

THIRD READING SUMMARY SHEET

ZONING CASE NUMBER: C14-2014-0193 (MMK Ventures, LLC)

REQUEST:

Approve third reading of an ordinance amending Chapter 25-2 of the Austin City Code, zoning the property locally known as 1601 Cedar Bend Drive from rural residence (RR) district zoning to single family residence-small lot-conditional overlay (SF-4-A-CO) combining district zoning, with conditions.

DISTRICT AREA: 7

PROPERTY OWNER: MMK Ventures, LLC (Saeed Minhas)

AGENT: Cuatro Consultants, Ltd. (Hugo Elizondo, Jr., P.E.)

DEPARTMENT COMMENTS:

The property in question is currently undeveloped. There are residential uses to the northwest (across Scofield Farms Road), west (along Tanglewild Drive) and northeast (along Old Cedar Lane) of this site. The tract of land directly to the north is developed with a primary school (River Oaks Elementary School). The property to the south is public parkland (Walnut Creek Metropolitan Park). The applicant is requesting SF-4A zoning so that he may develop approximately 118 single-family residential lots on this tract of land.

The staff recommends SF-4-A-CO, Single Family Residence-Small Lot-Conditional Overlay Combining, district zoning for this location. The SF-4A-CO district would allow the applicant to develop this site with single family houses that would be compatible with the surrounding residential environment. The proposed SF-4A district would permit single-family uses adjacent to the school to the north (River Oaks Elementary) and to the existing residential uses to the northwest, west and northeast on Cedar Bend Cove to the west.

This tract of land is located within the North Lamar Area Study. The Study recommends that this property be designated for single family land use (Please see North Lamar Area Study Recommended Land Use - Attachment B).

The applicant does not agree with the City Council's recommendation at 1st reading.

ISSUES:

On September 21, 2015, the staff received a petition from adjacent property owners who are opposed to any zoning classification other than SF-4A, with a conditional overlay to prohibit vehicular access to Old Cedar Lane to Cearly except for emergency access (crash gates), pedestrian and bicycle access as recommended by the Zoning and Platting Commission on August 18, 2015 (Please see Attachment D-Petition). The applicant submitted a letter to the staff removing his signature from the petition on Friday, November 13, 2015. Therefore, the petition is no longer valid. It currently stands at 11.91 %.

The excerpt below is from the City of Austin's Land Development Code and explains when the City Council is subject to the three-fourths vote.

Sec. 25-2-284 REQUIREMENT FOR APPROVAL BY THREE-FOURTHS OF COUNCIL.

- (A) *The affirmative vote of three-fourths of the members of Council is required to approve a proposed rezoning if:*
- (1) the Land Use Commission recommends denial of an application to rezone property to a planned unit development; or*
 - (2) the proposed rezoning is protested in writing by the owners of not less than 20 percent of the area of land:*
 - (a) included in the proposed change; or*
 - (b) immediately adjoining the area included in the proposed **rezoning** and extending 200 feet from the area.*

DATE OF FIRST READING/VOTE:

October 15, 2015 / Approved staff's recommendation of SF-4-A-CO zoning, with NTA conditions. Keep public hearing open and bring back for 2nd/3rd readings on November 12, 2015 (10-0, A. Kitchen-off dais); L. Pool-1st, D. Zimmerman-2nd.

DATE OF SECOND READING/VOTE:

November 12, 2015/ Approved the draft ordinance based on the conditions recommended by the Zoning and Platting Commission on 2nd reading (9-3, P. Renteria, E. Troxclair and O. Houston-No); L. Pool-1st, D. Zimmerman-2nd.

DATE OF THIRD READING/VOTE:

December 10, 2015/ Postponed to December, 17, 2015 at the applicant's request (10-0, S. Adler-absent).

December 17, 2015/

ASSIGNED STAFF: Sherri Sirwaitis

PHONE: 512-974-3057

sherri.sirwaitis@austintexas.gov

ZONING CHANGE REVIEW SHEET

CASE: C14-2014-0193 (MMK Ventures, LLC)

Z.A.P. DATE: June 16, 2015
July 7, 2015
August 4, 2015
August 18, 2015

ADDRESS: 1601 Cedar Bend Drive

DISTRICT AREA: 7

OWNER/APPLICANT: MMK Ventures, LLC (Saeed Minhas)

AGENT: Cuatro Consultants, Ltd. (Hugo Elizondo, Jr., P.E.)

ZONING FROM: ~~LO-MU-CO~~, RR **TO:** ~~SF-6*~~
SF-4A **AREA:** ~~34.20 acres~~ 29.17 acres

*On May 20, 2015, the applicant sent a letter to the staff requesting to amend their proposed rezoning request from SF-6 to SF-4A. In addition, the applicant requested to remove the currently zoned LO-MU-CO property from the rezoning request (Please see Applicant's Amendment Request Letter).

SUMMARY STAFF RECOMMENDATION:

The staff's recommendation is to grant SF-4-A-CO, Single Family Residence-Small Lot-Conditional Overlay Combining District, zoning. The conditional overlay will limit the development intensity for the entire site to less than 2,000 vehicle trips per day. In addition, the results of the neighborhood traffic analysis for this site (NTA Memorandum-Attachment A) shall be included in a public restrictive covenant that will be recorded prior to third reading of this case at City Council.

ZONING AND PLATTING COMMISSION RECOMMENDATION:

6/16/15: Meeting cancelled due to bad weather.

7/07/15: Postponed to August 4, 2015 at the applicant's request (9-0, D. Breithaupt and S. Lavani-absent); T. Weber-1st, L. Brinsmade-2nd.

8/04/15: Postponed to August 18, 2015 at the neighborhood's request (8-0, L. Brinsmade, J. Kiolbassa and T. Webber-absent); Y. Flores-1st, S. Harris-2nd.

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-1st, J. Kiolbassa-2nd.

ISSUES:

On September 21, 2015, the staff received a petition from adjacent property owners who are opposed to any zoning classification other than SF-4A, with a conditional overlay to prohibit vehicular access to Old Cedar Lane to Cearly except for emergency access (crash gates), pedestrian and bicycle access as recommended by the Zoning and Platting Commission on August 18, 2015 (Please see Attachment

D-Petition). The applicant submitted a letter to the staff removing his signature from the petition on Friday, November 13, 2015. Therefore, the petition is no longer valid. It currently stands at 11.91 %.

The excerpt below is from the City of Austin's Land Development Code and explains when the City Council is subject to the three-fourths vote.

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- (A) *The affirmative vote of three-fourths of the members of Council is required to approve a proposed rezoning if:*
- (1) the Land Use Commission recommends denial of an application to rezone property to a planned unit development; or*
 - (2) the proposed rezoning is protested in writing by the owners of not less than 20 percent of the area of land:*
 - (a) included in the proposed change; or*
 - (b) immediately adjoining the area included in the proposed **rezoning** and extending 200 feet from the area.*

DEPARTMENT COMMENTS:

The property in question is currently undeveloped. There are residential uses to the northwest (across Scofield Farms Road), west (along Tanglewild Drive) and northeast (along Old Cedar Lane) of this site. The tract of land directly to the north is developed with a primary school (River Oaks Elementary School). The property to the south is public parkland (Walnut Creek Metropolitan Park). The applicant is requesting SF-4A zoning so that he may develop approximately 118 single-family residential lots on this tract of land.

The staff recommends SF-4-A-CO, Single Family Residence-Small Lot-Conditional Overlay Combining, district zoning for this location. The SF-4A-CO district would allow the applicant to develop this site with single family houses that would be compatible with the surrounding residential environment. The proposed SF-4A district would permit single-family uses adjacent to the school to the north (River Oaks Elementary) and to the existing residential uses to the northwest, west and northeast on Cedar Bend Cove to the west.

This tract of land is located within the North Lamar Area Study. The Study recommends that this property be designated for single family land use (Please see North Lamar Area Study Recommended Land Use - Attachment B).

The applicant agrees with the staff's recommendation.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
<i>Site</i>	RR	Undeveloped
<i>North</i>	SF-1	Primary School (River Oaks Elementary School)
<i>South</i>	P	Parkland (Walnut Creek Metropolitan Park)
<i>East</i>	SF-1, P	Single-Family Residences, Undeveloped
<i>West</i>	LO-MU-CO, SF-6-CO, RR	Undeveloped Tracts, Townhouses, Single-Family Residences

AREA STUDY: North Lamar Area Study

TIA:

WATERSHED: Walnut Creek

DESIRED DEVELOPMENT ZONE: Yes

CAPITOL VIEW CORRIDOR: N/A

HILL COUNTRY ROADWAY: N/A

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

NEIGHBORHOOD ORGANIZATIONS:

Austin Independent School District

Austin Heritage Tree Foundation

Austin Neighborhoods Council

Austin Northwest Association

Friends of the Emma Barrientos MACC

North Growth Corridor Alliance

Pflugerville Independent School District

River Oaks Estates Neighborhood

SELTEXAS

Sierra Club, Austin Regional Group

The Real Estate Council of Austin, Inc.

CASE HISTORIES:

NUMBER	REQUEST	COMMISSION	CITY COUNCIL
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 st , C. Banks-2 nd .	9/22/11: Approved LO-MU-CO zoning on consent on all 3 readings (7-0); B. Spelman-1 st , L. Morrison-2 nd .
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 st , MH-2 nd .	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 st , N. Spelman-2 nd .	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 st reading 8/22/96: Approved GR-CO w/ conditions (5-2); 2 nd / 3 rd readings

RELATED CASES: C14-2011-0023 (Previous Zoning Case)

ABUTTING STREETS:

Name	Description	ROW	Pavement	Classification	Sidewalks	Bike Route
Old Cedar Lane	Stub-out at property line	66'	54'	Local	No	No
Cedar Bend Drive/ Scofield Farms Drive	Unimproved ROW through property	70'	0'	Unimproved Local	No	No

CITY COUNCIL DATE: August 13, 2015

ACTION: Postponed to September 10, 2015 at the staff's request (11-0); L. Pool-1st, D. Zimmerman-2nd.

September 10, 2015

ACTION: Postponed to October 15, 2015 at the staff and the neighborhood's request (11-0)

October 15, 2015

ACTION: Approved staff's recommendation of SF-4-A-CO zoning, with NTA conditions. Keep public hearing open and bring back for 2nd/3rd readings on November 12, 2015 (10-0, A. Kitchen-off dais); L. Pool-1st, D. Zimmerman-2nd.

November 12, 2015

ACTION: Approved the draft ordinance based on the conditions recommended by the Zoning and Platting Commission on 2nd reading (9-3, P. Renteria, E. Troxclair and

O. Houston-No); L. Pool-1st,
D. Zimmerman-2nd.

December 10, 2015

ACTION: Postponed to December, 17,
2015 at the applicant's request (10-0, S.
Adler-absent).

December 17, 2015

ACTION:

ORDINANCE READINGS: 1st 10/15/15

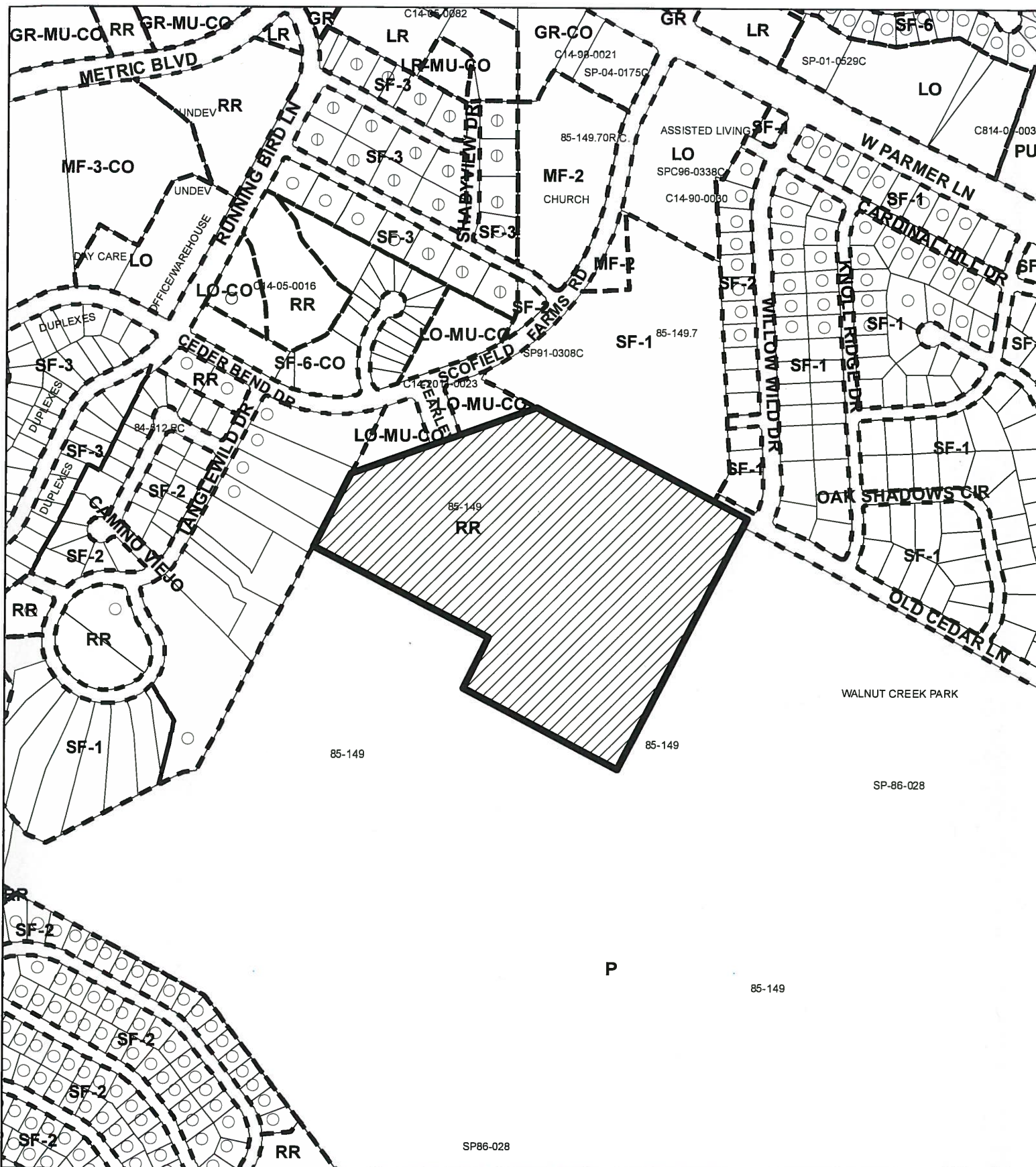
2nd 11/12/15

3rd




ORDINANCE NUMBER:

CASE MANAGER: Sherri Sirwaitis

PHONE: 512-974-3057,
[sherri.sirwaitis@ austintexas.gov](mailto:sherri.sirwaitis@austintexas.gov)



1" = 500'

-  SUBJECT TRACT
-  PENDING CASE
-  ZONING BOUNDARY

ZONING

CASE#: C14-2014-0193

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.





STAFF RECOMMENDATION

The staff's recommendation is to grant SF-4-A-CO, Single Family Residence-Small Lot-Conditional Overlay Combining District, zoning. The conditional overlay will limit the development intensity for the entire site to less than 2,000 vehicle trips per day. In addition, the results of the neighborhood traffic analysis for this site (NTA Memorandum-Attachment A) shall be included in a public restrictive covenant that will be recorded prior to third reading of this case at City Council.

BASIS FOR RECOMMENDATION

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

Single-family residence small lot (SF-4A) district is the designation for a moderate density single-family residential use on a lot that is a minimum of 3,600 square feet. An SF-4A district use is subject to development standards that maintain single family neighborhood characteristics.

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

The proposed SF-4A district would permit single-family uses adjacent to the school to the north (River Oaks Elementary) and to the existing residential uses to the northwest, west and northeast on Cedar Bend Cove to the west.

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

The SF-4A district would permit the applicant to develop this site with single-family residential uses that would provide additional types of housing opportunities in this area.

EXISTING CONDITIONS

Site Characteristics

The site in question is currently undeveloped. There are residential uses (duplexes, townhouses and single-family homes) to the northwest, west and northeast of this site. The tract of land directly to the north is developed with a primary school (River Oaks Elementary School). The property to the south is public parkland.

Comprehensive Planning

The zoning case is located on the south side of Cedar Bend Drive, on an undeveloped property that is approximately 34.2 acres in size. The zoning case is not located within the boundaries of a neighborhood planning area. Surrounding land uses includes vacant land and the River Oaks Elementary School to the north, a park to the south, and residential housing to the east and west. The proposed use is a 140 unit townhouse/condo project. The existing conditional overlay prohibits trips per day to under 1,400 trips per day.

Imagine Austin

Although this project is not situated within an Activity Center or along an Activity Corridor according to the Imagine Austin Growth Concept Map, the following Imagine Austin housing policies are applicable to this case:

- **LUT P5.** Create healthy and family-friendly communities through development that includes a mix of land uses and housing types and affords realistic opportunities for transit, bicycle, and pedestrian travel and provides both community gathering spaces, parks and safe outdoor play areas for children.
- **LUT P10.** Direct housing and employment growth to activity centers and corridors, preserving and integrating existing affordable housing where possible.
- **H P1.** Distribute a variety of housing types throughout the City to expand the choices able to meet the financial and lifestyle needs of Austin's diverse population.
- **H P5.** Promote a diversity of land uses throughout Austin to allow a variety of housing types including rental and ownership opportunities for singles, families with and without children, seniors, persons with disabilities, and multi-generational families.
- **HN P10.** Create complete neighborhoods across Austin that have a mix of housing types and land uses, affordable housing and transportation options, and access to schools, retail, employment, community services, and parks and recreation options.

Based on the Imagine Austin policies referenced above that supports a mix of housing types; surrounding residential land uses; and adjacent to public school and a park for future residents, staff believes that the proposed residential project supports the Imagine Austin Comprehensive Plan.

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.

According to floodplain maps there is a floodplain within the project location. In addition, COA GIS indicates a Critical Water Quality Zone is located within the project location. Development is limited within Critical Water Quality Zone per LDC 25-8-261 and 262.

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

Numerous trees will likely be impacted with a proposed development associated with this rezoning case. Please be aware that an approved rezoning status does not eliminate a proposed development's requirements to meet the intent of the tree ordinances. If further explanation or specificity is needed, please contact the City Arborist at 512-974-1876. At this time, site specific information is unavailable regarding other 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.

Impervious Cover

The maximum impervious cover allowed by the SF-6 zoning district would be 55%. However, because the Watershed impervious cover is more restrictive than the zoning district's allowable impervious cover, the impervious cover on this site would be limited by the watershed ordinance.

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%

Note: The most restrictive impervious cover limit applies.

Parks and Recreation

The access from Old Cedar Lane west of Willow Wild is 42 feet wide. The boundary of Walnut Creek Metro Park extends northward slightly west of Willow Wild. This configuration would create a jogged Old Cedar Lane west of Willow Wild. The width west of Willow Wild cannot be changed to match the 66-foot width east of Willow Wild without a vote from residents according to the City Charter and state Parks and Wildlife Code Chapter 26 provisions (Please see Old Cedar Park Road Entrance Map - Attachment C).

Site Plan

Because the tract being rezoned is bisected by a public right-of-way, any development along the north side of Cedar Bend must be permitted by a separate site plan from development south of that roadway.

Development on this property will be subject to Subchapter E: Commercial Design Standards.

Specific comments will be provided upon submittal of an application for site development permit.

Stormwater Detention

At the time a final subdivision plat, subdivision construction plans, or site plan is submitted, the developer must demonstrate that the proposed development will not result in additional identifiable flooding of other property. Any increase in storm water runoff will be mitigated through on-site storm water detention ponds, or participation in the City of Austin Regional Stormwater Management Program, if available.

Transportation

Additional right-of-way will be required at the time of subdivision and/or site plan.

A Neighborhood Traffic Analysis is required and will be performed for this project by the Transportation Review staff. Results will be provided in a separate memo. LDC, Sec. 25-6-114 (Please see NTA Memorandum – Attachment A). Provide traffic counts for Old Cedar Lane, Cedar Bend Drive, and Scofield Farms Drive.

If proposed zoning is granted, it is recommended that Old Cedar Lane ROW and Cearley Drive ROW be extended at time of subdivision or site plan, whichever comes first.

If the proposed zoning is granted, it is recommended that Cedar Bend Drive is improved and connected to Scofield Farms Drive at time of subdivision or site plan, whichever comes first.

Nadia Barrera, Urban Trails, Public Works Department and Nathan Wilkes, Bicycle Program, Austin Transportation Department may provide additional comments regarding bicycle and pedestrian connectivity per the Council Resolution No. 20130620-056. As Walnut Creek Metropolitan Park is adjacent to the tract, Ms Barrera made the following comment, “If proposed zoning is granted, it is recommended that a hard surface, 12’ wide trail be constructed to provide access to the Northern Walnut Creek Trail. The alignment of the trail may be reviewed and dedicated at time of subdivision or site plan, whichever comes first.”

A Traffic Impact Analysis (TIA) is required but has not been received. A zoning application is not complete until the required TIA has been received. This delay in the submittal of the TIA may result in a delay in the scheduling of this zoning change request on a Land Use Commission agenda. The TIA must be submitted at least 26 calendar days (18 working days) prior to consideration of this case by the Commission. Please contact the assigned transportation reviewer for this case. [LDC, 25-6-113]. *A traffic impact analysis may be waived if the applicant agrees to a Conditional Overlay limiting the site to 2,000 trips per day.*

Existing Street Characteristics:

Name	Description	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
Old Cedar Lane	Stub-out at property line	66’	54’	Local	No	No	No
Cedar Bend Drive/ Scofield Farms Drive	Unimproved ROW through property	70’	0’	Unimproved Local	No	No	No

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing any water and wastewater utility improvements, offsite main extensions, utility relocations and or abandonments required by the land use. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

MMK Ventures LLC

2207 W Parmer Ln
Austin, TX 78727
(512)833-0404

May 20, 2015

Sherri Sirwaitis
City of Austin
Planning & Development Review Department
505 Barton Springs Road
Austin, TX 78704

Subject: 1601 Cedar Bend Drive - Zoning Case C14-2014-0193

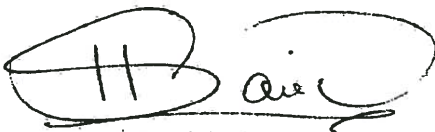
Dear Ms. Sirwaitis:

Please allow this correspondence to serve as our formal request to amend the Zoning Application for 1601 Cedar Bend Drive (Zoning Case No. C14-2014-0193) as follows, for placement on the next ZAP Agenda:

1. Remove the Cearley Subdivision (5.032 acres) that is currently zoned LO-MU-CO from this application. Updated Field Notes and Sketch for new boundary is provided by separate cover.
2. Amend the application per above and change our request from SF-6 to SF-4A.

Please contact our office if you have any questions regarding this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'Saeed A. Minhas', is written over a horizontal line.

Saeed A. Minhas
Managing Member



MEMORANDUM

TO: Sherri Sirwatis, Case Manager
CC: Hugo Elizondo, Cuatro Consultants, LTD
FROM: Amanda Couch, Senior Planner
DATE: April 2, 2015
SUBJECT: Neighborhood Traffic Analysis for MMK Ventures, LLC
Zoning Case # C14-2014-0193

The transportation section has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments.

The 34.2-acre tract is located in north Austin at 1601 Cedar Bend Drive. The site is currently zoned Limited Office- Mixed Use- Conditional Overlay (LO-MU-CO) and is vacant. The proposed zoning is Townhouse and Condominium Residential (SF-6). Zoning to the north and to the west is primarily single family and to the south and east is park land. The zoning request is for Single Family residence (SF-6) to townhouse and condominium residence- conditional overlay as amended (SF-6-CO).

24 hour traffic counts were taken on Friday, March 13, 2015. The applicant has agreed to a Conditional Overlay (CO) limiting the site to 2,000 vehicle trips per day (vpd). The NTA will be conducted under the assumption that no more than 2,000 vpd will be generated by this site.

Roadways

Old Cedar Lane is classified as a local road and is proposed to provide access to the site. The roadway currently has curb and gutter with 66' of right-of-way and 54' of pavement width. No sidewalks or bike lanes exist.

Scofield Farms Drive is classified as a commercial collector and stubs out on the northern end of the zoning case. The roadway currently has curb and gutter with 70' of right of way and 45' of pavement width. Sidewalks are existing with no bike lane.

Cedar Bend Drive is classified as a commercial collector and stubs out on the northern end of the zoning case and is aligned with Scofield Farms Drive. The roadway currently has a curb and sidewalk on one side.

Cearly Drive is an unimproved dedicated right-of-way entirely within the zoning case tract.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's publication Trip Generation, the proposed 34.2 acre development, with the requested zoning of SF-6, could potentially generate 2,469 trips at max building out, excluding all setbacks and impervious cover limits. However, the applicant has agreed to limit the trips to 2,000 vpd., therefore the trip generation has been adjusted.

Table 1.		
Land Use	Size	Adjusted Trip Generation
Condominium	34.2 acres	2,000
TOTAL		2,000

Table 2 represents the expected distribution of the 2,000 trips:

Table 2.	
Street	Traffic Distribution by Percent
Scofield Farms Drive	57%
Cedar Bend Drive	36%
Old Cedar Lane	7%
TOTAL	100%

Table 3 represents a breakdown of existing traffic on the adjacent roadways, proposed site traffic, total traffic after development and percentage increase.

