

From: Janet Brooks

Sent: Monday, August 9, 2021 12:11 AM

To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Janet Brooks

Subject: C14-2021-0012 zoning case objection/materials for placement in zoning commission files by Aug.11th and public files by Aug. 13th part 1 of 2

*** External Email - Exercise Caution ***

Heather, I was unaware Sherri would be unavailable when all file materials and public hearing forms are due. Will you be taking care of all of this and should other neighbors email their forms and materials to you? I already emailed Sherri a copy of what's below so she'll see it when she returns past this week's deadlines. That's when I received her out of office email to contact you.

All of this email and supporting photos and TNRCC documents objecting to this rezoning case are to be included in the file given to zoning commission this Wed. And available to public this Fri. as described in Sherri's previous email which did not give a deadline for inclusion. Items will be below this email which contains concerns/ objections/questions. Please confirm receipt and inclusion in zoning case file by prompt email. See contact info below. IF TNRCC plan cannot be sent with this email, it will be sent in next email as part 2

Environmental objection concerns/ Questions:

1. Lot 11 multifamily proposal (SP2021-0124C includes using the wet pond in Lot 12, why isn't Lot12/wet pond included if multi family in Lot 11 is using it, who will maintain wet pond/enforce codes and ordinances if it's not included in rezoning/proposal, and how will increased demand from multifamily affect the adjacent Old Milwood neighborhood and their already strained 37 year old infrastructure, drainage, Walnut Creek And Edwards Aquifer watersheds and protection plans, floods, overflow, water, wastewater, etc.? Since about 1984, These watersheds have run through a wide and deep grassy drainage ditch in our neighborhood before flowing through pipes which empty into wet pond in Lot 12.

2. Is The existence of abandoned unfinished parking garage in Lot 11 a violation of pre-existing Edwards Aquifer Protection Plan issued by TNRCC? Since Karlin LLC et al are newer owners of these lots, are they responsible for any violation and/or requirements including that new owners cannot commence operations on these lots without a new watershed protection plan issued by the TECQ(formerly TNRCC)? In addition the geologic survey in this plan identified 4 caves, 4 sinkholes, and 3 solution cavities. Has this property become more unstable and unsafe for construction, workers, residents, and adjacent neighborhoods? Shouldn't a new geologic survey be required before rezoning is granted?

3. Parts of these 2 lots and other lots in this zoning case also are under protection of the Balcones Canyonlands and Walnut Creek watershed. Have these entities been contacted and given their approval of this rezoning case?

See photos of adjacent neighborhood Lots 11 and 12 drainage, wet pond, and abandoned parking garage structures plus copy of existing Edwards Aquifer watershed protection plan and compliance rules in part 2 email if needed, and my contact info for prompt email receipt and file confirmation of emails part 1 and 2.

Thank you,

Janet Brooks
6313 Avery Island Ave.
Austin, TX 78727
512-731-1762

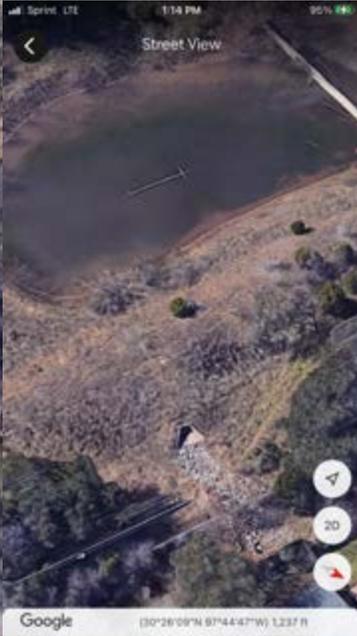
Grassy Walnut Creek Drainage Ditch perpendicular to Avery Island Ave. And houses bordering Lot 12 proposed as use by multi family in Lot 11

