

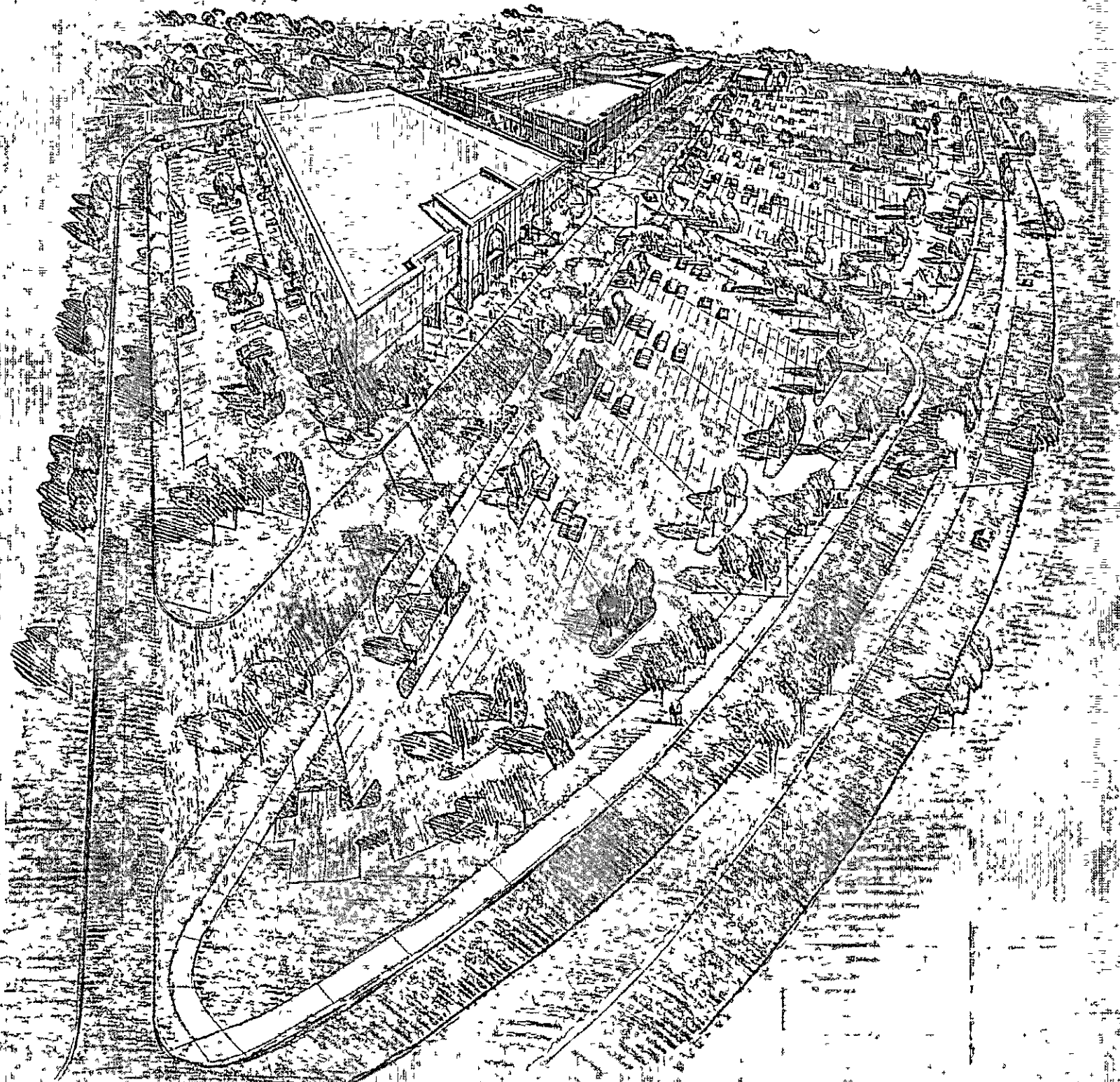
An architectural rendering of a proposed two-story building complex, Vina Plaza. The drawing is a black and white line sketch. The main building is a long, rectangular structure with a flat roof and a series of windows along its side. It is surrounded by a paved plaza area with a grid pattern. There are several trees and shrubs scattered around the building and plaza. In the background, there are more buildings and a hillside. The overall style is a detailed architectural sketch.

