

**Anguiano, Dora**

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**From:** Rhoades, Wendy  
**Sent:** Tuesday, March 01, 2011 2:02 PM  
**To:** Anguiano, Dora  
**Subject:** FW: Case Number C14-2010-0205

C3

Hi Dora,

In preparation for Item C-3 on tonight's Zoning and Platting Commission meeting, could you please forward this correspondence to the Commissioners, as well as a brief Staff response.

Staff response:

1. A Traffic Impact Study is not required with the subject rezoning case. The Applicant has agreed to do a 4-way stop study with the site plan application.
2. Along with the Development Agreement that governs the property, the Covenants, Codes and Restrictions dictate that the building and site design are consistent with the character of the Circle C Ranch area. In addition, the City's compatibility standards will be applied at the site plan stage.
3. The proposed development will meet the City's parking requirements.

Thank you,  
Wendy

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**From:** [REDACTED]  
**Sent:** Tuesday, March 01, 2011 12:39 PM  
**To:** Rhoades, Wendy  
**Subject:** Re: Case Number C14-2010-0205

Austin Zoning and Platting Commission

I live near the property where the zoning change is being requested for case #C14-2010-0205. As I understand it, the applicant is requesting to increase the square footage allowed for educational use on the property in order to build a post-graduate physical therapy school. The applicant has talked with me on several occasions as well as made presentations to the Circle C Homeowners Association explaining their proposed actions. I am generally supportive of their plan with a few cautions that I would like you to consider.

1. Traffic Issues: I have been told that this proposed activity will not require a traffic study. However, the only inlet and outlet to the property will be at the intersection of LaCrosse Ave and Eclipse Ln. The area of Circle C where I reside has its only entrance and exit at this same intersection. It is already difficult at peak traffic hours to make the left onto LaCrosse to get to MoPac (Loop 1). Residents in this area are concerned that the proposed activity (or any business usage of this property) may cause a potentially dangerous situation at this intersection with residents trying to make a left onto LaCrosse and students entering and exiting the property. A four way stop may be a viable solution to the problem if it occurs. However, with no required traffic study, we will not have this information until after the school opens. As a resident, I do not want the City to wait until accidents occur at the intersection before taking action to at least study the situation. This is an area where school traffic (both vehicular and pedestrian) to Kiker Elementary, school buses for high school and middle school, and other traffic can be fairly heavy especially in the morning hours. I just think it would be prudent for the City of Austin and the applicant to plan for potential traffic issues in the early stages of this plan rather than later. The residents that live here already went through a long process that included several fatalities at MoPac and LaCrosse before a traffic light was finally installed.

2. Consistent Use in a Residential Area: I have been assured by the applicant that the architectural review stage on their building plans will include a process to ensure that parking areas are screened for headlights that may

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shine on houses, lighting for the facilities are low, appearance of the buildings are consistent with requirements for Circle C HOA, additional landscaping that may be required, etc.

3. Parking: It appears that adequate parking may be provided on-site for the educational buildings. It would cause even greater traffic issues if students intend to park on LaCrosse Ave or come into our neighborhood and park on Eclipse Ln in order to get access to the buildings.

If the applicant and the city can address these issues adequately, I would support the plan to change the zoning on this property.

Thank you

Lisa Laird

10200 Shell Creek  
Austin, TX 78739

-----Original Message-----

From: Rhoades, Wendy <Wendy.Rhoades@ci.austin.tx.us>

To: [REDACTED]

Sent: Tue, Mar 1, 2011 9:15 am

Subject: RE: Case Number C14-2010-0205

Lisa,

Please feel free to email your comments to me and I will include them with the backup that is forwarded to the Zoning and Platting Commission. If you would like to send a FAX, my number is 974-6054.

Wendy

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**From:** [REDACTED]  
**Sent:** Tuesday, March 01, 2011 8:47 AM  
**To:** Rhoades, Wendy  
**Subject:** Case Number C14-2010-0205

I was planning on attending the meeting tonight regarding the rezoning of the land at LaCrosse and MoPac (Case #C14-2010-0205), but I am going to be unable to be there. Can I fax my comments to you? If so, what is the number. Or, I can e-mail them as well. Please let me know. Thanks!

Lisa Laird