

DATE: February 6, 2015  
TO: Mayor Adler, Mayor Pro Tem Tovo  
Council Members Houston, Garza, Renteria, Casar, Kitchen,  
Zimmerman, Pool, Troxclair and Gallo  
FROM: Concerned Oak Hill Residents  
RE: **C14-2014-0011 A & B Garza Tract**

We respectfully request that Council postpone this case until a more comprehensive traffic impact study of the affected area can be completed, and an evaluation of the effects of the proposed development on downstream properties can be made. **If the case is not postponed, please vote “no”.**

The surrounding community is currently experiencing increased flooding, excessive traffic, over-burdened infrastructure, and “F” rated intersections. Taxpayers are currently funding the [buyout of homes](#) downstream of this property on Williamson Creek due to development-related flooding. Buyouts increase taxes, fees, and cost of living for every Austin resident, and flooding endangers lives and destroys private property. Council has not reviewed this case since the October 2013 floods, and they should be taken into consideration in evaluating this case. **Proposals that strain or exceed the capacity of existing infrastructure should not be approved.**

This case requests an 800% increase in trips per day (from [2,000](#) to 16,000) with the number estimated to be between 16,204\* – 40,000\*\* unadjusted trips per day. This would impact not only the adjacent neighborhoods, but all South and Southwest Austin residents, and anyone who utilizes the main arterial roads of Brodie Lane, William Cannon and Mopac. The limited traffic study that has been completed indicates:

- The Brodie Lane/William Cannon intersection would fail, going from an “E” to an “F”.
- The Mopac/William Cannon intersection would go from an “F” to worse than an “F”.
- The traffic that is attributed to Ben Garza Lane would actually be traffic that is added to Brodie Lane which is already experiencing extreme congestion - adding over 1,000 trips at peak afternoon rush hour.

The principal entrance and exit to the project is on a one-way northbound access road of MoPac, but the effects on the very next intersection on MoPac at Hwy 290 have not been studied. **A study of the traffic impact on the intersections of Highway 290 and MoPac, Brodie Lane and Highway 290, Southwest Parkway and Mopac frontage road, and the MoPac main lanes should be completed and made available to City Council and the surrounding community prior to making a decision.** The most recent rezoning of the Garza tract permits 2,000\*\*\* combined trips per day for the three lots that make up the tract; but the developer’s agent has proposed to City staff that the 2,000 combined trips per day should be interpreted as 2,000 trips per day per lot for a total of 6,000 trips per day for the tract. Even this new interpretation of the existing rezoning of the property will overburden already congested and failing roads and intersections around MoPac, Highway 290, Brodie Lane and William Cannon.

This is the third request by developers to the City of Austin since 2007 to add additional valuable entitlements and drastically alter what is permitted on this property by passing an ordinance to change the zoning laws. **This creates an unstable and unpredictable environment for area homeowners, business owners and commuters, and threatens to devalue existing private property purchased and occupied under the assumption that the zoning laws and neighborhood plans already on the books would be respected and enforced.** Developers are not being held accountable – either to comply with zoning laws, impervious cover restrictions; or to pay for damages caused to people, property and infrastructure by development-related flooding, traffic congestion, school overcrowding ,or infrastructure failure or expansion.

We respectfully request that you either vote “no” or postpone this case in order to permit the necessary information to be gathered and reviewed so an informed decision about whether it is appropriate to again increase entitlements on this property can be made.

Upon request from member neighborhoods, the OHAN board has added this issue to their February 11 agenda, which is just hours prior to the February 12 City Council meeting. OHAN’s membership will be able to discuss this new zoning case for the first time at next week’s meeting, and the membership will be allowed to weigh in on whether they support the new zoning change in light of the new/increased trip limits and other changes which were not a part of the 2006 zoning application. We ask that you take into serious consideration the outcome of that discussion.

Sincerely,

Cynthia Wilcox, Claudia Corum, Pam Rogers, Jennifer Voss, Becki & Richard Halpin, Lydia Fiedler  
Concerned Oak Hill Residents of:  
Village at Western Oaks, Westcreek, Maple Run, Scenic Brook, Travis Country, Circle C Ranch

\*City of Austin Staff report, 2007

\*\*[Zoning Review Sheet](#) and [as reported here](#).

\*\*\* <http://www.austintexas.gov/edims/document.cfm?id=101954>

**Links and Citations**  
**Feb 6 Letter to Mayor Adler & Council Members**  
**Re: C14-2014-0011 A & B Garza Tract**

The links and citations in the attached letter are as follows in the order in which they appear:

[buyout of homes](#) [downstream on Williamson Creek]

<http://www.mystatesman.com/interactive/news/onion-williamson-creek-buyout-proposal/>

[2,000](#) [2,000 trips per day currently approved by the ordinance currently in effect]

<http://www.austintexas.gov/edims/document.cfm?id=101954>

16,204\* [unadjusted trips per day]

City of Austin Staff Report, 20007

40,000\*\* [unadjusted trips per day]

See the "Zoning Change Review Sheet"

here: [https://www.austintexas.gov/devreview/b\\_showpublicpermitfolderdetails.jsp?FolderRSN=277148](https://www.austintexas.gov/devreview/b_showpublicpermitfolderdetails.jsp?FolderRSN=277148)

<http://www.austinmonitor.com/stories/2015/01/council-postpone-weeks-zoning-cases/>

2,000\*\*\* combined trips per day total for the tract (the tract is comprised of three lots)

<http://www.austintexas.gov/edims/document.cfm?id=101954>