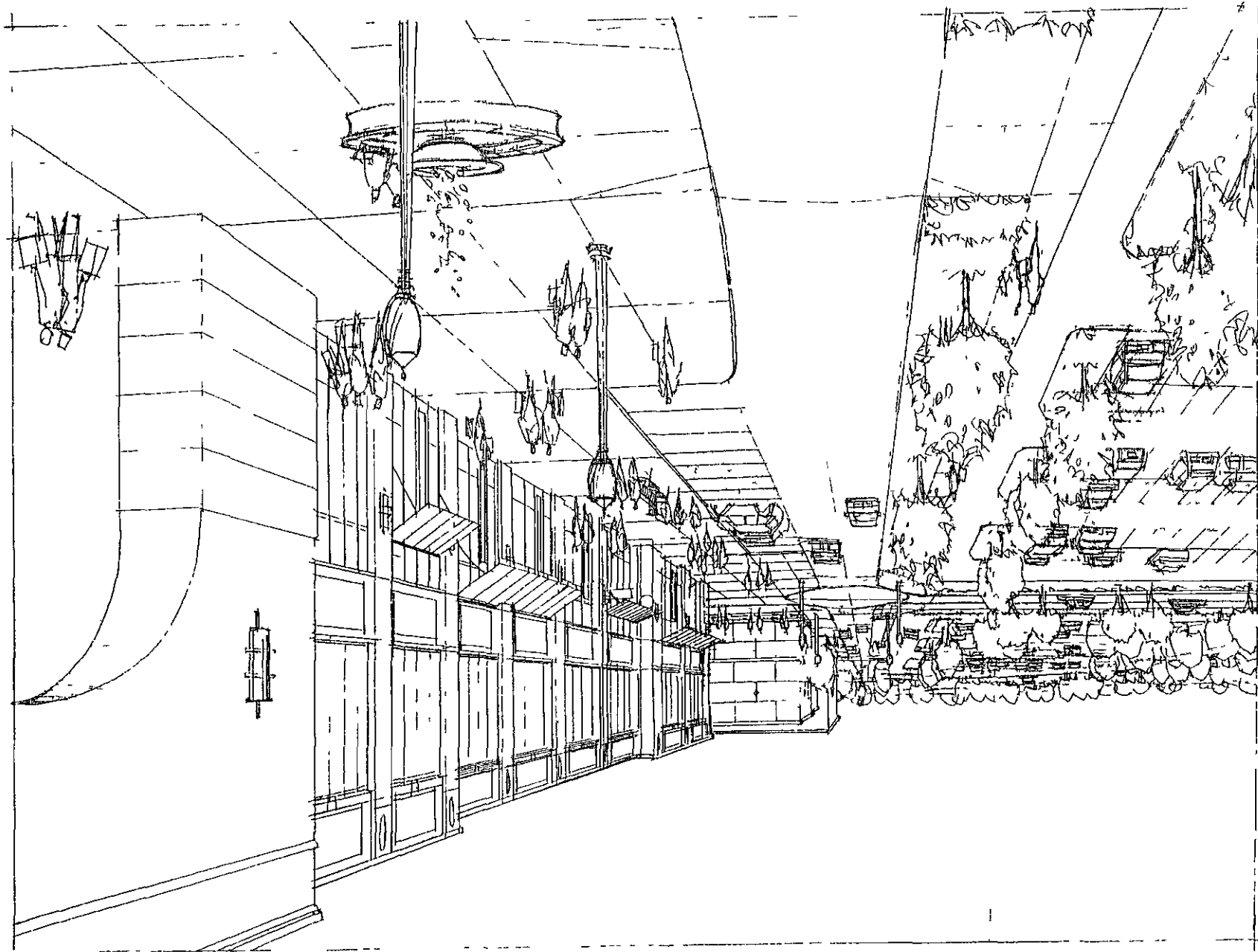
# VINA PLAZA