Table 3.				
Street	Existing Traffic (vpd)	Proposed New Site Traffic to each Roadway	Overall Traffic	Percentage Increase in Traffic
Scofield Farms Drive	3,576	1,140	4,716	32%
Cedar Bend Drive	2,244	720	2,964	32%
Old Cedar Lane	464	140	604	30%

According to Section 25-6-116 of the Land Development Code, streets are operating at a desirable level if it does not exceed the following levels:

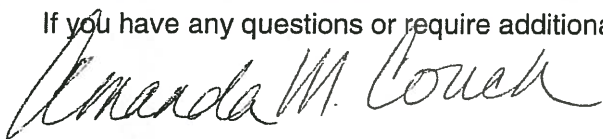
Pavement Width	Vehicles Per Day
Less than 30'	1,200
30' to less than 40'	1,800
40' or wider	4,000

Recommendations/Conclusions

1. The traffic, generated by the proposed zoning, along Scofield Farms Drive and Cedar Bend Drive will exceed the requirements established in Section 25-6-116. Prior to site plan or subdivision, whichever comes first, the applicant will be required to post fiscal for improving the roadway width up to 40 feet for the entire street frontage along the property. The applicant must submit a construction cost estimate signed and sealed by an engineer to verify the amount required for posting.

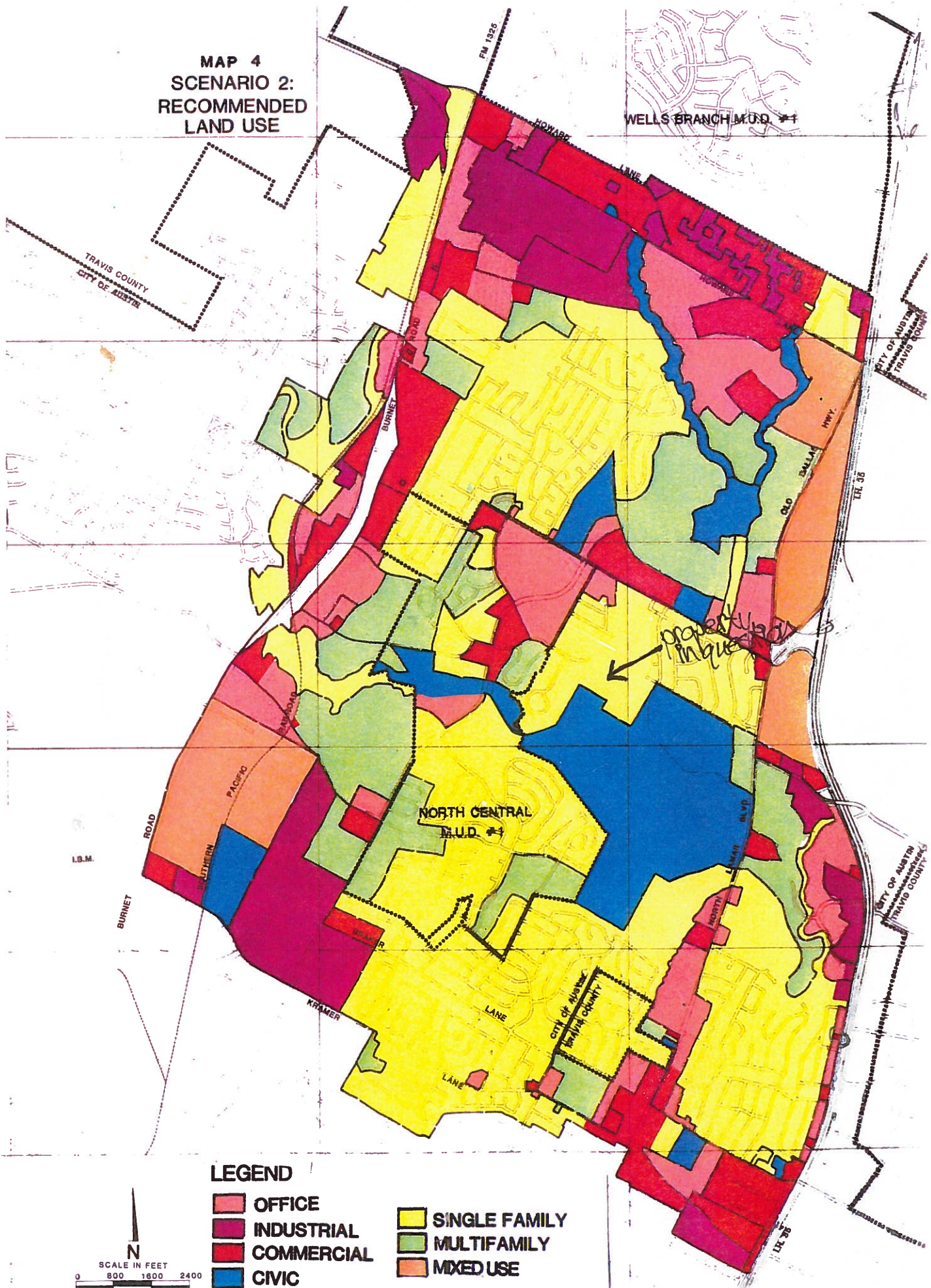
2. At time of site plan or subdivision, whichever comes first, that the connection between Scofield Farms Drive and Cedar Bend Drive be constructed to City of Austin Standards.
3. In accordance with the complete streets policy and Imagine Austin Comprehensive Plan and to reduce traffic on the future Scofield Farms Drive/ Cedar Bend Drive connection, staff recommends that right-of-way dedication and street improvements are required during the subdivision or site plan stage, whichever comes first, for Cearly Drive to connect with Old Cedar Lane. This connection will be reviewed and approved by City of Austin staff at time of subdivision or site plan.
4. The Walnut Creek trail runs through the park directly to the south of the proposed zoning tract. Staff recommends that an access easement be dedicated to connect to the adjacent park land to ensure pedestrian and bicycle connectivity. The location and size of easement connection will be reviewed and determined at time of site plan or subdivision by Development Services Department and the Parks and Recreation Department.
5. In accordance with the Complete Streets Policy and Imagine Austin, staff recommends that a gated community be prohibited.
6. The City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by the project combined with existing traffic exceeds the desirable operating level established on a residential local or collector street in the neighborhood traffic analysis study area.

If you have any questions or require additional information, please contact me 974-2881.



Amanda Couch
Senior Planner- Transportation Review
Planning and Development Review Department

**MAP 4
SCENARIO 2:
RECOMMENDED
LAND USE**



Attachment C



Walnut Creek Metro Park

OLD CEDAR

WILLOW WILD

KNOLL RIDGE

OAK SHADOWS

Legend

- Subdivision Case
- Park Boundary
- AUSTIN.WWMain
- WWForcMain
- WWGravlyMain
- WMMainholes
- AUSTIN.Main
- WaterMain
- LeadMain
- PARCELS

PETITION

Date: September 19, 2015

File Number:

Address of Rezoning Request: _____

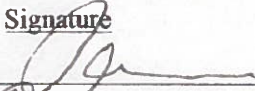




To: Austin City Council
 Re: Zoning Case C14-2014-0193 (MMK Ventures, LLC)

Cearly Development

We, the undersigned owners of property affected by the requested zoning change described in the referenced file, do hereby protest against any change of the Land Development Code which would zone the property to any classification other than SF-4A with a conditional overlay to prohibit vehicular access from Old Cedar Lane to Cearly except for emergency (crash gates), pedestrian and bicycle access (as approved by Zoning and Platting Commission on 8/18/15).

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[PLEASE USE BLACK INK WHEN SIGNING PETITION]

Signature	Printed Name	Address
1. 	Amanda Kramer	12227 Tanglewild Dr 7875
2. 	O.B. EDMONDSON	12223 Tanglewild Dr. 7875
→ 3. 	ROBB SAMPLE	12219 1/2 Tanglewild Dr
4. 	Karen Sandoval	12221 Tanglewild Dr
5. 	Jamiee Cyba	12302 Willow wood Dr.
6. _____	_____	_____
7. _____	_____	_____
8. _____	_____	_____
9. _____	_____	_____
10. _____	_____	_____
11. _____	_____	_____
12. _____	_____	_____
13. _____	_____	_____
14. _____	_____	_____
15. _____	_____	_____

Date: _____

Contact Name: Doug Whitworth

Contact Number: (512) 699-8553

PETITION

Additional Signatures

Date:

September

RECEIVED

File Number:

OCT 08 2015

Address of Rezoning Request:

Cearly Development
Planning & Zoning Department

To: Austin City Council

Re: Zoning Case C14-2014-0193 (MMK Ventures, LLC)

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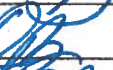


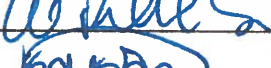

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Signature

Printed Name

Address

1.  Amanda Kramer 12227 Tanglewild Dr 7875 ✓
2. 
3.  O.B. EDMONSON 12223 Tanglewild Dr. 7875 ✓
4.  ROBB SAMPLE 12219 1/2 TANGLEWILD DR. ✓
5.  Karenin Sandoval 12221 Tanglewild Dr ✓
6.  Janniece Gula Janniece CASHKA 12302 Waller wild Dr. ✓
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____

Date: _____

Contact Name:

Doug Whitworth

Contact Number:

(512) 699-8553

#512-680-9389

PETITION

Date: September 19, 2015

File Number:

Address of Rezoning Request: _____

To: Austin City Council

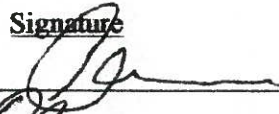
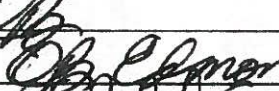
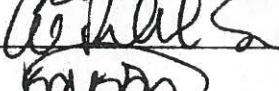
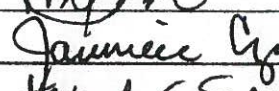
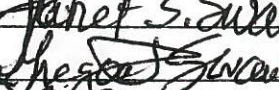
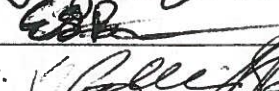
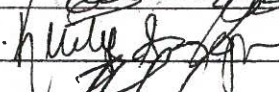
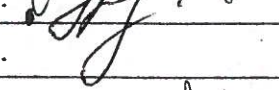

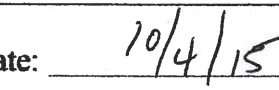



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6. 	JANET S. SWANSON	12333 Cedar Bend Cove 78758
7. 	GREGORY P. SWANSON	12333 Cedar Bend Cove 78758
8. 	Scott Boston	12328 Cedar Bend Cove 78758
9. 	William Scoggins	12317 Cedar Bend Cove 78758
10. 	Kristyn Scoggins	12317 Cedar Bend Cove 78758
11. 	Natalia Boston	12328 Cedar Bend Cove, Austin, TX 7875
12. 	Eva Rivera	12219-B Tanglewild Dr. - Austin, TX 7875
13. 	Doug Whitworth	

Date: 10/4/15

Contact Name: Doug Whitworth
Contact Number: (512) 699-8553

Deborah Yates - 512-289-4500
Signatures 7-12

P E T I T I O N

Date: 10/3/2015

File Number: _____

Address of Rezoning Request: _____




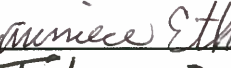
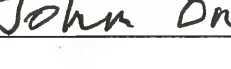
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Signature	Printed Name	Address
1. 	ROBERT S. O'MAHONY	12229 TANGLEWILD DRIVE
2. 	JEFF BRETENSTEIN	12229 TANGLEWILD DRIVE
3. 	Martin Bogomolov	12227 Tanglewild Drive
4. 	Jaquiece Etheredge	12302 Willow Wild
5. 	John Onyenobi	1308 OLD CEDAR LN, AUSTIN, TX
6.		
7.		
8.		
9.		
10.		
11.		
12.		
13.		
14.		
15.		

Date: 10/3/2015

Contact Name: ANGELA PINEYRO Dellos
Contact Number: 512-680-9389

#512-680-9389

PETITION

Date: September 19, 2015

File Number:

Address of Rezoning Request: _____

To: Austin City Council

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10.	Kristyn Scoggins	12317 Cedar Bend Cove 78758 -
11.	Natalia Boston	12328 Cedar Bend Cove, Austin 78758
12.	Saeed Minhas/MMK Ventures LLC	Cearly Dr - 78758
13.	Saeed Minhas/MMK Ventures LLC	Cearly Dr. 78758
14.	Saeed Minhas/MMK Ventures LLC	Cearly Dr. 78758
15.	Saeed Minhas/MMK Ventures LLC	Cearly Dr. 78758

Date: 10/4/15

Contact Name: Doug Whitworth

Contact Number: (512) 699-8553

Deborah Yates - 512-289-4500
Signatures 7-14

November 13th, 2015

City of Austin
Attention: Sherri Sirwaitis
Planning and Zoning Department
505 Barton Springs Rd.
Austin, TX 78704

Ms. Sirwaitis,

I am writing to request the removal of my signature from the valid petition related to Zoning Case C14-2014-0193. Please withdraw my signature prior to the Council's third reading of the proposed ordinance.

Despite the withdrawal of my signature, please note that MMK Ventures continues to support the objective of the petition. We remain steadfast in our opposition to the vehicular connection of Old Cedar Lane to Cearly Drive as required by the Neighborhood Traffic Analysis. We agree with the Zoning and Platting Commission's recommendation to prohibit such a connection, and to instead promote connectivity and public safety via the installation of a pedestrian and cyclist path and emergency crash gate.

Finally, please note that my signature is withdrawn with the full support and understanding of the River Oaks Neighborhood Association, with which MMK Ventures will continue to collaborate in the matter of the aforementioned zoning case.

Please contact me if you have any questions regarding this request.

Best regards,

A handwritten signature in black ink, appearing to read 'Saeed Minhas', written over a horizontal line.

Saeed Minhas
Managing Member
MMK Ventures, LLC
2207 West Parmer Lane
Austin, Texas 78727
512-634-7980

Case Number:

C14-2014-0193**PETITION**

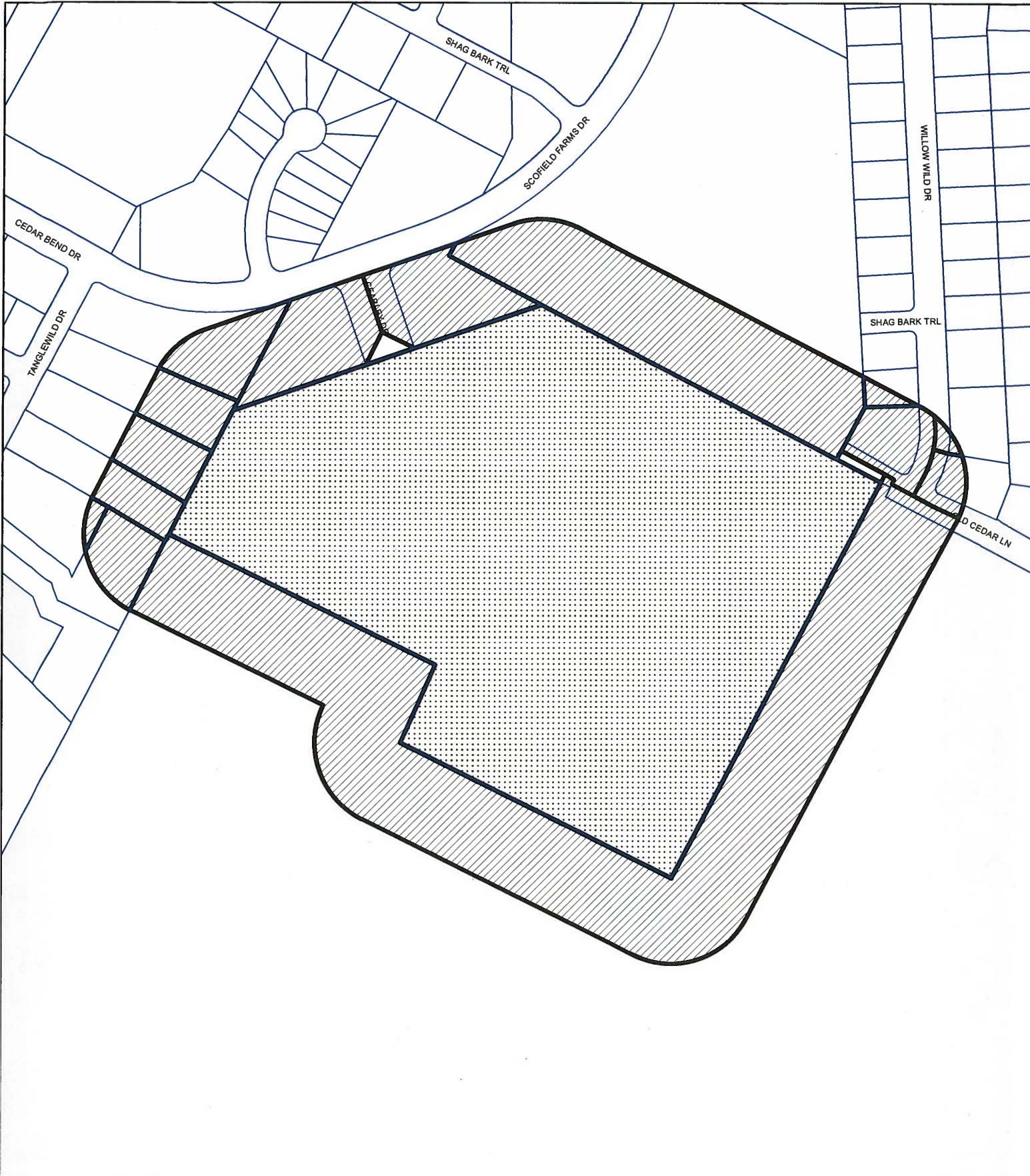
Date: 11/16/2015




Total Square Footage of Buffer: 1045997.018

Percentage of Square Footage Owned by Petitioners Within Buffer: 11.91%

Calculation: The total square footage is calculated by taking the sum of the area of all TCAD Parcels with valid signatures including one-half of the adjacent right-of-way that fall within 200 feet of the subject tract. Parcels that do not fall within the 200 foot buffer are not used for calculation. When a parcel intersects the edge of the buffer, only the portion of the parcel that falls within the buffer is used. The area of the buffer does not include the subject tract.

TCAD ID	Address	Owner	Signature	Petition Area	Percent
0258180604	12227 TANGLEWILD DR 78758	BOGOMOLNI MARTIN ERIK	yes	25145.95	2.40%
0258180605	12229 TANGLEWILD DR 78758	BREITENSTEIN JEFFREY T & ROBERT S O'MAHONY	yes	33245.45	3.18%
0251210101	N LAMAR BLVD	CITY OF AUSTIN % REAL ESTATE DIVISION	no	555828.45	0.00%
0258180602	12223 TANGLEWILD DR 78758	EDMONDSON OLLIE BOB	yes	20219.18	1.93%
0258180205	12302 WILLOW WILD DR 78758	ETHEREDGE JAUNIECE	yes	4453.17	0.43%
0258180613	CEARLEY DR 78758	MMK VENTURES LLC	no	54646.87	0.00%
0258180612	CEARLEY DR 78758	MMK VENTURES LLC	no	54743.17	0.00%
0258180307	1308 OLD CEDAR LN 78758	ONYENOB I JOHN & DORIS	yes	12773.70	1.22%
0260180208	12401 SCOFIELD FARMS DR 78758	PFLUGERVILLE I S D	no	190414.94	0.00%
0258180607	12219 1/2 TANGLEWILD DR 78758	SAMPLE WILLIAM ROBB & LISA G C LISA G CRAWLEY	yes	25471.83	2.44%
0258180608	12221 TANGLEWILD DR 78758	SANDOVAL KARENIN Y & MICHAEL C BUNGA	yes	3305.35	0.32%
0258180206	12300 WILLOW WILD DR 78758	SHEDENHELM RICHARD CHARLES	no	30817.19	0.00%
0258180308	12303 WILLOW WILD DR 78758	WARRING ALAN	no	3194.56	0.00%
0258180603	12225 TANGLEWILD DR 78758	WILLIAMS BRADLEY	no	25541.25	0.00%
Total				1039801.06	11.91%



-  BUFFER
-  PROPERTY_OWNER
-  SUBJECT_TRACT

PETITION
CASE#: C14-2014-0193

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 CTM for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.



1" = 300'

Sirwaitis, Sherri

From: Gary Westerman <gwwesterman@att.net>
Sent: Monday, January 12, 2015 4:13 PM
To: Sirwaitis, Sherri
Subject: Impact to River Oaks subdivision (District 7) if Cedar Bend Drive is connected to Old Cedar Lane

To: Sherri Sirwaitis
Planning and Development Review Department
sherri.sirwaitis@austintexas.gov

Sheri,

This is being distributed to the River Oaks Neighborhood Association (RONA) at Tuesdays meeting and by email.

I offer my assistance to drive and show you how traffic would maneuver through this course.

Subject: Austin Zoning Case C14-2014-0193 Traffic Survey
Impact to River Oaks subdivision (District 7) if Cedar Bend Drive is connected to Old Cedar Lane.

From: Gary Westerman
<gwwesterman@att.net>

Date: 12 January 2015

The traffic survey of Austin Zoning Case C14-2014-0193 that is being conducted may not take into account that connecting Cedar Bend Drive to Old Cedar Lane in the River Oaks subdivision would allow traffic to divert from Parmer Lane through the River Oaks neighborhood from Mopac to Lamar and from Lamar to Mopac.

In my opinion, having lived in the neighborhood, there are 3 options for the city of Austin Planning and Development Review Department and the Austin City Council.

Options

1. Do not extend Cedar Bend Drive into the River Oaks Subdivision

- This option does not allow the River Oaks neighborhood an exit from the neighborhood using the light at Scofield Farms Drive at Parmer Lane.

2. Extend Cedar Bend Drive into the River Oaks Subdivision

- This would allow traffic to bypass Parmer Lane from Mopac to Lamar having only one light at Metric and one stop sign at Running Bird Lane. One more stop sign and stop light and traffic is on IH35, at the expense of the neighborhood.
 - Why would one want to go down Parmer Lane and stop lights when you would have the option of using Old Cedar Lane in the River Oaks subdivision?
 - Traffic would get to make up time by speeding down Old Cedar Lane (south boundary of the River Oaks Subdivision and the north boundary of Walnut Creek Park).

- A **sharp turn** at Willow Bend Drive for one house followed by a **blind turn** onto Chimney Rock Drive and you are at Lamar.
3. A “no enter sign” at Old Cedar Lane at Cedar Bend Drive/Scofield Farms Lane entering the River Oaks neighborhood with a “one way sign” for neighborhood exit.
- This would allow safe passage for the neighborhood to exit on Parmer Lane using a light, something sought by the River Oaks subdivision for a long time, especially since traffic has increased dramatically.

Regards,

Gary Westerman

email: gwesterma@att.net

phone: 512 923 2201

Sirwaitis, Sherri

From: Douglas Whitworth <d_whitworth@hotmail.com>
Sent: Wednesday, June 10, 2015 8:04 AM
To: Sirwaitis, Sherri
Subject: comments for ZAP Case Number C14-2014-0193
Attachments: Case Number C14-2014-0193 comments.pdf

Ms. Sirwaitis,

Attached please find comments for Case Number C14-2014-0193. I am a homeowner in the River Oaks Neighborhood Association that met last night, June 9, 2015.

With 38 members attending the meeting out of approximately 200 households, the vote to object to the zoning change was unanimous. However, the individual reasons for the objections differ wildly. Several members plan on filing comments although they may mostly be in hardcopy format on the day of the hearing. Many neighborhood association members plan to be in attendance at the June 16th hearing, but very few understand how to properly file comments for the zoning case.

Please reply upon receipt of this message so that I will know that my objection will be included in the electronic documents available for the ZAP commissioners to review. I read on the City of Austin website that the deadline for filing copies of objections was the Wednesday before the ZAP meeting in which the case will be heard. Thank you!

Doug Whitworth
12302 Knoll Ridge

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website: <http://www.austintexas.gov/planning>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jun 16, 2015, Zoning and Platting Commission
Aug 13, 2015, City Council

Doug Whitworth

Your Name (please print)

12302 Knoll Ridge

Your address(es) affected by this application

Doug Whitworth

Signature

Date

Daytime Telephone: 512-699-8553

Comments:

Increased density will cause undesirable impacts upon adjacent parkland and neighborhoods
[1] the traffic study was done during Spring Break and is inaccurate
[2] neighborhood cut-through traffic will increase
[3] increased property values will drive out long-time homeowners in RONA

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

**Public Hearing: Jun 16, 2015, Zoning and Platting Commission
Aug 13, 2015, City Council**

MATT BAKER

Your Name (please print)

12405 WILLOW BEND DR. 78758

Your address(es) affected by this application

[Signature]

Signature

Daytime Telephone: 512-422-6470

6/10/15

Date

☐ I am in favor
☒ I object

Comments: SEE ATTACHED.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

June 10th, 2015

City of Austin
Attention: Sherri Sirwaitis
Planning & Zoning Department
P. O. Box 1088
Austin, TX 78767-8810

Sherry,

I object to the proposed zoning changes described in Case Number C14-2014-0193. My objection is based on two concerns:

1. The impact of the proposed development on neighborhood traffic and public safety has not been adequately and accurately assessed.

I am concerned that the proposed development has the potential to significantly increase traffic in River Oaks and surrounding neighborhoods, thereby compromising public safety.

River Oaks is already in desperate need of traffic mitigation. There are no sidewalks or traffic calming measures in the neighborhood currently, and we suffer a high incidence of non-residential, cut-through traffic — far too much of which is clearly travelling above the posted speed limit. I have requested traffic calming and safety measures for my street¹; to date, there has been no meaningful or effective action taken by the City.

If the proposed development is connected to River Oaks via a westward extension of Old Cedar Lane, I believe that the increase in non-residential traffic would further erode the public safety, walkability, and quality of life of our neighborhood.

Of particular concern is my understanding that **the traffic analysis related to the zoning request was performed during Spring Break** (March 16th-20th) for Austin and Pflugerville ISDs, and consequently could not possibly have resulted in an accurate representation of school-day traffic in our neighborhood and surrounding areas.

