

From: Rob Halverson < >
Sent: Tuesday, October 11, 2022 2:52 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Re: Proposed mixed use at 7601 and 7601 1/2 Cameron Rd

*** External Email - Exercise Caution ***

Hello

My name is Rob Halverson and I reside at 7600 Cameron Rd which is zoned SF-3-NP. I have reviewed the zoom meeting online that was posted Oct 3 (NPA-2022-0029.01_7601 Cameron Rd (St John/Coronado Hills NP Area)).

I have several concerns regarding the proposed structure that may be built on this lot which is directly across Cameron Rd from us at less than 100 ft away. I am wondering if you have any advice on contacting resources that I may need to address my concerns.

First is the proposal that a 3 or possibly 4 story building be built on the south-west corner of the lot. That area is less than 100 ft from our property directly across the street and would look directly into our yard from four stories up. I need to find out if there is any ordinance that protects single family lots like ours from being built that close to, with that height of a structure.

Another concern is that there is a historic heritage Live Oak tree on the proposed property. The tree is approximately 375 years old. I would like to find out if there is protection in the law for preserving the large tree on the property.

Third, is the amount of car accidents that happen at the 35 degree turn of Cameron Rd northbound at 7601 Cameron Rd. There have been at least 3 deaths (2 pedestrians hit) and 8 known accidents in which cars simply veer off the road in this area. I have documented these accidents since 2012.

Thank you for any info or advice you might have for me to look into these issues.

Rob Halverson
7600 Cameron Rd
Austin 78752

From: Rob Halverson < >
Sent: Thursday, October 13, 2022 3:48 PM
To: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Subject: Re: Proposed mixed use at 7601 and 7601 1/2 Cameron Rd

*** External Email - Exercise Caution ***

Hello Heather

My name is Rob Halverson and I reside at 7600 Cameron Rd which is zoned SF-3-NP. I have reviewed the zoom meeting online that was posted Oct 3 (NPA-2022-0029.01_7601 Cameron Rd (St John/Coronado Hills NP Area)). This is a proposal to change zoning of the lot at 7601 Cameron Rd to mixed use in order to build a 4 story building.

I am looking for advice re: What are my rights as a homeowner in regards to a proposal to change zoning on an adjacent property that would enable a four story building to look down into our property?

I have concerns regarding a proposed 4 story structure that may be built on the lot which is directly across Cameron Rd from our home at less than 100 ft away. I need to find out if there is any ordinance that protects single family lots like ours from being built that close to, with that height of a structure.

Another concern is that there is a historic heritage Live Oak tree on the proposed property. The tree is approximately 375 years old. I would like to find out if there is protection in the law for preserving the heritage oak tree on the property, or if developers are just allowed to destroy the tree.

Thank you for any info or advice you might have for me to look into these issues.

Rob Halverson
7600 Cameron Rd
Austin 78752

On Tue, Oct 11, 2022 at 3:14 PM Meredith, Maureen <Maureen.Meredith@austintexas.gov> wrote:

Rob:

I've cc'd Heather Chaffin, who is the zoning planner. She can help you with your questions or direct you to ordinances.

Maureen

From: Rob Halverson <robhalvey@gmail.com>

Sent: Tuesday, October 11, 2022 2:52 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Subject: Re: Proposed mixed use at 7601 and 7601 1/2 Cameron Rd

*** External Email - Exercise Caution ***

Hello

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First is the proposal that a 3 or possibly 4 story building be built on the south-west corner of the lot. That area is less than 100 ft from our property directly across the street and would look directly into our yard from four stories up. I need to find out if there is any ordinance that protects single family lots like ours from being built that close to, with that height of a structure.

Another concern is that there is a historic heritage Live Oak tree on the proposed property. The tree is approximately 375 years old. I would like to find out if there is protection in the law for preserving the large tree on the property.

Third, is the amount of car accidents that happen at the 35 degree turn of Cameron Rd northbound at 7601 Cameron Rd. There have been at least 3 deaths (2 pedestrians hit) and 8 known accidents in which cars simply veer off the road in this area. I have documented these accidents since 2012.

