

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.

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: C14-2020-0146

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: May 4, 2021, Zoning and Platting Commission

DAN J. WITTLIFF
Your Name (please print)

1240 DEER TRACK, AUSTIN TX 78727
Your address(es) affected by this application

Dan Wittliff
Signature

May 28, 2021
Date

Daytime Telephone: 512-680-3506

Comments: On behalf of Angus Valley
Neighborhood Association, I and
Bezu Perry will present our opposition
to the proposed rezoning. Attached
are our comments. Mr. Perry will
submit his request to address the
Commission separately. Thank you.
DJW

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

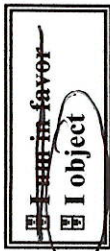
City of Austin, Planning & Zoning Department

Sherri Sirwaitis

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

Or email to:

sherri.sirwaitis@austintexas.gov



L.,Case Number: C14-2020-0146 3M Company

Description: The applicant proposes to rezone 5.6-acre parcel of 3M land from LI-CO to LI

Commissioners, I am Dan Wittliff, member of the Angus Valley Area Neighborhood Association (AVANA) Board of Directors. Mr. Beau Perry, a resident of Angus Valley, will also be providing amplifying comments separately. We speak on behalf of the AVANA Board.

The Angus Valley Area Neighborhood spans from the east boundary of the 3M property to the railroad crossing to the east. There is **no** access to the Angus Valley subdivision from city or state arterial roadways from the north, east, or west. **All residents of Angus Valley must enter or leave the subdivision via Duval Road.**

From our neighborhood, four streets intersect Duval Road: Whispering Valley Drive, Gate Way, Mustang Chase, and West Cow Path (from east to west). But Gate Way and Mustang Chase merge so that, except for about 30 single-family residences, all of the houses, apartments and condominiums (more than 750 residential units) have only four exits from the subdivision, all onto Duval Road.

Briefly stated, AVANA **opposes** rezoning the property at 11705 Research Blvd Service Road Northbound, Austin, TX, 78727, for the following reasons:

- The Conditional Overlay (CO) which the applicant seeks to lift refers (in Restriction No. 4) to a Traffic Impact Analysis (TIA) prepared by Watson, Hall and Machemekl Transportation Engineering Consultants, Inc., dated February 1989.
- That critical 1989 Traffic Impact Analysis is missing. Neither 3M, the Drenner Group, the City of Austin, nor the firm who conducted the TIA has been able to produce the original TIA.
- Since no one can find the existing TIA that might have had stipulations precluding or calling for additional traffic conditions that may affect the property in question, we request that the rezoning of this property be postponed until a new TIA is conducted, at a minimum, to reestablish what the base conditions are today at the time of filing.
- At the time the application for this rezoning was filed, the requirement for a TIA was waived by City Staff with a notation that a TIA would be submitted with the master site plan for the redevelopment of the larger 3M campus (approx. 57+ acres).
- However, this future site plan does not have a guaranteed submission date. In other words, it could be several years before such a site plan is submitted and existing conditions today could have changed drastically, thus lowering the threshold level of service (LOS) the developer may have to provide in additional infrastructure to allow the development they are proposing.
- Any TIA must examine both existing and proposed traffic conditions to show how travel is impacted. Because the applicant does not have the 1989 TIA, they may be receiving unfair credit based on undocumented existing conditions today.

- Because we do not know when the master site plan will be submitted with a TIA for the master 3M site, we insist that they at least establish what the existing conditions are today. Thus, when the TIA is done in the future, it will represent a good baseline for today.
- Therefore, AVANA stands in solidarity with Summit Oaks Neighborhood in opposing this rezoning case.
- We respectfully request that the Austin Zoning and Platting Commission postpone its decision in this matter until such time as properly performed TIA is accomplished and made available for public review and comment.

Below are the reasons we presented at the Special-called AVANA board meeting. The board voted to allow us to modify the wording of our opposition as new information emerged.