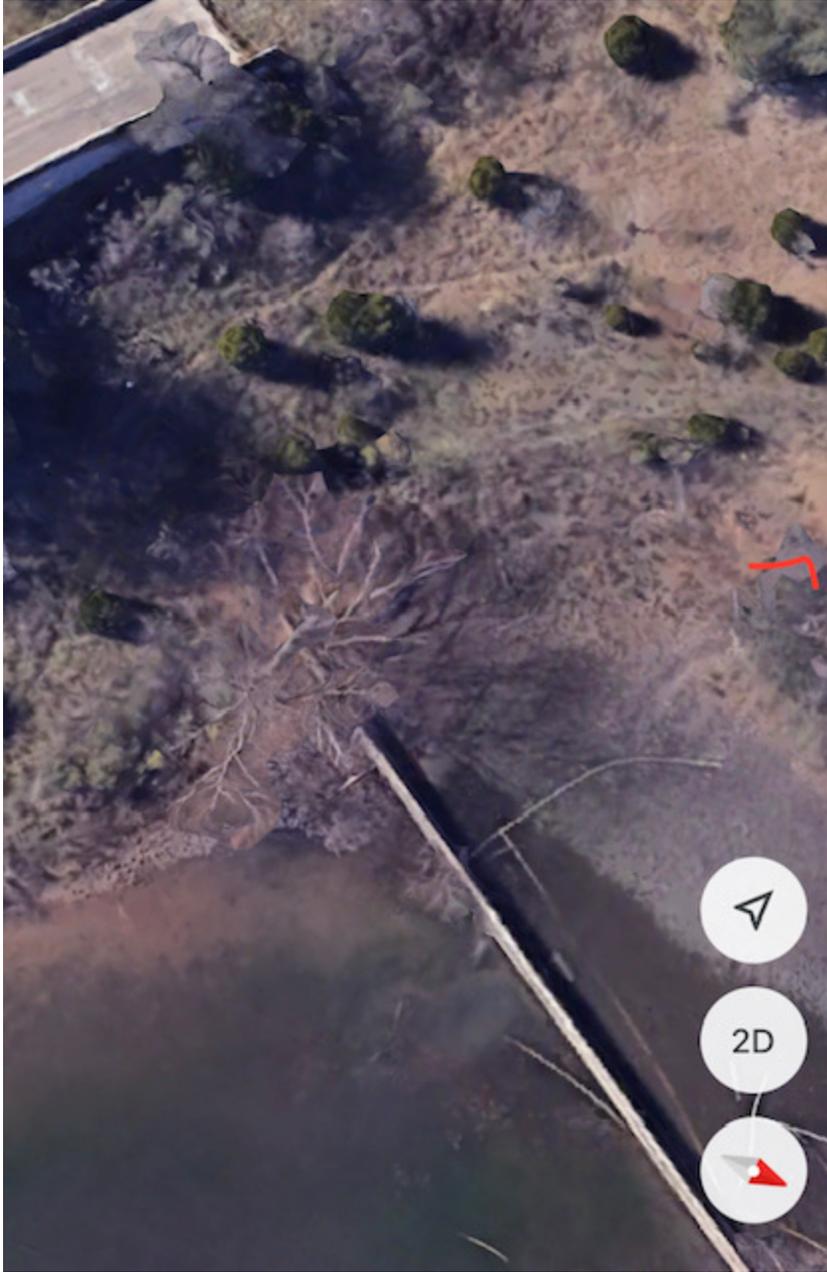


Houses near 6007 often have flooding in their backyards after heavy rains due to overflow from wet pond.

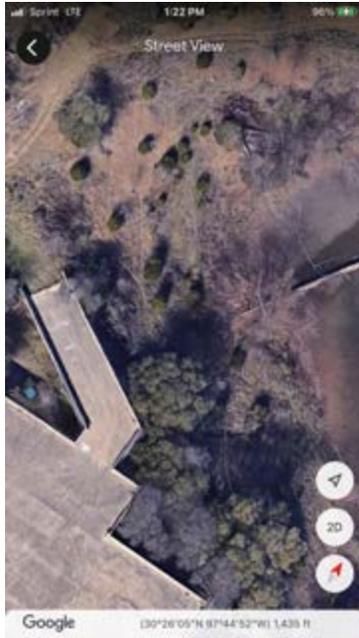


6007 Avery Island Ave





Abandoned unfinished parking garage in Lot 11 Google view of ramp to unfinished level



Street view of abandoned unfinished parking garage in Lot 11

Heather, please include the following questions and documents in files as described above and email Me prompt confirmation.

