

## **ZONING CHANGE REVIEW SHEET**

CASE: C14-2024-0101 (Scofield Farms Rezoning)

DISTRICT: 7

ADDRESS: 1603 and 1605 West Parmer Lane, 12424 Scofield Farms Drive

ZONING FROM: GR-CO, MF-2

TO: GR-MU

SITE AREA: Tract 1: 1.85 acres

Tract 2: 5.75 acres

7.60 acres

PROPERTY OWNER: 1603 W Parmer LLC and MMK Ventures LLC

APPLICANT/AGENT: Armbrust & Brown, PLLC, Jewels Cain

CASE MANAGER: Sherri Sirwaitis (512-974-3057, [sherri.sirwaitis@austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov))

STAFF RECOMMEDATION:

**Staff recommends GR-MU, Community Commercial-Mixed Use Combining District, zoning.**

ZONING AND PLATTING COMMISSION ACTION / RECOMMENDATION:

**August 20, 2024**

CITY COUNCIL ACTION:

ORDINANCE NUMBER:

ISSUES:

There is an associated restrictive covenant amendment case, C14-85-149.70.02, that will proceed in tandem with this rezoning application.

CASE MANAGER COMMENTS:

The property in question consists of two tracts of land that make up 7.60 acres. Tract 1 is a 1.85 acre undeveloped area that is zoned GR-CO and fronts onto W. Parmer Lane. Tract 2 is a 5.75 acre lot that is currently developed with a religious assembly use (Parmer Lane Baptist Church), with a detention pond and surface parking zoned MF-2 that accesses Scofield Farms Drive. The lot to the north, at the southwest corner of Parmer Lane and Scofield Farms Drive, is zoned GR and is developed with a financial services use (Wells Fargo Bank). Further to the north, across W. Parmer Lane there is a retail shopping center with a food sales use (Hana World Market) that is also zoned GR. To the south there is an SF-2 zoned area that is undeveloped. The lots to the east, across Scofield Farms Drive are developed with an assisted living use (Parmer Woods at North Austin) zoned LO and a primary public school (River Oaks Elementary School) zoned MF-2 and SF-1. The lots to the west contain an automotive repair use (Austin Automotive Specialists), an undeveloped area zoned LR and duplex residences zoning SF-3. In this request the applicant is asking to rezone both tracts to GR-MU to allow for a multifamily project (*please see Applicant's Request Letter – Exhibit C*).

The staff recommends the applicant's request for Community Commercial-Mixed Use Combining District zoning. The property meets the intent of the district as it is accessible from a major arterial/highway and a collector roadway. The proposed zoning is compatible with the commercial and office zoning designations to the north, east and west. GR-MU zoning will permit the applicant to develop this site with a mixture of uses, including residential uses, that will provide for additional housing opportunities and services in this area of the city. There is access to public transit in the vicinity as there are Capital Metro bus routes (#142, #325)/stops along Metric Boulevard to the west. The site under consideration is adjacent to Parmer Lane Activity Corridor and is within 0.50 miles from a recreation area (Walnut Creek Metropolitan Park).

The applicant agrees with the staff's recommendation.

BASIS OF RECOMMENDATION:

- 1. The proposed zoning should be consistent with the purpose statement of the district sought.*

Community Commercial district is intended for office and commercial uses serving neighborhood and community needs, including both unified shopping centers and individually developed commercial sites, and typically requiring locations accessible from major traffic ways.

Mixed Use combining district is intended for combination with selected base districts, in order to permit any combination of office, retail, commercial, and residential uses within a single development.

2. *The proposed zoning should promote consistency and orderly planning.*

The proposed zoning is compatible with the surrounding commercial and office zoning to the north, east and west. The site is adjacent to Parmer Lane Activity Corridor, as designated by the Imagine Austin Comprehensive Plan.

3. *The proposed zoning should allow for a reasonable use of the property.*

The proposed GR-MU zoning will permit the applicant to develop this site with a mixture of uses, including residential uses, that will provide for additional housing opportunities and services in this area of the city. There is access to commercial uses (Hana World Market), civic services (River Oaks Elementary School), a recreation area (Walnut Creek Metropolitan Park) near this property. In addition, there are public transit options in the vicinity with Capital Metro bus routes (#142, #325)/stops along Metric Boulevard to the west.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	GR-CO, MF-2	Undeveloped Tract, Scofield Farms Event Center, Religious Assembly (Parmer Lane Baptist Church), Detention Pond, Undeveloped Area
<i>North</i>	GR	Financial Services (Wells Fargo Bank), Food Sales (Hana World Market)
<i>South</i>	SF-2, SF-1	Undeveloped Tract
<i>East</i>	LO, MF-2, SF-1	Assisted Living (Parmer Woods at North Austin), Primary Public School (River Oaks Elementary School)
<i>West</i>	GR-CO, SF-3	Automotive Repair (Austin Automotive Specialists), Undeveloped Tract, Duplex Residences

