

**From:** John Estrada

**Sent:** Tuesday, April 9, 2024 1:31 PM

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

**Subject:** Re: April 9 PC - SCC NPCT Rec?: NPA-2023-0020.02\_106 Red Bird Ln

External Email - Exercise Caution

Hi Maureen!

I'd like to add this to the late material for the Planning Commission. Thank you!

John Estrada

4/9/24

Greetings everyone!

I am writing today in regards to items 9 & 10 on the agenda for Tuesday, April 9th. I am neither for nor against this project. Again, my main concern is what is already happening to Blue Bird Lane and the 300 block of Red Bird Lane, and how the current situation could be exacerbated by this project.

The concern? The explosion in street parking and through traffic on Blue Bird and Red Bird. When this new project is completed, it will surely bring more of both to the area. All I am asking for is Transportation staff to take a look at what is going on and make the clear and easy decision. Install "No Parking" signs on Blue Bird and the 300 block of Red Bird. The 200 block of Red Bird already has "No Parking" signs! And it's clear by the footage below why...

<https://youtu.be/1yi4u50srNc>

Thumbnail below



Imagine a hip restaurant or space in the new development (it is mixed use after all). What if there's an event there AS WELL as an event at Sagebrush. You'll get more of this.

Why is it so bad here already? In my previous time in front of you all, I mentioned that this stretch of South Congress (seen highlighted in red) added a sidewalk and bike lanes, and that all the parking there was removed. In addition, overflow parking from Sagebrush was using the area that will become this new proposed project (seen highlighted in yellow). Now that all of that

area is gone, parking is overflowing heavily into the neighborhood. It doesn't help that the area highlighted in orange, Sagebrush, used to have a lot more parking when other businesses occupied the space.



It was even mentioned in a list of code violations CV-2021-158306. The issue was never remedied in regards to that.

**Violation Type: LAND USE**

Austin City Code Section: Site Plans Required (§25-5-1)

Description of Violation: Rear of property behind the structure was altered prior to obtaining an approved and released site plan/site plan exemption.

Date Observed: 10/07/2021

Timeframe to Comply: 30 Day(s)

Recommended Resolution: Obtain a site plan exemption.

**Notes:** Permit violations require the permit(s) to be issued and all required inspections to be completed to attain compliance. For questions concerning land use violations, please contact the Development Services Department at 311. You can also visit <http://www.austintexas.gov/department/development-services> for more information.

There are times when public safety and well being are so clear and paramount that a government acts. This is one of those cases.

Thank you!