I will also email my public hearing form/request to speak by this Tues.

Thank you,
Janet Brooks
6313 Avery Island Ave.
Austin, TX 78727
512-731-1762

TNRCC 0625 TCEQ Edwards Aquifer Protection Plan,report, and rules from Nov 9 2000 and 1997

For Lots 11 and 12 c14-2021-0012 objections submitted in part 1 of 2 email and repeated below

1. Is abandoned unfinished parking garage in Lot 11 a violation of compliance rule 18?
2. Isn't new owner Karlin LIC et al required to have a new TCEQ plan as rules in this document state before commencing operations on this land AND shouldn't this happen before zoning approval?
3. Since original TNRCC geologic report indicated 4 caves, 4 sinkholes, and 3 solution cavities, isn't a new geologic survey required to assess changes to and potential dangers to construction, workers, residents, and adjacent homes buildings and and neighborhoods to ensure their health, welfare, and safety before zoning approval?

Mr John A. Mannix

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and this notice of approval shall be maintained at the project location until all regulated activities are completed.

4. Modification to the activities described in the referenced WPAP application following the date of approval may require the submittal of a plan to modify this approval, including the payment of appropriate fees and all information necessary for its review and approval prior to initiating construction of the modifications.
5. The applicant must provide written notification of intent to commence construction, replacement, or rehabilitation of the referenced project. Notification must be submitted to the Austin Regional Office no later than 48 hours prior to commencement of the regulated activity. Written notification must include the date on which the regulated activity will commence, the name of the approved plan and file number for the regulated activity, and the name of the prime contractor with the name and telephone number of the contact person. The executive director will use the notification to determine if the approved plan is eligible for an extension.
6. Temporary erosion and sedimentation (E&S) controls, i.e., silt fences, rock berms, stabilized construction entrances, or other controls described in the approved WPAP, must be installed prior to construction and maintained during construction. Temporary E&S controls may be removed when vegetation is established and the construction area is stabilized. The TNRCC may monitor stormwater discharges from the site to evaluate the adequacy of temporary E&S control measures. Additional controls may be necessary if excessive solids are being discharged from the site.
7. All borings with depths greater than or equal to 20 feet must be plugged with non-shrink grout from the bottom of the hole to within three (3) feet of the surface. The remainder of the hole must be backfilled with cuttings from the boring. All borings less than 20 feet must be backfilled with cuttings from the boring. All borings must be backfilled or plugged within four (4) days of completion of the drilling operation. Voids may be filled with gravel.

During Construction:

8. During the course of regulated activities related to this project, the applicant or agent shall comply with all applicable provisions of 30 TAC Chapter 213, Edwards Aquifer. The applicant shall remain responsible for the provisions and conditions of this approval until such responsibility is legally transferred to another person or entity.
9. If any sensitive feature (caves, solution cavities, sink holes, etc.) is discovered during construction, all regulated activities near the feature must be suspended immediately. The applicant or his agent must immediately notify the Austin Regional Office of the discovery of the feature. Regulated activities near the feature may not proceed until the executive director

DEED RECORDATION AFFIDAVIT

Edwards Aquifer Protection Plan

THE STATE OF TEXAS §
COUNTY OF TRAVIS §

8
26

BEFORE ME, the undersigned authority, on this day personally appeared John A. Mannix (for Research Park Properties Trust) who, being duly sworn by me, deposes and says

- (1) That my name is John A. Mannix (for Research Park Properties Trust) and that I own the real property described below
- (2) That said real property is subject to an EDWARDS AQUIFER PROTECTION PLAN which was required under the 30 Texas Administrative Code (TAC) 213, the EDWARDS AQUIFER RULES of the TEXAS NATURAL RESOURCE CONSERVATION COMMISSION
- (3) That the EDWARDS AQUIFER PROTECTION PLAN for said real property was approved by the TEXAS NATURAL RESOURCE CONSERVATION COMMISSION on May 27, 1999

A copy of the letter of approval from the commission is attached to this affidavit as Exhibit A and is incorporated herein by reference

- (4) The said real property is located in Travis County, Texas, and the legal description of the property is as follows

Research Park Subdivision
Block A Lot 11
in Book 101 Pages 214-217 of the P. R. T. C. T.