PLANNING AREA: North Lamar Area Study

WATERSHED: Walnut Creek

NEIGHBORHOOD ORGANIZATIONS:

- Austin Independent School District,
- Austin Lost and Found Pets,
- Austin Neighborhoods Council,
- Friends of Austin Neighborhoods,
- Homeless Neighborhood Association,
- Neighborhood Empowerment Foundation,

North Growth Corridor Alliance,  
 SELTexas,  
 Sierra Club, Austin Regional Group

SCHOOLS:

Austin Independent School District:

Pillow Elementary School  
 Burnet Middle School  
 Anderson High School

Pflugerville Independent School District:

River Oaks Elementary School  
 Westview Middle School  
 Connally High School

AREA CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
C14-2014-0193 (MMK Ventures, LLC: 1601 Cedar Bend Drive)	<del>LO-MU-CO</del> , RR to SF-6-SF-4A	8/18/15: Approved staff's recommendation for SF-4A zoning, with the NTA conditions, adding a conditional overlay to prohibit vehicular access from Old Cedar Lane to Cearly except for emergency (crash gates), pedestrian and bicycle access (6-5, S. Harris, G. Rojas, B. Evans, Y. Flores, D. Breithaupt-No); A. Denkler-1 <sup>st</sup> , J. Kiolbassa-2 <sup>nd</sup> .	10/15/15: Approved staff's rec. of SF-4-A-CO zoning, with NTA conditions. Keep public hearing open and bring back for 2 <sup>nd</sup> /3 <sup>rd</sup> readings on November 12, 2015 (10-0, A. Kitchen-off dais); L. Pool-1 <sup>st</sup> , D. Zimmerman-2 <sup>nd</sup> .  11/12/15: Approved the draft ordinance based on the conditions commended by the Zoning and Platting Commission on 2 <sup>nd</sup> reading (9-3, P. Renteria, E. Troxclair and O. Houston-No); L. Pool-1 <sup>st</sup> , D. Zimmerman-2 <sup>nd</sup> .  12/17/15: Approved as amended for single-family residence-small lot-conditional overlay (SF-4A-CO) combining district zoning on Mayor Pro Tem Tovo's motion, Council Member Pool's second on an 11-0 vote. The amendment was to strike Part 3 B from the ordinance.
C14-2011-0023 (1601 Cedar Bend Drive)	RR to LR	9/06/11: Approved the staff's recommendation of LO-MU-CO district zoning on consent (5-0, S. Baldrige-absent); P. Seager-1 <sup>st</sup> , C. Banks-2 <sup>nd</sup> .	9/22/11: Approved LO-MU-CO zoning on consent on all 3 readings (7-0); B. Spelman-1 <sup>st</sup> , L. Morrison-2 <sup>nd</sup> .

C14-05-0199 (12195 Metric Boulevard-Texan Market Store Car Wash)	LR to GR	1/31/06: Approved GR-CO zoning for the area of 5,750 sq. ft. with car wash as the only GR district use, all other LR uses; 8-foot masonry wall to be constructed from the existing pavement south past the new improvements; public RC to limit the hours of the car wash from 6:00 a.m. to 10:00 p.m. (8-0, J. Gohil-absent)	3/02/06: Approved GR-CO with conditions (7-0); all 3 readings
C14-05-0016 (12251 Running Bird Lane)	SF-6 to SF-6 (Tracts A & B) and LO (Tract C)	10/18/05: Approved RR zoning for floodplain, SF-6 zoning for Tracts A & B, and LO-CO zoning for Tract C, with the following conditions: prohibit Communications Services, Medical Offices, Club or Lodge, Convalescent Services, Cultural Services, and Hospital Services (Limited). In addition, Tracts A, B, and C shall have a 450 trip limit per day. Vote: 9-0; JM-1 <sup>st</sup> , MH-2 <sup>nd</sup> .	11/17/05: Approved SF-6 (Tracts A& B), LO-CO (Tract C), and Tract D to remain RR (7-0); all 3 readings
C14-04-0106 12100 block of Metric Boulevard-Walnut Creek Greenbelt at Metric)	MF-2 to P	8/03/04: Approved P zoning by consent (8-0, J. Pinnelli-absent)	9/02/04: Approved P zoning (7-0); all 3 readings
C14-03-0183 (12041 Bittern Hollow-St. Albert The Great Catholic Church)	SF-2 to LO-CO	2/03/04: Approved LO-CO zoning with 2,000 vtpd limit and prohibiting the following uses: Art and Craft Studio (Limited), Communications Services, Medical Offices, Convalescent Services, Cultural Services (9-0)	3/04/04: Approved LO-CO zoning (6-0); all 3 readings
C14-02-0048 (1709 W. Parmer Lane-Boston Market)	LR to GR	5/21/02: Approved staff's recommendation of GR-CO zoning, with a CO for a 2,000 vtpd, by consent (8-0, A. Adams-Not yet arrived); J. Matinez-1 <sup>st</sup> , N. Spelman-2 <sup>nd</sup> .	6/27/02: Approved GR-CO (7-0); all 3 readings
C14-01-0044 (1700 W. Parmer Lane-Scofield Farms Market Shopping Center)	GR to CS	5/8/01: Approved staff rec. of CS-CO by consent (8-0)	7/19/01: Approved CS-CO w/ addition of prohibiting pawn shops (6-0); all 3 readings