Also of concern is my understanding that the traffic analysis did not include many of the streets that would be impacted by increased traffic — most notably the entire lengths of Willow Wild Drive, Willow Bend Drive, Old Cedar Lane, and Chimney Rock Drive. These streets are already used by non-residential traffic for access to and from Parmer Lane, North Lamar Boulevard, and Walnut Creek Metropolitan Park.

I request that the zoning hearing be postponed, or the decision of the Zoning and Planning Commission be deferred, until such time as a new traffic analysis can be undertaken, and that the new analysis be performed 1) during the AISD and PISD school year, and 2) when school is actually in session.

2. River Oaks and surrounding neighborhoods have not seen a site plan for the proposed development.

Although several River Oaks Neighborhood Association officers met with the developer in April and were given a verbal description of the proposed development, we have yet to see even a tentative site plan. Therefore, none of us have any meaningful idea of what we'd be supporting if we were to check the "I am in favor" box.

I am not categorically opposed to new development adjoining our neighborhood, provided such development is responsible and does not negatively affect public safety, the environment, or property values. Without having seen a site plan, however, I'm unable to ascertain whether those criteria will be met. Until I am provided with specific details about the proposed development, I cannot in good conscience support the zoning change.

I will be unable to attend the June 16th Zoning and Planning Commission meeting in person; I trust that my position will be represented to the Commission in my absence.

Thank you for your consideration,



Matt Baker
Resident, River Oaks
12405 Willow Bend Drive
Austin, TX 78758

1. Please refer to CAF 4390 dated 1/13/2011 and Speeding Mitigation Request dated 8/28/2013.

Sirwaitis, Sherri

From: wcmccawley@austin.rr.com
Sent: Wednesday, June 10, 2015 4:15 PM
To: Sirwaitis, Sherri
Subject: Re: Case Number C-14-2014-0193
Attachments: Scan0006.pdf; Scan0018.pdf

Sherri,

Please find attached both my and my partners written comments regarding the upcoming Zoning and Platting Commission Hearing on the development planned near my neighborhood. Please also be aware that we have reviewed the letter sent to you today by Matt Baker, also a River Oaks resident and we are in complete agreement with his more complete detailed objections.

Thank you,

William McCawley & Francis Hurt
12311 Blue Water Drive
Austin, TX 78758

wcmccawley@austin.rr.com

fhurt@austin.rr.com

PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Aug 13, 2015, City Council

William C. McCordley

Your Name (please print)

☐ I am in favor
☒ I object

12311 Blue Water Drive

Your address(es) affected by this application

William C. McCordley 06-10-2015

Signature

Date

Daytime Telephone: 512-719-4910

Comments: (1) Inadequate Traffic Study done during Spring Break and did not include affected streets. Need a new traffic study connecting in Adequacies as pointed out in The letter submitted 06/02/2015 by Matt Baker. Please refer to his letter for complete details
(2) New site Plan has been made available to view what we would be passing an opinion on.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jun 16, 2015, Zoning and Platting Commission
Aug 13, 2015, City Council

FRANCIS T. HART

Your Name (please print)

12311 BLUE WATER DRIVE

Your address(es) affected by this application

Francis T. Hart

Signature

Date

Daytime Telephone: 512-719-4710

Comments: (1) INADEQUATE TRAFFIC STUDY DONE DURING SPRING BREAK AND DID NOT INCLUDE ALL ADJACENT STREETS

(2) NO SITE PLAN HAS BEEN MADE AVAILABLE ON WHICH TO BASE A PROPER OPINION

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

Sirwaitis, Sherri

From: James Biffle [REDACTED]
Sent: Thursday, June 11, 2015 12:19 PM
To: Sirwaitis, Sherri
Cc: Barbara Biffle
Subject: Case ZAP Case # C14-2014-0193

Sherri,

I am opposed to the changes described in Case C14-2014-0193 for the following reasons:

I am retired and therefore am often able to see the amount of non-residential, speeding, cut-through traffic to which my street Willow Bend Drive is already subjected. We have no sidewalks in our neighborhood, leaving only our streets for our neighborhood pedestrian and bike traffic. There are no speed controlling or cut-through inhibiting measures in effect to calm this dangerous situation. There are no stop lights where Willow Bend Drive connects to West Parmer Lane or where Chimney Rock Drive connects to North Lamar Boulevard, since Texas law does not allow new stoplights within a certain distance of existing ones. These situations will only be exacerbated by the additional traffic to which the proposed development project will subject the River Oak Lake Estates (ROLE) neighborhood.

The traffic study for the punch-thru from the proposed new development to Old Cedar Lane was conducted on March 16-20 during Spring Break. As such, it is not even close to an accurate assessment of the normal daily traffic the ROLE neighborhood experiences. Furthermore, and most egregious, the study was performed only on Scofield Farms Drive, without consideration for the future impact on Old Cedar Lane, Willow Wild Drive, Willow Bend Drive, Chimney Rock Drive, and Walnut Creek Park Road. This is hardly surprising, since any diligent analysis would immediately show the huge traffic flow impact to the ROLE neighborhood, and that would not support what the developers want to do. I believe the Zoning and Planning Commission decision should be delayed until the Commission can order a new study that accurately assesses the impact to all of the effected neighborhood streets, during the school year and while school is ACTUALLY in session. The Commission could then arrive at an appropriate decision based on information from an accurate and relevant study.

Thank you for considering mine and my neighbor's concerns.

James Biffle
12315 Willow Bend Drive
Austin, TX 78758
512.339.9466

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Case Number: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jun 16, 2015, Zoning and Platting Commission
Aug 13, 2015, City Council

Herbert W. Gumbb

Your Name (please print)

1202 Willow Wild Dr, Apt. A

Austin, TX 78758

Your address(es) affected by this application

Herbert W. Gumbb

Signature

6/14/2015

Date

Daytime Telephone: 512/296-3917

Comments: Effects of significantly increased traffic in River Oaks Elementary School zone the River Oaks residential neighborhood, and the adjacent Walnut Creek Park have not been identified and adequately considered. For example, the traffic study was performed during spring break, a time at which traffic is near its lowest levels.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jun 16, 2015, Zoning and Platting Commission
Aug 13, 2015, City Council

SCOTT SINGLETON

Your Name (please print)

12315 BLUEWATER DR

Your address(es) affected by this application

AUSTIN, TX 78758

6/9/2015
Date

Daytime Telephone: 512-835-9622

Comments: I am against two aspects of this development.

1) No connecting road should be built in and connected to the River Oaks subdivision. River Oaks was the ONLY development in this area since the early 70's & yet we have no traffic light to get out of our neighborhood. Everyone that came later got the lights. We have enough traffic of our own here.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

2 OPPOSE

Multi-use zoning - there should be NO commercial zoning that is included in this development - more traffic. Both of those are a safety concern.

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Case Number: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jun 16, 2015, Zoning and Platting Commission
Aug 13, 2015, City Council

Tunisia Singleton
Your Name (please print)

☐ I am in favor
☒ I object

12315 Blue Water Dr.
Your address(es) affected by this application

Austin 78758

Tunisia Singleton
Signature

Date

512-835-9622
Daytime Telephone:

Comments: 1 The impact of the proposed development on neighborhood traffic and safety has not been adequately assessed. 2 River Oaks and surrounding neighborhoods have not seen a site plan for the proposed development.

3 There should be NO connection via our neighborhood to Farmer Ln or Lamar we cannot exit safely as it is with no traffic light.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P.O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2014-0193
 Contact: Sherri Sirwaitis, 512-974-3057
 Public Hearing: Jun 16, 2015, Zoning and Planning Commission
 Aug 13, 2015, City Council

GEORGENE CROLEY
 Your Name (please print)

1303 OAK SHADOWS CIRCLE
 Your address(es) affected by this application

Georgene Croley
 Signature

06-15-2015
 Date

Daytime Telephone: 512-837-5355

Comments: I have been in my home for 40+ years & raised my children here. We have a safe & beautiful neighborhood. Check the local crime report & you will see crime is virtually non-existent. Opening up old (new) would expose us to a very crime ridden part of the city & also expose park participants to same. Keep our neighborhood & park the beautiful jewel it is now.

If you use this form to comment, it may be returned to:
 City of Austin
 Planning & Zoning Department
 Sherri Sirwaitis
 P. O. Box 1088
 Austin, TX 78767-8810

Sirwaitis, Sherri

From: Reymundo Rodriguez <rey.rodriguez12@me.com>
Sent: Monday, June 15, 2015 11:21 PM
To: Sirwaitis, Sherri
Cc: apdehoyos@gmail.com
Subject: Case # C14-2014-0193

I would like to formally protest the request to rezone the parcel of land in question, Case # 14-2014-0193. The reasons for my protest on this issue are as follow:

- the survey on traffic flow was conducted during Spring Break when the traffic was minimal as schools children were on vacation
- the increase in population in this neighborhood would increase traffic geometrically which would cause congestion on the narrow streets & make it unsafe for the residents & for families using the park
- there are no sidewalks along the streets in the neighborhood or the park along Old Cedar Lane
- the increase in the population would require that major improvements be made to accommodate the increase in the use of the park facilities, including safe ingress & egress roadways
- the current infrastructure is not able to accommodate such a huge in-migration of people, such as solid waste & disposal systems, traffic flow, schools, water conveyance in the creekbed, safety, park facilities, family & pedestrian ambulatory activities
- there would be a negative environmental impact in the flora & the fauna along the watershed & in the neighborhood & the park due to an enormous increase in the flow of water into Walnut Creek since the planned development is uphill from the creek; Memorial Day rains caused water to back up at the Old Cedar Lane bridge due to heavy debris under the bridge & more heavy rains will discharge an enormous amount of water into Walnut Creek, thus causing more erosion & potential flooding, not to mention that the bridge girders would be vulnerable
- there needs to be a current survey to assess the floodplain & the future impact of erosion on the watershed & the creek banks along one or two miles of the creek bed

Thank you.

Reymundo Rodriguez
12327 Blue Water Drive
Austin, Texas 78758-2802

email: rey.rodriguez12@me.com

Sirwaitis, Sherri

From: The Austin Clarksons <austinclarksons@hotmail.com>
Sent: Monday, June 15, 2015 11:19 PM
To: Sirwaitis, Sherri
Cc: apdehoyas@gmail.com
Subject: Objection to Rezoning

Ms. Sirwaitis:

As a 40 year resident of River Oaks, we would like to register our objection to the proposed "Rezoning of 1601 Cedar Bend Dr. from Rural Residence to SF4, Case # C14-2014-0193" for the reasons sited in the document submitted by our neighborhood association.

Steve and Cathy Clarkson
12304 Knoll Ridge Dr.
Austin, TX 78758

Sirwaitis, Sherri

From: Gary Westerman <gwwesterman@att.net>
Sent: Monday, June 15, 2015 5:04 PM
To: Sirwaitis, Sherri
Cc: apdehoyos@gmail.com
Subject: Case number: C14-2014-0193, Objection comments and presentation for the 16 June Zoning and Planning Commission hearing
Attachments: C14-2014-0193 RONA PPT 16June15.pptx

To:
Sherri Sirwaitis
City of Austin
Planning & Zoning Department
sherri.sirwaitis@austintexas.gov
P.O. Box 1088
Austin, Tx 78767-8810
Cc
Angie De Hoyos <apdehoyos@gmail.com>

From: Gary Westerman
12309 Blue Water Drive
Cell: 512 923 2201

Subject: Case number: C14-2014-0193, Objection comments and presentation for the 16 June Zoning and Planning Commission hearing

Sheri,

I would like to present my objection to Case number: C14-2014-0193 at the City Hall, Zoning and Planning Commission hearing on June 16, 2015 starting at 6:00pm. The PPT for presentation "C14-2014-0193 RONA PPT 16June15" has been enclosed.

I am objecting to the application for a zoning change for the Cearley Tract west of Walnut Creek Park (Case Number: C14-2014-0193) for the following reasons:

The zoning change will impact the **Safety** of the River Oaks subdivision residents by allowing an additional road to be cut into the neighborhood. The proposed two lane access through the River Oaks neighborhood would allow non-residents a route from Mopac to Interstate I35 that has only 3 lights, bypassing 6 lane Parmer Lane and 4 lane Braker Lane.

The zoning change will impact the **Security** of the River Oaks subdivision through the addition of traffic through the neighborhood. Currently, most traffic through the neighborhood are residents and suspect traffic can be monitored by neighbors and communicated to all residents of the neighborhood by Facebook, emails, and texts, making it a secure neighborhood and reducing crime.

The zoning change will harm the **Environment** of the 300+ acre Walnut Creek park. The park houses deer, foxes, rabbits, red shouldered hawks, and cranes which frequent the River Oaks neighborhood.

Regards,
Gary Westerman
12309 Blue Water Drive, Austin

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Case Number: C14-2014-0193
Contact: Sherri Sirswalis, 512-974-3057
Public Hearing: Jun 16, 2015, Zoning and Planning Commission
Aug 13, 2015, City Council

GARY WESTGAMMAN
Your Name (please print)

12309 Blue Water Drive Austin

Your address(es) affected by this application

15 June 2015

Date

Signature

Daytime Telephone: (512) 923-7201

Comments: Zoning change will impact the safety of the River Oaks by allowing an additional road to be cut thru the neighborhood. The road would be 100' wide and 100' deep. The road would be 100' wide and 100' deep.

The zoning change will impact the safety of the neighborhood. Currently the road can be monitored and reported by neighbors to neighbors using FaceBook emails and text.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirswalis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2014-0193

Contact: Sherri Sirvaitis, 512-974-3057

Public Hearing: Jun 16, 2015, Zoning and Planning Commission
Aug 13, 2015, City Council

LINDA WESTERMAN
Your Name (please print)

12309 Bluewater Dr. Austin

Your address(es) affected by this application

Sandra Westerman

Signature

Daytime Telephone: (512) 923-5333

Date:

6-15-2015

☐ I am in favor
☒ I object

Comments: THIS ZONING CHANGE WOULD ALLOW MORE TRAFFIC TO OUR BLUE RIVER GATES VIA APPLES ROAD, BYPASSING BREAKERS OF PARKWAY, LONGER ROADS, THIS WILL IMPACT THE SAFETY OF OUR PARK & HOME. SECURITY IS ALSO A FACTOR. CURRENTLY WE CAN ALL RECOGNIZE "STRANGE" TRAFFIC AND OTHER THINGS THAT OCCUR.

STALWANT CREEK PARK ITSELF WILL BE HARMED BY IT. HOURS, DEER - FOXES - RABBITS - RED SHOULDER HAWKS AND A CERTAIN TYPE OF ENDANGERED CRANES.

If you use this form in comment, it may be returned to:
City of Austin
Planning & Zoning Department
Sherri Sirvaitis
P.O. Box 1088
Austin, TX 78767-3810

NOT TO MENTION THE CREEK ITSELF - TRAILHEADS VARIOUS HIGHWAYS & GOOD SNACKS - ROOF SQUIRRELS

Sirwaitis, Sherri

From: Joyce Billings <ajab821@gmail.com>
Sent: Tuesday, June 16, 2015 12:31 AM
To: Sirwaitis, Sherri
Cc: [REDACTED]
Subject: RONA Zoning Change 1601 Cedar Bend

I Object!

For the same reasons my neighbors have so eloquently expressed.

- * Increase traffic through the neighborhood
- * Impact on parkland in this area
- * Insufficient traffic study
- * Increase in our property taxes.

Thank you.
Joyce Billings
Indian Mound Dr
RONA

PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

**Public Hearing: Jun 16, 2015, Zoning and Platting Commission
Aug 13, 2015, City Council**

Kenneth Wagenhauser

Your Name (please print)

12302 Rolling Hill Drive, Austin

Your address(es) affected by this application

WAGENHAUSER,KENNETH
H.EDWARD.1135294086
Digitally signed by
WAGENHAUSER,KENNETH.EDWARD 1135294086
DN: cn=US, ou=US Government, ou=DOD, ou=PM, ou=USN,
cn=WAGENHAUSER,KENNETH.EDWARD 1135294086
Date: 2015.06.16 08:22:21 -0500

16 June 2015

Signature

Date

Daytime Telephone: 512-833-5702

Comments:

1. Only SF-4 in the neighborhood.
2. Current City support/services in area are marginal: grass cutting, litter/debris along Parmer Lane, crime in Walnut Creek Park. Adding to the burden will hurt the area.
3. Addition of lower cost housing will support lowering of tax rates for existing homes.
4. Connecting road will promote speeding in park and in vicinity of school to bypass Parmer.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

☐ I am in favor
☒ I object

Sirwaitis, Sherri

From: Jennie Elliott [jlelliott@austin.rr.com]
Sent: Monday, June 15, 2015 3:05 PM
To: Sirwaitis, Sherri
Cc: Angie De Hoyos
Subject: Case number C14-2014-0193 zoning change proposal
Attachments: jlelliott.vcf

Regarding Case number C14-2014-0193
public hearing scheduled for June 16, 2015:

From: Jennie L Elliott, 1206 Old Cedar Lane, Austin, TX 78758 512-626-3008

I will not be in attendance at the hearing, so I wanted to state that I object to the proposed zoning changes to the property adjacent to our neighborhood at this time for the following reasons:

1. Traffic in and out of our neighborhood from either Parmer Lane or North Lamar Blvd is already very difficult to negotiate with just the number of homes we have now. It is my understanding that the traffic study conducted for this proposal took place during the week of Spring break (March 16-20th) when the two elementary schools, middle school and ACC campus (all within a mile of the area) along with all of the traffic associated with them would not have been taken into consideration. There have already been some serious traffic incidents in the Metric/Parmer area involving fatalities and the intersection at North Lamar/135 and Parmer is also such a headache for commuters that we routinely get lots of folks wondering through the neighborhood looking for ways to circumvent it. If there was actually an easy way to do that and the word got out, I feel like the streets in our neighborhood would no longer be safe for all of the children walking or biking to and from the nearby schools and Walnut Creek Park.
2. We have no real information about the actual plan for the development to base our decision about being in favor of the zoning change or not upon. There was an informal meeting between the officers of our neighborhood association and a representative of the developer and the information was later shared at our general meeting, but we have absolutely no assurance that the actual development will in any way resemble the description of the plans described to our officers.

Judging from the responses to this proposed change that I heard at our last neighborhood association meeting, these two issues will need to be addressed before the majority of the River Oaks residents will get behind this. These are not insurmountable obstacles and from what I have learned about the planned development so far, it looks as though it has the potential for adding value to the quality of life for all involved, so I am hopeful that we can work out the details to everyone's satisfaction.

Respectfully submitted,

Jennie L Elliott

Sirwaitis, Sherri

From: Susie Moroney <susie.moroney@gmail.com>
Sent: Monday, June 15, 2015 2:43 PM
To: Sirwaitis, Sherri
Subject: Zoning protest

Here are signed protest for case number C14-2014-

PUBLIC HEARING INFORMATION

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Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.


Case Number: C14-2014-0193
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: Jun 16, 2015, Zoning and Platting Commission
Aug 13, 2015, City Council

John P. Moroney

Your Name (please print)

12305 Blue Water Dr Austin 78758

Your address(es) affected by this application

 06/15/2015
Signature Date

Daytime Telephone: 512-906-0171

☐ I am in favor
☒ I object

Comments: I object to the rezoning and proposed development on the grounds of its impact to the environment of Wells Branch creek, Tar Branch creek, and the Walnut Creek Metropolitan Park. I would like to see a survey done on the environmental impact of an area that is more and more subjected to flooding. This area also has a rich historical significance. I also object on the grounds of increased traffic. Being so close to the park where children and dogs play

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

0193

PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0193
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: Jun 16, 2015, Zoning and Platting Commission
Aug 13, 2015, City Council

Susie Moroney

Your Name (please print)

12305 Blue Water Dr Austin 78758

Your address(es) affected by this application

 06/15/2015
Signature Date

Daytime Telephone: 512-618-1352

☐ I am in favor
☒ I object

Comments: I object to the rezoning and proposed development on the grounds of its impact to the environment of Wells Branch creek, Tar Branch creek, and the Walnut Creek Metropolitan Park. I would like to see a survey done on the environmental impact of an area that is more and more subjected to flooding. This area also has a rich historical significance. I also object on the grounds of increased traffic. Being so close to the park where children and dogs play. It would create a cut through from Mopac to Farmer

If you use this form to comment, it may be returned to:
City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

Sirwaitis, Sherri

From: Susie Moroney <susie.moroney@gmail.com>
Sent: Tuesday, June 16, 2015 10:04 AM
To: Sirwaitis, Sherri
Subject: Rezoning Case number C14-2014-0193

As a member of the River Oaks neighborhood I would personally like to object to any development of the purposed rezoning in the area. I have walked the whole area of the old Cearley farm. It is a beautiful lot of land, with big old oaks and elms. A perfect example of the Austin area. I would like to see it annexed by the city and incorporated into the green belt, and Walnut Creek Park. So that it can be protected. It's location on Tar Branch creek has a rich history. Please do not let this gem be destroyed.

Cearley farm and tar branch;

Archeological testing;

<http://fryr.tripod.com/cfhistwalnutcrarcheology.html>

Creek History;

<https://austintexas.gov/blog/walnut-creek>

Coxville Zoo;

<http://www.austinexplorer.com/Locations/ShowLocation.aspx?LocationID=1997>

Sirwaitis, Sherri

From: Keenan Hogge <keenan.hogge@gmail.com>
Sent: Monday, June 15, 2015 1:20 PM
To: Sirwaitis, Sherri
Subject: Cearley Tract west of Walnut Creek Park (Case Number: C14-2014-0193)
Attachments: Zoning.pdf

Sherri,

I wanted to send you my objection to a zoning case on schedule for tomorrow. Up to this point, there has been very little information published as if this is not meant to be a community decision. Especially due to our safety and environmental concerns. I would like our points to be considered before changing the zoning. Let me know if you have any questions.

Keenan Hogge
keenan.hogge@gmail.com
512-785-7486
12403 Willow Bend Drive
Austin, Texas 78758

PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0193
Contact: Sherri Sirwaitis, 512-974-3057
Public Hearing: Jun 16, 2015, Zoning and Platting Commission
Aug 13, 2015, City Council

Heenan Hoge
Your Name (please print)
12403 Willow Bend Dr. 78758

Heenan Hoge
Your address(es) affected by this application
Signature
6/9/15
Date

Daytime Telephone: 512-785-7486

Comments: You have not taken our consideration into account and we would like you to hear us and take our points into consideration.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

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Case Number: C14-2014-0193

Contact: Sherri Simanitis, 512-974-3057

Public Hearing: Jun 16, 2015, Zoning and Planning Commission

Aug 13, 2015, City Council

Mike Washlesky

Your Name (please print)

1307 Cardinal Hill Cir. Austin, Tx 78758

Your address(es) affected by this application

Mike Washlesky

Signature

Date

Daytime Telephone: 512-853-5046

Comments

against the proposed rezoning application as the traffic study that was conducted has erroneous results and does not truly reflect the impact to our neighborhood that the additional vehicle traffic will create.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Sherri Simanitis

P. O. Box 1088

Austin, TX 78767-8910

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Case Number: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jun 16, 2015, Zoning and Platting Commission
Aug 13, 2015, City Council

John Buller

Your Name (please print)

12313 Blue Water Drive

Your address(es) affected by this application

John Buller

Signature

6.15.2015

Date

Daytime Telephone: 512-917-0343

Comments: - Safety Concerns over increased traffic Flow.

- The traffic study was insufficient, due to its timing and limited scope. I'm concerned that it may draw faulty conclusions as-is.

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

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Case Number: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jun 16, 2015, Zoning and Platting Commission
Aug 13, 2015, City Council

Jonathan and Diane Ludek (owners)

Your Name (please print)

1409 Cardinal Hill Dr.
Austin, Texas 78758

☐ I am in favor
☒ I object

Your address(es) affected by this application

Jonathan Ludek

Signature

06.16.2015

Date

Daytime Telephone: (512) 740-8880

Comments:

see attached

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

*LPM

June 10th, 2015

City of Austin
Attention: Sherri Sirwaitis
Planning & Zoning Department
P. O. Box 1088
Austin, TX 78767-8810

Sherry,

I object to the proposed zoning changes described in Case Number C14-2014-0193. My objection is based on two concerns:

1. **The impact of the proposed development on neighborhood traffic and public safety has not been adequately and accurately assessed.**

I am concerned that the proposed development has the potential to significantly increase traffic in River Oaks and surrounding neighborhoods, thereby compromising public safety.

River Oaks is already in desperate need of traffic mitigation. There are no sidewalks or traffic calming measures in the neighborhood currently, and we suffer a high incidence of non-residential, cut-through traffic — far too much of which is clearly travelling above the posted speed limit. I have requested traffic calming and safety measures for my street¹; to date, there has been no meaningful or effective action taken by the City.

If the proposed development is connected to River Oaks via a westward extension of Old Cedar Lane, I believe that the increase in non-residential traffic would further erode the public safety, walkability, and quality of life of our neighborhood.

Of particular concern is my understanding that the traffic analysis related to the zoning request was performed during Spring Break (March 16th-20th) for Austin and Pflugerville ISDs, and consequently could not possibly have resulted in an accurate representation of school-day traffic in our neighborhood and surrounding areas.

Also of concern is my understanding that the traffic analysis did not include many of the streets that would be impacted by increased traffic — most notably the entire lengths of Willow Wild Drive, Willow Bend Drive, Old Cedar Lane, and Chimney Rock Drive. These streets are already used by non-residential traffic for access to and from Parmer Lane, North Lamar Boulevard, and Walnut Creek Metropolitan Park.