Thank you for any info or advice you might have for me to look into these issues.

Rob Halverson
7600 Cameron Rd
Austin 78752

From: Rob Halverson <

Sent: Friday, October 28, 2022 2:45 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Cc: Chaffin, Heather <Heather.Chaffin@austintexas.gov>

Subject: Re: Letter of Rec?: NPA-2022-0029.01_7601 Cameron Rd

To: The Planning Commission

Re: NPA-2022-0029.01_7601 Cameron Rd

Hello

My name is Rob Halverson and I have resided and raised a family at 7600 Cameron Rd since Dec 2004. Our home, built in 1943, is zoned "SF-3-NP" and is located directly across Cameron Rd from the 7601 Cameron Rd lot being considered for rezoning. Our property is approximately 110' from the **southwest corner** of that lot.

PROPOSED STRUCTURE HEIGHT

In my recent email correspondence with developer Drenner rep Leah Bojo, it is stated by Bojo that "...The City has Compatibility regulations to limit height and require setbacks for commercial and multifamily buildings near single family homes. These regulations limit buildings on this site to a maximum of 3 stories on most of the lot and **4 stories on the southwest portion, along Cameron Rd.**"

Referencing to the current City of Austin "Compatibility: Height and Setbacks Chart" https://www.austintexas.gov/sites/default/files/files/Planning/compatibility_hgt_setbks.pdf, as can be seen on the linked document, the distance of 100' between the buildings require "maximum height of 40 feet or 3 stories" with an "...increase of one foot of height per 10 feet of setback up to 200 feet distance..". This would make **a four story structure built that close to our home incompatible with City of Austin ordinances.** I am concerned that a four story building 110 feet from my family's home would allow its tenants to observe directly into our property from four stories high, at close proximity.

TRAFFIC IMPACT ANALYSIS WAS WAIVED

In the Drenner Group Application Package, it is noted that "Traffic Impact Analysis ("TIA") has been waived until site plan, per attached TIA waiver dated April 7, 2022, and executed by Justin Good".

(<https://abc.austintexas.gov/attachment/attachmentDownload.jsp?p=rhL9yeJHMmXIDrwU3LL3AFBwFLV65IRDCyDzWVJSaG2XHY5IZXQyOP5dOrg9oK7PQBW3qOIKPEQltLD61BBnqNBpoV%2BL1KZtp02xKlIK8j%2FPjzdNPcw8mBI94pWVI%2F8m>)

I feel this is an important, possibly crucial data set that is presently being waived during the consideration process to rezone. Since 2011 we have documented 11 traffic accidents (the ones we have personally seen) involving north bound speeding cars overtaking the sidewalk at 7601 Cameron Rd and rolling either into the 7601 lot itself or continuing through the lot and flipping in the downhill yard at 7605 Cameron Rd. At least 3 of these incidents have resulted in the death of a passenger (2 times) or a pedestrian killed on that sidewalk (Sept 2015). Also a pedestrian was hit and critically injured on that sidewalk by a speeding vehicle (Oct 2014).

In 2016 we contacted Nathan Aubert at Austin Transportation Dept, and his team changed a speed limit sign nearby and installed a couple "arrow left" signs.(SR #16-00126351). Even considering those changes, uncontrolled speeding is still very much present at 7601 Cameron Rd, as demonstrated most recently by an auto leaving the road at high speed, **just 2 months ago**, that clipped the telephone pole at 7601 Cameron Rd, breaking it in half at its base and pulling down communication wires in the area for numerous days. That car was flipped into 7605 Cameron Rd and the driver fled on foot.

Adding potentially hundred(s) of people daily needing to get in and out of a 7601 Cameron Rd parking lot (if it is rezoned multi-use with **23 apartment units** in addition to a bottom floor of businesses) at that specific strip of super dangerous traffic will require a serious look at how realistic it will be to control traffic speed at that stretch of road.