Research Park Properties Trust

By [Signature]
Name: John A Mannix
Title: President

SWORN AND SUBSCRIBED TO before me, on this 20th day of December, 2000

[Signature]
NOTARY PUBLIC



NANCY M. COYNE, NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
COMMISSION EXPIRES AUGUST 18 2006

FILED AND RECORDED
OFFICIAL PUBLIC RECORDS

Dana DeBeauvoir

12-22-2000 03 58 PM 2000202508
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DANA DEBEAUVOIR, COUNTY CLERK
TRAVIS COUNTY, TEXAS

Unofficial Document

Mr John A Mannix

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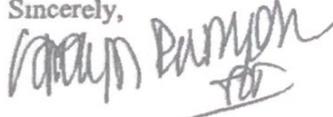
November 9, 2000

Office within 30 days of the transfer. A copy of the transfer form (TNRCC-10263) is enclosed

16. Upon legal transfer of this property, the new owner(s) is required to comply with all terms of the approved Edwards Aquifer protection plan. If the new owner intends to commence any new regulated activity on the site, a new Edwards Aquifer protection plan that specifically addresses the new activity must be submitted to the executive director. Approval of the plan for the new regulated activity by the executive director is required prior to commencement of the new regulated activity.
17. An Edwards Aquifer protection plan approval or extension will expire and no extension will be granted if more than 50 percent of the total construction has not been completed within ten years from the initial approval of a plan. A new Edwards Aquifer protection plan must be submitted to the Austin Regional Office with the appropriate fees for review and approval by the executive director prior to commencing any additional regulated activities.
18. At project locations where construction is initiated and abandoned, or not completed, the site shall be returned to a condition such that the aquifer is protected from potential contamination.

If you have any questions or require additional information, please contact Mr. Luis P. Aguirre of the Edwards Aquifer Protection Program at the Austin Regional Office at (512) 339-2929.

Sincerely,



Jeffrey A. Saitas, P.E.
Executive Director
Texas Natural Resource Conservation Commission

JAS/lpa

Enclosure Deed Recordation Affidavit, Form TNRCC-0625
Change in Responsibility for Maintenance on Permanent BMPs, Form TNRCC-10263

cc: Mr. Scott J. Foster, P.E., Turner Collie & Braden, Inc., Austin, Texas
Mr. Michael Heitz, Division Director, Watershed Protection Department, City of Austin
The Honorable Sam Bischoe, County Judge, Travis County
Ms. Jeffie Barbee, TNRCC Field Operations, Austin

STATE OF MASSACHUSETTS §

COUNTY OF MIDDLESEX §

Before me, the undersigned Notary Public of the State of Massachusetts, on this day personally appeared John A Mannix in the capacity of President of Research Park Properties Trust, a Maryland real estate investment trust, to me known as person whose name is subscribed to the foregoing instrument and acknowledged that the above named person executed the same for the purposes and consideration expressed

Given under my hand and seal of office this 20th day of December, 2000.

[SEAL]



Nancy M. Coyne
Notary Public, State of Massachusetts

NANCY M. COYNE, NOTARY PUBLIC
COMMONWEALTH OF MASSACHUSETTS
COMMISSION EXPIRES AUGUST 18, 2006

After Recording Please Return To:

Scott J Foster, P.E.
Turner Collie & Braden Inc
400 West 15th Street, Suite 500
Austin, Texas 78701

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Quality*

Robert J. Huston, Chairman
R. B. Ralph, Marghee, Commissioner
John M. Baker, Commissioner
Jeffrey A. Strait, Executive Director



TEXAS NATURAL RESOURCE CONSERVATION COMMISSION
Protecting Texas by Reducing and Preventing Pollution

November 9, 2000

Mr John A Mannix, President
Research Park Properties Trust
400 Centre Street
Newton, Massachusetts 02458-2076