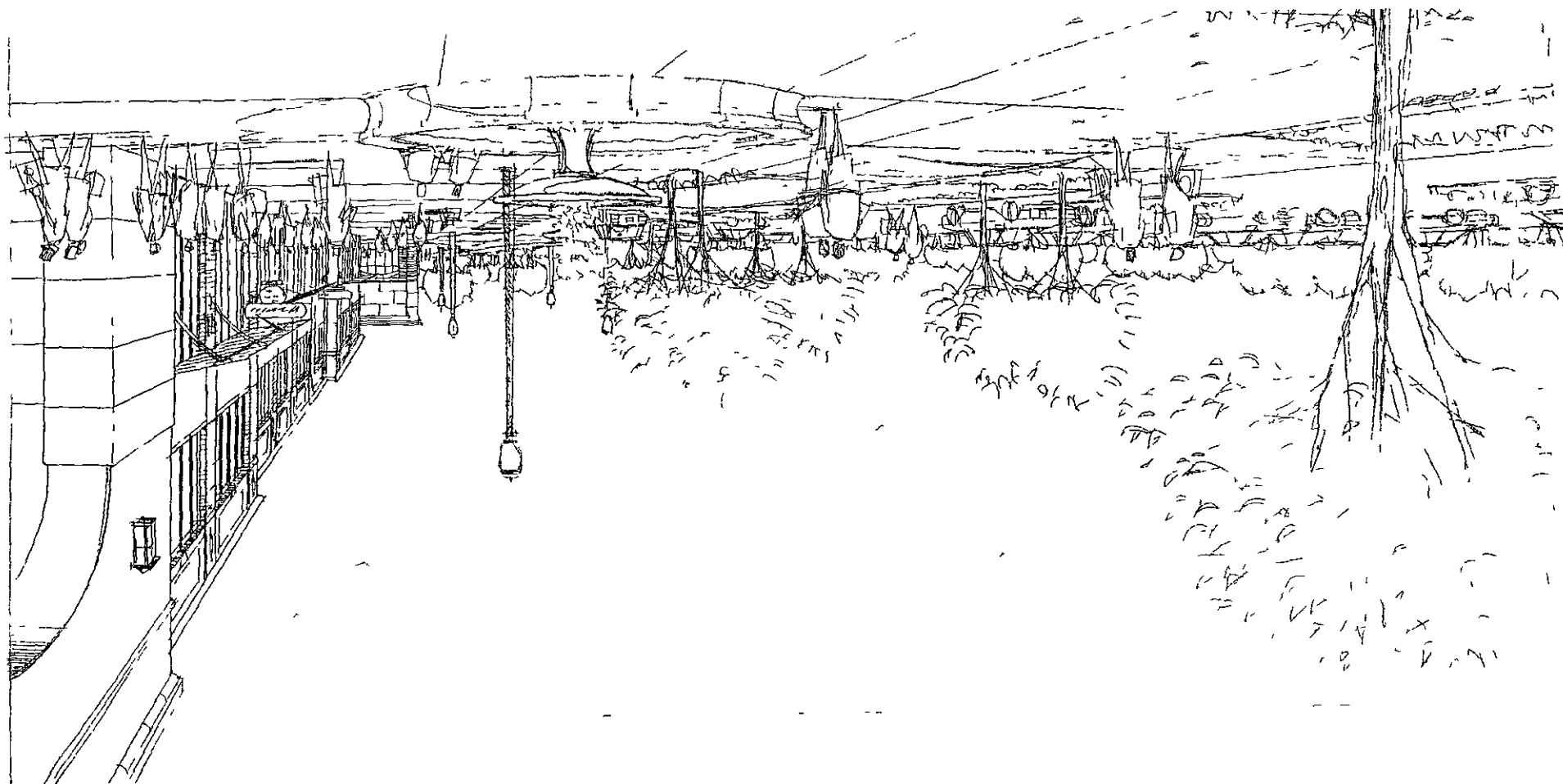
Ly & Nguyen, LLC

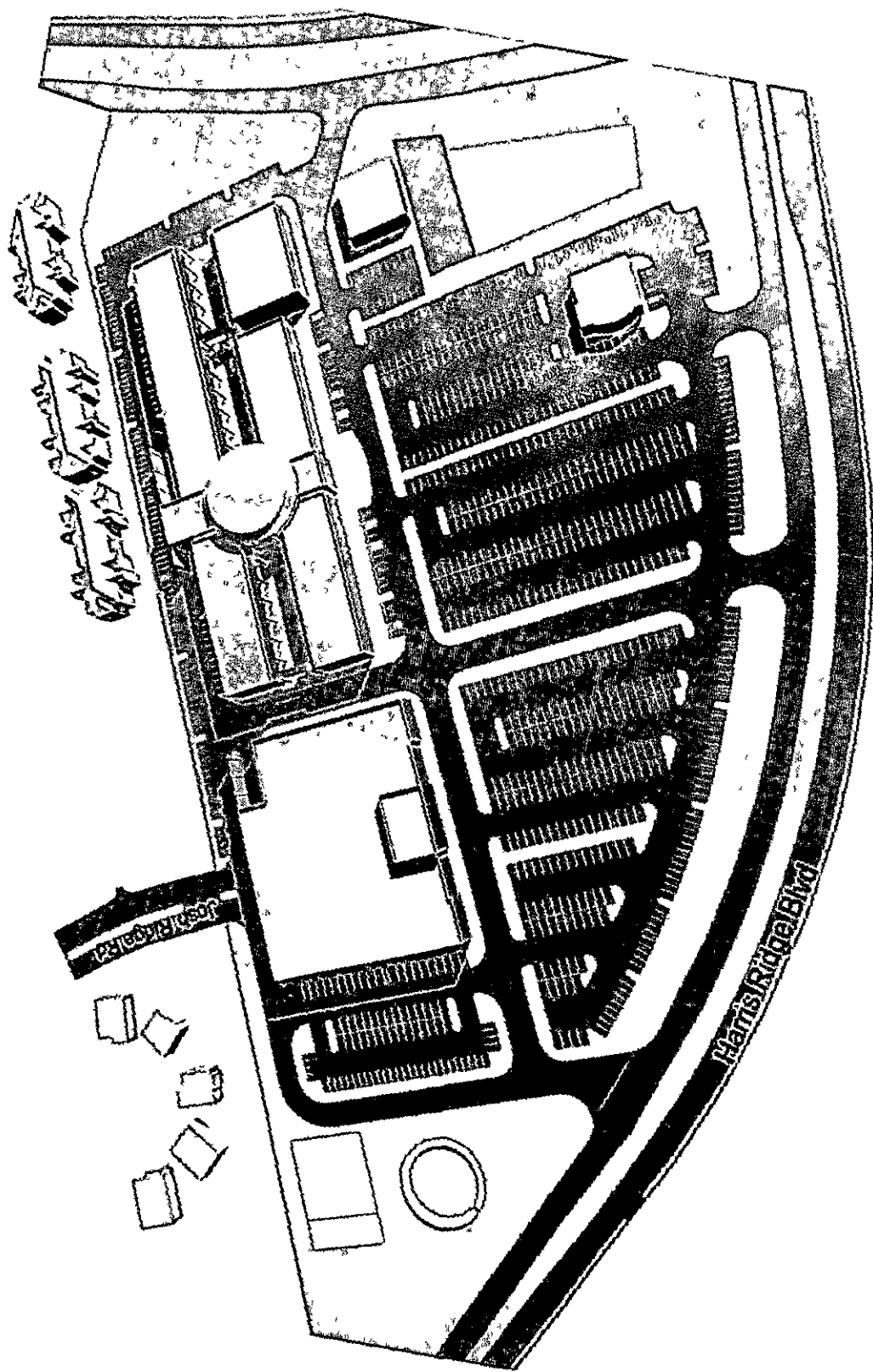
PROPOSED 2 STORY  
GR - RETAIL / OFFICE  
220,000 g. s. f