C14-01-0043 (1700 W. Parmer Lane-Scofield Farms Market Shopping Center)	GR to CS-1	5/8/01: Approved staff rec. of CS-1-CO w/ conditions, prohibit free standing CS-1 use (8-0)	7/19/01: Approved CS-1-CO w. addition of prohibiting pawn shops (6-0); all 3 readings
C14-00-2033 (W. Parmer Lane-Little Steps Child Care Center)	SF-3 to GR	3/28/00: Approved staff's rec. of LR-MU-CO by consent (5-0); limit vehicle trips to 315 per day	5/11/00: Approved PC rec. of LR-MU-CO by consent (7-0); all 3 readings
C14-00-2023 (1418 Cardinal Hill Road)	SF-1 to LO	4/18/00: Deny LO zoning (8-0)	6/01/00: Denied rezoning request (4-3, KW/BS/DS-Nay)
C14-99-2067 (W. Parmer Lane)	GR, GO to GR	1/18/00: Approved GR-CO by consent (9-0)	2/17/00: Approved GR-CO (7-0); all 3 readings
C14-98-0021 (12424 Scofield Farms Drive)	MF-2 to GR	4/14/98: Approved GR-CO w/ conditions (8-0)	5/14/98: Approved GR-CO w/ conditions (5-0); all 3 readings
C14-96-0062 (E. Parmer Lane-Brake Specialists)	LR to GR	6/4/96: Approved GR (8-0)	7/11/96: Approved GR-CO w/ conditions (6-1); 1 <sup>st</sup> reading 8/22/96: Approved GR-CO w/ conditions (5-2); 2 <sup>nd</sup> / 3 <sup>rd</sup> readings

RELATED CASES: C14-85-149 (North Lamar Area Rezoning)

OTHER STAFF COMMENTS:

Comprehensive Planning

**Project Name and Proposed Use:** 1603 W PARMER LANE. C14-2024-0101. Project: Scofield Farms Rezoning. 7.6 acres from GR-CO, MF-2 to GR-MU. Existing: undeveloped and church (9,150 sq. ft). Proposed: 328 multifamily residential units. Demolition is proposed.