Re Edwards Aquifer, Travis County
NAME OF PROJECT: Research Park Office 3, 12515 Research Blvd., Austin, Texas
TYPE OF PLAN: Request for Approval of a Water Pollution Abatement Plan (WPAP); 30
Texas Administrative Code (TAC) Chapter 213 Edwards Aquifer
Edwards Aquifer Protection Program File No. 00090501

Dear Mr. Mannix:

The Texas Natural Resource Conservation Commission (TNRCC) has completed its review of the WPAP application for the referenced project submitted to the Austin Regional Office by Turner Collie & Braden, Inc. on behalf of Research Park Properties Trust on September 5, 2000. Final review of the WPAP submittal was completed after additional material was received on November 8, 2000. As presented to the TNRCC, the Temporary and Permanent Best Management Practices (BMPs) and construction plans were prepared by a Texas Licensed Professional Engineer to be in general compliance with the requirements of 30 TAC Chapter 213. These planning materials were sealed, signed, and dated by a Texas Licensed Professional Engineer. Therefore, based on the engineer's concurrence of compliance, the planning materials for construction of the proposed project and pollution abatement measures are hereby approved subject to applicable state rules and the conditions in this letter. The applicant or a person affected may file with the chief clerk a motion for reconsideration of the executive director's final action on this Edwards Aquifer protection plan. A motion for reconsideration must be filed no later than 20 days after the date of this approval letter. *This approval expires two (2) years from the date of this letter unless, prior to the expiration date, more than 10 percent of the construction has commenced on the project or an extension of time has been requested*

PROJECT DESCRIPTION

The proposed office park will have an area of approximately 30.87 acres. It will include four office buildings, walkways, driveways and parking lots. The impervious cover will be 15.63 acres (50.62%).

REPLY TO: REGION 11 • 1921 CEDAR BEND DR, STE 150 • AUSTIN, TEXAS 78758-5336 • 512/339-2929 • FAX 512/339-3795

P.O. Box 13087 • Austin, Texas 78711-3087 • 512/239-1000 • Internet address: www.tnrcc.state.tx.us

printed on recycled paper using soy based ink

Mr. John A. Mannix

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percent). Project wastewater will be disposed of by conveyance to the existing Walnut Creek Sewage Treatment Plant owned by the City of Austin.

PERMANENT POLLUTION ABATEMENT MEASURES

Storm sewer lines will route the stormwater runoff to an existing off-site wet pond in the Research Park: Industrial 2 (EAPP File No. 98041605) project approved on May 13, 1998. The wet pond was constructed to treat stormwater runoff from the Industrial 2 site and from Lot 11 of the Research Park Subdivision. The wet pond consists of a 1.25 acre-ft. sediment forebay, a 5.27 acre-ft. main pool and a 7,100 sq. ft. vegetated bench. The approved measures meet the required 80 percent removal of the increased load in total suspended solids caused by the project.

GEOLOGY

According to the geologic assessment included with the application, the following eleven geologic features were observed: four caves, four sinkholes, and three solution cavities. The four caves are Research Park Cave, Coon Slide Cave, Parcourse No. 1 Cave and White Opossum Cave. Research Park Cave and White Opossum Cave are both gated. The other two are open, non-gated caves. The features are considered to be sensitive with moderate to high recharge potential. Critical Environmental Feature easements have been planned to protect all eleven geologic features. The Austin Regional Office site inspection of October 4, 2000, revealed that the site is generally as described by the geologic assessment.

STANDARD CONDITIONS

1. Pursuant to §26.136 of the Texas Water Code, any violations of the requirements in 30 TAC Chapter 213 may result in administrative penalties.