PEDESTRIANS AND BUS STOPS

Currently it is almost impossible to cross Cameron Rd at 7601 on foot without breaking into a jog, as cars are approaching this area at 45 to 60 MPH at all times of day. This situation would prohibit the ability of any pedestrian tenant of 7601 Cameron Rd safely needing to get to/from the Austin Metro southbound bus stop directly across Cameron Rd from 7601.

I am in support of more housing in Austin and I am aware that further development is imminent in this area.

However because of the scope of the Drenner Group's plan to (1) greatly increase tenant numbers, (2) the proposed structure height in close proximity to our home, and the (3) waiving of an in depth T.I.A. during this application process to rezone, I am presently opposed to rezoning NPA-2022-0029.01_7601 Cameron Rd. We cannot accept even one more fatality or critical injury in this area due to an incomplete or rushed review process to rezone 7601 Cameron Rd.

Thank You
Rob Halverson
7600 Cameron Rd
Austin TX 78752
512.296.9533

On Wed, Nov 2, 2022 at 8:28 PM CHCRNA VP < > wrote:
{Bcc: 17}

Thanks, Maureen for forwarding Leah's response on behalf of the Drenner Group.

Hello, Leah,

We appreciate your responses to the questions and concerns presented in Ms. Kumar's letter (forwarded below).

No, we have not sent a new request for more information; so, you didn't miss anything.

There was no need for another request for information. The Drenner Group representatives attended multiple meetings and provided all the information they could. We appreciate that. We just wanted more than what they were able to provide.

If you recall, during the meetings, residents expressed frustration regarding the limited amount of information and the lack of clear answers from the Drenner Group. The answers were vague and usually began with, "That's contingent on..." or "That depends on..."

Typical answers we received were:

We won't know that until...

That can't be determined now...

We don't know how many buildings there will be

We don't know the height ...

We don't know how tall the buildings will be...

We don't know how many parking spaces...

We don't know how many units...

We don't know what it will look like...

Residents found it difficult to understand how the developer could be moving forward without any of that substantive information.

Again, we acknowledge the Drenner Group provided all the answers they could at that time. It just wasn't enough for the residents to confidently support the project "as is."

Hope that clarifies our position.

CH/CNA Neighbors: See their detailed responses below.

Kind regards,

~Cheryl Thompson

CHCRNA Vice President

www.CHCRNA.com

Coronado Hills/Creekside Neighborhood Association, District 1

Community Development Commission, Board Member

Board Emails:

----- Forwarded message -----

From: **Meredith, Maureen** <Maureen.Meredith@austintexas.gov>

Date: Wed, Nov 2, 2022 at 4:57 PM

Subject: FW: 7605 Cameron Input for :Plan Amendment Case # NPA-2022-0029.01
To: CHCRNA VP <
Cc: Leah Bojo <>, Drew Raffaele <>, Chaffin, Heather <Heather.Chaffin@austintexas.gov>

Cheryl:
Please see Leah Bojo's email below.
Maureen

From: Leah Bojo <>
Sent: Wednesday, November 2, 2022 8:49 AM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Drew Raffaele <m>
Cc: Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Ellen Ray <>
Subject: RE: 7605 Cameron Input for :Plan Amendment Case # NPA-2022-0029.01

