

PUBLIC HEARING INFORMATION

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Case Number: C14-2021-0091

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: November 18, 2021, City Council

Rachel A. McNiel

Your Name (please print)

☐ I am in favor
☒ I object

12305 Zeller Lane Austin, TX 78753

Your address(es) affected by this application (optional)

Rachel A. McNiel

Signature

11/8/2021

Date

Daytime Telephone (Optional): 512-913-1382

Comments: Changing the zoning to accommodate the developers desire for a four foot architectural element is an extreme measure and does not truly address a zoning need.

The existing zoning of LR-CO is appropriate for our residential neighborhood. Changing the zoning to GR-MU will result in a detrimental impact to the character of the neighborhood. This change could set an undesirable precedent for other neighborhoods

In the city. Keeping the current zoning does not prevent the developer from building.

I am concerned that the developer is not providing adequate parking for his development and that it will lead to encroaching into to the existing residential neighborhoods.

I object to the zoning request for change.

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

City of Austin, Housing & Planning Department

Sherri Sirwaitis

P. O. Box 1088, Austin, TX 78767

Or email to:

sherri.sirwaitis@austintexas.gov

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: November 18, 2021, City Council

PAULA HALLMARK

Your Name (please print)

☐ I am in favor
☒ I object

1015 E. YAGER LN.

Your address(es) affected by this application (optional)

Paula Hallmark

Signature

11/4/2021

Date

Daytime Telephone (Optional): _____

Comments: The shopping center next to this property has not been fully leased; why do we need more of the same?
Traffic; there is enough traffic with just the residents on Yager. The lane is not designed for anymore.
Keep commercial property along I 35 not in our neighborhoods.

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City of Austin

NOV 08 2021

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: November 18, 2021, City Council

DEBRA FOULDS

Your Name (please print)

☐ I am in favor
☒ I object

12314 FURROW COVE 78753

Your address(es) affected by this application (optional)

Debra Foulds

Signature

10/8/2021

Date

Daytime Telephone (Optional):

Comments: YAGER LANE BEING A TWO LANE RD
IS VERY VERY CONGESTED ALREADY.
THERE HAVE BEEN TWO PEDESTRIANS KILLED
NEAR THIS INTERSECTION IN THE PAST
TWO YEARS DUE TO TRAFFIC + CARS
GOING WAY TOO FAST! THERE ARE ALREADY
THREE APT COMPLEXES WITHIN A MILE OF
INTERSECTION + AN ENORMOUS COMPLEX
GOING UP AT YAGER/35/TECHRIDGE! YAGER
CAN'T HANDLE ALL THIS TRAFFIC! BIG CONCERN

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Case # C14-2021-0091

Attn: Sherri Sirwaitis

Re: Zoning Change 1000 East Yager Lane

I meet the requirements for and request to be an interested party as I am the registered homeowner at address is 1015 East Yager Lane Unit 161, Austin TX 78753 (Coppertree Condos). This is in regard to the planned zoning change at 1000 East Yager Lane. The change from LR-CO, LR to GR-MU, GR.

Since the City of Austin turned down Zydeco request to build the residential "The Rhett" at that site, the zoning change is only a difference in semantics and includes the wording "**Mixed use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail and residential uses within a single development.**" That means this zoning change will still permit Zydeco to build a residential unit.

This would not change the community's objection to the residential use on the property based on the traffic problems in this small area and the dangerous impact to children living in the residence. One child was killed walking on East Yager and another child was hit by a car and sustained serious head injuries that required surgery. This event was on KXAN news.

For your convience, I will review the following:

- The traffic on East Yager Lane is already excessive due to vehicle cut throughs to get to Parmer Lane and its connection to IH 45, US 130 and US 290. People living on streets or in the three small housing developments, like Coppertree, have no other entrance or exit onto their property other than East Yager Lane. There are two churches and an assisted living facility that are on East Yager Lane. Their entrance and exit are also on East Yager Lane.
- According to previous documents provided to us, no traffic impact analysis was done by the city.
- If made into a residential building, the proximity of this proposed project to private independent homeowners and community support businesses, this project will interfere with the "use and enjoyment" of that private property, for example, increased traffic noise, loud music, public drug use, **and unsupervised children**. There will be an increase in foot traffic on East Yager Lane.
- This will impact the house value of the neighbor communities.
- As it stands now, cars are lined up on East Yager Lane at Copperfield, all day long, waiting for cars to turn left on Copperfield or into Coppertree Condos, Drivers who feel that they are waiting too long for that car to turn.
- The City of Austin has not considered that just past the entrance into and out of Coppertree the road rises. It is a hill. People pulling out of Coppertree are used to dealing with oncoming traffic over that hill with only seconds to react. Family members who visited me recently remarked how dangerous the hill is to drivers trying to pull out safely.
- There are many other commercial lots available to Zydeco to produce large rental income in the vicinity of Tech Ridge, Parmer and East Runberg. For example:





There are many more appropriate sites available than putting a commercial/residential building smack in the center of private, tax paying homeowners. I am disappointed that Zydeco and the City of Austin decided to suggest a zoning change with “small print” that would escape many of the surrounding homeowners. I will be sure to inform others.