I request that the zoning hearing be postponed, or the decision of the Zoning and Planning Commission be deferred, until such time as a new traffic analysis can be undertaken, and that the new analysis be performed 1) during the AISD and PISD school year, and 2) when school is actually in session.

2. River Oaks and surrounding neighborhoods have not seen a site plan for the proposed development.

Although several River Oaks Neighborhood Association officers met with the developer in April and were given a verbal description of the proposed development, we have yet to see even a tentative site plan. Therefore, none of us have any meaningful idea of what we'd be supporting if we were to check the "I am in favor" box.

I am not categorically opposed to new development adjoining our neighborhood, provided such development is responsible and does not negatively affect public safety, the environment, or property values. Without having seen a site plan, however, I'm unable to ascertain whether those criteria will be met. Until I am provided with specific details about the proposed development, I cannot in good conscience support the zoning change.

Sirwaitis, Sherri

From: John Langford <jslangster@gmail.com>
Sent: Tuesday, June 16, 2015 12:04 PM
To: Sirwaitis, Sherri
Cc: apdehoyos@gmail.com; M Langford
Subject: Objection to Rezoning of 1601 Cedar Bend Drive to SF4

Sherri,

My wife and I have been residents of the River Oak Lake Estates subdivision for almost 20 years.

I want to strongly object to the rezoning of 1601 Cedar Bend Drive to SF4. There is not enough information yet on traffic and public safety issues for any changes to be made.

We will be at the City Council meeting tonight.

John and Maritza Langford
Residents of River Oak Lake Estates
12320 Willow Bend Drive
Austin, TX 78758

June 16th, 2015

City of Austin
Attention: Sherri Sirwaitis
Planning & Zoning Department
P. O. Box 1088
Austin, TX 78767-8810

Dear Ms. Sirwaitis,

I object to the rezoning of 1601 Cedar Bend Drive, Case Number C14-2014-0193 from Rural Residence to SF4, and I understand that a vast majority of the residents of my neighbors also object to this development, primarily based on traffic and safety issues.

I understand that a traffic study was conducted on Friday March 13, 2015 and overlooked several key factors. Namely, it was conducted during AISD and PISD's Spring Break, and Willow Wild Dr. was not included in the traffic study which would eventually be a primary point of entry to the development.

There is already a significant amount of traffic in our neighborhood and the proposed development will drastically increase traffic since there would be a cut through parallel to Parmer Lane that would stretch from MoPac all the way to Lamar.

Not only would our neighborhood be negatively impacted without the necessary infrastructure in place but also users of Walnut Creek Metropolitan Park, students at ACC's Northridge Campus, students walking to River Oaks Elementary, and many others.

I urge that the Zoning and Platting Commission to deny this application based on the inadequacy of the neighborhood traffic analysis and postpone the decision until a proper traffic study can be conducted.

Sincerely,



Bruce Kentros
12314 Indian Mound Dr.
Austin, Texas 78758

bkentros@yahoo.com

Sirwaitis, Sherri

From: Dianne F. <def@yahoo@yahoo.com>
Sent: Tuesday, June 16, 2015 3:47 PM
To: Sirwaitis, Sherri
Cc: [REDACTED]
Subject: Comment on zoning case C14-2014-0193
Attachments: RiverOaksDev2015.pdf

June 16, 2015

City of Austin
Attn: Sherri Sirwaitis
Planning & Zoning Department
PO Box 1088
Austin, TX 78767-8810

Dear Ms. Sirwatis,

I would like to go on record as objecting to the rezoning of 1601 Cedar Bend Drive, Case Number C14-2014-0193 from Rural Residence to SF4, based on traffic and safety issues, and based on the proposed change in school district zoning from Pflugerville ISD to Austin ISD.

I am the parent of a child at River Oaks Elementary School, 12401 Scofield Farms Dr., Austin, 78758. Our small elementary school is a Pflugerville ISD school and will be directly impacted by the increase in traffic approximately 300 ft. from this proposed development entrance. No traffic study was conducted during the times that we take our children to or from school. Many of our students ride the bus, and in fact, we have 9 different school bus routes that serve our school. School busses and parent cars already crowd Cedar Bend and Scofield Farms during the morning and evening. Apparently, the only traffic study for this proposed development was conducted on Friday, March 13, 2015, during our Spring Break and therefore the regular commuting school traffic of our school and other nearby schools was not considered in the study.

There is also existing additional cut-through traffic on Cedar Bend Dr. every morning and afternoon, as commuters attempt to avoid the intersection of Parmer Ln. and Metric Blvd. to get to ACC Northridge campus on Metric. There is also a small childcare, a Head Start program on Cedar Bend. Those of us taking our children to River Oaks along Cedar Bend from Metric Blvd. must be extra careful as we pass parents and their toddlers getting out of their cars and going to preschool each morning. With this new development, the traffic on Cedar Bend would now include: 9 school busses every morning and evening, elementary school parents, day care parents, ACC commuters, and any new residents.

In addition the Memorandum from Senior Planner Amanda Couch dated April 2, 2015 states "The NTA will be conducted under the assumption that no more than 2,000 [vehicle trips per day] will be generated by this site." However, the proposed development will create a parallel path to Parmer Lane that stretches from MoPac all the way to Lamar. While projections expect a 32% increase based on the existing study, this cannot begin to consider the trips per day that the street in front of our school will see as a result of cut-through traffic.

No sidewalks, traffic calming, or bike lanes exist and bike and pedestrian traffic through to the park constitutes a large portion of the users of Walnut Creek Metropolitan Park. In addition to residents of River Oaks Neighborhood and our students walking to River Oaks Elementary, and more will be negatively impacted by this increase in traffic, without the necessary infrastructure in place to make it a safe increase.

I would also like to object to the proposed school district zoning change for the proposed development. In the files on the City development site, the developer states that the new property would be zoned in the Austin ISD. But that property is currently within the boundaries of Pflugerville ISD, and there is a document showing taxes were paid to PISD in 2014. We, the parents of River Oaks Elementary, would like to keep any proposed

residential development in our school district and add these properties to our tax base. It would also allow any children in the new development to walk to school literally next door, instead of adding any more vehicular traffic to the streets.

I urge that the Zoning and Platting Commission deny this application based on the inadequacy of the neighborhood traffic analysis and because of the proposed school district zoning change, and postpone the decision until a proper traffic study can be conducted and school district zoning can be corrected.

Very Sincerely,

Dianne Folkerth
River Oaks Elementary PTO

512-595-0275

[REDACTED]
11825 Carshalton Dr.
Austin, TX 78758

PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0193
Contact: Sherri Sirwalt, 512-974-3057
Public Hearing: Jun 16, 2015, Zoning and Planning Commission
Aug 13, 2015, City Council

Jennifer Minarik
Your Name (please print)

☐ I am in favor
☒ I object

12300 Willow Bend Dr Austin TX 78758

Your address(es) affected by this application

Jennifer Minarik
Signature

Date

Daytime Telephone: 919-607-1624

Comments: I object to rezoning as I believe the traffic study was flawed in 3 ways.

- 1) Does not account for cut-through traffic Walnut Creek added a smaller cut through which resulted in 900+ cars an hour during rush hour. This cut through connects a much larger + high traffic area
- 2) It did not include all impacted roads (e.g. Willow Wild Rd) site of recent traffic fatality + numerous accidents
- 3) It was conducted during Spring Break + does not account for school traffic

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwalt
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jun 16, 2015, Zoning and Platting Commission

Aug 13, 2015, City Council

Ashtley Vauxner

Your Name (please print)

Austin

12305 Willow Wild Dr. 1X 78758

Your address(es) affected by this application

Signature

7/17/15

Date

Daytime Telephone: 713-854-7764

Comments: My husband & I live very close to the entrance of Walnut Creek Park in Willow Wild. We already experience a tremendous amount of traffic on the street. There are no sidewalks to begin with, and we are very concerned the introduction of more development will make traffic worse. There are always children & families playing, walking, running, etc. This will just become dangerous we moved to this neighborhood b/c it was quiet, and family oriented it's not to be the center of town. Please keep this in mind when considering development. Thank you, Ashtley Vauxner

If you use this form to comment, it may be returned to: City of Austin Planning & Zoning Department Sherri Sirwaitis P. O. Box 1088 Austin, TX 78767-8810

Sirwaitis, Sherri

From: Brian Crandall <brianscottcrandall@yahoo.com>
Sent: Wednesday, June 17, 2015 5:55 PM
To: Sirwaitis, Sherri
Cc: apdehoyos@gmail.com
Subject: Comment on zoning case C14-2014-0193

June 17, 2015

City of Austin
Attn: Sherri Sirwaitis
Planning & Zoning Department
PO Box 1088
Austin, TX 78767-8810

Dear Ms. Sirwatis,

Please put my comment on record as objecting to the rezoning of 1601 Cedar Bend Drive, Case Number C14-2014-0193 from Rural Residence to SF4, based on the lack of infrastructure in place to handle the increased traffic and maintain a safe environment for the children of River Oaks Elementary.

I am the parent of a child a River Oaks Elementary School, 12401 Scofield Farms Dr., Austin, 78758. Currently, there are no sidewalks, traffic calming devices, or bike lanes for the bike and pedestrian traffic through to Walnut Creek Metropolitan Park and on the surrounding streets. I am concerned for the safety of my child, River Oaks employees, and surrounding community due to the significant increase in traffic that this project will produce.

I urge that the Zoning and Platting Commission deny this application until the proper infrastructure (sidewalks, crosswalks, and other traffic calming remedies) can be put in place.

Sincerely,

Brian Crandall

512-751-3211

brianscottcrandall@yahoo.com

11600 Parkfield Dr.
Austin, TX 78758

PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

**Public Hearing: Jun 16, 2015, Zoning and Platting Commission
Aug 13, 2015, City Council**

KIMBERLY K DOWNMAN

Your Name (please print)

1222 TANGLEWILD DR

Your address(es) affected by this application

KKD

Signature

6-15-15

Date

Daytime Telephone: 512-917-5386

Comments: This area is not an appropriate location for SF-4A Zoning. The builder seeking the zoning change will not adhere to standards which will maintain a single family neighborhood characteristics by building a hotel in a residential area. The streets are not designed for that kind of traffic flow. The area in question also floods during heavy rains on Cedar Bend Dr. (Saeed Minhas)
The builder has been constructing houses in our neighborhood for the past 3 years & has been extremely disrespectful of residents. I do not expect that will change with the granting of a zoning change. Please deny application!

If you use this form to comment, it may be returned to:

City of Austin

Planning & Zoning Department

Sherri Sirwaitis

P. O. Box 1088

Austin, TX 78767-8810

Sirwaitis, Sherri

From: Georgene Crolley <am4ags@gmail.com>
Sent: Wednesday, June 24, 2015 9:24 AM
To: Sirwaitis, Sherri
Subject: RONA -Case # 14-2014-0193.

Ms. Sirwaitis:

I recently filled out a form stating my concern of the possibility of Old Cedar being opened up from the Walnut Creek Park and River Oaks neighborhood over to Metric Blvd. I pointed out to you what a safe neighborhood this has been in the over 40 years I have been a resident.

Please view the Daily Crime Report that I have copied for you. This map is a perfect example of my concerns. The extension of Old Cedar would open up our neighborhood and the beautiful Walnut Creek Park to an area that seems to be constantly laden with various crime. I think our park and our subdivision must be one of the safest areas in Austin, Texas; please help us maintain the integrity of these two "jewels" in Austin, Texas.

Online Crime Alerts Viewer



Email Alerts



3.00 Miles around 1303 Oak Shadows Circle



Police Warn Of Suspicious Solicitors In Austin

Summer can be the busy season for door to door salesman. Police say be ready for the knock. "Someone knocked on our door which was pretty rare," Melanie said. "He only gave his name from what I remember he didn't say anything else." Reluctantly, a Round [Read More...](#)

	Crime	Date	Address	Link
A	Theft	06/22/15. 11:47 AM.	12500 BLOCK OF IH 35 AUSTIN	Details
B	Assault	06/20/15. 01:30 AM.	12800 BLOCK OF LAMAR BLVD AUSTIN	Details
C	Burglary	06/20/15. 01:31 AM.	12800 BLOCK OF LAMAR BLVD AUSTIN	Details
D	Theft	06/22/15. 01:03 PM.	12900 BLOCK OF IH 35 SVRD AUSTIN	Details
E	Theft	06/22/15. 11:07 AM.	12900 BLOCK OF IH 35 SVRD AUSTIN	Details
F	Arrest	06/20/15. 03:10 AM.	12300 BLOCK METRIC BLVD AUSTIN	Details
G	Assault	06/20/15. 11:59 PM.	1400 BLOCK GRACY FARMS LN AUSTIN	Details
H	Theft	06/19/15. 12:09 PM.	11900 BLOCK OF MEADOWFIRE DR AUSTIN	Details
I	Theft	06/22/15. 12:26 PM.	13300 BLOCK OF IH 35 SVRD AUSTIN	Details
J	Other	06/19/15. 05:10 PM.	12100 BLOCK OF IH 35 AUSTIN	Details
K	Arrest	06/20/15. 05:47 PM.	12100 BLOCK OF METRIC BLVD AUSTIN	Details

L	Other	06/21/15. 07:33 AM.	12100 BLOCK OF IH 35 SVRD AUSTIN	Details
M	Assault	06/20/15. 07:31 AM.	1900 BLOCK OF GRACY FARMS LN AUSTIN	Details
N	Theft	06/22/15. 11:32 AM.	12200 BLOCK OF RENFERT WAY AUSTIN	Details
O	Arrest	06/19/15. 05:26 AM.	METRIC BLVD / GRACY FARMS LN AUSTIN	Details
P	Theft	06/22/15. 10:26 PM.	11800 BLOCK OF METRIC BLVD AUSTIN	Details
Q	Other	06/23/15. 10:50 PM.	18XX W HOWARD LN TRAVIS COUNTY	Details
R	Other	06/23/15. 11:40 PM.	18XX W HOWARD LN TRAVIS COUNTY	Details
S	Assault	06/18/15. 03:17 PM.	12200 BLOCK OF MOPAC EXPY AUSTIN	Details
T	Burglary	06/19/15. 05:18 PM.	12500 BLOCK OF TECH RIDGE BLVD AUSTIN	Details
U	Arrest	06/20/15. 10:26 PM.	00 BLOCK OF LAMAR BLVD AUSTIN	Details
V	Assault	06/21/15. 08:49 AM.	11500 BLOCK OF METRIC BLVD AUSTIN	Details
W	Arrest	06/20/15. 05:01 AM.	12100 BLOCK OF MOPAC EXPY AUSTIN	Details
X	Other	06/20/15. 10:58 AM.	11100 BLOCK OF BENDING BOUGH TRL AUSTIN	Details
Y	Theft	06/20/15. 03:07 AM.	1900 BLOCK W BRAKER LN AUSTIN	Details
Z	Other	06/23/15. 12:01 AM.	141XX THERMAL DR TRAVIS COUNTY	Details
	Other	06/23/15. 07:24 AM.	23XX W HOWARD LN TRAVIS COUNTY	Details
	Other	06/19/15. 04:03 PM.	11300 BLOCK OF IH 35 SVRD AUSTIN	Details
	Theft	06/21/15. 02:13 PM.	3400 BLOCK W PARMER LN AUSTIN	Details
	Other	06/23/15. 09:57 AM.	18XX W WELLS BRANCH PKWY TRAVIS COUNTY	Details
	Other	06/23/15. 09:53 AM.	18XX W WELLS BRANCH PKWY TRAVIS COUNTY	Details
	Other	06/23/15. 04:07 PM.	107XX N LAMAR BLVD TRAVIS COUNTY	Details
	Assault	06/23/15. 12:54 AM.	5XX E HOWARD LN TRAVIS COUNTY	Details
	Other	06/23/15. 02:13 PM.	5XX E HOWARD LN TRAVIS COUNTY	Details
	Burglary	06/23/15. 09:42 AM.	5XX E HOWARD LN TRAVIS COUNTY	Details
	Other	06/23/15. 04:33 PM.	140XX RENAISSANCE CT TRAVIS COUNTY	Details
	Arrest	06/21/15. 05:02 AM.	12800 BLOCK OF MOPAC EXPY AUSTIN	Details
	Theft	06/22/15. 08:14 AM.	3200 BLOCK OF CENTURY PARK BLVD AUSTIN	Details
	Other	06/22/15. 12:00 AM.	12800 BLOCK OF HARRISGLENN DR AUSTIN	Details
	Arrest	06/19/15. 06:01 PM.	10700 BLOCK TOPPERWEIN DR AUSTIN	Details
	Arrest	06/22/15. 09:01 AM.	11400 BLOCK OF WEDGEWOOD DR AUSTIN	Details
	Other	06/20/15. 07:38 AM.	11600 BLOCK OF APRIL DR AUSTIN	Details
	Burglary	06/17/15. 08:46 AM.	300 BLOCK OF GRADY DR AUSTIN	Details
	Other	06/20/15. 01:47 AM.	1300 BLOCK OF TUXFORD CV AUSTIN	Details
	Other	06/19/15. 05:46 PM.	3800 BLOCK OF PARMER LN AUSTIN	Details
	Assault	06/23/15. 09:12 AM.	17XX W WELLS BRANCH PKWY TRAVIS COUNTY	Details

Other	06/23/15. 10:07 PM.	17XX W WELLS BRANCH PKWY TRAVIS COUNTY	Details
Assault	06/17/15. 12:20 AM.	10400 BLOCK OF LAMAR BLVD AUSTIN	Details
Other	06/23/15. 12:58 PM.	137XX CAMBOURNE DR TRAVIS COUNTY	Details
Other	06/21/15. 03:09 PM.	1300 BLOCK OF BYERS LN AUSTIN	Details

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 georgene

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Case Number: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: July 7, 2015, Zoning and Planning Commission
Aug 13, 2015, City Council

Herbert W. Grubb
Your Name (please print)

12302 Willow Wild Dr. Apt. A
Austin Texas 78758

Your address(es) affected by this application

Herbert W. Grubb
Signature

Date

6-26-15

Daytime Telephone: *512/296-3917*

Comments: Effects of significantly increased traffic in the River Oaks Elementary School zone, the River Oaks Residential neighborhood, and the adjacent Walnut Creek Park have not been identified and adequately considered. For example, the traffic study was performed during spring break when school zone traffic is near its lowest levels, and no consideration was given to traffic flows on Willow Wild Drive and Old Cedar Lane. Willow Wild Drive exits to Parmer Lane, a very heavily traveled 6-lane thoroughfare, and Old Cedar Lane dead ends, requiring a left turn onto Willow Bend and then a right turn onto Chimney Rock, requiring travel through the neighborhood before exiting to Lamar Blvd. There are no traffic control lights for exits from either Willow Wild or Old Cedar/Chimney Rock, making left turns extremely difficult and dangerous. The proposed development (C14-2014-0193) would no doubt compound this problem for River Oaks and C14 residents.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

PUBLIC HEARING INFORMATION

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Case Number: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: July 7, 2015, Zoning and Planning Commission
Aug 13, 2015, City Council

Linh Tang
Your Name (please print)

12302 Knoll Ridge
Your address(es) affected by this application

[Signature]
Signature

6/27/15
Date

512.228.3671
Daytime Telephone:

Comments: increase Adversely increase
traffic in residential area. Traffic
study done in the area was
during Spring Break - hence did
not truly represent normal traffic
flow in the area.

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-8810

Sirwaitis, Sherri

From: Hugo Elizondo, Jr., P.E. [REDACTED]
Sent: Tuesday, July 07, 2015 10:23 AM
To: Sirwaitis, Sherri
Cc: minhas@sambuilders.com; Sandra Q. Chino; Musheerah "Missy" Murphy; Anita Curley-Fail
Subject: 601 Cedar Bend Drive - Zoning Case C14-2014-0193: Rezoning Request

Sherri:

Per discussion yesterday morning, we respectfully ask for a postponement of the referenced Zoning hearing until August 4, 2015.

This is to allow opportunity to meet with the neighborhood and address applicable concerns.

Please note the following:

- Currently, our preliminary layout has 118 single family residential lots.
- As discussed, the traffic data was collected outside of the school's spring break week.
- Cedar Bend will be extended and connect to Scofield Farms Drive as part of the Cearley Subdivision. This project has all zoning and Plat approvals.

Let us know if you have questions on this matter.

Sincerely,

Hugo Elizondo, Jr., P.E.

Manager



Firm Registration No. F-3524

3601 Kyle Crossing, Suite B

Kyle, Texas 78640

(512) 312-5040 ext. 205

(512) 565-9040 (cell)

Sirwaitis, Sherri

From: Gary Westerman [mailto:gwwesterman@att.net]
Sent: Sunday, August 02, 2015 8:38 PM
To: Anguiano, Dora; Rusthoven, Jerry; Guernsey, Greg; Breithaupt, Dustin - BC; Dustin.Breithaupt@austintexas.gov; Louisa.Brinsmade@austintexas.gov; Brinsmade, Louisa - BC; Ann.Denkler@austintexas.gov; Denkler, Ann - BC; Bruce.Evans@austintexas.gov; Evans, Bruce - BC; Yvette.Flores@austintexas.gov; Flores, Yvette - BC; Jackie.Goodman@austintexas.gov; Goodman, Jackie - BC; Susan.Harris@austintexas.gov; Harris, Susan - BC; Sirwaitis, Sherri; Angela Piñeyro De Hoyos
Subject: Case number C14-2014-0193 – not in the interest of developer or neighborhood to cut road through neighborhoods
Attachments: River Oaks C14-2014-0193 RONA FINAL PPT 4 Aug15.pptx

To: Sherri Sirwaitis
From: Gary Westerman
Case number: C14-2014-0193
Date: 2 August 2015

Subject: Case number C14-2014-0193 – not in the interest of developer or neighborhood to cut road through neighborhoods

Sheri,

The enclosed presentation for Case number: C14-2014-0193, clearly demonstrates that it is not in the developer of the Cearley Tract best interest or the River Oaks subdivision best interest to have Cedar Bend road cut through the Cearley Tract and into the River Oaks subdivisions. This would disrupt both neighborhoods and provide a clear path for traffic to travel from Mopac through the neighborhoods with only 1 light versus 6 going down Parmer Lane, and only one additional light to get to IH35.

From what I can determine, only the city of Austin would want to cut Cedar Bend road through the 2 neighborhoods. Am I correct in my assumption?

If there is any question on the developers position, feel free to send this presentation to them.