Prior to Commencement of Construction:

2. Within 60 days of receiving written approval of an Edwards Aquifer protection plan, the applicant must submit to the Austin Regional Office, proof of recordation of notice in the county deed records, with the volume and page number(s) of the county deed records of the county in which the property is located. A description of the property boundaries shall be included in the deed recordation in the county deed records. A suggested form (Deed Recordation Affidavit, TNRCC-0625) that you may use to deed record the approved WPAP is enclosed.
3. All contractors conducting regulated activities at the referenced project location shall be provided a copy of this notice of approval. At least one complete copy of the approved WPAP

Mr. John A. Mannix

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has reviewed and approved the methods proposed to protect the feature and the aquifer from potentially adverse impacts to water quality. The plan must be sealed, signed, and dated by a Texas Licensed Professional Engineer.

- 10 No wells exist on the site. All water wells, including injection, dewatering, and monitoring wells must be in compliance with the requirements of the Texas Department of Licensing and Regulation under Title 16 TAC Chapter 76 (relating to Water Well Drillers and Pump Installers) and all other locally applicable rules, as appropriate.
- 11 If sediment escapes the construction site, the sediment must be removed at a frequency sufficient to minimize offsite impacts to water quality (e.g., fugitive sediment in street being washed into surface streams or sensitive features by the next rain). Sediment must be removed from sediment traps or sedimentation ponds not later than when design capacity has been reduced by 50 percent. Litter, construction debris, and construction chemicals shall be prevented from becoming stormwater discharge pollutants.
12. The following records shall be maintained and made available to the executive director upon request: the dates when major grading activities occur, the dates when construction activities temporarily or permanently cease on a portion of the site, and the dates when stabilization measures are initiated
- 13 Stabilization measures shall be initiated as soon as practicable in portions of the site where construction activities have temporarily or permanently ceased, and construction activities will not resume within 21 days. When the initiation of stabilization measures by the 14th day is precluded by weather conditions, stabilization measures shall be initiated as soon as practicable.

After Completion of Construction:

14. A Texas Licensed Professional Engineer must certify in writing that the permanent BMPs or measures were constructed as designed. The certification letter must be submitted to the Austin Regional Office within 30 days of site completion.
- 15 The applicant shall be responsible for maintaining the permanent BMPs after construction until such time as the maintenance obligation is either assumed in writing by another entity having ownership or control of the property (such as without limitation, an owner's association, a new property owner or lessee, a district, or municipality) or the ownership of the property is transferred to the entity. The regulated entity shall then be responsible for maintenance until another entity assumes such obligations in writing or ownership is transferred. A copy of the transfer of responsibility must be filed with the executive director through the Austin Regional

From: Janet Brooks
Sent: Wednesday, August 11, 2021 5:25 AM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Janet Brooks
Subject: C14-2021-0012 Material to include in objection background file for zoning commission

*** External Email - Exercise Caution ***

Objections and Solutions to What Karlin actually plans to build, not shown on zoning maps

This map below is a pen and ink drawing version of Karlin Research Park website portfolio Map/plan for prospective investors...tap map to enlarge or To view complete and clearer map/plan Click on Portfolio Research Park view property at karlinre.com

Avery Island Ave. 183 N
(white left pointing arrow) (Right top to bottom)

Riata Trace (top left to right)



McNeil Rd. (Black area Bottom left to right)

Oak Knoll (curvy thin white line above and parallel to McNeil Rd running left to right —also intersects at N183 on lower far right)

Limited industrial and Mixed Use:

To left and right of left pointing white arrow is an Amenities hub with an extremely tall pole, a restaurant, outdoor meeting spaces, possible vehicle hub/tall lighting poles. Most of Karlin's other properties have recreational facilities, outdoor concert theaters, and food trucks with music. Might happen here, too!

OBJECTIONS: if limited industrial and mixed use with 24 hour operation and increased decibel levels and tall bright lighting is approved, hub will negatively affect health and welfare by disrupting work, sleep and relaxation of adjacent neighbors whose 37 year old houses don't have modern insulation/construction. Absence of parks within one mile by foot or car

