ZONING CHANGE REVIEW SHEET

CASE: C14-2016-0069 / Ben White Zoning **P.C. DATE:** September 27, 2016
October 11, 2016

ADDRESS: 5016 1/2 E Ben White Boulevard WB **AREA:** 12.82 acres

OWNER: Azur Property Investment

APPLICANT: Brown and Gay Engineering (Steven Buffum)

ZONING FROM:

Tract 1: General Commercial Services Conditional Overlay Neighborhood Plan (CS-CO-NP) (approximately 12.08 acres): and

Tract 2: Community Commercial – Conditional Overlay- Neighborhood Plan (GR-CO-NP) approximately (.74 acres)

ZONING REQUEST TO:
Tract 1: General Commercial Services – Mixed Use- Conditional Overlay – Neighborhood Plan (CS-MU-CO-NP);
and

Tract 2: Community Commercial – Mixed Use - Conditional Overlay - Neighborhood Plan (GR-MU-CO-NP)

NEIGHBORHOOD PLAN AREA: East Riverside/Oltorf Combined Neighborhood Plan Area - Parker Lane

SUMMARY STAFF RECOMMENDATION
This property received its current zoning in 2013. The current request is to add mixed use and keep the existing conditions from the 2013 case. Staff's recommendation includes all the previous conditions (listed below), geographic restriction on residential use, right-of-way/road extension requirements, trip limitation removal and adding Vehicle Storage as a prohibited use.

For Tract 1, to grant General Commercial Services – Conditional Overlay – Neighborhood Plan (CS-CO-NP) zoning with conditions.

For Tract 2, General Commercial Services–Conditional Overlay– Mixed Use-Neighborhood-Plan (CS-MU-CO-NP) with conditions.

For Tract 3, to grant Community Commercial–Mixed Use-Conditional Overlay – Neighborhood Plan (GR-MU-CO-NP) zoning with conditions.

The following uses are prohibited uses of Tract 1, 2 & 3:

Agricultural Sales and Services	Campground
Alternative Financial Services	Commercial Blood Plasma Center
Bail Bond Services	Kennels

Outdoor Entertainment
Outdoor Sports and Recreation
Pawn Shop Services
Pedicab Storage and Dispatch
Residential Treatment
Transitional Housing
Transportation Terminal
Vehicle Storage

Additional conditions for Tract 3 include:

- Development shall be prohibited except as may be required for repair of existing utility infrastructure in the 40' easement adjacent to the northern property line; and

- Within the 35' wide area, a vegetative buffer shall be provided and maintained. Improvements permitted within the buffer are limited to drainage, underground utility improvements or those improvements that may be otherwise required by the City of Austin.

PLANNING COMMISSION RECOMMENDATION:
SEPTEMBER 27, 2016 – POSTPONED BY STAFF TO OCTOBER 11, 2016 ON CONSENT, VOTE 12-0. [J.SCHISSLER, P. SEEGER 2ND, F. KAZI ABSENT[

DEPARTMENT COMMENTS:
This tract is located on the north side of Ben White Boulevard midway between Alvin Devane Boulevard to the east and Burleson Road to the west. More specifically, it is west of the Spansion campus, between a convenience storage facility and an office building for a local union. The tract fronts on Ben White to the south, church property to the west, and the Sunridge Park neighborhood and Spansion property to the north.

The tract is undeveloped, with a gas line easement encumbering the northern 40 feet of the property, along with a 200' by 200' square easement area in the northeast corner. The easement is not considered hazardous and is not part of the Hazardous Pipelines Conditional Overlay. The southern half of the property is relatively sparse while the northern half, except for the easement area, is treed, mostly with cedar, cedar elm, mesquite, and the occasional cottonwood.

The request to rezone the property is driven by the applicant's stated desire to develop it with a mixed use project. The front portion will be commercial/retail with multifamily behind it toward the single family neighborhood. The neighborhood and applicant have discussed the creation of a public trail easement along the northern border within a buffer created when this property was rezoned in 2013. Staff supports keeping the existing conditions of the zoning ordinance and to allow a residential use for a portion of the property and other conditions as mentioned above. This corridor is experiencing an increase in the number of multifamily developments because of its central location and highway access. Although the proximity to the Spansion site causes some concern, the distance between the Spansion facility, buffers provided in the previous zoning case and because it backs to existing single family development and its central location forms the basis for our support for a mix of uses.

ISSUES:
Transportation review staff recommends the extension of Sunridge Drive to E. Ben White Blvd for connectivity. Adjacent neighbors and the East Riverside/Oltorf Combined

Neighborhood Contact Team oppose the connection as does the applicant. Sunridge currently dead ends at the northern border of the subject tract. Zoning staff recommend the removal of vehicle storage as a permitted use because of the proximity to multifamily residences as proposed by the applicant. The applicant does not support the removal of this use.