Thanks for listening,
Gary Westerman
[mailto:gwwesterman@att.net]
12309 Blue Water Drive

River Oaks neighborhood Impact to Safety, Security, and Environment

Case number: C14-2014-0193

Gary Westerman

12309 Blue Water Drive, Austin

Objection to C14-2014-0193

- ***Reasons***

***Safety, Security, and Environment of the
River Oaks neighborhood***

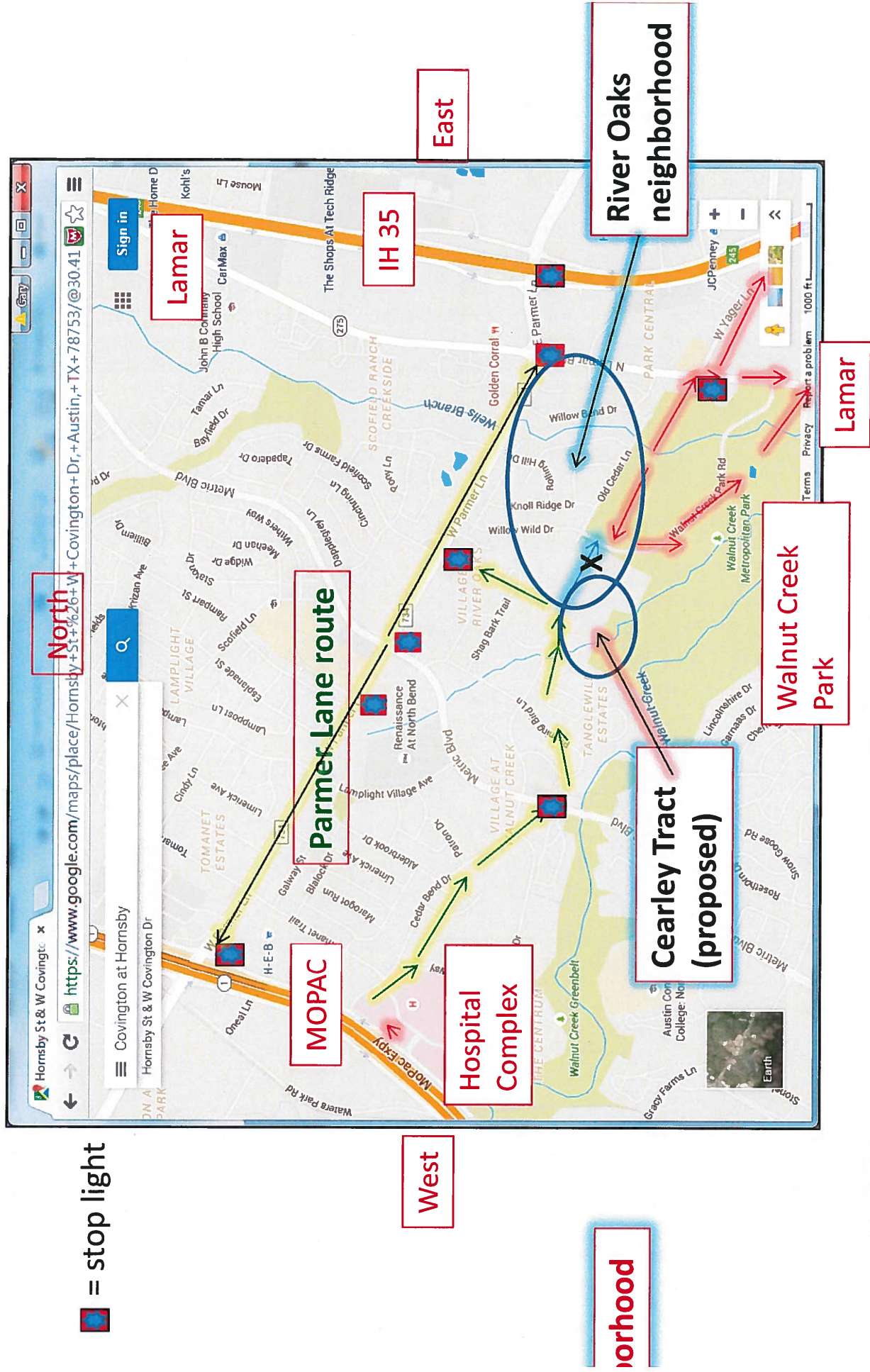
Case number: C14-2014-0193

Impact to Safety
River Oaks subdivision

- *The zoning change C14-2014-0193 will impact the **Safety** of the residents of the River Oaks subdivision **if a road** from the “Cearley Tract” **is allowed.***
- *It would allow traffic a route from Mopac to Lamar (and reverse course) with only 1 light, bypassing 5 lights on Parmer Lane*
 - *One additional light and traffic is at IH35*

Case number: C14-2014-0193

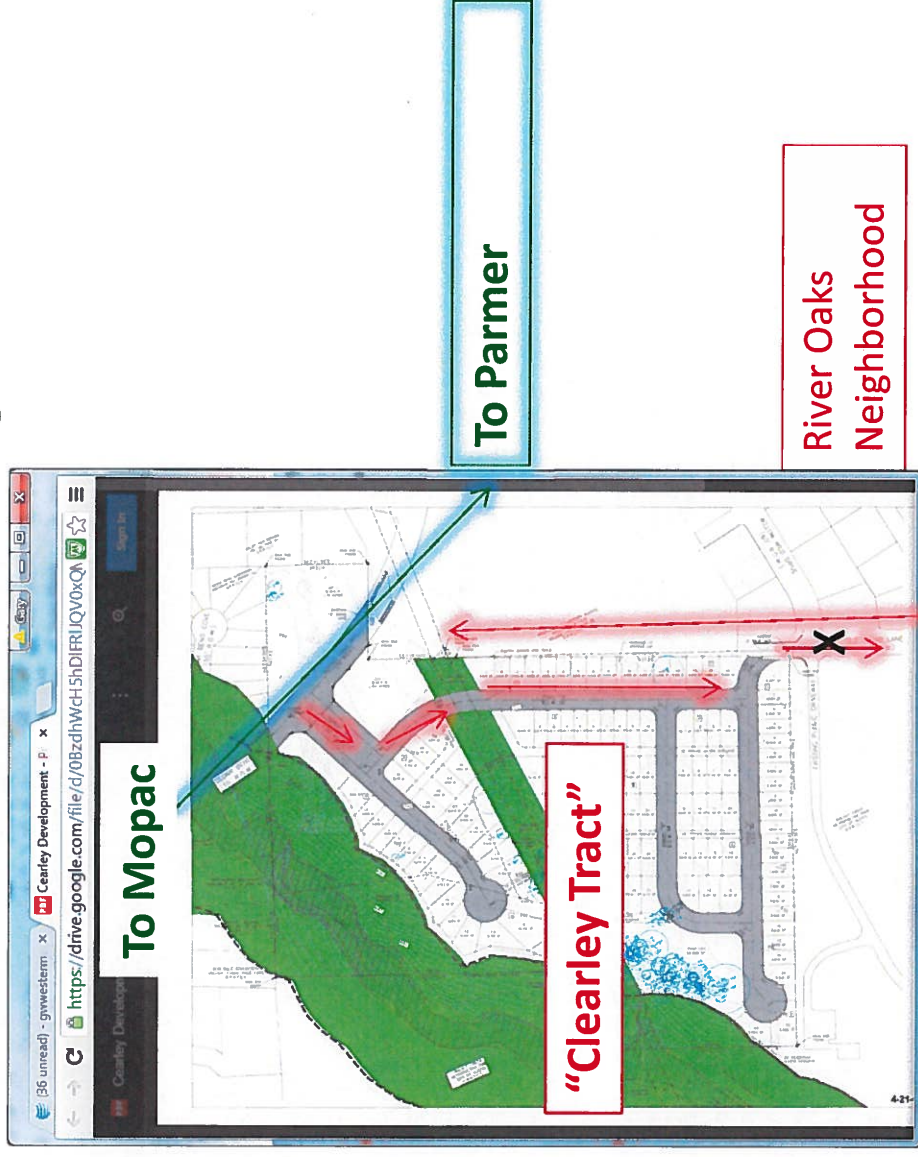
Impact to Safety (proposed route through neighborhood)



Case number: C14-2014-0193

Impact to new “Cearley Tract” Neighborhood

- Traffic will come from Mopac or from Lamar/IH35 through the middle of the new development “Cearley Tract”, approximately 900+ vehicles an hour during rush hour.



Case number: C14-2014-0193

Impact to Safety

- *Entering the River Oaks neighborhood, traffic would speed down Old Cedar lane, on the south side of the River Oaks neighborhood that borders the Walnut Creek Park.*
- *On a nice day, both the right and left side of the road are packed with mountain bikers.*

West



Children live here

River Oaks Neighborhood (this side)

Children live here

Proposed new road

Old Cedar Lane

East

Walnut Creek Park (this side)
Children and Bikers play here

Case number: C14-2014-0193

Impact to Safety

Coming from Mopac or from Lamar, traffic only has to cut a corner, typically crossing into the other lane, for one house.



Case number: C14-2014-0193

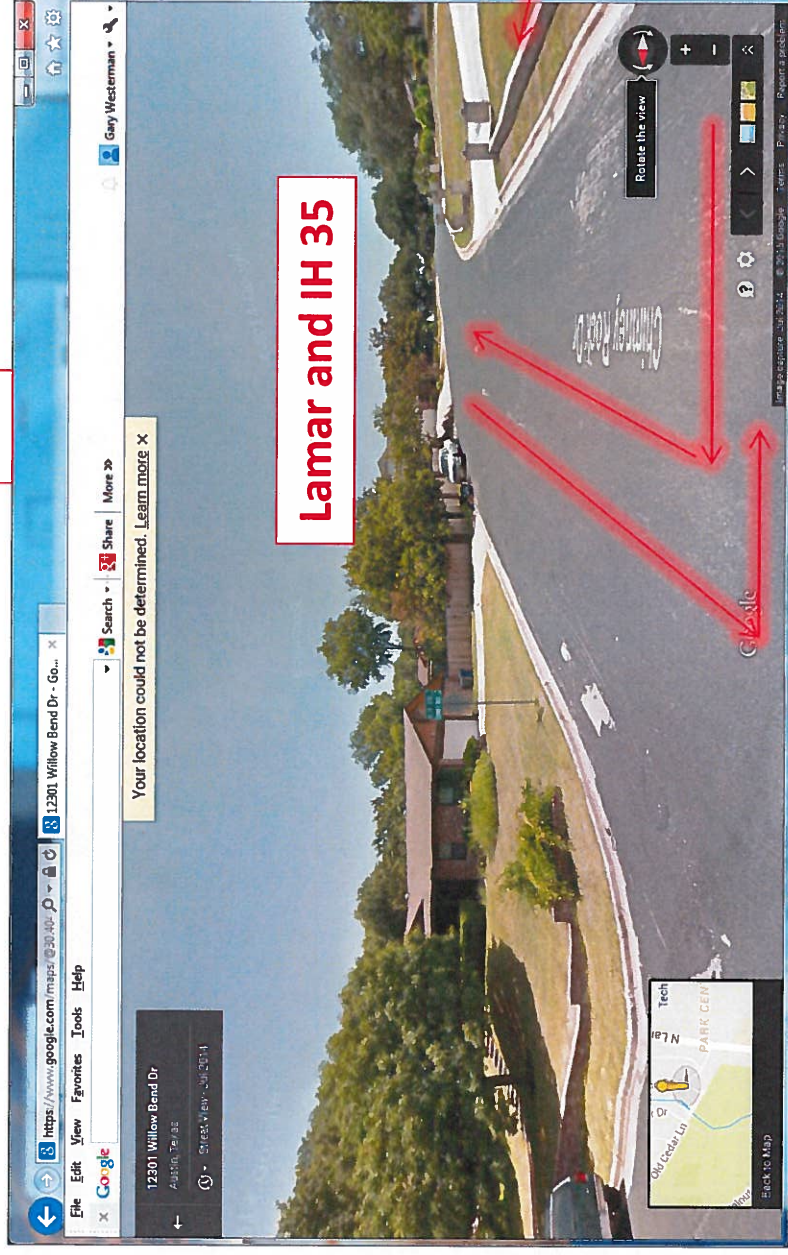
To Mopac

Impact to Safety

Heading to the east, and taking the “one house jog”, traffic takes a hard turn, typically going into the next lane.

- *Five houses later, traffic is at Lamar.*

East



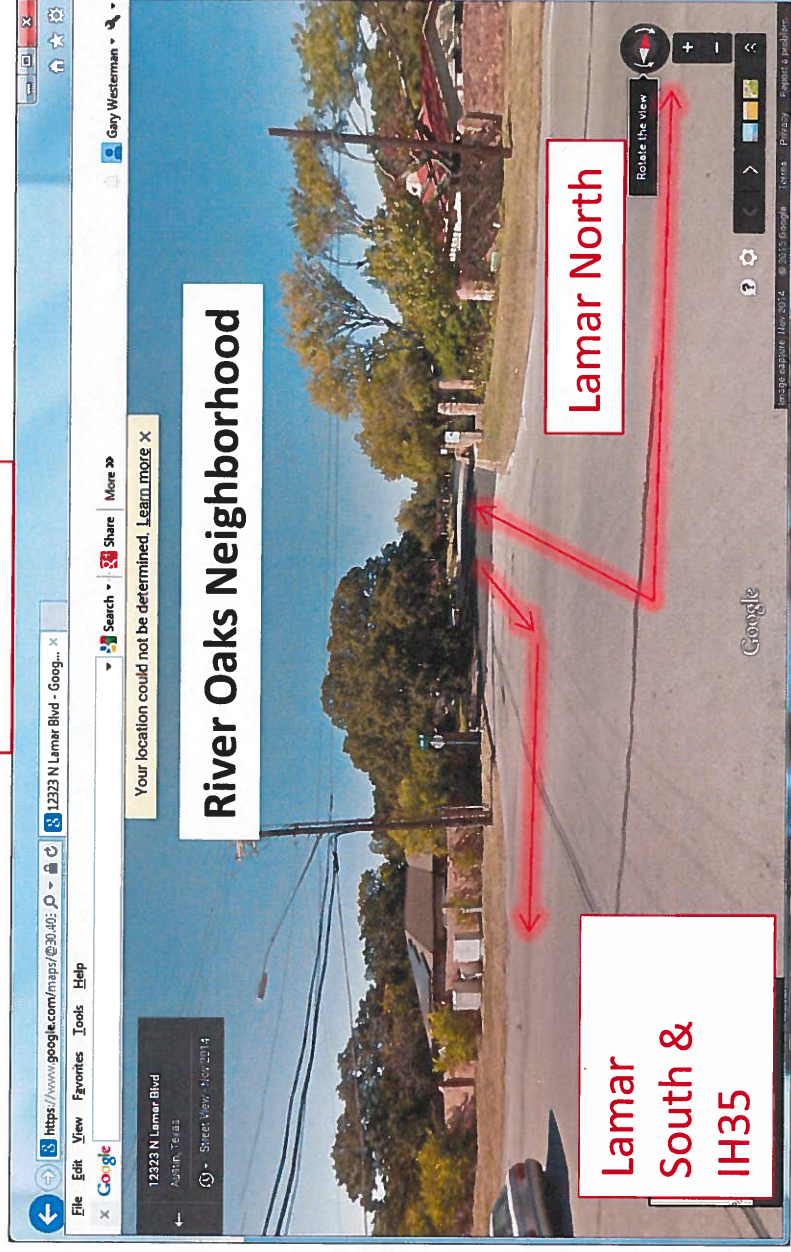
West

Case number: C14-2014-0193

Impact to Safety (in and out to neighborhood)

- Traffic turns on and off of Lamar, without the safety of a light, only 200 feet from the school.
- Traveling east, you are shortly on IH35.

Mopac West



East

Case number: C14-2014-0193

Impact to Safety
Example of the impact of rerouting traffic
through a neighborhood (Walnut Forest)



Case number: C14-2014-0193

Impact to Safety

Impact of rerouting traffic

Issue: *Walnut Forest neighborhood in North Austin*

- *Drivers find a way to avoid Braker Lane at IH35 and Braker Lane at Lamar*

...At the expense of the Walnut Forest neighborhood

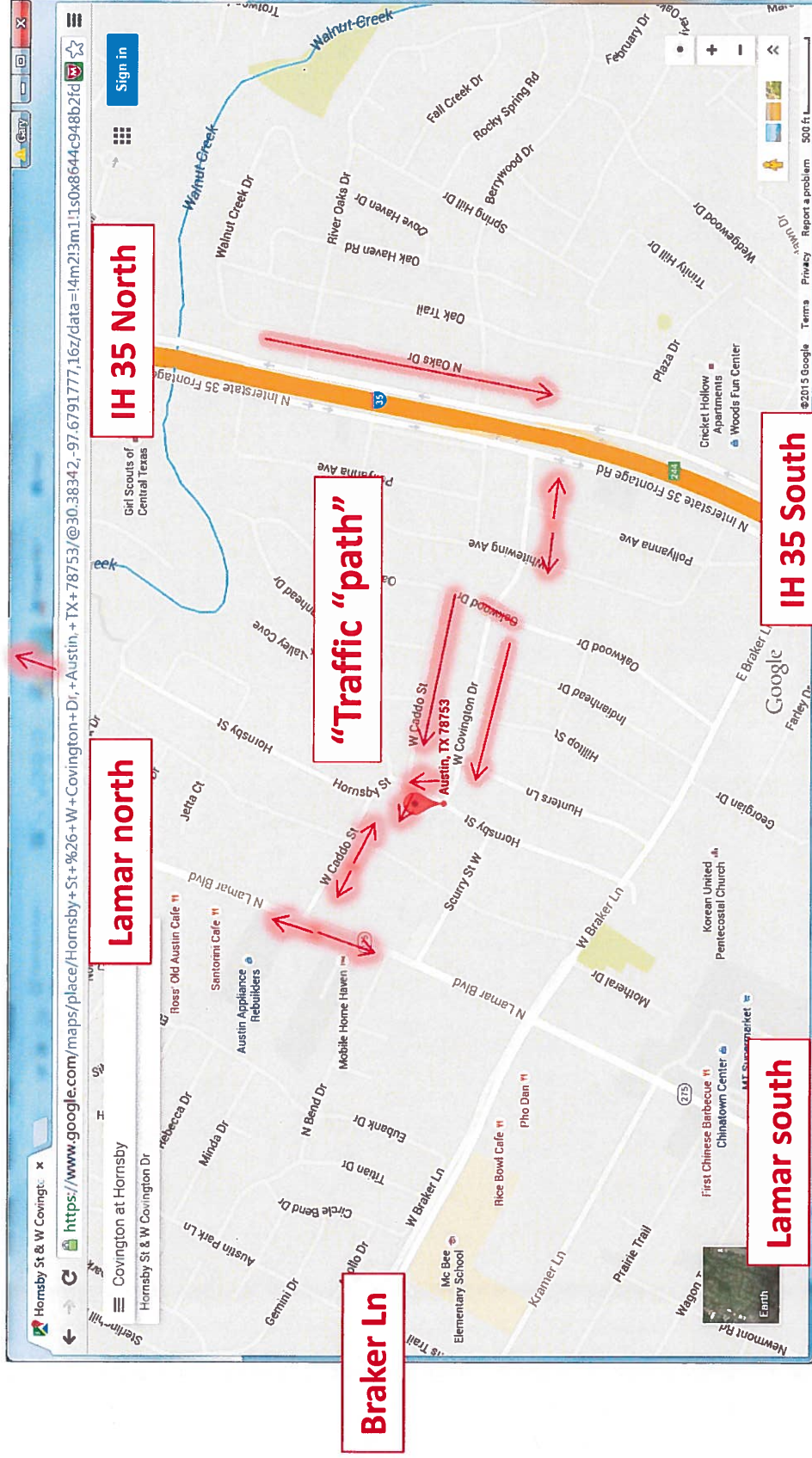
Route: *IH35 → Covington → Hornsby → Caddo → North Lamar (or reverse course)*

900+ vehicles an hour during rush hour

Case number: C14-2014-0193

Impact to Security

Traffic "path" through Walnut Forest neighborhood



Case number: C14-2014-0193

Impact to Safety

Example

- Options suggested to the Walnut Forest neighborhood
 - Put up stop signs
 - Speed Signs (electronically measuring speed)
 - Police
 - Discussed impact with major employers
- Non of these suggestions had any impact on traffic!
- Drivers want to miss traffic so badly that nothing will stop them!
- They are not discouraged by “Options”!

Case number: C14-2014-0193

Impact to Security

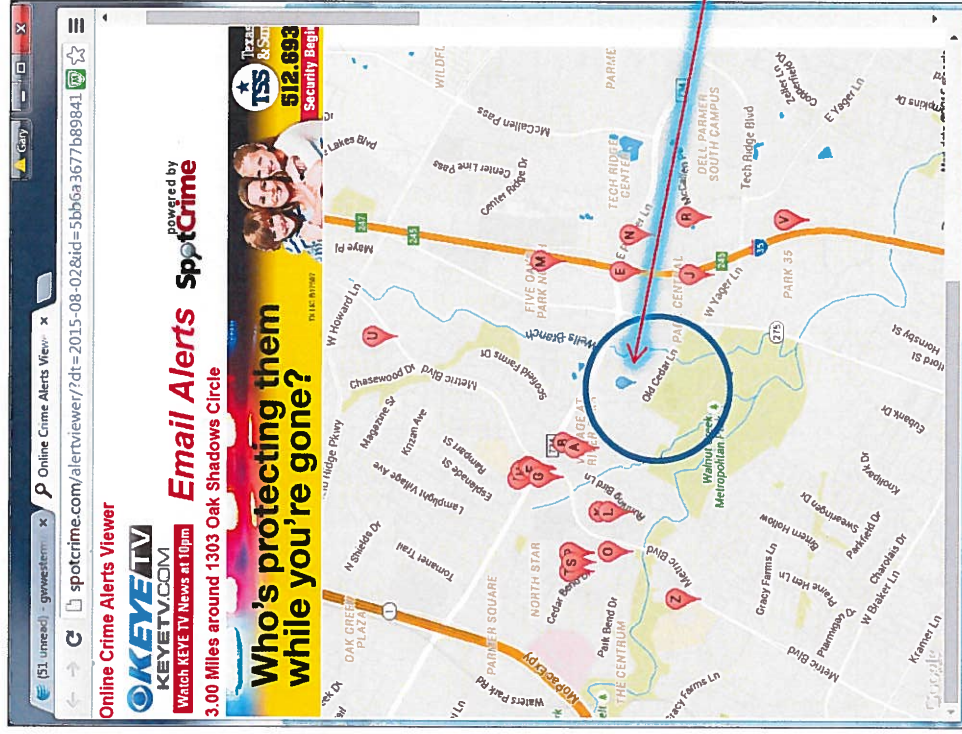
River Oaks subdivision

- *The zoning change will impact the **Security** of the River Oaks subdivision.*
- *Currently, most traffic through the neighborhood are residents.*
- *Suspicious traffic can be monitored by neighbors*
- *Communicated to all residents of the neighborhood (Facebook, emails, and texts)*
- *Reducing crime and making it a secure neighborhood.*

Case number: C14-2014-0193

Impact to Security

River Oaks subdivision



Crime is kept at a minimum.
by knowing who belongs in
your neighborhood
July 28 – July 31 (KEYE)

River Oaks subdivision

Case number: C14-2014-0193

Impact to Environment

River Oaks subdivision

- *The traffic will harm the **Environment** of the 300+ acre Walnut Creek park.*
- *The park houses deer, foxes, rabbits, red shouldered hawks, armadillos, raccoons, possums, red shouldered hawks, and cranes.*
- *These animals frequent the River Oaks neighborhood.*

Case number: C14-2014-0193

Summary

- *900+ vehicles an hour, during rush hour, will be added to Old Cedar Lane in the River Oaks neighborhood*

Information is based on the impact to the Walnut Forest Neighborhood when traffic routed through their neighborhood.

- *Those taking the route through the River Oaks neighborhood will not be discouraged by “obstacles”*
- *The traffic impact will not be seen until “after the fact”*

NOT DURING A TRAFFIC STUDY

Case number: C14-2014-0193

Conclusions

- *If C14-2014-0193 is allowed to proceed as proposed, with a road routed through the River Oaks neighborhood, **safety, security, and environment** of the neighborhood will be severely impacted.*
- *For the benefit of Austin residents and the River Oaks neighborhood, I ask that this zoning request not be approved **with the addition of the road being cut through the neighborhood.***
- *The River Oaks neighborhood pleads that Austin not use this as a solution to their traffic problem.*

Thanks for listening

Case number: C14-2014-0193

PUBLIC HEARING INFORMATION

This zoning/rezoning request will be reviewed and acted upon at two public hearings: before the Land Use Commission and the City Council. Although applicants and/or their agent(s) are expected to attend a public hearing, you are not required to attend. However, if you do attend, you have the opportunity to speak FOR or AGAINST the proposed development or change. You may also contact a neighborhood or environmental organization that has expressed an interest in an application affecting your neighborhood.

During its public hearing, the board or commission may postpone or continue an application's hearing to a later date, or may evaluate the City staff's recommendation and public input forwarding its own recommendation to the City Council. If the board or commission announces a specific date and time for a postponement or continuation that is not later than 60 days from the announcement, no further notice is required.

During its public hearing, the City Council may grant or deny a zoning request, or rezone the land to a less intensive zoning than requested but in no case will it grant a more intensive zoning.

However, in order to allow for mixed use development, the Council may add the MIXED USE (MU) COMBINING DISTRICT to certain commercial districts. The MU Combining District simply allows residential uses in addition to those uses already allowed in the seven commercial zoning districts. As a result, the MU Combining District allows the combination of office, retail, commercial, and residential uses within a single development.

For additional information on the City of Austin's land development process, visit our website:
<http://www.austintexas.gov/planning>.

Written comments must be submitted to the board or commission (or the contact person listed on the notice) before or at a public hearing. Your comments should include the board or commission's name, the scheduled date of the public hearing, and the Case Number and the contact person listed on the notice.

Case Number: C14-2014-0193

Contact: Sherri Sirwaitis, 512-974-3057

Public Hearing: Jun 16, 2015, Zoning and Platting Commission
Aug 13, 2015, City Council

Marianna H. Wood
Your Name (please print)

12324 Blue Water Dr. Austin, TX
Your address(es) affected by this application

Marianna H. Wood
Signature

8-03-15
Date

Daytime Telephone: 512-836-0667

Comments: I moved into my home in 1972 & enjoy clean air, hear birds & see wild life. Extra traffic is not wanted in our area. We do not want more traffic on our streets. I object to the proposed development change

Marianna H. Wood

If you use this form to comment, it may be returned to:

City of Austin
Planning & Zoning Department
Sherri Sirwaitis
P. O. Box 1088
Austin, TX 78767-9810



2015 LRP - Walnut Creek Metropolitan Park

Description

Please help the Austin Parks and Recreation Department know more about your park!

2. What do you do when you visit this park? Select all that apply.

- | | | |
|---|---|---|
| <input type="checkbox"/> Play Volleyball | <input type="checkbox"/> Play Soccer | <input type="checkbox"/> Swim |
| <input type="checkbox"/> Play Tennis | <input checked="" type="checkbox"/> Walk/Jog/Run on the Trail | <input type="checkbox"/> Play on Playground |
| <input type="checkbox"/> Play Baseball/Softball | <input type="checkbox"/> Have a Picnic | <input type="checkbox"/> Fish |

Other (please specify)

enjoy the wild life

3. What would you like to see at this park in the future?

Select one from each column

- | | |
|-----------------|----------------------|
| 1st
priority | <input type="text"/> |
| 2nd
priority | <input type="text"/> |
| 3rd
priority | <input type="text"/> |

Other (please specify)

4. How could we improve this park?

5. Is this park clean?

☒ Yes

☐ No

No

Comment

6. Do you feel safe at this park?

☒ Yes

☐ No

Comment

7. Anything else you'd like us to know about this park?

***8. What is your zip code**

98158

Prev

Done

Powered by **SurveyMonkey**
Check out our [sample surveys](#) and create your own now!

Sirwaitis, Sherri

From: Matt Baker [REDACTED]
Sent: Monday, August 17, 2015 4:21 PM
To: Ann Denkler; Breithaupt, Dustin - BC; Brinsmade, Louisa - BC; Evans, Bruce - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Harris, Susan - BC; Kiolbassa, Jolene - BC; Lavani, Sunil - BC; Rojas, Gabriel - BC; Weber, Thomas - BC
Cc: Adler, Steve; [REDACTED]; [REDACTED]; Shack, Barbara; Majid, Sly; Houston, Ora; Garza, Delia; Renteria, Sabino; Renteria, Sabino; Casar, Gregorio; Casar, Gregorio; Kitchen, Ann; Zimmerman, Don; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri; Sirwaitis, Sherri; Boggs, Annie; Halloran, Katie; Matt Baker
Subject: Case Number C14-2014-0193 input

Commissioners,

Orchid Homes has filed the above-referenced zoning request in order to build a new subdivision to the east of my neighborhood, River Oaks Lake Estates (District 7). City staff is requiring that Orchid connect their development to River Oaks by extending Old Cedar Lane.