SOLUTIONS: Move Limited industrial mixed use zones such as amenities hub and multi families to other lots further away from single family homes. Provide 50 ft deep dense continuous maintained tall large tree

buffers parallel to Avery Island houses and back fences beyond easement for utility work, chain link fence, and Austin Energy service road. Limit heights of nearest buildings to 35feet And lighting/poles to 8ft. and move them to other side of continuous tree buffer away from family homes to protect and preserve Integrity and quality of life of 37 year old peaceful quiet neighborhood with wooded views from Backyards. Instead of 8 story buildings blocking view and sky and 4 story multi family balconies and conversations within view and earshot, developer needs to make sure short ends of Units are facing Avery Island so long width of units with balconies are facing pre-existing wooded areas with other parallel units in the distance..a win win for reduced noise pollution and the quality of life for neighborhood residents and for people living in Research Park. Create a tree buffered running trail and park Area parallel to and adjacent to Avery Island with walking paths that can be accessed by both our neighborhood and Research Park residents. Despite Karlin application claim that there are several parks within one mile of Research Park, neither Our neighborhood nor Research Park has a park within one mile unless you can fly. Google map driving and walking distances are more than a mile for Rattan Creek which is a private MUD park with high fees for non residents and it's even more miles away to YetiCreek and Riata Trace parks. A park shared by residents of our neighborhood and Research Park Would be another win win for everyone's quality of life, animals, the environment, and reduce light and noise pollution.It would make Karlin a more well known and respected leader in innovative community development and solutions.

Extremely Tall structures: Karlin hallmark item on most properties.

OBJECTIONS: Traffic, Safety, health, and welfare: Karlin map Shows investors a monolith at Oak Knoll and 183 intersection which is so huge and distracting that it is a safety hazard impeding traffic sight lines and distracting drivers pedestrians and bicyclists which would cause more accidents. By building offices factories and multi family units in Research Park, thousands of additional trips are being added to already congested roads. The pole at the amenities

is another extremely tall structure which would block neighborhood views of trees and sky during the day and when lit would keep neighbors awake at night adversely affecting their sleep and health.

SOLUTIONS: Put Karlin in huge letters on top long side of Visa building in exchange for reducing their rent. Put huge Karlin letters on top long side of restaurant or other buildings you own in amenities hub and/ or closest building to McNeil Rd. If you build an outstanding innovative that meets the needs of the community, people will find you without monoliths and tall poles.

Oak Knoll from 183 to McNeil:

shown as a restricted private road on portfolio map instead of owned by City of Austin although city tried or is trying to buy it. (Karlin already put up private property warning signs. Also shows plan to straighten and move Oak Knoll to free up more land for developing offices, etc.

OBJECTIONS: Traffic safety, increased impervious cover, and affordable housing:

despite the fact that this section of Oak Knoll is and has been a private road, a precedent has been set for the past 30-40 years by the previous owners such as Texas Instruments who have allowed the free flow of traffic which alleviates some of backup at 183 and McNeil. This would improve safety for Research Park residents and workers as well as the public. It is already dangerous and often blocked by backup when entering and exiting Neighborhood streets on both sides of McNeil without protection of traffic lights and improved traffic flow. Construction Of redesigned Oak Knoll will cause closures and create additional traffic delays. Having more land for building only increase impervious cover.By restricting access to this section of road, Research Park becomes an exclusive country club like mixed use community with high rents and no possibility of alleviating Austin's critical need for affordable housing.

SOLUTIONS: Free access to Oak Knoll and make Research Park more accessible and affordable especially for renters. Agree to a percentage of qualified renters with reduced rents.Add public transportation to reduce thousands of additional trips and traffic. Keep existing no direct entrances and exits from Research Park parking lots onto Oak Knoll and McNeil to keep traffic flowing. Add full traffic light at McNeil and Oak Knoll, conduct full traffic impact study and implement recommendations in a timely manner to alleviate dangers to

people using neighborhood streets like Avery Island and Magnolia Mound which are along McNeil Rd. Have a moratorium on additional multi family units condos etc along McNeil Road to avoid more congestion and protect safety.