Yes	Imagine Austin Decision Guidelines
<b>Complete Community Measures *</b>	
Y	<b>Imagine Austin Growth Concept Map:</b> Located within or adjacent to an Imagine Austin Activity Center, Imagine Austin Activity Corridor, or Imagine Austin Job Center as identified the Growth Concept Map. <b>Names of Activity Centers/Activity Corridors/Job Centers *:</b> <ul style="list-style-type: none"> <li>• <b>Adjacent to Parmer Lane Activity Corridor</b></li> </ul>
Y	<b>Mobility and Public Transit *:</b> Located within 0.25 miles of public transit stop and/or light rail station. <ul style="list-style-type: none"> <li>• <b>0.18 miles to bus stop on Metric Blvd</b></li> </ul>
Y	<b>Mobility and Bike/Ped Access *:</b> Adjoins a public sidewalk, shared path, and/or bike lane. <ul style="list-style-type: none"> <li>• <b>Sidewalk present along Parmer Lane</b></li> </ul>
Y	<b>Connectivity, Good and Services, Employment *:</b> Provides or is located within 0.50 miles to goods and services, and/or employment center
Y	<b>Connectivity and Food Access *:</b> Provides or is located within 0.50 miles of a grocery store/farmers market. <ul style="list-style-type: none"> <li>• <b>0.2 miles to Hanna World Market Grocery Store</b></li> </ul>
Y	<b>Connectivity and Education *:</b> Located within 0.50 miles from a public school or university. <ul style="list-style-type: none"> <li>• <b>0.2 miles to River Oaks Elementary School</b></li> </ul>
Y	<b>Connectivity and Healthy Living *:</b> Provides or is located within 0.50 miles from a recreation area, park or walking trail. <ul style="list-style-type: none"> <li>• <b>0.5 miles to Walnut Creek Metropolitan Park</b></li> </ul>
	<b>Connectivity and Health *:</b> Provides or is located within 0.50 miles of health facility (ex: hospital, urgent care, doctor’s office, drugstore clinic, and/or specialized outpatient care.)
Y	<b>Housing Choice *:</b> Expands the number of units and housing choice that suits a variety of household sizes, incomes, and lifestyle needs of a diverse population (ex: apartments, triplex, granny flat, live/work units, cottage homes, and townhomes) in support of Imagine Austin and the Strategic Housing Blueprint.
	<b>Housing Affordability *:</b> Provides a minimum of 10% of units for workforce housing (80% MFI or less) and/or fee in lieu for affordable housing.
	<b>Mixed use *:</b> Provides a mix of residential and non-industrial uses.
	<b>Culture and Creative Economy *:</b> Provides or is located within 0.50 miles of a cultural resource (ex: library, theater, museum, cultural center).
	<b>Culture and Historic Preservation:</b> Preserves or enhances a historically and/or culturally significant site.
	<b>Creative Economy:</b> Expands Austin’s creative economy (ex: live music venue, art studio, film, digital, theater.)
	<b>Workforce Development, the Economy and Education:</b> Expands the economic base by creating permanent jobs, especially in industries that are currently not represented in a particular area or that promotes a new technology, and/or promotes educational opportunities and workforce development training.

	<b>Industrial Land:</b> Preserves or enhances industrial land.
Y	<b>Not located over Edwards Aquifer Contributing Zone or Edwards Aquifer Recharge Zone</b>
9	<b>Number of “Yes’s”</b>

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Walnut Creek Watershed of the Colorado River Basin, which is classified as a Suburban Watershed by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

<i>Development Classification</i>	<i>% of Gross Site Area</i>	<i>% of Gross Site Area with Transfers</i>
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

According to floodplain maps there is no floodplain within or adjacent to the project location.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

At this time, site specific information is unavailable regarding vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

At this time, no information has been provided as to whether this property has any preexisting approvals that preempt current water quality or Code requirements.

Fire

No comments.

Parks and Recreation

Parkland dedication will be required for the new dwelling units proposed by this development, multifamily with GR-MU zoning, at the time of subdivision or site plan, per



City Code § 25-1-601. Should fees in-lieu be required, those fees shall be used toward park investments in the form of land acquisition and/or park amenities within the surrounding area, per the Parkland Dedication Operating Procedures § 14.3.11 and City Code § 25-1-609, as amended.

If the applicant wishes to discuss parkland dedication requirements in advance of site plan or subdivision applications, please contact this reviewer: [thomas.rowlinson@austintexas.gov](mailto:thomas.rowlinson@austintexas.gov).

### Site Plan

Site plans will be required for any new development other than single-family or duplex residential.

Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

### **Compatibility Standards**

**NEW COMPATIBILITY COMMENTS (for now):** On and after July 15th, 2024, this site will need to comply with compatibility requirements based on ordinance # 20240516-004

This tract is already developed, and the proposed zoning change is a footprint within the existing development.

### Transportation

The Austin Strategic Mobility Plan (ASMP) calls for 154 feet of right-of-way for W Parmer LN. It is recommended that 77 feet of right-of-way from the existing centerline should be dedicated for W Parmer LN. according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 84 feet of right-of-way for Scofield Farms DR. It is recommended that 42 feet of right-of-way from the existing centerline should be dedicated for Scofield Farms DR. according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The Austin Strategic Mobility Plan (ASMP) calls for 58 feet of right-of-way for Shag Bark TRL. It is recommended that 29 feet of right-of-way from the existing centerline should be dedicated for Shag Bark TRL. according to the Transportation Plan with the first subdivision or site plan application. [LDC 25-6-51 and 25-6-55].

