proposal to add a 138-unit housing project at 6306 McNeil Drive. The traffic on McNeil Road close to the intersection of Oak Knoll Drive\Industrial Park is very heavy already and the additional traffic due to an additional 138 families living at that intersection would increase the congestion exponentially. The safety of the current Austin residents living in the area should be the topmost priority.

Please reconsider the size and location for this proposed housing project.

Sincerely,

Lisette Legeai

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