In what may be a first for the Commission, **both the neighborhood and the developer agree:** we are firmly opposed to the proposed connection.

Orchid's traffic analysis projects that **the connection would result in a 30% increase in vehicles per day** on Old Cedar Lane. This analysis, however, neglected to include a number of other streets in River Oaks – streets that are already plagued by an inordinate amount of non-residential traffic.

A subsequent traffic count – not a full analysis – was performed on Willow Wild Drive on August 5th, and indicated a much higher rate of traffic. Whereas the Old Cedar analysis counted 464 cars per day during the school year, the Willow Wild survey counted over 1,100 trips per day, **while school was not even in session.** This is well over twice the existing VPD measured by the initial analysis.

As alarming as these figures are, they pale in comparison to the fact that **the proposed connection would create a new east-west traffic artery running parallel to Parmer Lane.** Motorists seeking an alternative to Parmer could drive all the way from MoPac to North Lamar and encounter only one stoplight, as opposed to the five lights they'd encounter on Parmer.

To make matters worse, **River Oaks currently has no sidewalks, no bike lanes, and no traffic calming measures** in place. We have repeatedly asked the City for assistance with these issues, and we've repeatedly been told to take a number.

Connectivity is one of the goals of the Imagine Austin plan, and is ostensibly the reason City staff is requiring the connection of River Oaks to the new development. But how is "connectivity" defined, and what are the goals of connectedness?

The Imagine Austin website includes the following among its Mobility priorities:

"...a compact, connected Austin that is less car-dependent and more walking, bicycling, and transit-friendly."

Building another street – particularly this street – will not make Austin less car-dependent, but more.

Unleashing a staggering increase in vehicular traffic will not make River Oaks friendlier to walking, bicycling, or mass transit.

And turning my neighborhood into someone else's rush-hour shortcut will certainly not make River Oaks more "vibrant, livable, or connected."

Here's how River Oaks imagines Austin:

In the Austin we imagine, people take precedence over policy, and concrete reality takes precedence over an abstract vision.

In the Austin we imagine, the City would never sacrifice the safety and integrity of an existing neighborhood on the altar of "connectivity."

In the Austin we imagine, the City promotes bona fide connectivity by installing long-overdue sidewalks, bike lanes, and traffic calming measures on our busy residential streets.

We ask that you approve this zoning request only with a conditional overlay stipulating that there shall be no publicly accessible vehicular connection between River Oaks and the proposed development.

For more information regarding the neighborhood's position on this issue, please visit:

www.keyetv.com/news/features/top-stories/stories/Austin-Neighborhood-Fights-Short-Cut-Through-Their-Streets-184077.shtml

Thank you for your consideration. I look forward to reiterating these comments at the Commission's hearing tomorrow evening. Please contact me if you have any questions regarding the neighborhood's concerns.

Matt Baker
Officer, River Oaks Neighborhood Association
512-422-6470

mattybravo@mac.com

Sirwaitis, Sherri

From: Georgene Crolley <iam4ags@gmail.com>
Sent: Saturday, August 15, 2015 9:27 AM
To: Breithaupt, Dustin - BC; Brinsmade, Louisa - BC; Denkler, Ann - BC; Evans, Bruce - BC; Flores, Yvette - BC; bc-Jackie.Goodman@austintexas.gov; Harris, Susan - BC; Kiolbassa, Jolene - BC; Sirwaitis, Sherri; Adler, Steve; john.cortez@austintexas.gov; michael.cortez@austintexas.gov; Shack, Barbara; Majid, Sly; Houston, Ora; Garza, Delia; Renteria, Sabino; Renteria, Sabino; Casar, Gregorio; Casar, Gregorio; Kitchen, Ann; Pool, Leslie; Troxclair, Ellen; Tovo, Kathie; Gallo, Sheri
Subject: Case #Rezoning case number C14-2014-0193

Ladies and gentlemen: thank you all for the endless hours you spend to make Austin the wonderful city that I have enjoyed since I moved here in 1968. My late husband and I built a home in 1974 in River Oaks Lake Estates and I still occupy that home. I live on Oak Shadows Circle and I believe we have at least 10 homes on this street that have also have residents who have lived in this sub-division over 40 years; some of the other homes have occupants that have been here from 20-30 years. This is a wonderful neighborhood and we are welcoming the younger folks who have started moving into our neighborhood.

I have previously either emailed, or called most of your offices regarding my concern about the possibility of opening up Old Cedar from Willow Wild on to the west clear to MoPac. As you know, Walnut Creek Park only has two entrances; one off North Lamar and the other at Willow Wild and Old Cedar. Willow Wild seems to be the favored choice of Park attendees. If one enters the park from North Lamar, the speed limit is 15 mph; Willow Wild does not have that restriction.

I have numerous reasons that I object to opening up Old Cedar to MoPac and I have sent many of you an email outlining those reasons. One of the main objections I have to the proposal to open up Old Cedar is SAFETY. We are proud to be a neighbor of Walnut Creek Park and our residents organize from time to time and clean up our neighborhood, including the Park and the Creek. Many of Our residents are walkers and they must walk in the street because we have no sidewalks. Daily, I see people keeping fit and walking past my home with dogs on leashes, children in strollers, and even some of the Seniors walking with the aid of a cane. We watch out for one another, we are a small neighborhood that endeavors to know as many as possible in our subdivision.

I have included a link at the end of this email to the Crime Report that I get everyday. I keep the neighborhood informed about strangers in the neighborhood, etc. Residents send me their concerns and it immediately goes out from my computer to my email list. Many participate in Facebook and keep informed that way; we watch out for one another. The link to the Crime Report today is a perfect example of what it is most days, with River Oaks Subdivision and the Park Crime-free. You will notice what would happen if Old Cedar gets opened up; the Crime around Metric in particular is running rampant. I believe that Crime will trickle down toward our area and our Park. The Park is beautiful, safe, and well kept, just as our neighborhood is. Please vote **NO** on the referenced case.

<http://spotcrime.com/alertviewer/?dt=2015-08-15&id=5bb6a3677b89841870874c0419510b3d&mid=344270432>

((* ! *))

O ~ O

georgene crolley

Sirwaitis, Sherri

From: Anguiano, Dora
Sent: Friday, August 14, 2015 11:53 AM
To: Breithaupt, Dustin - BC; Brinsmade, Louisa - BC; Denkler, Ann - BC; Evans, Bruce - BC; Flores, Yvette - BC; Goodman, Jackie - BC; Harris, Susan - BC; Jackie Goodman; Kiolbassa, Jolene - BC; Lavani, Sunil - BC; Rojas, Gabriel - BC; Weber, Thomas - BC
Cc: Sirwaitis, Sherri
Subject: FW: Rezoning case number C14-2014-0193 conflicts with AUSTIN COMPLETE STREETS POLICY
Attachments: River Oaks C14-2014-0193 RONA FINAL 343pm 12Aug15.pptx

From: Gary Westerman [mailto:gwwesterman@att.net]
Sent: Friday, August 14, 2015 11:47 AM
To: Anguiano, Dora
Subject: Rezoning case number C14-2014-0193 conflicts with AUSTIN COMPLETE STREETS POLICY

Subject: Rezoning case number C14-2014-0193 conflicts with AUSTIN COMPLETE STREETS POLICY

Dora,

Hello, I am Gary Westerman, 12309 Blue Water Drive.

I am contacting you today in reference to Rezoning case number C14-2014-0193 next to Walnut Creek park and the River Oaks subdivision. This zoning case C14-2014-0193 does not comply with the **CITY OF AUSTIN COMPLETE STREETS POLICY 20140612-119** by proposing a road at 1601 Cedar Bend Dr. for the following reasons:

- **The addition of a new road between neighborhoods conflicts with the CITY OF AUSTIN COMPLETE STREETS POLICY 20140612-119**
 - “Safe, efficient, and convenient mobility for all roadway users - pedestrians, bicyclists
 - “Reduction in hazards for pedestrians and bicyclists on Austin roadways, is a fundamental consideration”
 - “Austin seeks to transform its street network from a barrier to an asset for regular walking and biking.”
 - “Protect Austin's sustainability and environment. By reducing automobile dependence”
 - Green Streets metrics will be adopted and reported” & “Performance indicators weighted in a manner that reflects context and community values”
 - “budget up to 20% for appropriate sidewalk and bicycle” The River Oaks subdivision has “no sidewalks”

The new road does not benefit the developer

- A road will cost the developer 3 houses: \$1,350,000
- Calculation: 3lots x \$450,000 = \$1,350,000
- 2 lots + pedestrian & bicyclist path, developer sales = \$900,000+
- 1 lot + pedestrians & bicyclist path, developer sales = \$450,000+
- Houses on 1601 Cedar Bend Drive in this neighborhood would have less value than the rest of the neighborhood
- Pedestrians & bicyclist path is a

- Win Win
- for both neighborhoods and developer!

Safety

A road at 1601 Cedar Bend Drive would allow traffic a route from MoPac to Lamar (and reverse course) with only 1 light, bypassing 5 lights on Parmer Lane. One additional light and traffic is at IH35
900+ vehicles an hour during rush hour will be added to our streets

Security

The zoning change will impact the Security of the River Oaks subdivision.

- Currently, most traffic through the neighborhood are residents.
- Suspicious traffic can be monitored by neighbors
 - Communicated to all residents of the neighborhood (Facebook, emails, and texts)
 - Reducing crime and making it a secure neighborhood
 - Police can place their resources in other neighborhoods

Environment of the River Oaks neighborhood

- The traffic will harm the Environment of the 290 acre Walnut Creek park.
 - The park houses deer, foxes, rabbits, armadillos, raccoons, possums, red shouldered hawks, and cranes.
 - These animals frequent the River Oaks neighborhood
 - Road kill is not needed by the neighborhood

Summary

- City of Austin commitment to the Complete Streets policy is not being enforced
 - Connectivity is being used to mean only “motorist”
- “Austin seeks to transform its street network from a barrier to an asset for regular walking and biking”
 - ONLY MOTORISTS ARE BEING CONSIDERED for C14-2014-0193 (River Oaks neighborhood)
- “Protect Austin's sustainability and environment by reducing automobile dependence”
 - ONLY MOTORISTS ARE BEING CONSIDERED for C14-2014-0193 (River Oaks neighborhood)
- The River Oaks neighborhood asks that
 Austin not use C14-2014-0193 Zoning proposal to try to solve a traffic problem and comply with Austin’s Complete Streets policy

Thanks for Listening,

Gary Westerman

12309 Blue Water Drive

512 923 2201

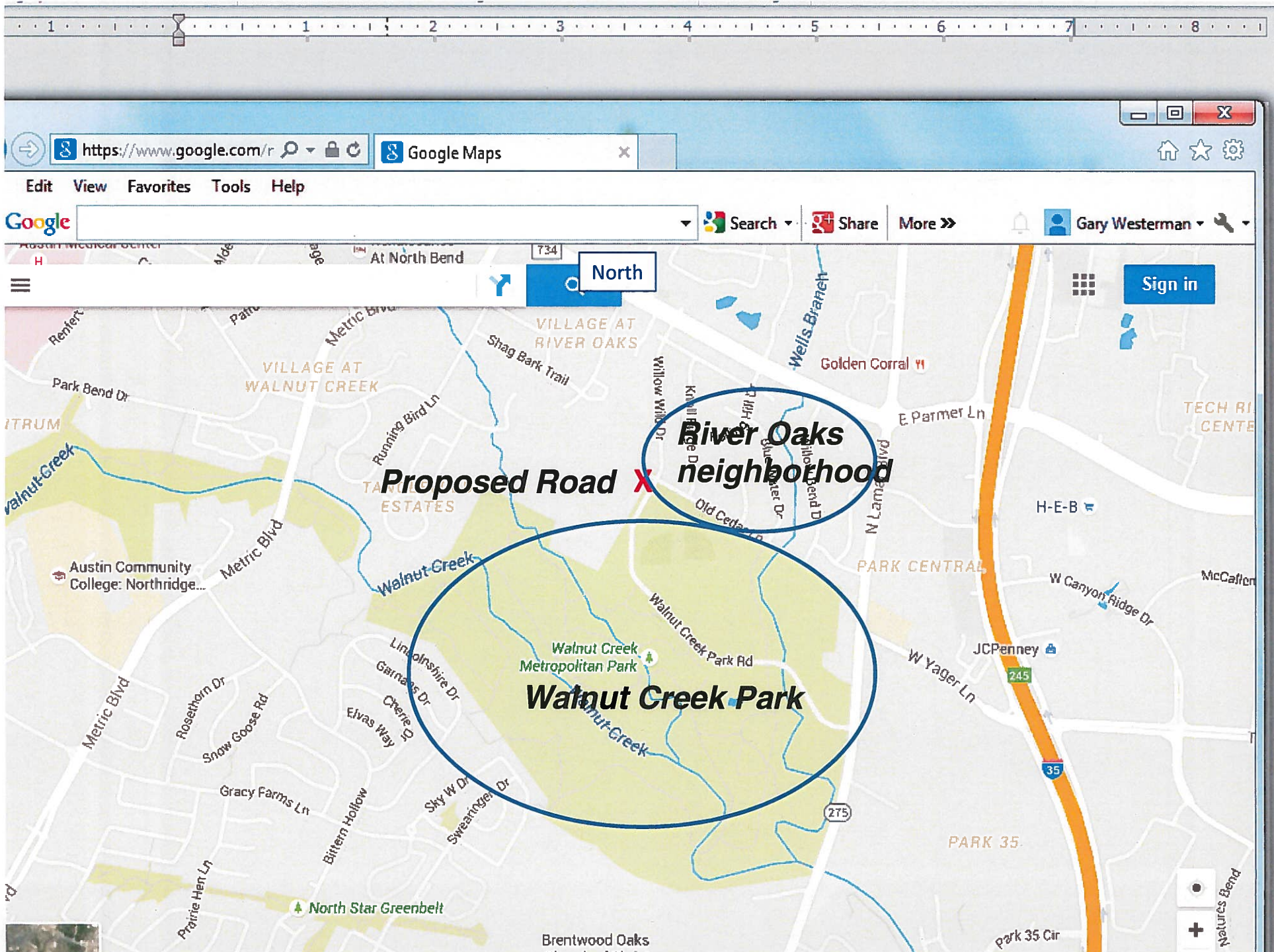
River Oaks Estate neighborhood
Impact to Safety, Security, Environment & “Complete Streets
Policy”

Case number: C14-2014-0193

***1601 Cedar Bend Drive subdivision, west of River Oaks neighborhood and
Walnut Creek Park***

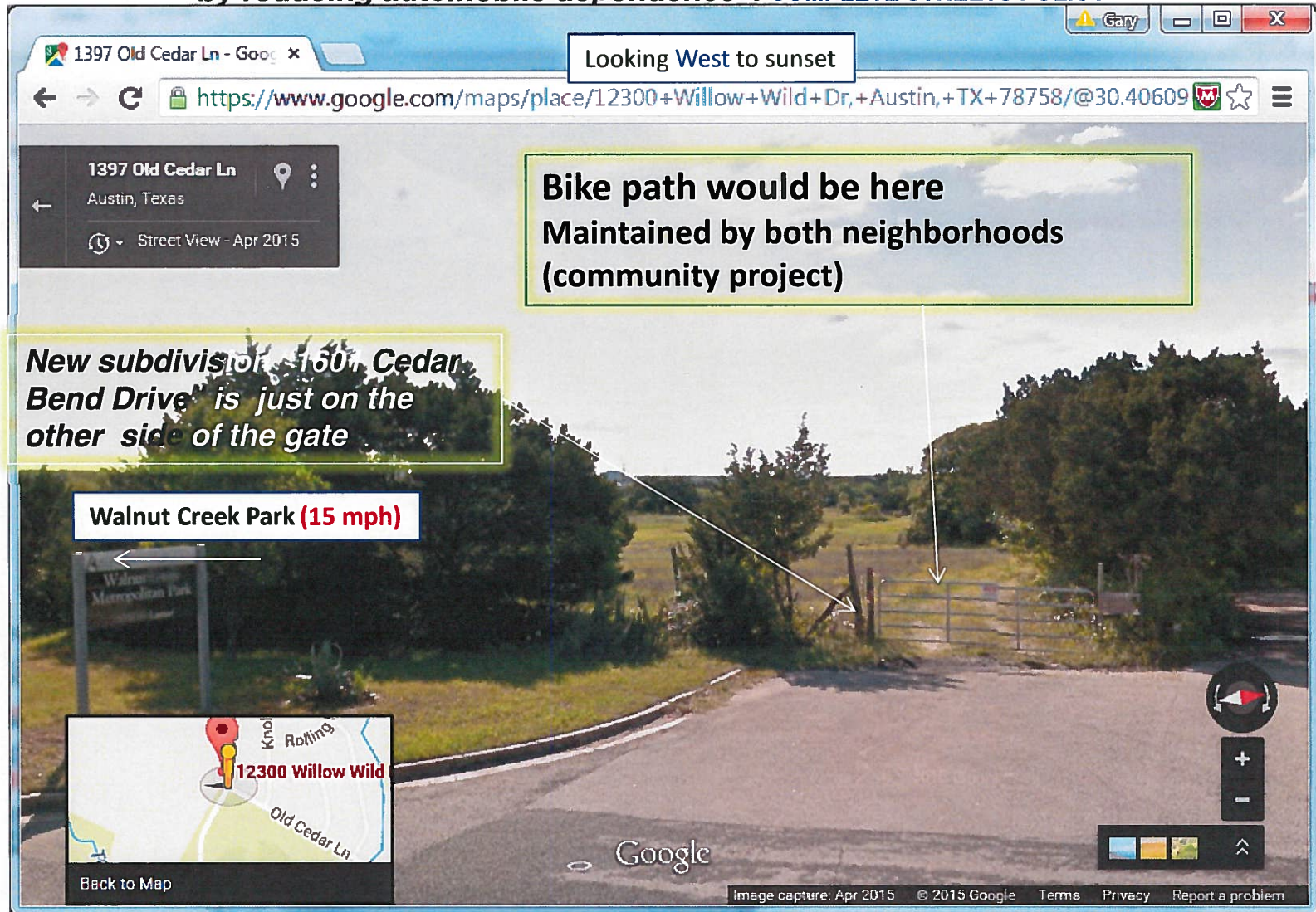
Objections

- **98% of River Oaks Estates neighborhood voted for a walking and biking path between the two neighborhoods**
- **C14-2014-0193 road conflicts with CITY OF AUSTIN COMPLETE STREETS POLICY**
- **The developer does not want a “road”**
- **The safety, security, and environment of the River Oaks neighborhood will be severely impacted**



Proposal: A walking and biking path between neighborhoods

- "... an asset regular walking and biking:" **COMPLETE STREETS POLICY**
- "by reducing automobile dependence": **COMPLETE STREETS POLICY**



Case number: C14-2014-0193

Looking East to Sunrise

CITY OF AUSTIN COMPLETE STREETS POLICY

20140612-119

<http://www.smartgrowthamerica.org/documents/cs/policy/cs-tx-austin-policy.pdf>

City of Austin commitment 20140612-119

- ***“Safe, efficient, and convenient mobility for all roadway users - pedestrians, bicyclists, transit riders, and motorists*”**
- ***“Reduction in hazards for pedestrians and bicyclists on Austin roadways, is a fundamental consideration”***
- ***“Austin seeks to transform its street network from a barrier to an asset for regular walking and biking.”***
- ***“Protect Austin's sustainability and environment. By reducing automobile dependence”***
- ***“budget up to 20% for appropriate sidewalk and bicycle”*
The River Oaks subdivision has “no sidewalks”**

Benefit to Builder

“pedestrian & bicyclist path ” **versus road**

- **A *road* will cost the developer 3 houses: \$1,350,000**
Calculation: $3\text{lots} \times \$450,000 = \$1,350,000$
 - **2 lots + pedestrian & bicyclist path,**
 - developer sales = \$900,000+
 - **1 lot + pedestrians & bicyclist path**
 - developer sales = \$450,000+
 - Houses on **1601 Cedar Bend Drive** in the “new” neighborhood would have less value than the rest of the “new” neighborhood
- **Pedestrians & bicyclist path is a**
Win Win
- **For both neighborhoods and developer!**

“7 Key Principles of Bottleneck analysis” (2 of 7)

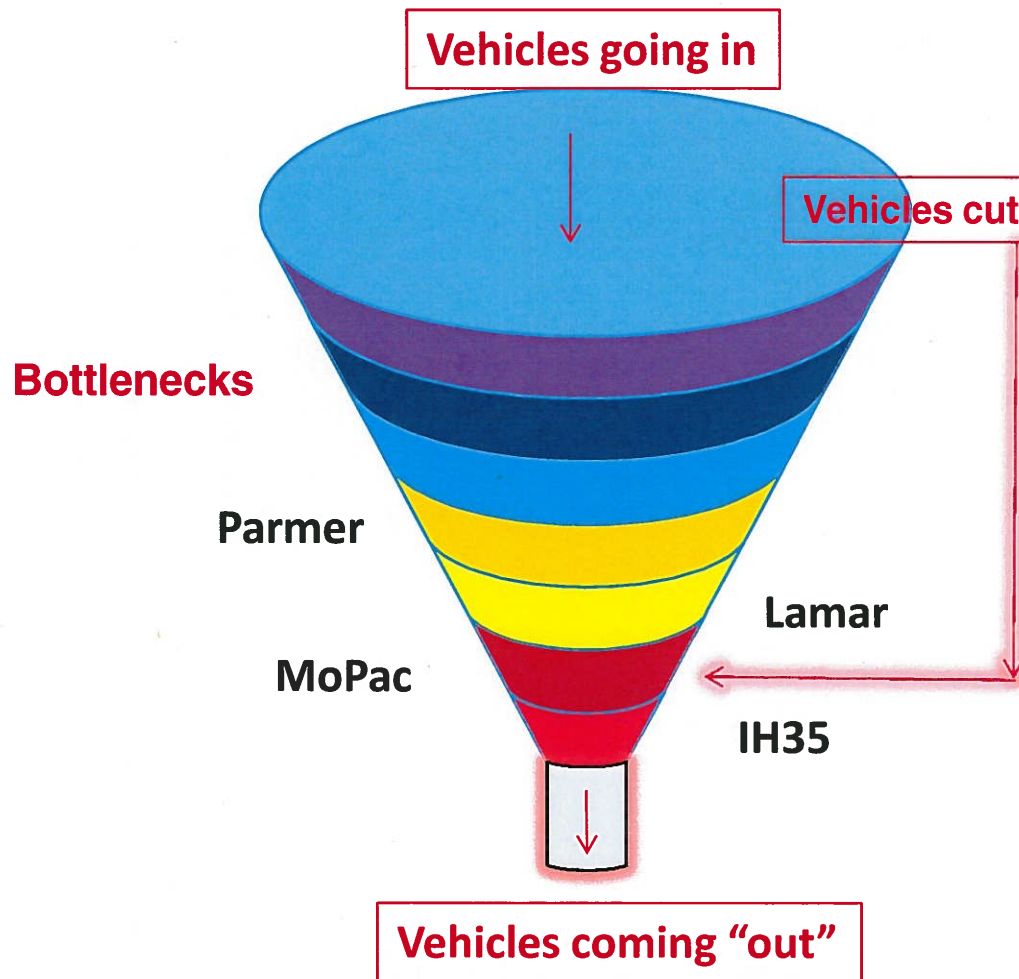
Article can be provided

Bottlenecks= Parmer, Lamar, IH35, & MoPac

#3. An hour lost at a *bottleneck* or constrained resource is an hour lost for the whole system (*Parmer, Lamar, IH35, & MoPac*).

#6. Activation of non-bottleneck resources cannot increase throughput, nor promote better performance on financial measures. “1601 Cedar Bend Drive”

“7 Key Principles of Bottle neck analysis (cont)



The originators of the “Complete Streets Policy” understood that

adding a road at “1601 Cedar Bend Drive” does not change the flow, it **only allows drivers to cut in line** like at a grocery store or at a gas station.

The output remains the same!