The adjacent street characteristics table is provided below:

Name	ASMP Classification	ASMP Required ROW	Existing ROW	Existing Pavement	Sidewalks	Bicycle Route	Capital Metro (within ¼ mile)
W Parmer Lane	Level 4 – TxDOT Highway	154’	148’ including median.  Median varies: 4’ to 17’	Excluding median.  NW direction: 45’ to 57’  SE direction: 45’	6’	No	Yes
Scofield Farms Drive	Level 2/Collector	84’	65’ to 74’	48’	6’	No	Yes
Shag Bark Trail	Level 1/Local	58’	47’	30’	6’	No	Yes

Water Utility

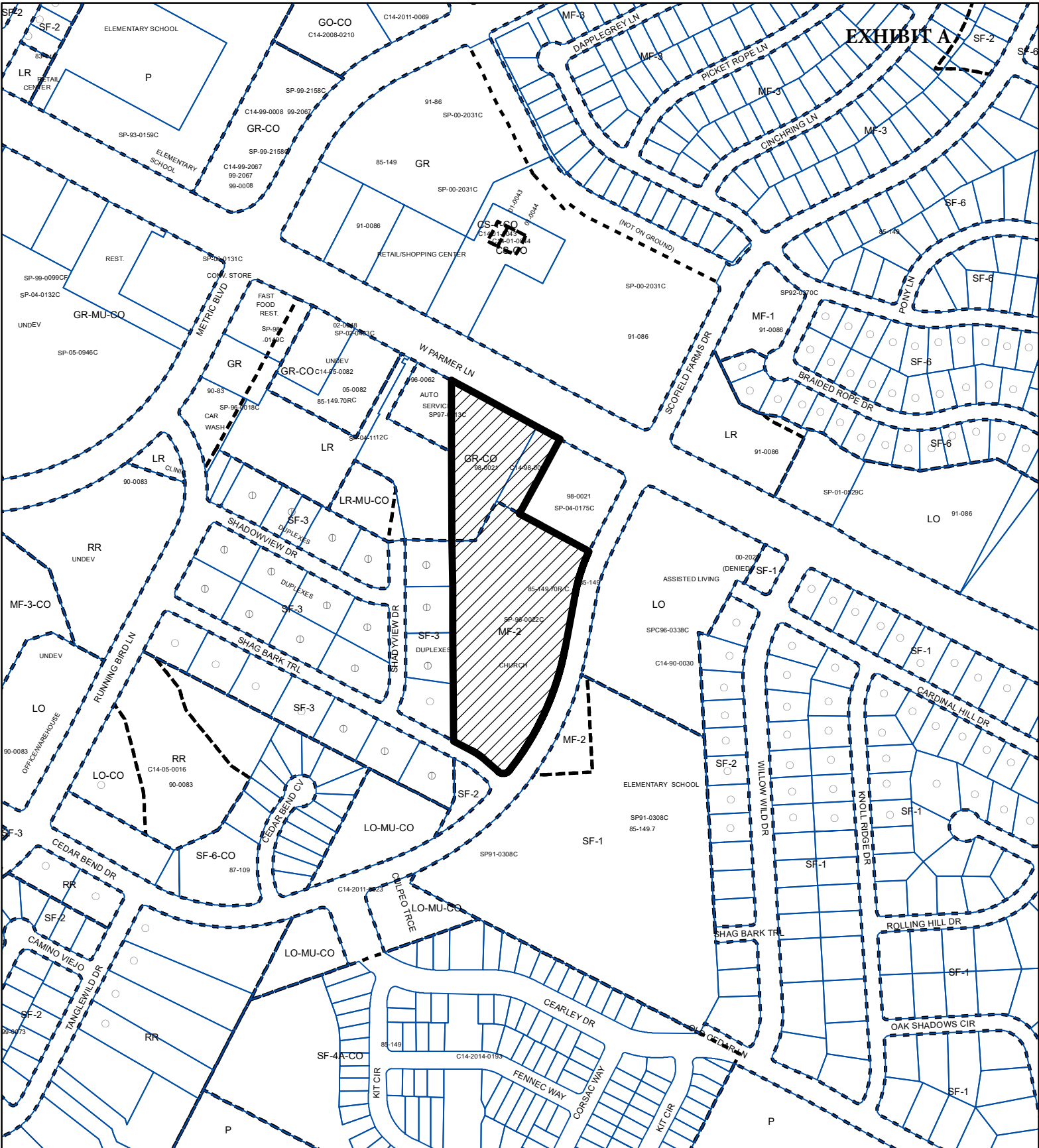
No comments on zoning change.

FYI: The landowner intends to serve the site with existing City of Austin water utilities.

Depending on the development plans submitted, water and or wastewater service extension requests may be required. All water and wastewater construction must be inspected by the City of Austin. For more information pertaining to the Service Extension Request process and submittal requirements contact the Austin Water SER team at [ser@austintexas.gov](mailto:ser@austintexas.gov).

