

Haase, Victoria [Tori]

Subject: FW: Champions Tract #3**From:** Tori Hill**Sent:** Thursday, February 25, 2016 1:43 PM**To:** District10**Subject:** Champions Tract #3

Dear Ms. Haase,

I have concerns about the zoning change requested by the Champions Tract #3 located at RM2222 and City Park Rd.

The original zoning is GO-CO and the applicant requests a change to GO-MU.

The change to MU (mixed use) would allow high density residential or apartments. The applicant wants to build 325 apartments in addition to the office and clinic space of more than 80,000 sq. ft. combined.

Concerns:

Allowing 325 apartments and the additional traffic on the RM2222/City Park Rd intersection is an impact that affects many more than 2 neighbors within 500 ft of the planned development. There are many more affected and interested parties in the subdivisions of Westminster Glen, Glenlake, Greenshores on Lake Austin, Woods of Greenshores, Oak Shores, Manana West, and others served by City Park Road and RM2222. One small sign and notifying 2 adjacent neighbors is not sufficient for the number of people potentially affected by this zoning change.

The traffic at RM2222 and City Park Rd. and on Capitol of Texas Highway is miserable at present. To add the burden of another 325 apartment residents will be irresponsible to the current residents accessing City Park Rd. and RM2222. City Park Road is one of the most dangerous roads out in the county - blind curves, no shoulders, a #1 on the Austin Bicycle List which gets really interesting and scary because there aren't any bike lanes due to how narrow the 2 lane road is already.

The developer will benefit but every resident that must use City Park Rd and RM2222 will be adversely affected. This is an unsafe and irresponsible proposal to add such density especially on such a dangerous curving intersection at 2222 & City Park Road. This would be incredibly poor planning for this location. Also, it would be on top of the creeks that feed Bull Creek. This will be a major pollution issue for a water source to Lake Austin, not to mention the damage of adding that amount of impervious surface and the increased problems with run-off and/or flash flooding which has already been noticed on other development projects around Austin.

Ms. Haase, can you help us to deny this zoning change request?

*Thank you for your response,
Tori Hill*

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Tori Hill  
3229 Pearce Rd.,  
Austin 78730  
512-345-2580

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## PUBLIC HEARING INFORMATION

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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.

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[www.austintexas.gov/planning](http://www.austintexas.gov/planning).

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**Case Number: C14-2015-0160**

**Contact: Victoria Haase, 512-974-7691**

**Public Hearing: May 3, 2016, Zoning and Platting Commission  
June 16, 2016, City Council**

Walther Falk

Your Name (please print)

5904 Long Ct, Austin 78730

Your address(es) affected by this application

Walther Falk

Signature

4/26/16

Date

Daytime Telephone: 512 589 8343

Comments:

This proposed development  
will make traffic so bad,  
that it will be impossible to  
get out to 2222 or 360.  
More limited development is OK  
- which result in fewer trip  
counts on the roads.

☐ I am in favor  
☒ I object

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

City of Austin

Planning & Zoning Department

Victoria Haase

P. O. Box 1088

Austin, TX 78767-8810

**Haase, Victoria [Tori]**

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**Subject:** FW: Zoning Change Request on RM2222 and City Park Road

**From:** Raper, Wesley

**Sent:** Friday, February 26, 2016 12:17 PM

**To:** Gallo, Sheri; Haase, Victoria [Tori]; District10

**Subject:** Zoning Change Request on RM2222 and City Park Road

Ms. Gallo / Ms Haase,

Along with many of my fellow residents in the Greenshores subdivision, as well as residents of Westminster Glen, Glenlake, Oak Shores, Manana West, and others served by City Park Road and RM2222, I have serious concerns about the zoning change requested by the Champions Tract #3 located at RM2222 and City Park Rd.

Having just moved to the area, I was surprised and disappointed by the amount of traffic in this small area, and this zoning change would allow high density residential or apartments, with a proposed 325 apartments, office and clinic space being built. To add another 325 apartment residents will be irresponsible to the current residents accessing City Park Rd. and RM2222.

Two accidents on RM2222 today highlight the dangers of the road as it stands, without adding additional traffic to the area.