Only the **few individuals that cut in line actually get somewhere faster at the expense of others ... who are already in line.**

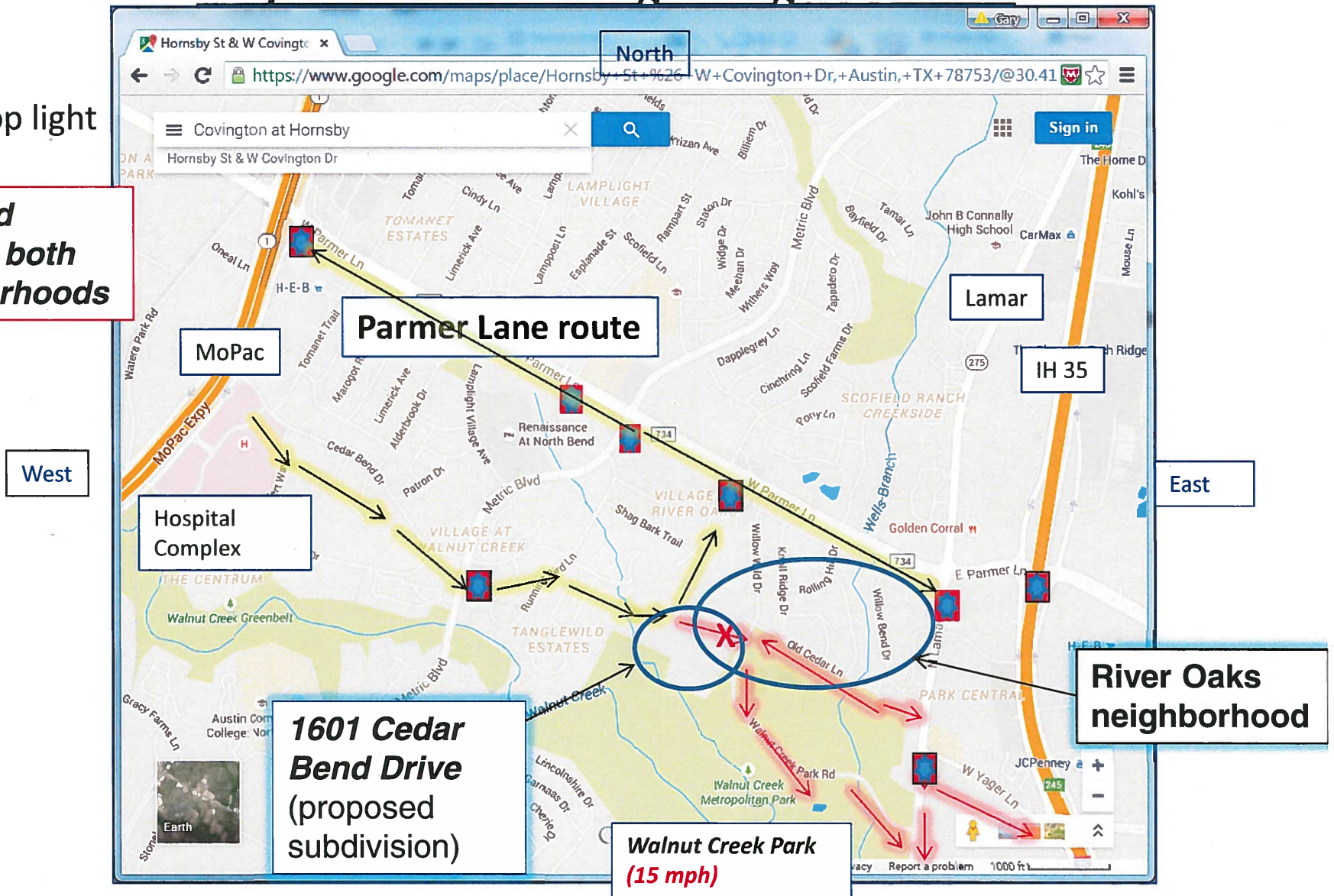
*Impact to **Safety***

- A **road** at 1601 Cedar Bend Drive would allow traffic a route from **MoPac to Lamar** (and reverse course) with only **1 light**, bypassing **5 lights** on Parmer Lane
 - This only changes their place **“in line”**.
 - The volume of traffic is not reduced.
 - **One additional light** and traffic that cut in line is at **IH35** at the **expense of other traffic** at **bottle necks**

Proposed Route through Neighborhoods

 = stop light

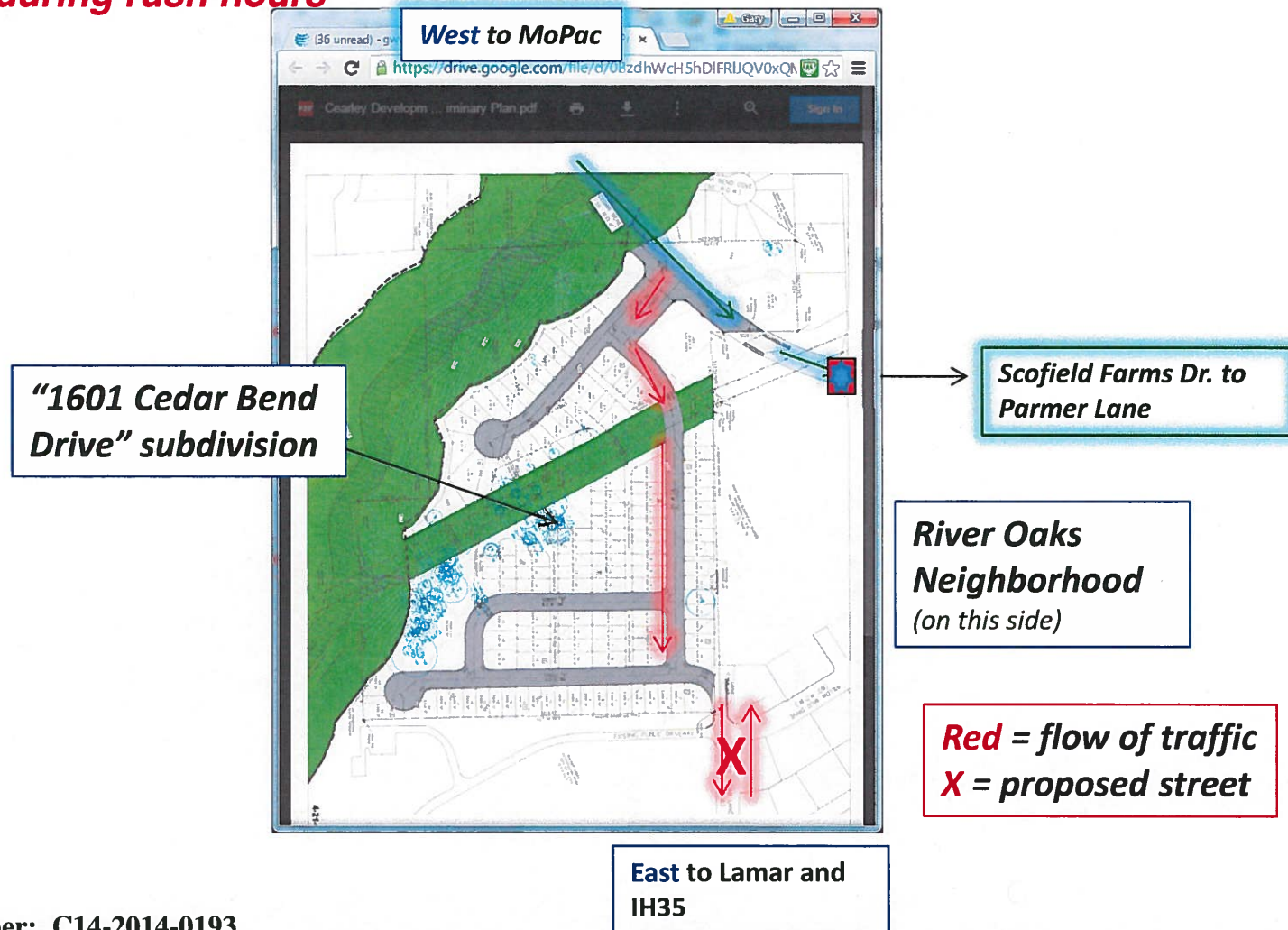
X = Road through both neighborhoods



Case number: C14-2014-0193

Impact of new road through the “new” 1601 Cedar Bend Drive subdivision

- **Traffic to and from MoPac or Lamar/IH35 through the new subdivision “1601 Cedar Bend Drive”, will be approximately 480+ vehicles an hour during rush hours**



Case number: C14-2014-0193

- ***Aerial view of “1601 Cedar Bend Drive” neighborhood and connection to Old Cedar (X)***



Impact to **Safety**

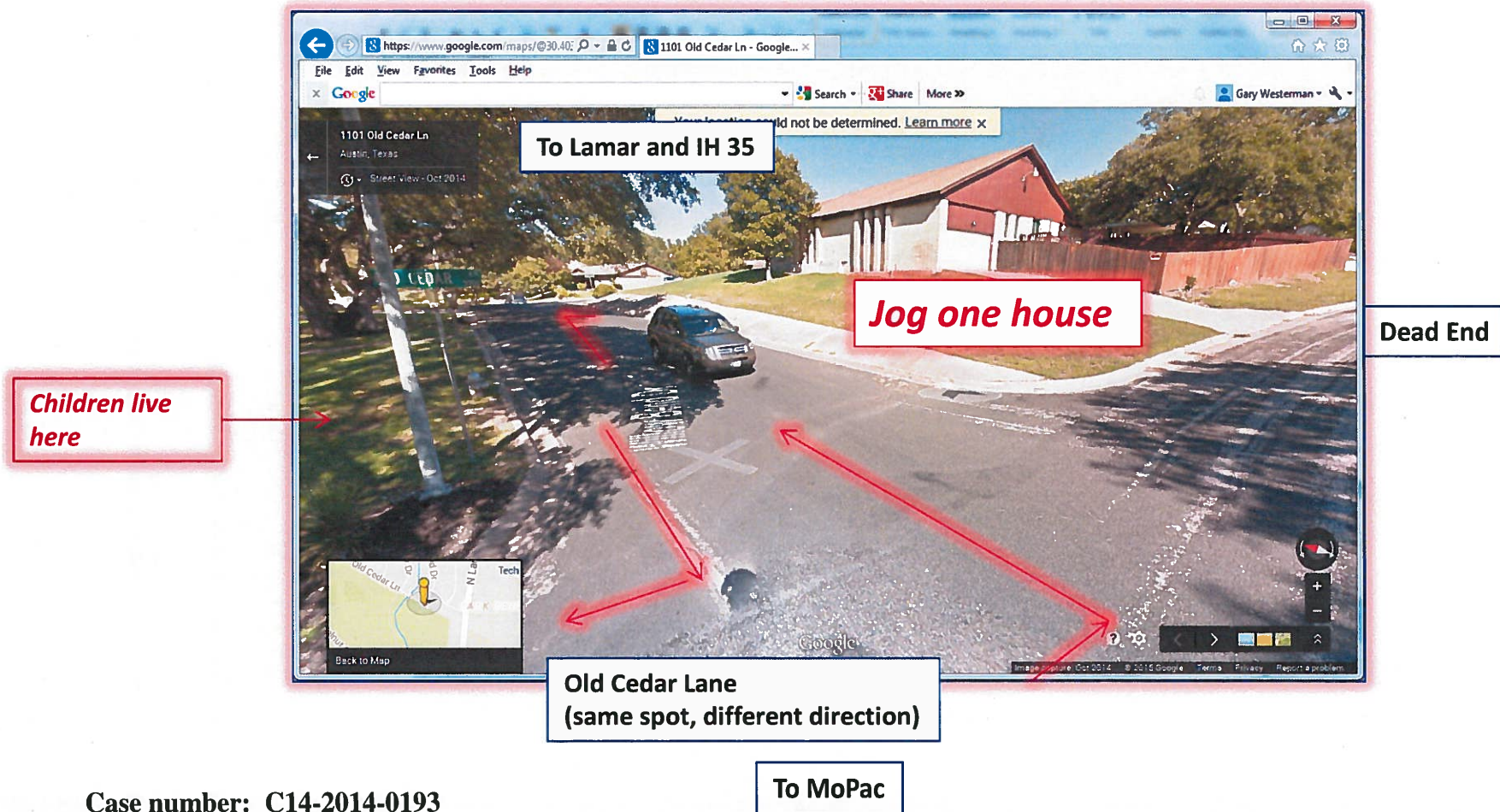
- **Entering the River Oaks neighborhood, traffic would speed down Old Cedar lane from MoPac or from Lamar/IH35.**
 - **South side of the River Oaks neighborhood borders the Walnut Creek Park.**
 - **On a nice day, both the right and left side of the road are packed with Walnut Creek Park mountain bikers.**



Case number: C14-2014-0193

Impact to **Safety**

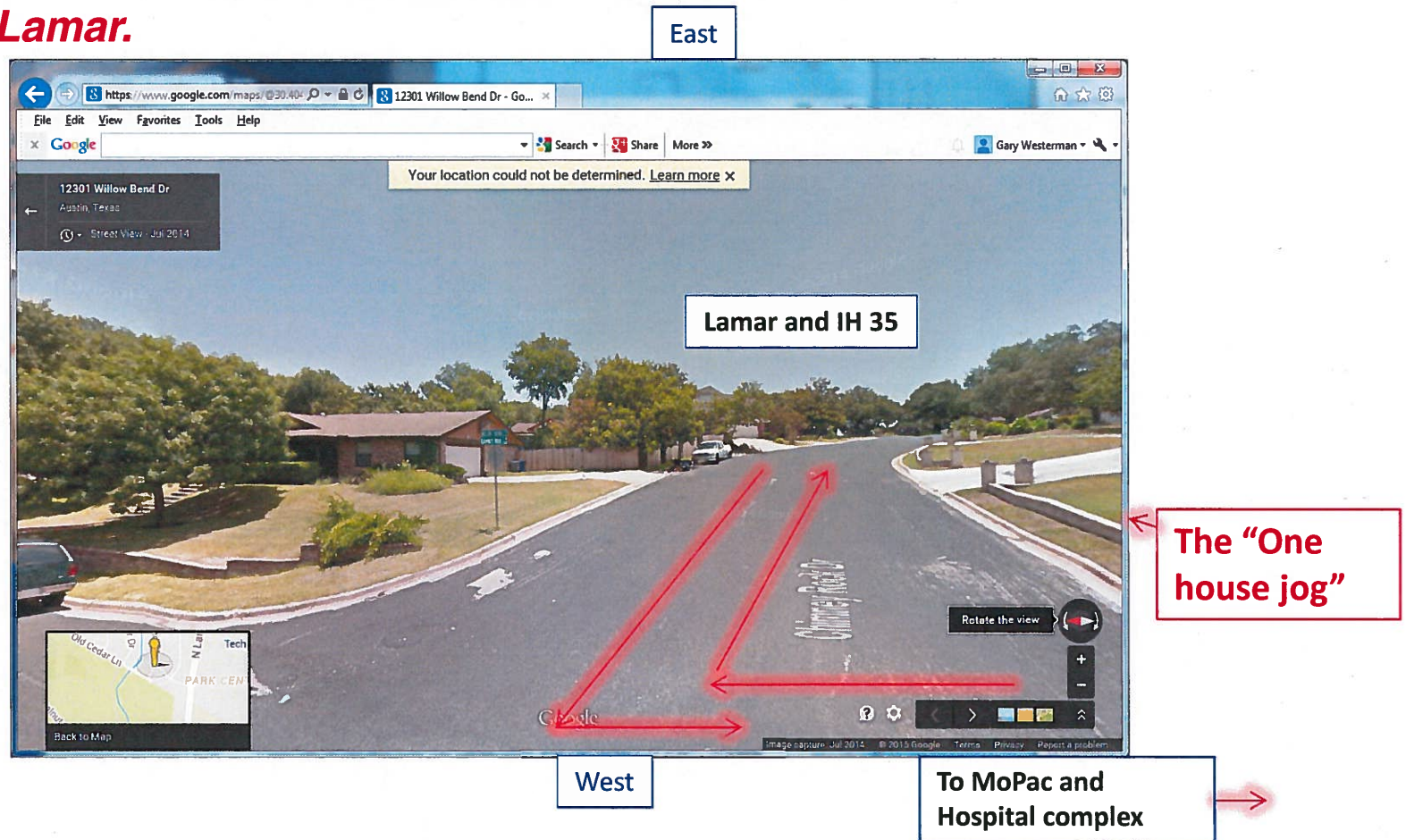
Coming from MoPac or from Lamar, traffic only has to cut a corner, typically crossing into the other lane, for one house.



Impact to **Safety**

Heading to the east after taking the “one house jog”, traffic takes a hard turn, typically going into the next lane.

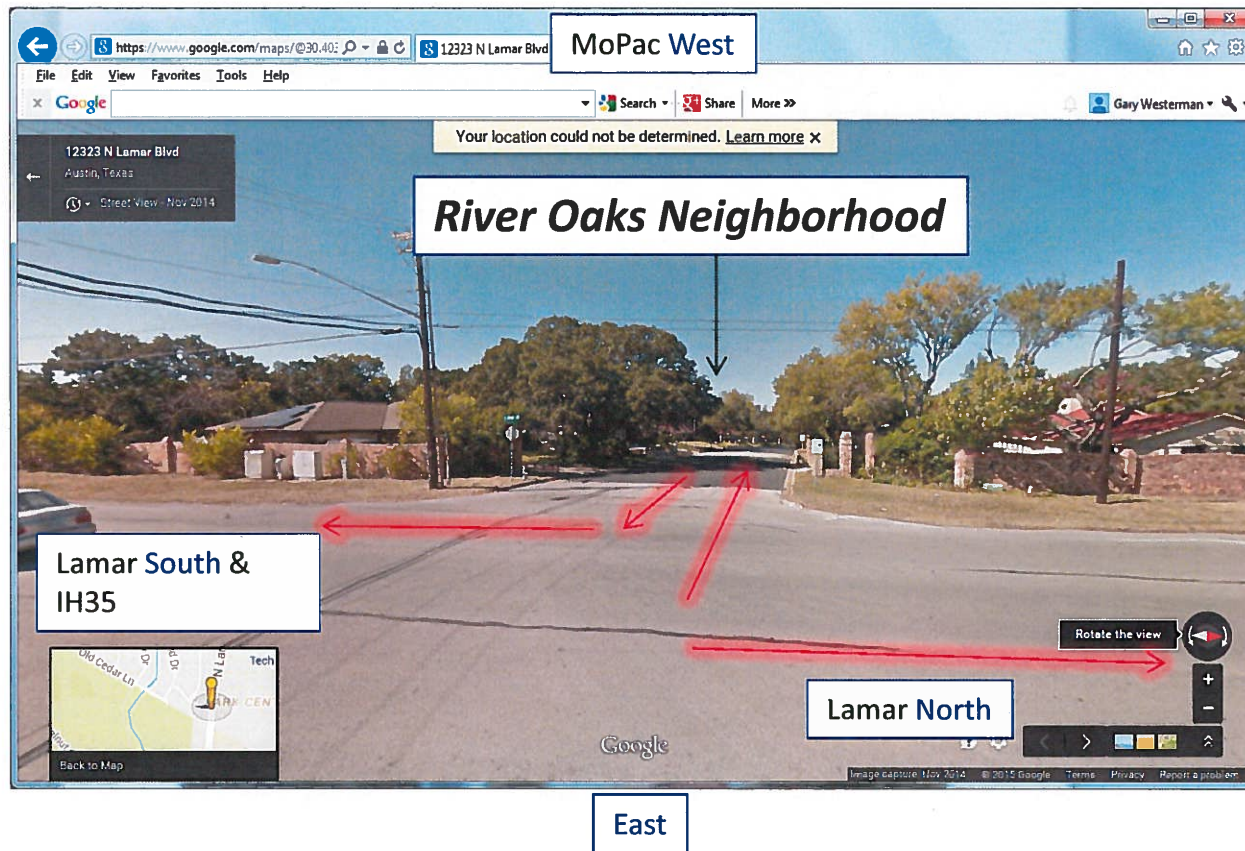
- **Five houses later traveling east, traffic dead ends at Lamar.**



Case number: C14-2014-0193

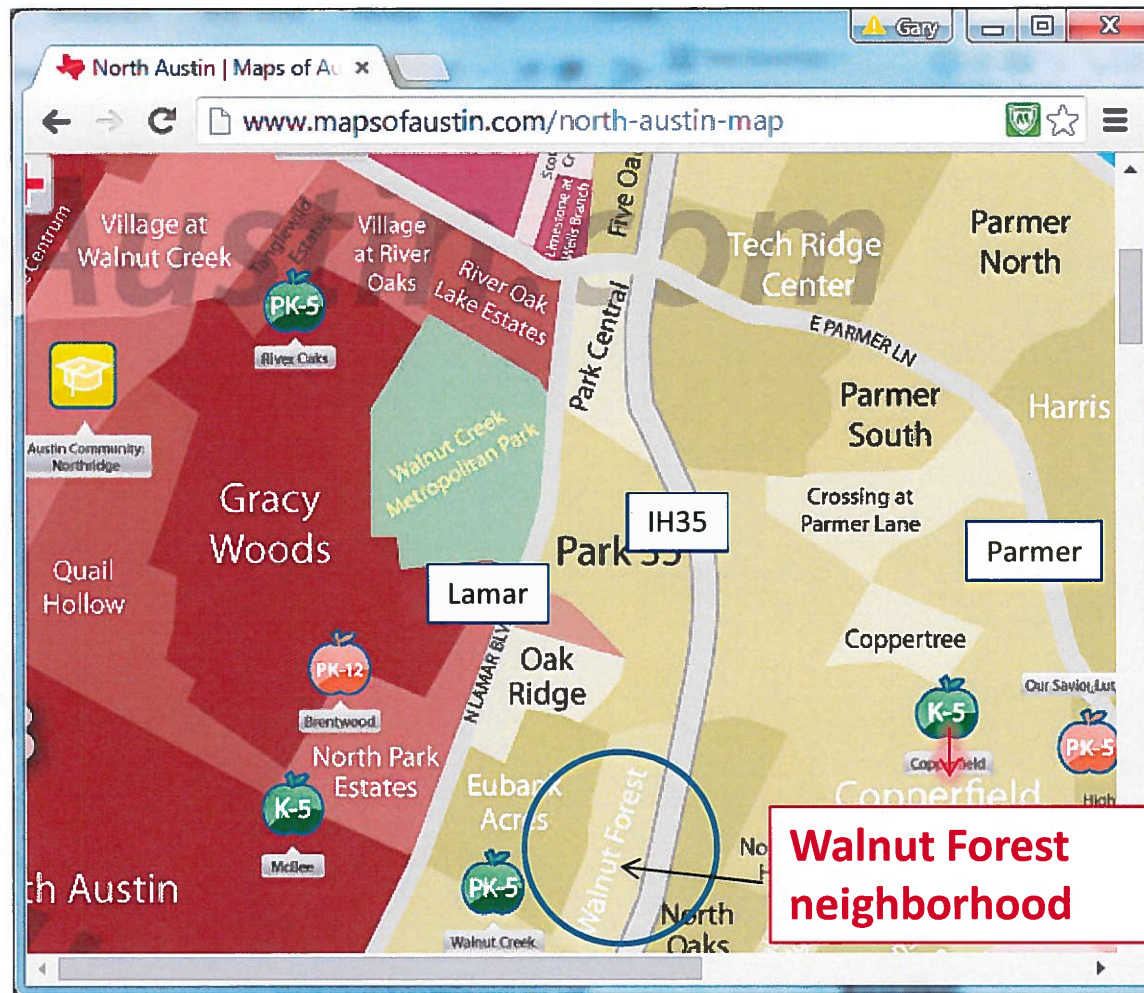
Impact to **Safety** (in and out to neighborhood)

- Traffic turns on and off of Lamar, **without the safety of a light**, only 200 feet from another neighborhood school.
 - Traffic traveling east, **if you can immediately & safely move over 2 lanes**, after a short job down Lamar, is shortly at **IH35**.



Case number: C14-2014-0193

Example of the impact of rerouting traffic through a neighborhood (Walnut Forest)



South

Case number: C14-2014-0193

**Impact of rerouting traffic through a
neighborhood (Walnut Forest)**

Issue: Traffic in Walnut Forest neighborhood in North Austin

- Drivers find a way to **avoid** Braker Lane at IH35 and Braker Lane at Lamar
...At the **expense** of the Walnut Forest neighborhood

.....

Route: IH35 → Covington → Hornsby → Caddo → North Lamar (or reverse course)

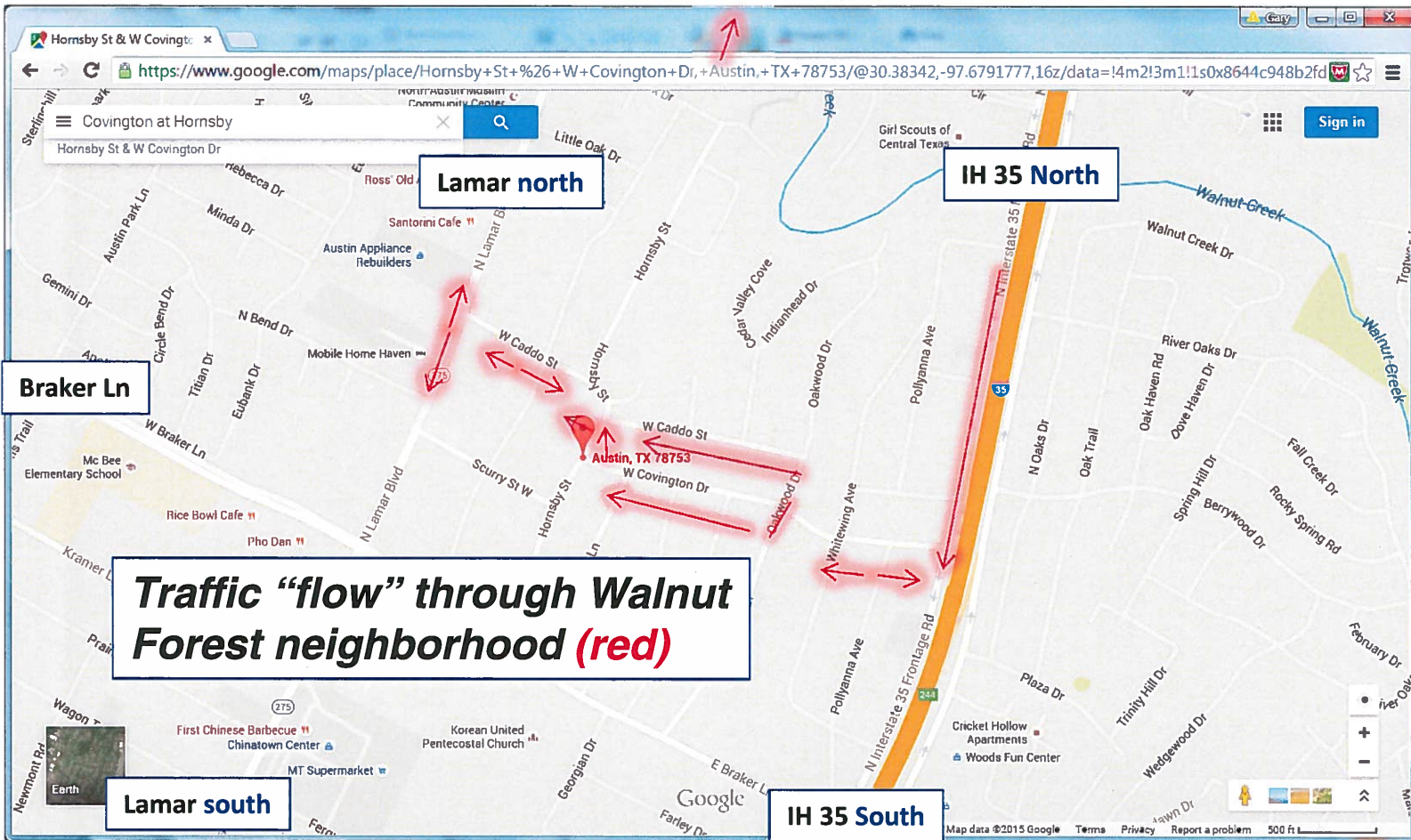
480+ vehicles an hour during rush hour, bypassing other traffic (28 vehicles lined at Caddo and Lamar)

Compliant to the COMPLETE STREETS POLICY??