*** External Email - Exercise Caution ***

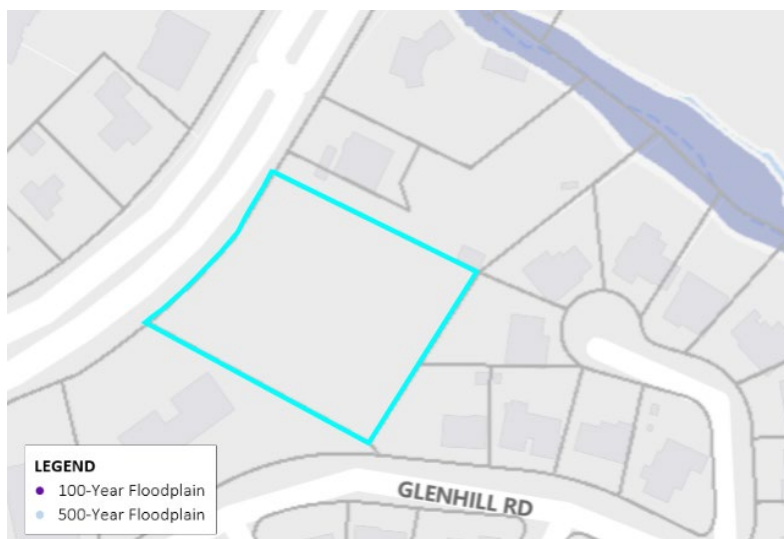
Thanks, Maureen. I don't think I've received anything from here, so if you want to pass along our answers that would be great. I know they said in their other note that they're waiting on information, but I don't think there are any emails outstanding. If you know what they're referring to, please let me know. Thanks!

1. **FLOOD ZONE:**

Since the property is in a flood zone; and both of our properties are adjoined to 7601-- on a downhill slope:

- a). What are the present and future issues regarding: drainage; excavation; erosion; and foundation-- that may adversely affect our property-- when the impervious coverage of the building footprint and parking area is poured for the apartment complex?
- b). What are the planned solutions if there issues do arise?

Though there is a floodway to the north of the property, 7601 Cameron Road is not located in a floodplain.



Similarly, 7601 Cameron Road is not located in a City-designated Erosion Hazard Zone (EHZ) area. EHZs extend 100 feet from the centerline of a waterway with a drainage area of at least 64 acres. Temporary erosion and sedimentation controls are required for all development until permanent revegetation has been established and must be removed after permanent revegetation has been established.



To ensure that downstream flooding does not occur, any new development in the City of Austin is required to incorporate water quality controls that must meet the standards set forth in the City of Austin Land Development Code § 25-8-213 and the Environmental Criteria Manual. Water quality controls are a structure, system, or feature that provide water quality benefits by treating stormwater run-off, such as a sedimentation/filtration system. These designs are finalized after a rezoning, at the time a site plan is submitted. With this submission, a developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property.

2. CITY RUNOFF

The city runoff runs through 7601; into; and across our 7603/7605 property creek which flows into the larger creek. How will any excavation or the development of any area of 7601 property affect the city runoff and more specifically--our 7603 & 7605 properties ?

See answer above.

2. RESIDENTIAL PRIVACY (SAFELY PRESERVE THE NATURAL PARKLIKE GROUNDS, SURROUNDING OUR FAMILY HOME):

- Since the building complex may be as high as 4 stories, how will our residential living privacy for our family and children be secured from the businesses and residents in the building complex and not have them **intruding** on our privacy? Being downhill from the development makes us very uncomfortable regarding our privacy. We would like to keep the existing, surrounding natural vegetation buffer/fencing in tact (this currently blends in with the natural vegetation/greenery which totally surrounds our entire RESIDENTIAL property; and preserve the natural beauty of the outdoors that we currently have).

-However the vegetation buffer will need to be accompanied by robust retaining walls, so it not only prevents people from easily coming onto our property from 7601; but it also prevents any entry or exit from the creek to 7601 or any neighboring properties.

(We have installed alarms and cameras that prevent the homeless from walking from the creek and coming through our property to get directly to Cameron Rd. At present, they may still be accessing Cameron Rd through the 7601 property.)

The City has Compatibility regulations to limit height and require setbacks for commercial and multifamily buildings near single family homes. These regulations limit buildings on this site to a maximum of 3 stories on most of the lot and 4 stories on the southwest portion, along Cameron Rd. The only exception would be an Affordability Unlocked project, which is not subject to the same requirements due to the amount of affordable housing required.

Based on the City's compatibility requirements, within 100 feet of your property, any new building may not be taller than 40 feet, or 3 stories. Additionally, a 25-foot vegetative buffer is required along the Property's eastern boundary. New development in this area will help with safety concerns related to people walking through the property since this lot will no longer be empty.