INDEX OF EXHIBITS TO FOLLOW




- A: Zoning Map
- B. Aerial Map
- C. Applicant’s Request Letter
- D. Comments from Interested Parties



### ZONING

ZONING CASE#: C14-2024-0101



-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

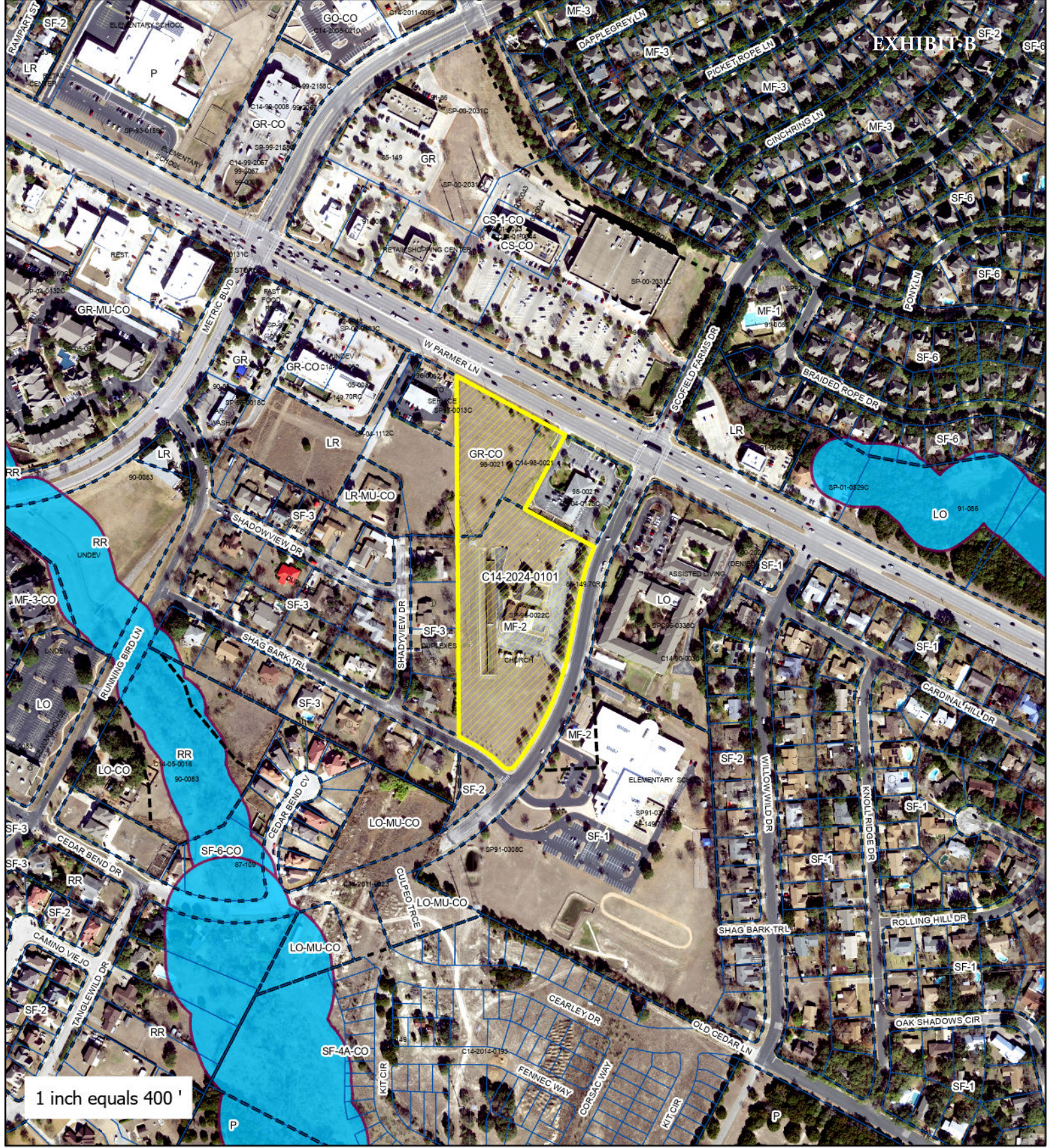
1" = 400'

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

This product has been produced by the Planning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



Created: 7/8/2024



1 inch equals 400'



- SUBJECT TRACT
- ZONING BOUNDARY
- PENDING CASE
- CREEK BUFFER

### Scofield Farms Rezoning

ZONING CASE#: C14-2024-0101  
 LOCATION: 1603, 1605 W. Parmer  
 12424 Scofield Farms Dr.  
 SUBJECT AREA: 7.6 Acres  
 MANAGER: Sherri Sirwaitis



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Created: 8/9/2024

# ARMBRUST & BROWN, PLLC

ATTORNEYS AND COUNSELORS

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Richard Suttle  
(512) 435-2310  
rsuttle@abaustin.com

June 26, 2024

Lauren Middleton-Pratt, Director  
Planning Department  
City of Austin  
1000 E. 11th Street, Suite 200  
Austin, Texas 78702

Re: Rezoning and Restrictive Covenant Amendment Applications for 1605 and 1603  
W. Parmer and 12424 Scofield Farms Drive in Austin, Travis County, Texas  
(TCAD Parcel No. 0260180420 and No. 0260180423) (the "Application")

Dear Ms. Middleton-Pratt:

This firm represents and this letter is submitted on behalf of the owner for the above Application. The site proposed for redevelopment in connection with this Application consists of 7.6 acres (the "Property").