Probably not

**Probably one of the reasons the Policy was written
Many more examples can be found**

Example: Traffic “flow” through Walnut Forest neighborhood



Case number: C14-2014-0193

Impact to Safety **Example**

Options suggested to the Walnut Forest neighborhood

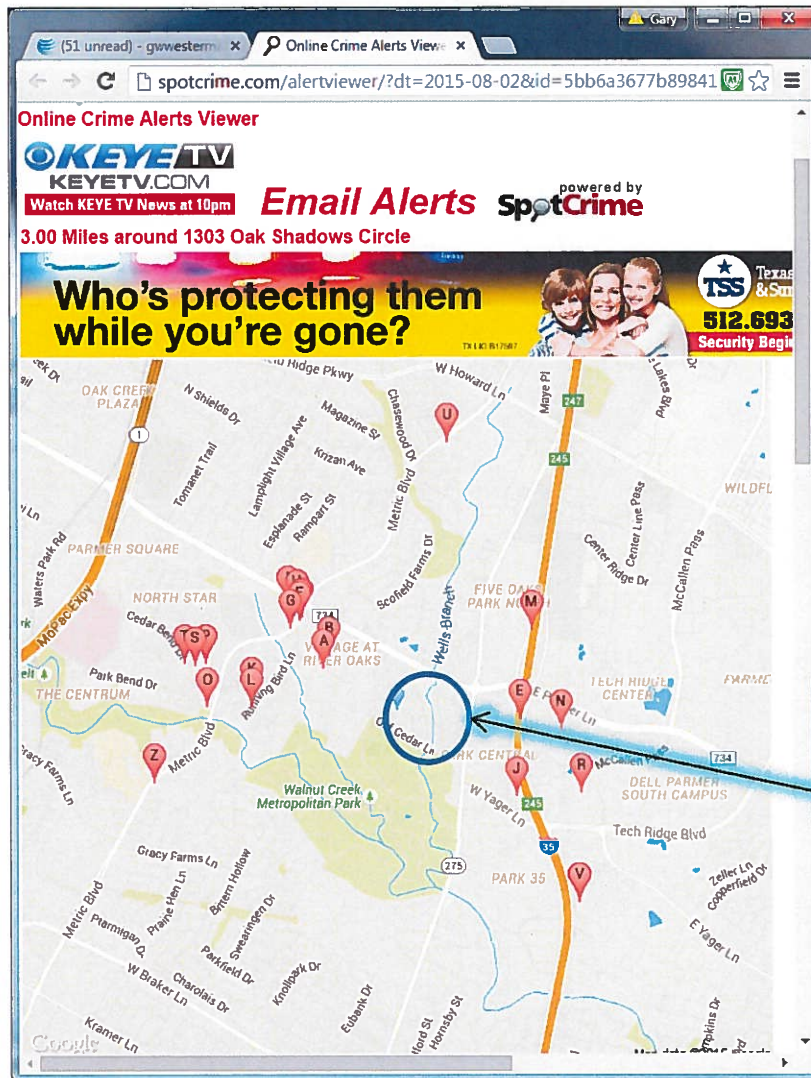
- ***Put up stop signs***
- ***Speed Signs (electronically measuring speed)***
- ***Police***
- ***Discussed impact with major employers***
- ***None of these suggestions had any impact on traffic!***
- ***Drivers want to miss traffic so badly that nothing will stop them!***
- ***Drivers are not discouraged by “Options”!***

Impact to *Security*

The zoning change will impact the Security of the River Oaks subdivision.

- **Currently, most traffic through the River Oaks neighborhood are *residents*.**
- ***Suspicious traffic* can be monitored by neighbors**
- ***Communicated* to all residents of the neighborhood (Facebook, emails, and texts)**
- ***Reduced crime* and making it a *secure* neighborhood**
 - ***Police can place their resources in other neighborhoods***

Impact to Security



Crime is being kept at a minimum by knowing who belongs in your neighborhood
July 28 – July 31

River Oaks subdivision

Case number: C14-2014-0193

Impact to Environment

COMPLETE STREETS POLICY states;
“Protect Austin's sustainability and **environment**”

- The **traffic** from a “new road” **will harm** the **Environment** of the 290 acre Walnut Creek park.
 - The park houses deer, foxes, rabbits, armadillos, raccoons, possums, red shouldered hawks, and cranes.
 - These animals frequent the River Oaks neighborhood
 - Road kill is not needed by the neighborhood

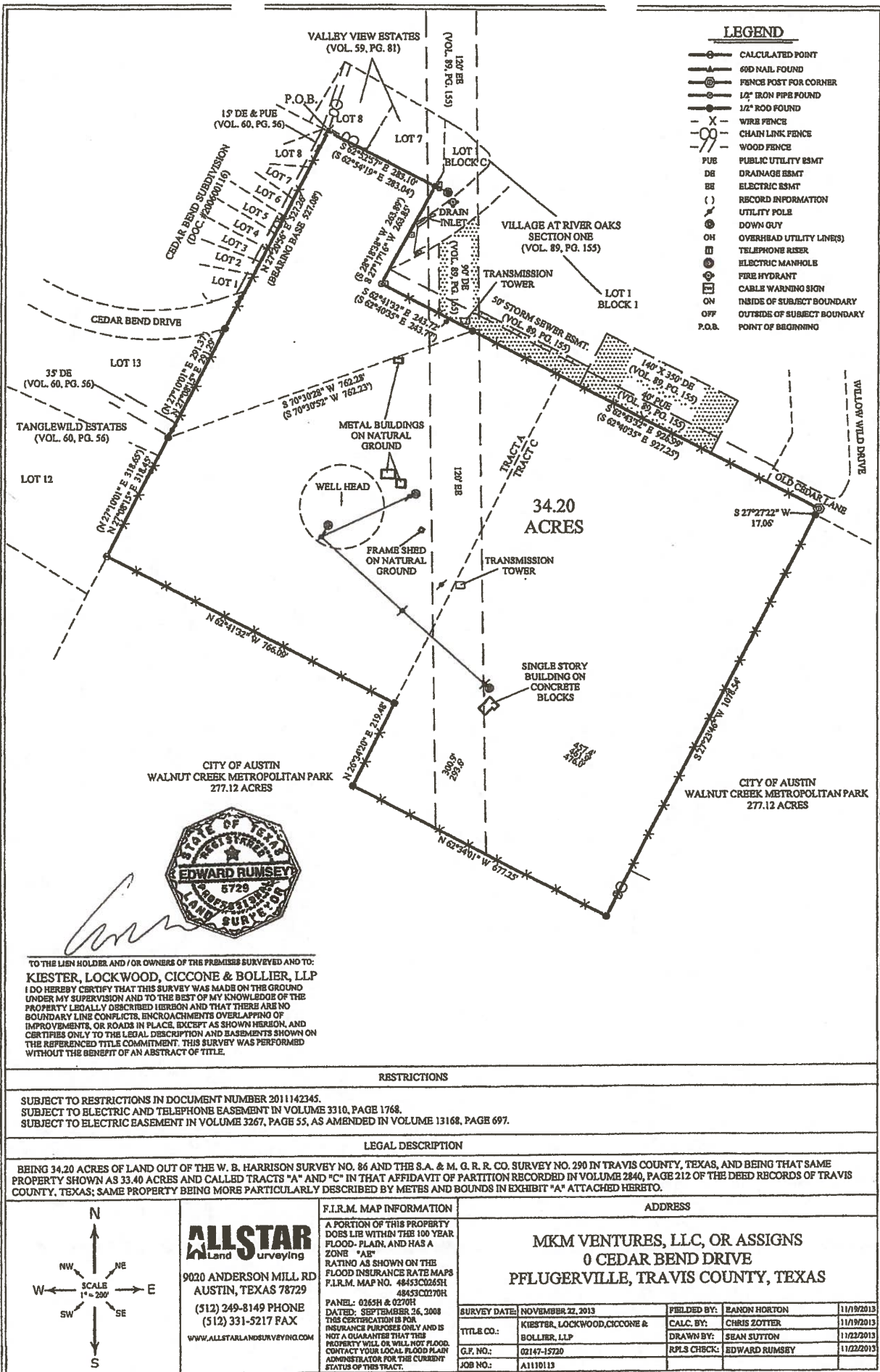
Summary

- **City of Austin is not meeting the intent of the **Complete Streets policy** if the “new road” through the River Oaks neighborhood is approved.**
- **Policy: “The City of Austin commits to improvements ... pedestrians, bicyclists, transit riders, and motorists”**
- **“Austin seeks to transform its street network from a **barrier** to an **asset** for **regular walking** and **biking**”.**
 - **Lets not let this road be a **barrier**. Give us a “**Path**”.**
- **This could be used as a **good** example of Austin commitment to the **Complete Streets** national movement**

Summary (cont)

- ***“Protect Austin's sustainability and **environment** by reducing automobile dependence”***
 - ***Lets protect Walnut Creek park and its residence (wildlife)***
- ***Bottle necks and lights are what cause traffic problems.***
 - ***Another road through 2 neighborhoods **will not reduce or eliminate Austin's bottle necks, only allow traffic to cut in line*****
- ***Your decision today will determine the future of the River Oak Estate neighborhood and the “new” neighborhood for the **next 30+ years.*****

Thanks for listening



November 6th, 2015

Austin City Council
301 West 2nd Street
Austin, TX 78701

Mayor Adler, Mayor Pro Tem Tovo, and City Council Members,

We are writing to request your conditional support of Zoning Case C14-2014-0193, scheduled for second reading before the Council on Thursday, November 12th.

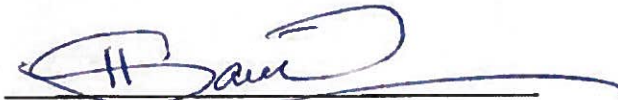
Both the applicant (MMK Ventures LLC, hereinafter "MMK") and the River Oaks Neighborhood Association (hereinafter "RONA") are opposed to any zoning classification other than SF-4A, with a conditional overlay to prohibit vehicular access to Old Cedar Lane to Cearly except for emergency access (crash gates), pedestrian and bicycle access as recommended by the Zoning and Platting Commission on August 18, 2015.

MMK and RONA are in agreement that a vehicular connection between Old Cedar Lane and Cearly Drive would result in a significant increase in vehicles per day passing through both the proposed Cearly Development and the adjacent, established neighborhoods that do not have the necessary infrastructure (sidewalks, bike lanes, traffic calming installations, speed mitigation, etc.) to accommodate the increase in traffic. We believe this would compromise the safety and integrity of the neighborhoods in which our properties are located.

Accordingly, MMK and RONA are united in our strong opposition to the vehicular connection advocated by the City's Planning and Development Review Department, and equally united in support of the zoning request as modified by the Zoning and Platting Commission's recommendation.

Thank you for your consideration.

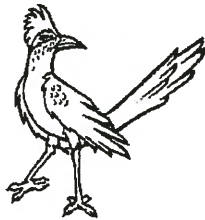
Sincerely,



Saeed A. Minhas, Managing Member
MMK Ventures LLC



Angela Piñeyro de Hoyos, President
River Oaks Neighborhood Association



River Oaks Elementary School
12401 Scofield Farms Drive, Austin, TX
(512) 594-5000 Fax (512) 594-5005

November 6th, 2015

Austin City Council
301 West 2nd Street
Austin, TX 78701

Mayor Adler, Mayor Pro Tem Tovo, and City Council Members,

I am writing you in my capacity as Principal of River Oaks Elementary School to express our school community's deep concern about the recommendation of City Staff regarding Zoning Case C14-2014-0193.

In its neighborhood traffic analysis, the City's Planning and Development Review Department recommends that a vehicular connection be established between the River Oaks Neighborhood (directly east of the school) and the proposed Cearly Development (directly south of the school).

We are already very apprehensive about the anticipated increase in vehicular traffic on Scofield Farms Drive due to the connection of that street to Cedar Bend Drive, but it is our understanding that the right-of-way has already been deeded to the City and there is no way to prevent that particular connection.

As a result, we are doubly concerned that the connection of Cearly Drive to Old Cedar Lane would result in even more vehicular traffic passing in front of the school.

Twice a day, 9 buses arrive at River Oaks Elementary for student drop-off and pick-up. Additional vehicular traffic would result in delayed student drop-off, as buses would have to wait longer for an opportunity to turn left into the school parking lot. Such delays would impair our ability to begin the school day on time, and would result in disruptions to the learning environment.

Far more importantly, we believe additional vehicular traffic on Scofield Farms Drive will compromise the safety of our students and parents. Due to limited parking at the school, many parents park their cars along Scofield Farms when dropping off and picking up their children. Many if not most of these parents and kids exit their vehicles directly onto the street. Moreover, those who park on the other side of Scofield Farms from the school must then walk across the street and back – without the benefit of a crossing guard. Obviously, this is an unsafe situation that would be made even more dangerous by introducing additional traffic to Scofield Farms via the aforementioned connection of Old Cedar Lane to Cearly Drive.

Accordingly, River Oaks Elementary joins the River Oaks Neighborhood Association and MMK Ventures LLC in strong opposition to the vehicular connection between Old Cedar Lane and Cearly Drive. In unison with RONA and MMK, we request that the Council approve the Zoning Request with the Conditional Overlay recommended by the Zoning and Platting Commission, which prohibits the vehicular connection, establishes safe connectivity for pedestrians and cyclists, and provides a "crash gate" for emergency vehicular access to the Cearly Development.

Thank you for your consideration, and please don't hesitate to contact me if you have any questions about our concerns.

Sincerely,

Aracely Suarez
Principal
River Oaks Elementary School
Pflugerville ISD
512-595-5000
aracely.suarez@pfsid.net

From: Sirwaitis, Sherri

Sent: Thursday, December 03, 2015 4:05 PM

To: Rivera, Andrew; Rusthoven, Jerry; Guernsey, Greg

Subject: FW: Postponement of Case- C14-2014-0193 on Dec. 10th and asking for third reading for Dec. 17th

Importance: High

Hello all,

The applicant is requesting a postponement of case C14-2014-0193 (MMK Venture, Inc.) to the December 17th City Council meeting. I have explained to them that the 12/17/15 CC meeting is not a zoning meeting and that I do not know if Council will want to hear a zoning case on that date. However, they are welcome to make the request.

Thanks,

Sherri Sirwaitis

City of Austin

Planning & Zoning Department

sherri.sirwaitis@austintexas.gov

512-974-3057(office)

From: Deborah Yates

Sent: Thursday, December 03, 2015 1:06 PM

To: Sirwaitis, Sherri

Subject: Postponement of Case- C14-2014-0193 on Dec. 10th and asking for third reading for Dec. 17th

Hi Sherri-

This is Deborah Yates with SAM Builders. Mr. Minhas is asking for a postponement of our third reading from Dec.10th to Dec.17th, 2015.

We are still working on a few things and request the extra time to complete our work with the River Oaks HOA.

If there is anything else that is required- let us know. If you need an email directly from Mr. Minhas- that can be arranged. Please let me know that you received this email.

Sincerely,

SAM Builders, LLC

Marketing Director

Deborah Yates

Urban Properties Owner/Broker

512 289-4500 Cell 512-402-8023 Fax



December 8, 2015

Austin City Council
301 West 2nd Street
Austin, TX 78701

Mayor Adler, Mayor Pro Tem Tovo, and City Council Members,

I am writing you representing the Pflugerville ISD Board of Trustees regarding Zoning Case C14-2014-0193, and to express our deep concern of potential hazardous traffic conditions for our students, parents and staff.

Our first responsibility is the safety of our students, staff and parents and we are concerned about the impact that an increase in traffic will have on River Oaks Elementary School. The connection of Cedar Bend Drive to Scofield Farms Drive is certain to cause a significant increase in traffic passing River Oaks Elementary School; and while we understand that the Cedar Bend/Scofield Farms connection cannot be prevented, we request that there not be any additional vehicular connections that could further increase traffic on Scofield Farms. We believe additional traffic will negatively impact both the safety of our school community and the academic integrity of the school day.

Due to limited parking at the school, many parents park their cars along Scofield Farms when dropping off and picking up their children. Many if not most of these parents and kids exit their vehicles directly onto the street. Moreover, those who park on the other side of Scofield Farms from the school must then walk across the street and back – without the benefit of a crossing guard. Obviously, this is an unsafe situation that would be made even more dangerous by introducing additional traffic to Scofield Farms via the aforementioned connection of Old Cedar Lane to Cearly Drive.

Additionally, 9 buses arrive at River Oaks Elementary twice a day for student drop-off and pick-up. Additional vehicular traffic would result in delayed student drop-off, as buses would have to wait longer for an opportunity to turn left into the school parking lot. Such delays would impair our ability to begin the school day on time, and would result in disruptions to the learning environment.

Accordingly, the Pflugerville ISD Board of Trustees joins the River Oaks Neighborhood Association, MMK Ventures LLC and River Oaks Elementary School in strong opposition to the vehicular connection between Old Cedar Lane and Cearly Drive. The district requests that the Council approve the Zoning Request with the Conditional Overlay recommended by the Zoning and Platting Commission, which prohibits the vehicular connection, establishes safe connectivity for pedestrians and cyclists, and provides a “crash gate” for emergency vehicular access to the Cearly Development.

Thank you for your consideration, and please don't hesitate to contact me if you have any questions about our concerns.

Sincerely,

A handwritten signature in cursive script that reads "Vernagene Mott".

Mrs. Vernagene Mott
President, Board of Trustees
Pflugerville ISD
Vernagene.Mott@pfisd.net



Alex Torrez, Ph.D., Superintendent of Schools

December 8, 2015

Austin City Council
301 West 2nd Street
Austin, TX 78701

Mayor Adler, Mayor Pro Tem Tovo, and City Council Members,

I am writing you regarding Zoning Case C14-2014-0193, and the district's deep concern of potential hazardous traffic conditions for our students, parents and staff.

The connection of Cedar Bend Drive to Scofield Farms Drive is certain to cause a significant increase in traffic passing River Oaks Elementary School, and we are concerned about the impact this increase will have on ROES. While we understand that the Cedar Bend/Scofield Farms connection cannot be prevented, we request that there not be any additional vehicular connections that could further increase traffic on Scofield Farms. We believe additional traffic will negatively impact both the safety of our school community and the academic integrity of the school day.

Due to limited parking at the school, many parents park their cars along Scofield Farms when dropping off and picking up their children. Many if not most of these parents and kids exit their vehicles directly onto the street. Moreover, those who park on the other side of Scofield Farms from the school must then walk across the street and back – without the benefit of a crossing guard. Obviously, this is an unsafe situation that would be made even more dangerous by introducing additional traffic to Scofield Farms via the aforementioned connection of Old Cedar Lane to Cearly Drive.

Additionally, 9 buses arrive at River Oaks Elementary twice a day for student drop-off and pick-up. Additional vehicular traffic would result in delayed student drop-off, as buses would have to wait longer for an opportunity to turn left into the school parking lot. Such delays would impair our ability to begin the school day on time, and would result in disruptions to the learning environment.

Accordingly, Pflugerville ISD joins the River Oaks Neighborhood Association, MMK Ventures LLC and River Oaks Elementary School in strong opposition to the vehicular connection between Old Cedar Lane and Cearly Drive. The district requests that the Council approve the Zoning Request with the Conditional Overlay recommended by the Zoning and Platting Commission, which prohibits the vehicular connection, establishes safe connectivity for pedestrians and cyclists, and provides a "crash gate" for emergency vehicular access to the Cearly Development.

Thank you for your consideration, and please don't hesitate to contact me if you have any questions about our concerns.

Sincerely,

Alex Torrez

Dr. Alex E. Torrez
Superintendent of Schools



MEMORANDUM

TO: Sherri Sirwatis, Case Manager
CC: Hugo Elizondo, Cuatro Consultants, LTD
FROM: Amanda Couch, Senior Planner
DATE: April 2, 2015
SUBJECT: Neighborhood Traffic Analysis for MMK Ventures, LLC
Zoning Case # C14-2014-0193

The transportation section has performed a Neighborhood Traffic Impact Analysis for the above referenced case and offers the following comments.

The 34.2-acre tract is located in north Austin at 1601 Cedar Bend Drive. The site is currently zoned Limited Office- Mixed Use- Conditional Overlay (LO-MU-CO) and is vacant. The proposed zoning is Townhouse and Condominium Residential (SF-6). Zoning to the north and to the west is primarily single family and to the south and east is park land. The zoning request is for Single Family residence (SF-6) to townhouse and condominium residence- conditional overlay as amended (SF-6-CO).

24 hour traffic counts were taken on Friday, March 13, 2015. The applicant has agreed to a Conditional Overlay (CO) limiting the site to 2,000 vehicle trips per day (vpd). The NTA will be conducted under the assumption that no more than 2,000 vpd will be generated by this site.

Roadways

Old Cedar Lane is classified as a local road and is proposed to provide access to the site. The roadway currently has curb and gutter with 66' of right-of-way and 54' of pavement width. No sidewalks or bike lanes exist.

Scofield Farms Drive is classified as a commercial collector and stubs out on the northern end of the zoning case. The roadway currently has curb and gutter with 70' of right of way and 45' of pavement width. Sidewalks are existing with no bike lane.

Cedar Bend Drive is classified as a commercial collector and stubs out on the northern end of the zoning case and is aligned with Scofield Farms Drive. The roadway currently has a curb and sidewalk on one side.

Cearly Drive is an unimproved dedicated right-of-way entirely within the zoning case tract.

Trip Generation and Traffic Analysis

Based on the Institute of Transportation Engineer's publication Trip Generation, the proposed 34.2 acre development, with the requested zoning of SF-6, could potentially generate 2,469 trips at max building out, excluding all setbacks and impervious cover limits. However, the applicant has agreed to limit the trips to 2,000 vpd., therefore the trip generation has been adjusted.

Table 1.		
Land Use	Size	Adjusted Trip Generation
Condominium	34.2 acres	2,000
TOTAL		2,000

Table 2 represents the expected distribution of the 2,000 trips:

Table 2.	
Street	Traffic Distribution by Percent
Scofield Farms Drive	57%
Cedar Bend Drive	36%
Old Cedar Lane	7%
TOTAL	100%

Table 3 represents a breakdown of existing traffic on the adjacent roadways, proposed site traffic, total traffic after development and percentage increase.

Table 3.				
Street	Existing Traffic (vpd)	Proposed New Site Traffic to each Roadway	Overall Traffic	Percentage Increase in Traffic
Scofield Farms Drive	3,576	1,140	4,716	32%
Cedar Bend Drive	2,244	720	2,964	32%
Old Cedar Lane	464	140	604	30%

According to Section 25-6-116 of the Land Development Code, streets are operating at a desirable level if it does not exceed the following levels:

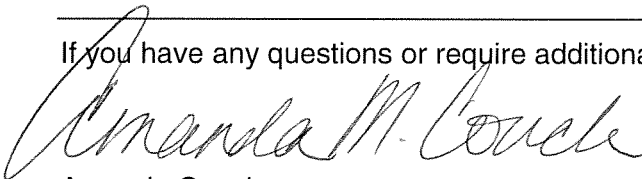
Pavement Width	Vehicles Per Day
Less than 30'	1,200
30' to less than 40'	1,800
40' or wider	4,000

Recommendations/Conclusions

1. The traffic, generated by the proposed zoning, along Scofield Farms Drive and Cedar Bend Drive will exceed the requirements established in Section 25-6-116. Prior to site plan or subdivision, whichever comes first, the applicant will be required to post fiscal for improving the roadway width up to 40 feet for the entire street frontage along the property. The applicant must submit a construction cost estimate signed and sealed by an engineer to verify the amount required for posting.

2. At time of site plan or subdivision, whichever comes first, that the connection between Scofield Farms Drive and Cedar Bend Drive be constructed to City of Austin Standards.
3. In accordance with the complete streets policy and Imagine Austin Comprehensive Plan and to reduce traffic on the future Scofield Farms Drive/ Cedar Bend Drive connection, staff recommends that right-of-way dedication and street improvements are required during the subdivision or site plan stage, whichever comes first, for Cearly Drive to connect with Old Cedar Lane. This connection will be reviewed and approved by City of Austin staff at time of subdivision or site plan. Connectivity, as mentioned above, shall be provided in accordance with Ordinance No. 20151210-045.
4. The Walnut Creek trail runs through the park directly to the south of the proposed zoning tract. Staff recommends that an access easement be dedicated to connect to the adjacent park land to ensure pedestrian and bicycle connectivity. The location and size of easement connection will be reviewed and determined at time of site plan or subdivision by Development Services Department and the Parks and Recreation Department.
5. In accordance with the Complete Streets Policy and Imagine Austin, staff recommends that a gated community be prohibited.
6. The City Council may deny an application if the neighborhood traffic analysis demonstrates that the traffic generated by the project combined with existing traffic exceeds the desirable operating level established on a residential local or collector street in the neighborhood traffic analysis study area.

If you have any questions or require additional information, please contact me 974-2881.



Amanda Couch
Senior Planner- Transportation Review
Planning and Development Review Department

