



Texas Association of School Boards
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Serving Texas Schools Since 1949

June 14, 2021

Zoning and Platting Commission
City of Austin

RE: Letter of Opposition to Item B-3, 11705 Research Blvd.; Rezoning Case C14-2020-0146

Dear Commissioners:

We are opposed to the rezoning of 11705 Research Boulevard until there is a plan to solve the serious traffic congestion and safety issues on the adjacent portion of the US Highway 183 NB service road. The headquarters of our organization, the Texas Association of School Boards, Inc. (TASB), is located just 0.3 miles northbound from the subject property, adjacent to the same service road. Our employees, tenants, and visitors already have a difficult time safely entering and exiting the parking lot with the high traffic volumes and crossing three lanes of traffic to get onto the on-ramp for the highway, and this situation will worsen if the proposed rezoning were approved.

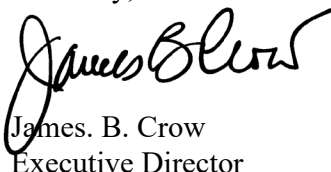
In 1990, the City Council approved the rezoning of the property to LI-CO, with conditions that reflected traffic concerns at that time. Now, nearly 30 years later, those concerns are substantially worse, and yet the applicant is requesting to lift much of the conditional overlay even though the population of the metropolitan area has increased from 846,227 in 1990 to 2,295,303 as of 2020.

To summarize our concerns:

1. The General Warehousing and Distribution, Equipment Sales, and Equipment Repair Services uses should be prohibited on the entire property, since these uses would likely increase the volume of large trucks on the frontage road.
2. The projected traffic from the redevelopment of the larger overall 3M property is 16,136 trips per day. Because the property is just one portion of the overall 3M property, a decision on the proposed rezoning should consider the impact of the redevelopment of the entire 3M property, and there should be increased protections against traffic issues—not fewer.
3. The conditional overlay setting a maximum height of 40 feet should remain in place; otherwise there could be a more intensive development, which would further exacerbate the traffic issues.
4. We have seen no plan that would actually address the traffic issues, and the rezoning should be denied until there is a proven solution that is required to be implemented.

Thank you for your consideration.

Sincerely,



James B. Crow
Executive Director

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.

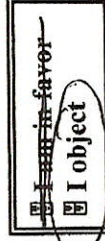
Written comments must be submitted to the board or commission (or the contact person listed on the notice) before the public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

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

July 3 2021
Date

Daytime Telephone: 512-680-3506

Comments: On behalf of Angus Valley
Neighborhood Association, I and
Beau 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

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 subdivision four streets intersect Duval Road: Whispering Valley Road, 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 three exits from the subdivision, all onto Duval Road with West Cow Path carrying the lion's share of the residential traffic.

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. We understand through an Open Records Request that a draft TIA is being reviewed by the City staff.
- We respectfully request that the Austin Zoning and Platting Commission postpone its decision in this matter until such time as properly performed and reviewed 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 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 three exits onto Duval Road. Except for these three exits, the 750 homes, apartments, and condominiums in this area have **no other way out** of the subdivisions with West Cow Path carrying the lion's share of the traffic.
- 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 and properly reviewed so that it 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.