Judith Turner, Coppertree Condos, 1015 East Yager Lane, Unit 161, jahturner161@yahoo.com

From: Rebecca McCann
To: [Sirwaitis, Sherri](#)
Subject: C14-2021-0091 - I OBJECT
Date: Wednesday, November 10, 2021 11:01:18 AM

*** External Email - Exercise Caution ***

From: Rebecca McCann, 1015 E. Yager Lane, Unit 195, Austin, TX 78753 (Coppertree Condominiums)

Since I bought my condo in 1996 I've seen over 600 apartments, almost 100 condo units, 2 churches, and an Idea school be built along Yager Lane, which is only 1.3 miles long and 2 lanes wide. I am not against affordable housing in Austin. I object to the building of 3 - 5 story buildings that will probably house over 600+ men, women and children.

I assume that none of the council people have been to the site where Zydeco plans to build The Rhett. They've probably only seen the aerial view pictures which only encompasses a very small part of Yager Lane that will be involved with the addition of The Rhett. Many of us have already voiced our concern about the lack of infrastructure on Yager Lane. The additional people and vehicles will only worsen what already is a dangerous street to drive and walk on. Yager Lane has a very small amount of sidewalks. The addition of The Rhett sidewalks will in no way help the problem.

The Rhett residents who do not have cars will take their life in their hands walking along the narrow bike lanes. In a letter from Thrower Design to Sherri Sirwaitis I quote, "the property is along an existing capitol metro bus route and is less than a 1/4 mile to the nearest bus stop" unquote. Yes, there is a bus stop but it does not come anywhere near the closest HEB which is 1.2 miles or Walmart which is over 2 miles from The Rhett. There will be 260 parking spaces for 215 units....well under the amount they will probably need. Therefore, they will be parking their vehicles on Copperfield Dr. and Markham Lane. The amount of parking spaces is totally inadequate. And the residents of Coppertree, Westview Canyon, and other nearby streets will incur long delays trying to exit onto Yager Lane. None of these people have alternate roads to exit from. And another apartment complex of 311 units is being built nearby that may also increase traffic on Yager Lane. And regarding safety - KXAN recently did a story about the 2019 death of a 19 year old teen and the traumatic brain injuries that a 15 year old boy incurred in September while walking on Yager Lanen around 3p in the afternoon.

The only person who is going to benefit from The Rhett will be the owner of the convenience store adjacent to the property.

Rebecca McCann

CAUTION: This email was received at the City of Austin, from an EXTERNAL source. Please use caution when clicking links or opening attachments. If you believe this to be a malicious and/or phishing email, please forward this email to cybersecurity@austintexas.gov.

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: November 18, 2021, City Council

Pandra Muller

Your Name (please print)

12318-A Furrrow Cove

Your address(es) affected by this application (optional)

[Signature]

Signature

☐ I am in favor
☒ I object

11/8/2021
Date

Daytime Telephone (Optional): _____

Comments: _____

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: November 18, 2021, City Council

NOV 12 2021

NHCD / AHFC

Emma Charlotte Pratt

Your Name (please print)

☐ I am in favor
☒ I object

1015 E. Yager #46

Your address(es) affected by this application (optional)

Emma Charlotte Pratt 11/1/21

Signature

Date

Daytime Telephone (Optional): 713-553-1872

Comments: We live in Coppertree
condos across the street.
Exiting both exits of our condo
is currently very risky due
to traffic on E. Yager. The only
way for this tract to be
developed safely is if both
entrance & exit be on Copperfield
& a light installed at Copperfield
coordinated at western entrance of
coppertree

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Also must include retention
pond to not cause flooding
on into Coppertree see map

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For your convience, I will review the following:

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- According to previous documents provided to us, no traffic impact analysis was done by the city.
- If made into a residential building, the proximity of this proposed project to private independent homeowners and community support businesses, this project will interfere with the "use and enjoyment" of that private property, for example, increased traffic noise, loud music, public drug use, *and unsupervised children*. There will be an increase in foot traffic on East Yager Lane.
- This will impact the house value of the neighbor communities.
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- There are many other commercial lots available to Zydeco to produce large rental income in the vicinity of Tech Ridge, Parmer and East Runberg. For example:





There are many more appropriate sites available than putting a commercial/residential building smack in the center of private, tax paying homeowners. I am disappointed that Zydeco and the City of Austin decided to suggest a zoning change with "small print" that would escape many of the surrounding homeowners. I will be sure to inform others.

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: November 18, 2021, City Council

Donna Williamson
Your Name (please print)

☐ I am in favor
☒ object

12306 A Furrow Cove
Your address(es) affected by this application (optional)

Donna Williamson
Signature

11/6/21
Date

Daytime Telephone (Optional): _____

Comments:

This will cause too much
congestion for our area.

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Case Number: C14-2021-0091

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: November 18, 2021, City Council

Karen Jackson

Your Name (please print)

1015 E. Yager LN #133

Your address(es) affected by this application (optional)

Karen Jackson

Signature

11-7-21

Date

Daytime Telephone (Optional):

Comments:

Yager Lane is very narrow without sidewalks. Two people have been hit by cars and killed walking on Yager Lane near this location. Please widen the road before more traffic is added. Thank you

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P. O. Box 1088, Austin, TX 78767

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Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: November 18, 2021, City Council

Judith A. Turner

Your Name (please print)

1015 East Yager Ln. Unit 161

Your address(es) affected by this application (optional)

Judith Turner

Signature

☐ I am in favor
☒ I object

11/8/2021

Date

Daytime Telephone (Optional): 512-773-9555

Comments:

Please see attached documents.

A copy of this will be sent to the email address listed here.

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