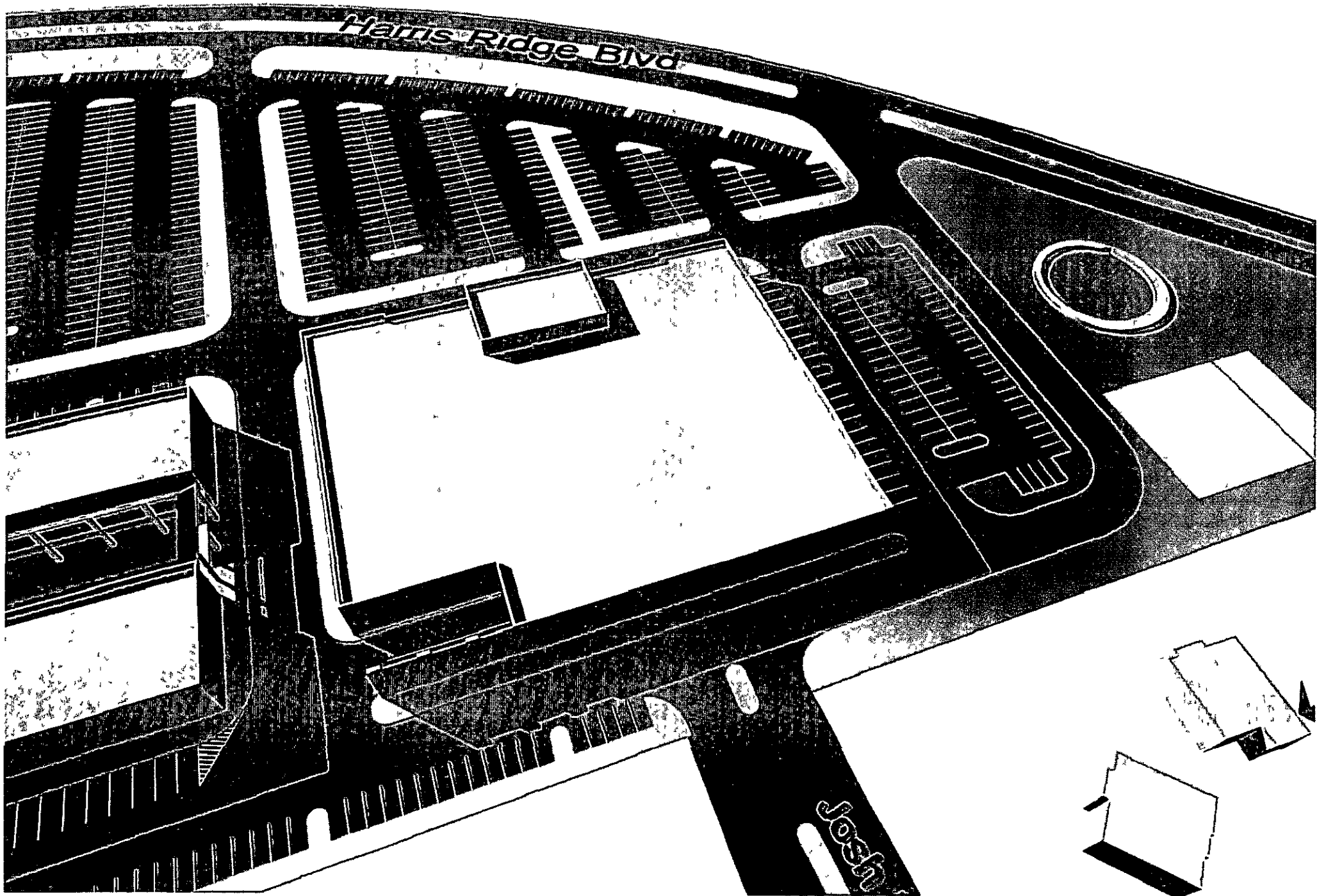
FTC Architects, P C 2007











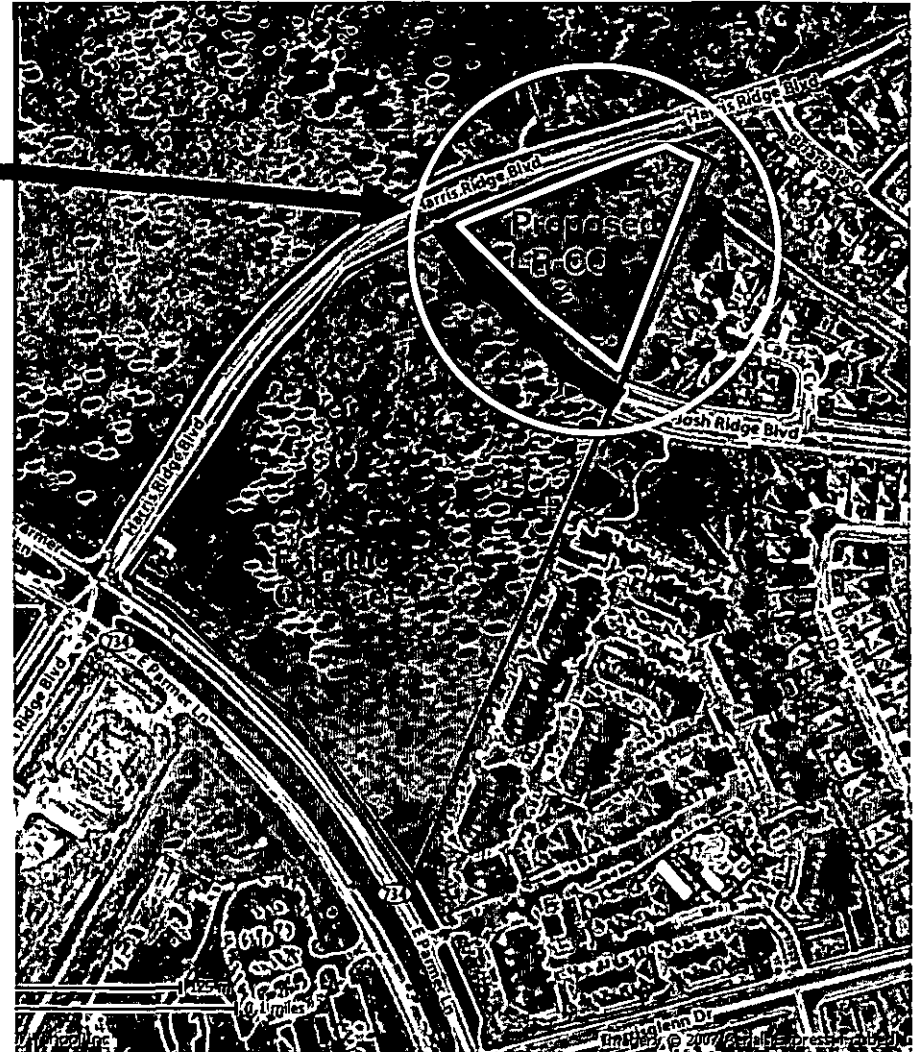




# Harris Ridge Residents: GR zoning is not appropriate adjacent to our homes

## Case C14-2007-0087

- GR is too intense adjacent to existing homes
  - Did council *intend* to approve GR on Nov 1?
  - LO or GO is preferred
- LR-CO is acceptable and recommended by
  - City staff
  - Zoning and Platting commission
  - Neighborhood
  - ***Even the Applicant!***
- Please change the GR to LR-CO





# Harris Ridge Residents: Complete Josh Ridge Blvd

## Case C14-95-0183 (RCA)

- Extension of Josh Ridge Blvd
  - Completes connectivity with Harris Ridge Blvd.
    - Fulfills original intention
    - Allows future extension West
  - Provides access to Vina Plaza from Harris Ridge Blvd.
    - Direct access from main roads
    - Improves safety
  - ***Reduces cut-through traffic into neighborhood***
- ***Traffic is our only concern***
  - Type of market & shops ***No issue***
  - ***Full access from main roads is a necessity!***



# Traffic concerns without Josh Ridge completion

Limited access from Harris Ridge Blvd forces traffic through the neighborhood

Right-in / right-out entrances (no left turns in or out)

- No access to development from Southbound Harris Ridge
  - *How will customers get in???*
  - Forced cut-through option (----)
- No access to Eastbound Parmer Lane from development
  - *How will customers get out???*
  - Alternate paths include U-turn at neighborhood entrance (----)
- Back entrance at Josh Ridge
- Results in **more cut-through** traffic in neighborhood
- Provides **poor access** to property