The Property is zoned Community Commercial – Conditional Overlay (GR-CO) and Multifamily Residence Low Density (MF-2). A portion of the Property is currently developed with a church and the remainder is undeveloped. The request is to rezone the Property from GR-CO and MF-2 to Community Commercial – Mixed Use (GR-MU) to allow for a multifamily project. The request includes removing the conditional overlay that was established in Ordinance 980514-C which restricts traffic generation to 2,000 trips per day or less.

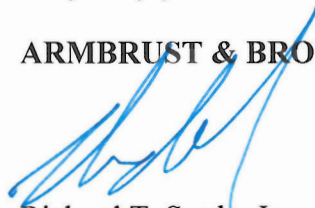
A Traffic Impact Analysis (TIA) is not required. The TIA Determination signed by Ramin Komeili on June 25, 2024 is included in the submittal package.

In addition to the rezoning request, a restrictive covenant amendment application is being submitted concurrently with the zoning application. The restrictive covenant, recorded in Volume 9922, Page 591 is associated with City of Austin case number C14-85-149.70. The purpose of the restrictive covenant amendment application is to remove the density limitation of 15 units per acre for multiple family development. A redline of the restrictive covenant is included with this submittal package.

Thank you in advance for your time and consideration of this zoning request. If you have any questions or need additional information, please do not hesitate to contact me at (512) 435-2310.

Very truly yours,

**ARMBRUST & BROWN, PLLC**



Richard T. Suttle, Jr.

cc: Joi Harden, Housing and Planning Department  
Amanda Morrow, Armbrust and Brown, PLLC  
Jewels Cain, Armbrust and Brown, PLLC

**From:** [dikearns](#)  
**To:** [Sirwaitis, Sherri](#)  
**Subject:** Re: Case Number C14-2024-0101  
**Date:** Wednesday, August 14, 2024 4:41:29 PM

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### External Email - Exercise Caution

This is for Public Hearing: August 20, 2024, Zoning and Platting Commission.  
I object to the application for rezoning.

On Wednesday, August 14, 2024 at 04:38:06 PM CDT, > wrote:

Below are the comments I would like to submit for the meeting next Tuesday.

Name: Diane Kearns  
Address: 1705 Shag Bark Trail, Austin, TX 78758  
Daytime Phone: 512-799-1221  
Comments:

Dear Zoning and Platting Commissioners:

My name is Diane Kearns and I live at 1705 Shag Bark Trail with my husband, 3 kids, 2 dogs and a cat. Our street is one block long, bordered by Running Bird Lane on the West, and Scofield Farms Drive on the East. The land in case C14-2024-0101 borders our block on the South.

Shag Bark Trail is a "cut through" street and cars often speed significantly above the 25 MPH speed limit, especially during peak traffic hours. Unfortunately in the 5 years we have lived on the street, 3 cars parked in front of our house were hit by speeding cars, and one of those cars was totaled by the insurance company :

- 1) Accident date 1/22/2021, APD report 210220314
- 2) Accident date 5/5/2021, APD report 2021-8006781
- 3) Accident date 6/19/2021, APD report 2021-8005640

On July 11th, 2024, a car speeding down Running Bird Lane, turned right onto Shag Bark Trail, hit a parked car and then flipped over onto its roof. Miraculously no pedestrians at the corner house estate sale were injured, nor were the driver & passenger. I've requested the police report but have not yet received it.

Shag Bark Trail was originally developed in the 1970's before the area was part of the City of Austin. We do not have sidewalks nor do we have street lights. Many cars are parked on the street throughout the day. Kids and adults walk their dogs and ride bikes down the middle of our street as a means to get from the neighborhood to Walnut Creek Park.

Our street dead ends into River Oaks Elementary School, which is on Scofield Farms Drive (across from the proposed development). Parents visiting the school will sometimes park on Shag Bark Trail if street parking on Scofield Farms Drive is full, and must cross Scofield Farms Drive to get to the school. There are no "school zone" speed limit signs that flash a reduced speed limit during drop off & pickup hours.