3. SAFETY! SAFETY! SAFETY!:

Concerns about having a family apartment living at this location. This part of the Cameron Road Corridor is a High Crash Collision area!! There is a huge curve where cars speed on Cameron road and we have had numerous accidents, injuries and fatalities over the years. **MANY** vehicles have plowed into our front yard at 7605 Cameron Rd over the years. The latest accident was just several weeks ago where the car flipped onto our front yard; hit one of our parked vehicles and scattered batteries from the transformer which damaged part of our house !!!

Additionally, we have personally had two of our own vehicles TOTALLED, while turning into our driveway just in the last 4 years-- due to the speeders on Cameron Rd. Safety measures need to be put in place as there will be increased risks for pedestrians, especially children living in the apartments; as well as more people taking risks as they dart across Cameron Rd to get from one side to the other side to go to the bus stops. A traffic light should be lobbied for installation before the curve bends--to force traffic to slow down--especially if we are adding more residential units.

Austin's Transportation Department is planning for improvements that will make this section of Cameron safer for all users, including bus riders, drivers, cyclists, and pedestrians. As part of this project, we will be contributing street impact fees to pay for traffic mitigation.

The City also has a Vision Zero initiative with a goal of ending traffic fatalities. If you'd like, you can email visionzero@austintexas.gov to share your experience with these crashes and get involved with this effort.

4. PARKING:

How many parking spaces are being planned for both the residents and the businesses? Will there be more than 23 units? How big is the building complex footprint?

The number of parking spaces has not yet been determined, but will meet the requirements of the Land Development Code.

5. PRESERVATION:

What about the two huge Oak trees that have already been tagged by the Austin Arborist? I believe they are Heritage Oaks? How will it be preserved as the development moves forward?

We have not yet conducted a tree survey but will have to do so at site plan (the next step in the development process) and will comply with the City's tree ordinance. From the description, it sounds like this will be a protected tree.

Leah M. Bojo, AICP, Director of Land Use & Entitlements
2705 Bee Caves Road, Suite 100, Austin, TX 78746
Drenner Group, PC | 512-665-1570 cell |

From: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Sent: Monday, October 31, 2022 10:12 AM
To: Leah Bojo <>; Drew Raffaele <>
Cc: Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: FW: 7605 Cameron Input for :Plan Amendment Case # NPA-2022-0029.01

Leah and Drew:

Please see the email with questions below. I sent her an email asking permission to give you her email. In the meantime, if you have your responses ready and I haven't heard back from her, just email it to me and I'll forward it to her.

Maureen

From: Precious Saldana
Sent: Sunday, October 30, 2022 7:37 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>
Cc: @
Subject: 7605 Cameron Input for :Plan Amendment Case # NPA-2022-0029.01

*** External Email - Exercise Caution ***

Regarding Plan Amendment Case # NPA-2022-0029.01 (To amend the future land use map (FLUM) from Commercial to Mixed Use land use.
Zoning Case # C14-2022-0094
Property addresses: 7601 and 7601 1/2 Cameron Rd

Hello Ms Meredith,

My name is Savitri Kumar. My husband Sam Cordova, and I own the following 3 adjoining properties located at: **7609 Cameron Rd**; along with owning **7603 & 7605 Cameron Rd** for almost 25 years. These 3 properties border the creek; residential homes; 7601 vacant lots; and Cameron Rd. Our properties have lots of trees and vegetation which surround our home, creating a private parklike grounds for our family. The landscaping is maintained in its natural state with lots of trees, ground coverage, lots of natural greenery and heritage oaks; and has the potential for great serenity and family recreational enjoyment. These properties have always been used as a residence-- from the time the home was built in 1950.

Sam and I would like to strongly preserve these beautiful, natural vegetative settings that surround our family home--which may or may not be impacted by this development.

Sam and I have been traveling a lot (and will continue to in the coming year) and unfortunately, we missed the initial October 3rd meeting.