Case Number: C14-2020-0146 3M Company

Description: The applicant proposes to rezone 5.6-acre parcel of 3M land from LI-CO to LI

I am Beau Perry speaking on behalf of the Angus Valley Area Neighborhood Association (AVANA) Board of Directors. The AVANA Board opposes rezoning the property at 11705 Research Blvd Service Road Northbound, Austin, TX, 78727, for the following reasons:

- To stand in solidarity with Summit Oaks Neighborhood.
- To oppose lifting of the conditional overlay (CO) as it mentions Traffic Impact Analysis (TIA) conducted in 1989 which cannot be found.
- Because Duval Rd is already a heavily used two-lane road with bicycle lanes and no traffic light from 183 to Amherst. Furthermore, the proposed modifications by City staff by reducing lane widths and having barrier bike lanes will also have an impact on any TIA and the current level of service (LOS).
- Because whole area of Angus Valley and Champions Forest has only four exits (i.e., West Cow Path, Mustang Chase, Gate Way, and Whispering Valley Drive) onto Duval Road. Except for these few exits, the 750 plus homes, apartments, and condominiums in this area have no other way out of the neighborhood. This proved problematic when, in September 2011, a fire broke out in Yett Creek Park and emergency responders and neighborhood evacuees shared these limited ingress and egress points.
- Because traffic on 183 and Duval Road will soon dramatically increase with the opening of Q2 soccer stadium and the start of 5-year 183 North Mobility Project.
- Because increased traffic on Duval Road will delay emergency services from Fire Station and will impact Windsor Nursing Home, Brookdale Senior Assisted Living Center, and Will Davis Elementary School.
- We respectfully request the Commission postpone their decision on rezoning until a new Traffic Impact Analysis is completed that represents the traffic impact of today and what it will be in the future as required by the City. City staff should not be waiving requirements of a development that are imperative to the Austin Zoning and Platting Commission making a sound decision and having all relevant information available.



NOTICE OF PUBLIC HEARING FOR REZONING

Mailing Date: April 21, 2021

Case Number: C14-2020-0146

Este aviso le informa de una audiencia pública tratando de un cambio de zonificación dentro de una distancia de 500 pies de su propiedad. Si usted desea recibir información en español, por favor llame al (512) 974-3531.

The City of Austin has sent this letter to inform you that we have received an application for rezoning of a property. We are notifying you because City Ordinance requires that all property owners within 500 feet, residents who have a City utility account address within 500 feet, and registered environmental or neighborhood organizations whose declared boundaries are within 500 feet be notified when the City receives an application.

Project Location:	11705 Research Boulevard Service Road Northbound
Owner:	3M Company
Applicant:	Drenner Group, PC, Amanda Swor, (512) 807-2904

Proposed Zoning Change:

From: LI-CO - Limited Industrial Services-Conditional Overlay - LI – Limited Industrial Service district is intended as an area primarily for commercial services and limited manufacturing uses, generally on moderately sized sites. **CO – Conditional Overlay combining district** may be applied in combination with any base district. The district is intended to provide flexible and adaptable use or site development regulations by requiring standards tailored to individual properties.

To: LI – Limited Industrial Service district is intended as an area primarily for commercial services and limited manufacturing uses, generally on moderately sized sites.