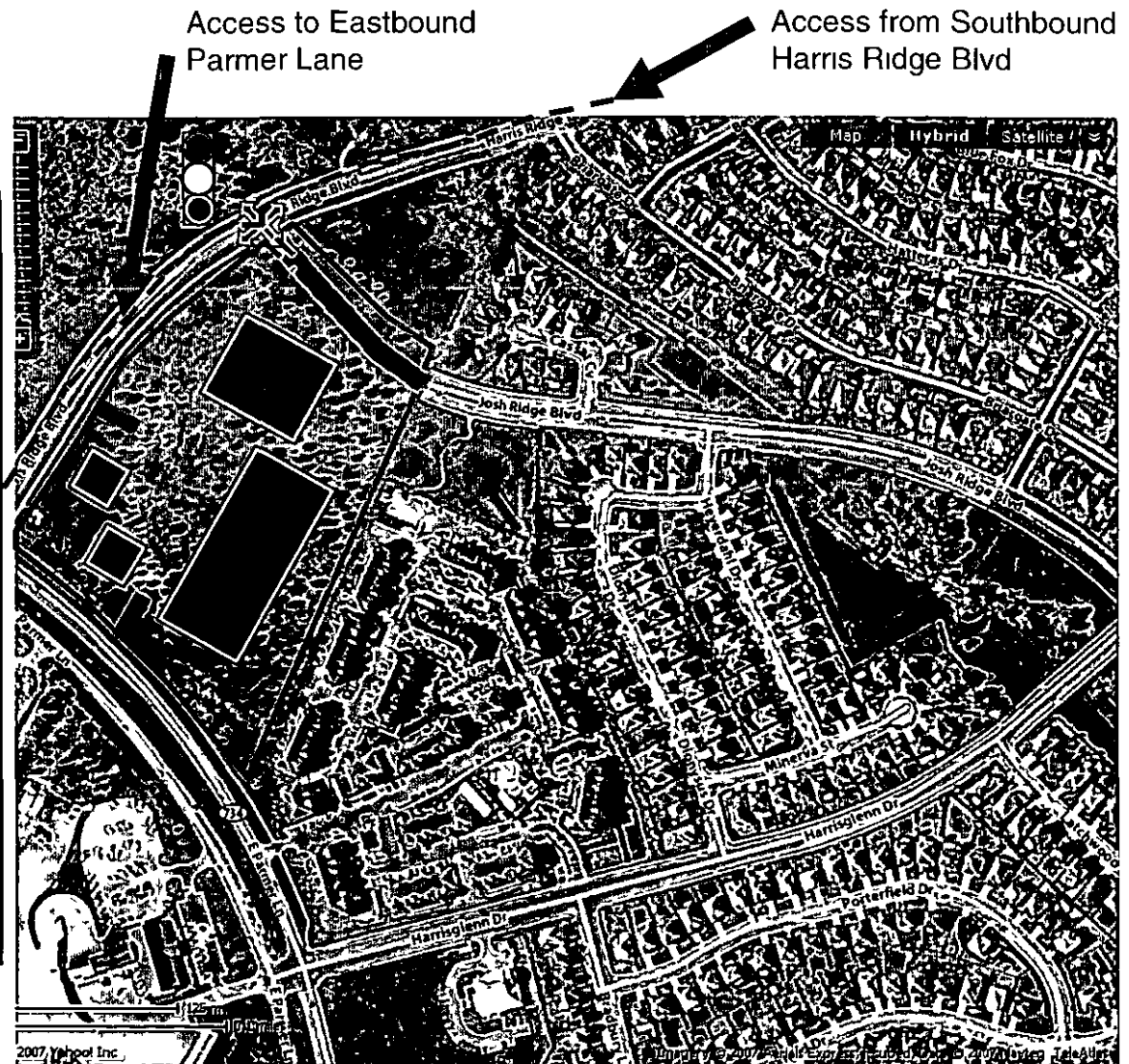


Neighborhood streets & Josh Ridge Blvd will have more traffic if there is not full access from Harris Ridge Blvd