7603 & 7605 Cameron Rd are located both directly downhill; adjoining the 7601 property that is in consideration for rezoning.

We are glad that 7601 development is in the near future --primarily **a)** for preventing the homeless from using the vacant land to traffick back and forth/causing fires down by the creek; and **b)** to utilize the lot to benefit our neighborhood.

However, we do have questions that we think are of high importance to submit for discussion regarding the Mixed used development-- that is under consideration at your Nov 8th Planning Commission hearing meeting.

We humbly ask that these concerns/questions are fully addressed to optimize the interests of all parties involved; and that members of the Coronado Hills Neighborhood Association will voice and represent these concerns on our behalf to the Planning Commission.

1. FLOOD ZONE:

Since the property is in a flood zone; and both of our properties are adjoined to 7601-- on a downhill slope:

- a). What are the present and future issues regarding: drainage; excavation; erosion; and foundation-- that may adversely affect our property-- when the impervious coverage of the building footprint and parking area is poured for the apartment complex?
- b). What are the planned solutions if there issues do arise?

2. CITY RUNOFF

The city runoff runs through 7601; into; and across our 7603/7605 property creek which flows into the larger creek. How will any excavation or the development of any area of 7601 property affect the city runoff and more specifically--our 7603 & 7605 properties ?

2. RESIDENTIAL PRIVACY (SAFELY PRESERVE THE NATURAL PARKLIKE GROUNDS, SURROUNDING OUR FAMILY HOME):

- Since the building complex may be as high as 4 stories, how will our residential living privacy for our family and children be secured from the businesses and residents in the building complex and not have them intruding on our privacy? Being downhill from the development makes us very uncomfortable regarding our privacy. We would like to keep the existing, surrounding natural vegetation buffer/fencing in tact (this currently blends in with the natural vegetation/greenery which totally surrounds our entire RESIDENTIAL property; and preserve the natural beauty of the outdoors that we currently have).

-However the vegetation buffer will need to be accompanied by robust retaining walls, so it not only prevents people from easily coming onto our property from 7601; but it also prevents any entry or exit from the creek to 7601 or any neighboring properties.

(We have installed alarms and cameras that prevent the homeless from walking from the creek and coming through our property to get directly to Cameron Rd. At present, they may still be accessing Cameron Rd through the 7601 property.)

3. SAFETY! SAFETY! SAFETY!:

Concerns about having a family apartment living at this location. This part of the Cameron Road Corridor is a High Crash Collision area!! There is a huge curve where cars speed on Cameron road and we have had numerous accidents, injuries and fatalities over the years. **MANY** vehicles have plowed into our front yard at 7605 Cameron Rd over the years. The latest accident was just several weeks ago where the car flipped onto our front yard; hit one of our parked vehicles and scattered batteries from

the transformer which damaged part of our house !!!

Additionally, we have personally had two of our own vehicles TOTALLED, while turning into our driveway just in the last 4 years-- due to the speeders on Cameron Rd. Safety measures need to be put in place as there will be increased risks for pedestrians, especially children living in the apartments; as well as more people taking risks as they dart across Cameron Rd to get from one side to the other side to go to the bus stops. A traffic light should be lobbied for installation before the curve bends--to force traffic to slow down--especially if we are adding more residential units..

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5. PRESERVATION:

What about the two huge Oak trees that have already been tagged by the Austin Arborist? I believe they are Heritage Oaks? How will it be preserved as the development moves forward?

I have copied members of the Coronado Hill Neighborhood Association in an effort to highlight and share our potential issues with the 7601 development.

(Thank you Coronado Hills Neighborhood Association members for your kind assistance in representing us.)

Lots of Blessings,

Savitri Kumar & Sam Cordova
7605 Cameron Rd, Austin TX 78752
512-680-5847

"A Joyful and Godly Woman, daily relinquishing control to God and allowing His Perfect Love to flow through her life."

Big Picture Mission: "Changing Lives: Leaving no one behind!"