Furthermore, the additional traffic isn't the only safety issue - access in and out of the neighborhood is already limited and this would make the problem significantly worse. Allowing this development to proceed has a potentially negative effect on the ability to exit to the area in an event of a necessary evacuation, e.g. Steiner Fires.

Finally, the developer is the only one that benefits here - every other resident that must use City Park Rd and RM2222 will be adversely affected.

Can you please help us to deny this zoning change request?

Thanks,

**Wesley Raper**

Chief Operating Officer

Private Credit Investors

T +1 512 721 2925 M +1 609 937 9450



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**Public Hearing: May 3, 2016, Zoning and Platting Commission  
June 16, 2016, City Council**

NEERAJ MANCHANDA

Your Name (please print)

6000 Shepherd Mountain

☒ I am in favor  
☐ I object

4600 Randalia Ridge Road

Your address(es) affected by this application

Apr # 504  
Austin TX 78739

Neeraj Manchanda

Signature

Date

6/25/2016

Daytime Telephone:

989 493 9128

Comments:

Address affected?

6000 Shepherd Mountain Core

Apr # 504

Austin TX 78730

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City of Austin

Planning & Zoning Department

Victoria Haase

P. O. Box 1088

Austin, TX 78767-8810



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Public Hearing: May 3, 2016, Zoning and Platting Commission  
June 16, 2016, City Council

DANIEL C. PRZYBYLSKI

Your Name (please print) ROBERTA G. PRZYBYLSKI

☐ I am in favor  
☒ I object

5901 LONG CT. AUSTIN, TX 78730

Your address(es) affected by this application

*Daniel Przybylski*  
*Robert G. Przybylski*  
Signature  
Daytime Telephone: 512-795-0105

4/29/16  
Date

Comments: EXISTING HIGH DENSITY DEVELOPMENT  
AND AREA GROWTH HAS CREATE GRIDLOCK  
AND CLOGGED ROADS NOW. THIS HD WOULD  
WORSEN AN UNBEARABLE PROBLEM MAKING  
PUBLIC SAFETY RESPONSE IMPOSSIBLE AT  
RUSH HOURS. AIR POLLUTION AND LIVING  
CONDITIONS WILL WORSEN. AREA HOME  
VALUES AND CURRENT TAX REVENUES WILL  
BE LOWERED. DEVELOPMENT MOLITORUM  
NEEDED UNTIL ROAD INFRASTRUCTURE IS IN PLACE.

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Victoria Haase

P. O. Box 1088

Austin, TX 78767-8810

\* DEVELOPER  
RUNDOWN.

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Public Hearing: May 3, 2016, Zoning and Platting Commission  
June 16, 2016, City Council

RICHARD HARVEY

Your Name (please print)

5900 LONG CT, Austin

Your address(es) affected by this application

Va. A.

Signature

☐ I am in favor  
☒ I object

4/29/2016  
Date

Daytime Telephone:

512-563-0462

Comments:

NO APARTMENTS. TRAFFIC IS TERRIBLE  
GETTING OUT OF OUR AREA. THE DENSITY  
OF OUR AREA IS TOO HIGH WITH EXISTING  
APARTMENTS AND BUILDINGS. THE ROADS  
CAN NOT HANDLE TRAFFIC CURRENTLY, SO  
NO MORE DEVELOPMENT IN OUR AREA. TXDOT  
STATED THAT TRAFFIC VOLUMES ARE  
ALREADY TOO HIGH. OUR HOUSE VALUES  
WILL DECREASE DUE TO NOISE AND TRAFFIC  
ALSO.

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Victoria Haase

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Austin, TX 78767-8810



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**Contact: Victoria Haase, 512-974-7691**

**Public Hearing: May 3, 2016, Zoning and Platting Commission  
June 16, 2016, City Council**

Jes Nielsen & Sarah Yanes

Your Name (please print)

☐ I am in favor  
☒ I object

5813 Long Ct, Austin, TX 78738

Your address(es) affected by this application

J.B.A.

Signature

Apr 30, 2016

Date

Daytime Telephone: 512-426-8222

Comments: We strongly object to the  
Proposed Zoning Change.  
There are major safety / traffic  
issues with allowing that much  
square footage to be built in an al-  
ready heavily congested area. We  
also have 3 apartment complexes already  
and recently a couple of large office  
buildings. Any new construction will be  
up to neighbors backyards!

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