# Traffic improvements with Josh Ridge completion

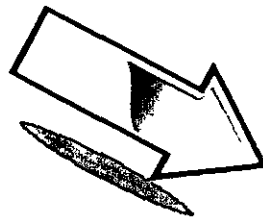
The most straightforward solution:

- Provide full access at Harris Ridge and Josh Ridge
  - Signal control Left & Right turns
  - Removes cut-through traffic and U-turns
  - Improves access to development
- Josh Ridge extension
  - Not in the middle of tract – at the **edge** of the site
  - Minor revisions to proposed plan
- Maintains primary access to the property from the major roadways



## Conclusion: Extend Josh Ridge Blvd

- Existing cut-through traffic will be worse without Josh Ridge
- Site plan & traffic study do not address poor site access from major roads
- Josh Ridge connection to Harris Ridge Blvd
  - Provides **better access** to Vina Plaza
  - Requires only minor revisions
  - **Reduces** neighborhood **cut-through traffic**
- **The solution...**



**Extend Josh Ridge Blvd**

REGARDING ZONING REQUEST  
CASE # C14-2007-0087  
RR TO LR and  
RESTRICTIVE COVENANT MODIFICATION REQUEST  
CASE # C14-95-0183(RCA)

Dear Honorable Mayor, Council Members, Commissioners and Others

November 5, 2007

Thank you for approving the zoning change for Case # C14-2007-0087. Although GR was approved, due to previous negotiations, I have been informed that the applicant is agreeable with the staff recommendation of LR-CO, as recommended by Zoning and Platting Commission. With the approval of the zoning to LR-CO and the approval of the applicants' request to modify the restrictive covenants to delete the requirement to extend Josh Ridge as a four lane city street, we have agreed to the detailed conditions previously provided, which has been updated in this letter. I understand that some of the conditions may be included either in the zoning ordinance as a conditional overlay and/or in a Restrictive Covenant. **If possible, I respectfully request that the City of Austin be included as party to the conditional overlay and/or Restrictive Covenant.** Again I applaud the efforts of the developers to take into account the desires of the neighborhood.

Initially members of the Harris Glenn Homeowners' Association negotiated the construction of a private drive as opposed to a four lane city street for Josh Ridge as a compromise to what Harris Ridge Homeowners desired and the development design. Based on recommendations provided at the City Council meeting of November 1<sup>st</sup>, we support the updated proposal by the applicant to include Josh Ridge as a public access private drive requiring modification by the architect and developers on the project.

Again, I express my desire to be in attendance at the meeting this Thursday, November 8, 2007, to speak in person and answer any questions and provide additional input and am sorry I am unable to do so due to my traveling. If in Austin I would seek support of my neighbors and bring them along in support of the project. I apologize for not being a more active during the meetings but am grateful I was able to meet some members of city staff last month to express support of this project.

Conditional support for zoning

Vina Plaza Prohibited Uses

- Automotive Sales
- Automotive Washing (of any type)
- Exterminating Services
- Outdoor Sports/Recreation
- Pawn Shop Services
- Service Station
- Theater
- Urban Farm
- Plant Nursery
- Bail Bond Services
- Funeral Services

All other GR uses will be allowed, with one special provision



Automotive Repair Services (not to include automotive repairs, however would allow tire sales and tire installation only)

Conditional support for Restrictive Covenant Modification

- Josh Ridge narrows to a public access private drive (as opposed to a city street)
- We ask the city and/or developer to participate to provide a stop light at Harris Ridge at the entry to Vina Plaza at the modified entrance for the public access drive, if approved and agreed upon by the City of Austin This would allow for left turns out of the site unto Harris Ridge, to minimize traffic delays
- Increased vegetation as provided on the conceptual/proposed site plan, to serve as a buffer between the public access private drive, the Cassat Cove boundary, and the development
- A six foot cedar fence with masonry pillars to separate homes on Cassat Cove and the development (This is a change from the originally negotiated masonry wall due to homeowner association restrictions )

Please feel free to call or email me should you have any questions or require additional information

Sincerely,

Kimberly Miner

Harris Glenn Homeowners Association Member

1009 Cassat Cove

Austin, Texas 78753

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