Changes, Construction, Damage and Disruptions, Access to Austin Energy service road parallel to easement near Avery Island Ave.:

Karlin has rights to use this road for property repairs and maintenance only, not construction

Objections: safety and health, noise and service disruptions, traffic and vehicles/equipment, reimbursement and damage to nearby property

SOLUTIONS: Karlin and any cable internet and phone company crews on or working for Karlin property must also comply with the following:

1. strict observance of enforceable and punishable violations including noise decibels and disturbance ordinances
2. No use or parking of vehicles and equipment except Austin Energy
3. No widening, other changes, and direct access to McNeil Rd. Which will worsen Traffic safety, increase traffic congestion, and negatively affect sleep and health if residents:
- 4: at least 48 hour notice to nearby residents for any disruption of service, variances, and demolition
5. Mandatory Reserve fund and process to fairly and quickly reimburse property owners for damage caused by any crews regardless of status such as contractor subcontractor etc performing work on Karlin property
6. All work and companies must have current permit and adhere to limits of permit.
7. limit use of variances and demolition

From: Janet Brooks

Sent: Wednesday, August 11, 2021 5:58 AM

To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Janet Brooks <

Subject: C14-2021-0012 zoning case file materials for commission and public hearing due by noon today

*** External Email - Exercise Caution ***

Zoning Case C14-2021-0012 Specific Lot objections and solutions

Lot 12 existing wet pond and proposed use by 4-story 350 unit multifamily in Lot 11- Impacts drainage causing more watershed flooding. Needs to be in Lot 11 proposal.

LOT 11 Insist on new TCEQ Edwards Aquifer protection plan required when land is sold to new owners. Karlin Research Park, LLC and Karlin Research Park LLC Development aren't allowed to commence operations on Lot 12 and parts of Lot 11 without it. Register complaints with city and TCEQ. Include unfinished abandoned parking garage in Lot 11 for possible violation of #18 TCEQ Edwards Aquifer 2000 protection plan. The same report showed 4 caves, 4 sinkholes, and 3 solution cavities. Lots 11 and 12 might be more unstable and unsafe for use and construction. Ask for new geological survey.

Lot 11 Easement service road along boundary with west side of Avery Island Ave. Oppose construction vehicles and equipment except for Austin Energy electrical substation maintenance. Ask for no access to McNeil, widening, or changes to road.

Lot 14F, Lot 15, and Lot 10 limited industrial can operate 24 hours a day at higher decibel levels. Ask for stricter limits, no vehicle parking /operations/hubs of any kind, no tall lighting or poles within 500 ft. of west easement of Avery Island. Add 50 ft. Dense tall tree buffers on far side of service road, chain link fence, and easement far away from Avery Island no buildings over 35 ft and no lights poles over 8 ft. Near Avery sis land blocking view of sky and trees from backysrds

Lots 14D,14F, and 16 light industrial bordering Oak Knoll as it approaches McNeil-oppose any changes/construction to current Oak Knoll roadway or at intersection with McNeil. No structures blocking visibility near intersections such as monoliths, multifamily, large office buildings, advertising signs, gates, or walls. Also no parking lot entrances and exits along Oak Knoll. Ask for a new full traffic light at Oak Knoll and McNeil and improvements at Avery Island and McNeil. Also ask for Traffic Impact Analysis reflecting increased traffic August-June due to reopening of schools, churches, and businesses plus new condo development at 6306 McNeil and unsafe unprotected turns onto or from McNeil by nearby residents. This section of Oak Knoll from 183 to McNeil is a private road. Support City of Austin purchasing it to avoid increased back up at McNeil

From: Jenny Davila

Sent: Wednesday, August 11, 2021 11:02 AM

To: sherry.sirwaitis@austintexas.gov; Chaffin, Heather <Heather.Chaffin@austintexas.gov>

Subject: Oppose to Re-zoning of Research Park - case # C14-2021-0012

*** External Email - Exercise Caution ***

Hi,

I am an owner of a house located on Avery Island Avenue in Mildwood.
A neighbor mentioned the possible rezoning of Research Park to Commercial, Industrial and possible Multi-Family.

I am deeply concerned with a possible change, I believe rezoning this area will bring more traffic to an area that has enough with the new Apple campus and new residence constructions, more pollution, years of construction noise and disruption, crowded schools, water runoff, damage to foundations, demands on infrastructure, etc.

Please use this note as a neighbor's vote against this change and let me know if there are any questions.

Thanks
Jenny Davila