

June 8, 2021

Regarding Case Number: **C14-2021-0050**

Contact: Wendy Rhoades wendy.rhoades@austingexas.gov

Public Hearing: June 10, 2021, City Council

Dear Members of the City Council,

This letter represents support to the proposed zoning change for the project location of 9505 Alice Mae Lane from GR-CO to GR-MU-CO. The support stated in this letter is officially submitted on behalf of the Southpark Meadows West Owners Association (SPMW Owners Association), of which I am President, as well as the Milestone Southpark Condominium Community, Inc. a subordinate association of the SPMW Owners Association, of which I am the Vice President. I also submit this notice of support as a residential homeowner in the zoning boundary. The subject tract of land is a member of the SPMW Owners Association and is thus bound by the governing documents of the same.

Since the receipt of public notice, the proposed change was presented by the property owner and potential developer (Urbanist) at a special meeting of the Board of the SPMW Owner's Association. Following, board members met with the representatives in person at the property site, where we could also observe and discuss in detail the private roadways that surround the property and constitute most concerns heard from the Boards and owners of property within the Association. After this discussion, the proposed developer provided our Owners Association with a written commitment of funding and other support to address concerns about traffic, principally at the intersection of Taft Lane and Alice Mae Lane. See the enclosure for a copy of the same.

With this written commitment from Urbanist, the SPMW Owners Association Board feels favorably about the rezoning. Importantly, we do still wish to note the following.

- Despite its private ownership, the SPMW Owner's Association has full responsibility to maintain the private roadway known as Taft Lane, from the beginning at South 1st Street to the intersection at Alice Mae Lane. This roadway has only one lane in each direction and was conceived and built to handle light traffic and has already seen premature aging and heavier than expected usage, with several expensive repairs and many repainting projects completed in its young lifespan. In 2020, several speed mitigation devices were installed and paid for by the SPMW Owners Association to help alleviate speeding of vehicles and to dissuade through traffic to adjacent commercial areas.
 - **The intersection of Taft Lane at Alice Mae Lane is already overburdened.** It is simply a 4 way stop sign of two private roadways, and the traffic is frequently backed up during daytime hours. Even more, **there is great concern about the pedestrian crossing at this intersection**, especially by the residents of the age-restricted multi-family units located there as they travel to the adjacent commercial areas. It the Association's hope that the traffic expert that Urbanist has pledged to hire can provide one or more solutions that will alleviate if not eliminate this issue. We appreciate the commitment of \$100,000 of funding as well from Urbanist toward a solution. However, **we would also be grateful for any further support from the City of Austin** over time, as this roadway will undoubtedly only grow more congested, much like the rest of Austin. We welcome future collaboration to implement additional measures or take other actions that can help ensure the safety and utility of the roadway, ensure swift access for emergency vehicles, as well as limit the financial burden on our owners.

- Further, we support any private and public measures to generally increase and improve sidewalks, parklands and other public features that will afford all residents in this area additional opportunities for safe recreation and exercise in the immediate area. While there are some “green” areas in the vicinity, most are privately owned and not accessible to our owners and there is great unmet need in this regard.
- The subject area will require site improvements to make it more well suited for residential housing. This parcel of land is in very close proximity to a major shopping center with currently only a roadway designed specifically for large trucks to deliver products and haul refuse separating it from the shopping center. To ensure residents of the proposed area do not have poor quality of life with excessive noise, air and light pollution that would be detrimental for their health, we look forward to the improvements that Urbanist has promised, including moving heavy utility lines where feasible, planting a tree barrier, erecting a fence, and other landscape and design features that support healthy housing.
- Our membership will still have an opportunity to voice their vote with respect to the amendment that will be required of our governing documents to allow the residential project to come to fruition. While the Board is in favor of the rezoning, we recognize that a meeting of our membership with a vote of the same will ultimately determine the outcome of any amendment to our restrictive covenants which would be necessary for this residential project to be realized.

We are grateful that Urbanist has agreed to independently fund a traffic study; it was a disappointment to our Association, residents and ownership that the City of Austin felt that compliance with Case C14-05-0171 was sufficient, given the age of that 2006 analysis and the fact that the build out of adjacent parcels was not complete at the time it was conducted and that conditions have changed substantially since then (including city of Austin initiated changes to the roadway at Slaughter Lane, TxDOT changes to the nearby I-35 interchange, and other major planned and completed changes in the area). We hope in the future that you will reconsider waiving such a requirement for other projects of a similar nature in cases like these with aged documents and ever-changing conditions.

Thank you for your time and the opportunity to submit our letter of support and comments. We look forward to hearing the outcome of these meetings and welcome any opportunities for further discussion.

Sincerely,

Doray A. Sitko

President, Southpark Meadows West Owners Association

Vice-President, Milestone Southpark Condominium Community, Inc

Resident Homeowner, 720 Padron Lane Austin TX 78748

CC: SPMW Owners Association; Milestone Southpark Condominium Community Inc., Reserve at Southpark

Meadows HomeOwners Association

Attachment: [Letter from Urbanist to SPMW Owners Association]