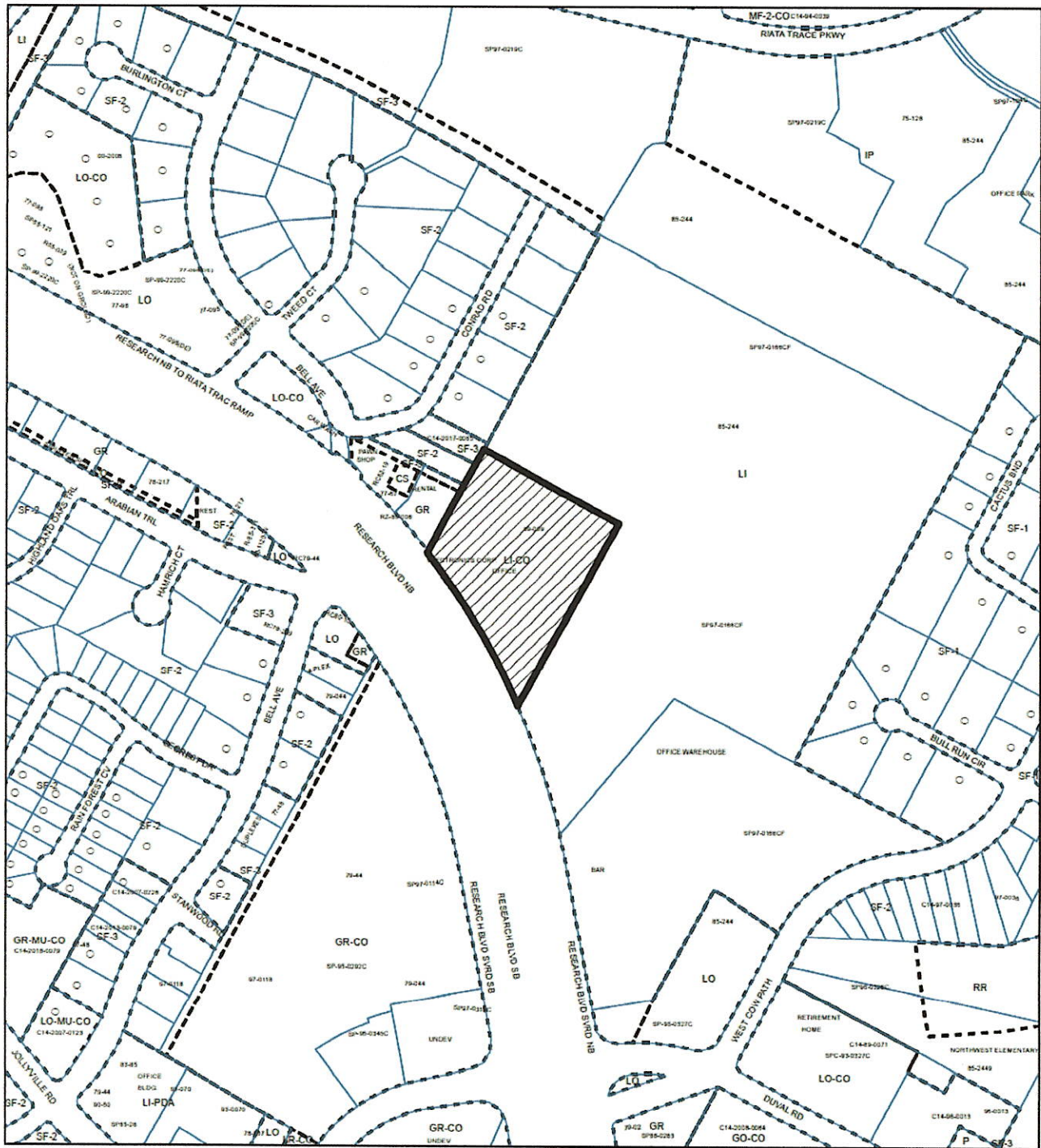
This application is scheduled to be heard by the **Zoning and Platting Commission** on **May 4, 2021**. The meeting will be held **online** and viewable at <http://www.atxn.tv> beginning at **6:00 p.m.**

To find out how to participate in the meeting, please contact the case manager listed below by email or phone or go to the following website:

Zoning and Platting Commission: <http://www.austintexas.gov/content/zoning-and-platting-commission>

You can find more information on this application by inserting the case number at the following Web site: https://www.austintexas.gov/devreview/a_queryfolder_permits.jsp.

If you have any questions concerning the zoning change application please contact, Sherri Sirwaitis of the Planning and Zoning Department at 512-974-3057 or via email at sherri.sirwaitis@austintexas.gov and refer to the Case Number at the top right of this notice. For additional information on the City of Austin's land development process, please visit our web site at: www.austintexas.gov/planning.



1" = 400'



SUBJECT TRACT



PENDING CASE



ZONING BOUNDARY

ZONING

ZONING CASE#: C14-2020-0146

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



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