Shag Bark Trail is already a busy street lacking the safety standards like sidewalks, streetlights that most neighborhood streets in the City of Austin are afforded. When Scofield Farms Drive and Cedar Bend Drive were connected earlier in 2024 due to the development of the Milestone Foxfield Subdivision (project name Cearly), not a single crosswalk across Scofield Farms Drive was installed, even though it was requested during the planning process. Now we have cars speeding down that street as well.

Adding 340 units across the street from an Elementary School without a Traffic Impact Analysis nor a Neighborhood Traffic Analysis is beyond irresponsible. I fear for the safety of my children and the other children that use our street if an additional net trips of 1,505 per day are added to our neighborhood. According to the Traffic Impact Analysis (TIA)

Determination Worksheet, there is to be 1 driveway for the proposed Multi-Family building on Scofield Farms Drive.

Questions I urge the commission to get answered BEFORE a determination on rezoning is made are:

- 1) For a Mid-Rise Multifamily with 340 units, what is the peak hour volume estimate and would it be exceeded with one driveway?
- 2) The developer is requesting a zoning change to "GR-MU" which "typically requires locations accessible from major traffic ways." If that is the case, why is there not a driveway requested for Parmer Lane? Wouldn't that alleviate some of the proposed 1505 trips per day traffic on Scofield Farms Drive?
- 3) The developer is also requesting to remove the conditional overlay established in Ordinance 980514-C which restricts traffic generation to 2,000 trips per day or less. If the estimated trips on the TIA worksheet are 1575 per day, why does this conditional overlay need to be removed? Can a new ordinance be established that would limit the estimated trips to 1575 per day to ensure future iterations of the proposed building do not grow beyond the 340 units?
- 4) The developer referenced a red-lined copy of Restrictive Covenant City of Austin case number C14-85-149.70 requesting the density limitation in section 6 be struck. The Restrictive Covenant was amended on 2/5/2004 by the City Council so that the property in Exhibit "C" prohibiting access driveway onto Parmer Lane would be struck. Does this apply to the land in this case? What other amendments have been made to the Restrictive Covenant pertaining to this plot of land?
- 5) What is the impact to traffic on Scofield Farms Drive/Cedar Bend Drive when the 136 single family homes at the Milestone Foxfield subdivision (also on Scofield Farms Drive, just south of River Oaks Elementary School) are fully built out, plus the 340 units requested? Assuming the Transportation department has already completed, please provide the assessment on number of cars during peak hour.
- 6) What are the plans to incorporate dedicated bike lanes on Scofield Farms Dr/Cedar Bend Drive, designated parking lane, stop signs and crosswalks with on-demand flashing lights in order to protect the kids and adults that currently live in the neighborhood or attend the elementary school?
- 7) What attempts have been made or will be made to work with the neighborhood to ensure that safety concerns are addressed? I will note that I received the hearing notice in the mail on Monday 8/12/24, and comments needed to be submitted by Wednesday 8/14/24. 2 Days is not sufficient when we're talking about a significant impact to our families, homes and neighborhood.

I thank you for allowing me to present these comments and questions.

Sincerely,  
Diane Kearns

On Tuesday, August 13, 2024 at 08:32:06 AM CDT, Sirwaitis, Sherri  
<sherri.sirwaitis@austintexas.gov> wrote:

Hi Ms. Kerns,

Comments are due to be included with the backup material for the case the Wednesday prior to the meeting (i.e. – tomorrow). You can fill out the form included in the paper notice, pdf it and e-mail it to me or you can just e-mail your individual comments to me.

Information about the Zoning and Platting Commission meeting, including the agenda and speaker registration directions, will be posted on the Commission's website the Friday prior to the meeting at:

<https://www.austintexas.gov/content/zoning-and-platting-commission>



[https://www.austintexas.gov/cityclerk/boards\\_commissions/meetings/54\\_1.htm](https://www.austintexas.gov/cityclerk/boards_commissions/meetings/54_1.htm)

Thank you,

***Sherri Sirwaitis***

*City of Austin*

*Planning Department*

*sherri.sirwaitis@austintexas.gov*

*512-974-3057(office)*

*Please note: E-mail correspondence to and from the City of Austin is subject to required disclosure under the Texas Public Information Act.*

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**From:** dikearns

**Sent:** Monday, August 12, 2024 8:38 PM

**To:** Sirwaitis, Sherri <Sherri.Sirwaitis@austintexas.gov>

**Subject:** Re: Case Number C14-2024-0101

External Email - Exercise Caution

Hi Sherri, I found the record on the abc website but it was not easy! I will provide comments, and would like to speak at the public hearing. Can you please advise what the deadline is to submit comments in time for the 8/20/24 meeting?

Thanks,

Diane Kearns

512-799-1221