Personal Mission: "To shepherd the lost and broken spirits into the POWER of God's healing love."

From: Cheryl Thompson <>

Sent: Wednesday, November 2, 2022 5:18 PM

To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>

Cc: CHCRNA VP <>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>; Drew Raffaele <>; Leah Bojo <>

Subject: Re: CH/CNA Response for NPA-2022-0029.01

*** External Email - Exercise Caution ***

Thanks, Ms. Maureen.

Leah: Thanks for your response to the other email. I'll reply directly to that email shortly.

Best regards,

Cheryl Thompson (FKA Price), MHSA
Supervisor, College Prep Program
Adjunct Professor, Student Development
Math Instructor, Adult Education/College Prep

On Wed, Nov 2, 2022 at 5:15 PM Meredith, Maureen <Maureen.Meredith@austintexas.gov> wrote:
Thank you, Cheryl. I included your email and attachments in the staff report.
Maureen

From: CHCRNA VP <>
Sent: Tuesday, November 1, 2022 7:57 PM
To: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Cc: Drew Raffaele <>; Leah Bojo <>
Subject: CH/CNA Response for NPA-2022-0029.01

*** External Email - Exercise Caution ***

[Bcc: 13]

Hello, Maureen,

Thank you for the opportunity to obtain approval from the CH/CNA Board during our monthly meeting this afternoon before submitting our response.

The attached documents include PDF versions of the email below and letters/emails from impacted neighbors (some of which you may already have).

November 2, 2022

FROM: Coronado Hills / Creekside Neighborhood Association
PO Box
Austin Texas, 78752

TO: City of Austin Housing & Planning

The following is the **Coronado Hills / Creekside Neighborhood Association (CH/CNA)** response for rezoning case: NPA-2022-0029.01

The official vote for CH/CNA to support or object to the rezoning request has been delayed. The residents have requested more substantive information from the Drenner Group **before** voting. See our Future Land Use criteria in our adopted Neighborhood Plan for our agreed-upon zoning for 7601 Cameron Rd.

CH/CNA acknowledges and appreciates the effort the Drenner Group representatives have exhibited through their participation in several neighborhood meetings. They have been proactive and responsive to our questions and concerns, and willing to consider our conversation starters:

1. Vegetation buffer
2. Concrete/Stone Noise Wall (min. 8')
3. "NO access" via Glenhill Rd.

To date, neighbors have not received substantive information on the proposal the developer is most likely considering. The Drenner Group's answers are contingent on multiple factors which they aren't able to share.

And, although we've tried to understand their position, we are frustrated by the number of unanswered questions. We're being asked to "trust" them, but they are being deliberately vague and noncommittal. Thus, our lack of trust in the process.

The neighborhood recognizes the likelihood the property will be developed soon and we are eager to support development that values:

- Housing options that maximize SAFETY for all road users
- Environment protection from short-sighted planning goals

Below are the concerns about the reasonable development of 7601 Cameron that CH/CNA residents sincerely hope will be addressed:

• Safety! Human Life Protection - need for a Traffic Impact Analysis in that area. Many fatal accidents and constant vehicle crashes. Too dangerous for pedestrians.
• Flooding & Stormwater Runoff - impervious cover increases flooding possibilities. That area has the propensity to flood. See City records for documentation.
• Irreparable Erosion to Buttermilk Creek - the City STILL hasn't addressed years (decades) of concerns and alarms regarding the erosion and (mostly man-made) damage of the creek.
• Heritage Vegetation - that area has historical Live Oak trees and vegetation. The protected land use and need for a City Park have been repeatedly requested. This neighborhood doesn't have a City park that is easily or safely accessible on foot.
• Compatibility Concerns - the neighboring properties are not compatible (in multiple ways) and resident privacy concerns will increase anxiety and actions about safety.

It's our understanding the Planning Commissioners will receive a pack with recommendations and requests from various stakeholders. We ask that you **please READ** the Concerned Citizen Letters from the most impacted families:

Last Name:	Most Impacted Properties
------------	--------------------------

Grimes	7612 Barcelona Cove
Hardin	7613 Barcelona Cove
Halverson	7600 Cameron Rd
Saldana/Kumar	7603 Cameron Rd
Saldana/Kumar	7605 Cameron Rd
Saldana/Kumar	7609 Cameron Rd

Sincerely submitted,

The CH/CNA Board

c/o Cheryl Thompson
CH/CNA Vice President
CH/CNA District & Development Lead-Contact

Kind regards,
~Cheryl Thompson
CHCRNA Vice President
Coronado Hills/Creekside Neighborhood Association, District 1
Community Development Commission, Board Member

From: Anna Grimes
Sent: Thursday, November 3, 2022 3:55 PM
To: CHCRNA VP <chcrna.vp@gmail.com>
Cc: Meredith, Maureen <Maureen.Meredith@austintexas.gov>; Leah Bojo >; CHCRNA Secretary >; David Risher <>; Debra Sistrunk <>; Drew Raffaele <>; Chaffin, Heather <Heather.Chaffin@austintexas.gov>
Subject: Re: [Drenner Group Response] FW: 7605 Cameron Input for :Plan Amendment Case # NPA-2022-0029.01

*** External Email - Exercise Caution ***

Hi Cheryl, Leah, Maureen, and Heather,

I would like to ask if the Drenner group would be willing to confer with their client to see if they'd consider increasing the vegetative border along the eastern side of the property.

Attached is a screenshot from Google Maps. The black lines are the approximate property boundaries. The red circle is the approximate location of a grove of live oaks - there are two very large trees within the red circle that would likely be protected, among other smaller trees that may not be protected by the City's Heritage Tree ordinances.

We spoke to a tree surveyor who was tagging trees on the property this past spring, as well as to City Tree inspectors who were on our property last year to conduct inspections for a tree permit, and they all indicated that the live oaks in our backyard, located near the shared property line with 7601 and that have a canopy that crosses over the property line (just to the right of the red circle), likely share a root system with the trees on the undeveloped lot. Our desire to protect the trees on our lot is in addition to the concerns we already shared in a previous letter to the planning commission regarding the benefit of the trees on this lot to the entire neighborhood.

Given that the city will likely require protection and limit construction and impervious cover near the live oak trees based on city regulations, and that the conditional overlay already requires a 25 foot vegetative border, is there any possibility of keeping the area to the right of the orange line on the attached map (direction of the orange arrows) as vegetative border, wet zone, or natural space for community benefit, including the benefit of future residents of 7601, and putting that in writing or other codification?

We would be interested in further discussion, and would consider supporting the rezoning based on the response. Thank you for your consideration.

Anna

Anna Grimes

240.215.7478



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 both online and in-person at which you will have the opportunity to speak FOR or AGAINST the proposed development or change. Contact the case manager for further information on how to participate in the public hearings. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

Staff is conducting a pilot program to receive case-related comments online which can be accessed through this link or QR code:
<https://bit.ly/ATXZoningComment>



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. Correspondence and information submitted to the City of Austin are subject to the Texas Public Information Act (Chapter 552) and will be published online.

Case Number: C14-2022-0094

Contact: Heather Chaffin, 512-974-2122

Public Hearing: January 10, 2023, Planning Commission
January 26, 2023, City Council

ILETRA LAWRENCE

Your Name (please print)

7521 Glenhill Rd. Axs 78752

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

Iletra Lawrence

Signature

☒ I am in favor
☒ I object

Jan 4, 2023
Date

Daytime Telephone (optional):

Comments: #1 I object if their plans are to enter into our subdivision to enter their building. My long time neighbor would not want their tenant commuting up their street everyday. We have paid taxes for many years, we have worked hard to keep our homes nice. We want a 8 ft or more BRICK wall put up around their apartment.

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

City of Austin, Housing & Planning Department

Heather Chaffin

P. O. Box 1088, Austin, TX 78767

Or email to:

Heather.chaffin@austintexas.gov