At the September 27, 2016 Planning Commission meeting, staff requested a postponement in order to discuss the extension of Sunridge Drive to the E. Ben White frontage road with Texas Department of Transportation (TXDOT). TXDOT has concerns not only about the extension of Sunridge Drive but also the driveway of any proposed project. They require a Transportation Impact Analysis (TIA) to accurately determine access location. City Transportation and Zoning staff respectfully request that the Planning Commission not recommend prohibiting access to, or the extension of, Sunridge Drive until a TIA has been completed. Currently, it is proposed to be completed at site plan by the applicant and is acceptable to Transportation Review staff.

EXISTING ZONING AND LAND USES:

	ZONING	LAND USES
Site	CS-NP & GR-NP	Undeveloped; Gas-line easement on north edge and northeast corner
West	GR-CO-NP; GO-CO-NP; CS-CO-NP	Office; Church Campus ; Undeveloped
North	SF-2-NP; LI-NP	Single-family residential; light manufacturing
East	LI-NP; SF-2-NP; LI-NP	Convenience Storage; light manufacturing;
South	n/a; LI-NP	Ben White Boulevard ROW; Equipment Rental; Restaurant; Construction Sales & Services

TIA: Required at Site Plan
WATERSHED: Carson Creek and Country Club West
DESIRED DEVELOPMENT ZONE: Yes
CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

NEIGHBORHOOD ORGANIZATIONS:

Southeast Austin Neighborhood Alliance	189
Crossing Gardenhome Owners Assn. (The)	299
Sunridge Homeowners Assn.	481
Austin Neighborhoods Council	511
Montopolis Area Neighborhood Alliance	634
East Riverside / Oltorf Neighborhood Plan Contact	763
Del Valle Independent School District	774
Southeast Coalition	781
PODER People Organized in Defense of Earth & Her R	972
Homeless Neighborhood Assn.	1037
Bike Austin	1075
Austin Parks Foundation	1113

Super Duper Neighborhood Objectors and Appealers Organization	1200
Austin Monorail Project	1224
Sierra Club, Austin Regional Group	1228
The Real Estate Council of Austin, Inc.	1236
Pleasant Valley	1255
Del Valle Community Coalition	1258
Austin Heritage Tree Foundation	1340
SEL Texas	1363
Montopolis Neighborhood Association El Concilio	1394
GO! Austin VAMOS! Austin - Dove Springs	1408
Beyond2ndNature	1409
Preservation Austin	1424

SCHOOLS:

Del Valle Independent School District

Smith Elementary School Ojeda Middle School Del Valle High School

ABUTTING STREETS, SERVICES, & FACILITIES:

Name	ROW	Pave-ment	Classifi-cation	Daily Traffic Count	Side-walks	Bus Service	2009 Bicycle Plan (Route 418)
East Ben White Blvd	332 feet	192 feet	FWY 6 (Freeway 6 Lanes)	77,000 (2011)	Yes, on service road	None within ¼ mile	existing Shared Lane; recommended Wide Curb

ZONING CASE HISTORIES:

NUMBER	REQUEST	LAND USE COMMISSION	CITY COUNCIL
SITE			
5016 ½ E Ben White C14-2013-0106	GR-NP to CS-CO-NP	Recommended CS-CO-NP (Tract 1) & GR-CO-NP (Tract 2) 10/22/2013	Approved as recommended; 12/12/2013

NUMBER	REQUEST	LAND USE COMMISSION	CITY COUNCIL
WEST			
4420 ½ - 4500 E Ben White C14-05-0111(Part, 221)	SF-2	Recommended LO-CO-NP (creek setback); 06/13/2006	Approved as recommended; 11/16/2006
4500 E Ben White C14-99-2108	SF-2 to CS	Recommended CS-CO w/conditions (2000 vtd limit, prohibited	Approved as recommended; 05/11/2000

		uses; limited height); 02/29/2000	
4600, 4604 E Ben White C14-05-0111(Part, 222)	SF-2 and LR to SF-3-NP and GO -NP	Recommended LO-CO (creek setback); 06/13/2006	Approved GO-CO (establishes dev standards for residential use); 02/01/2007 (amended)
4818 E Ben White C14-97-0018	SF-2 & GR to GR	Recommended GR-CO; 04/22/1997	Approved as recommended (CO limits to 2000 vtd) ; 05/22/1997
EAST & NORTH			
5016 E Ben White C14R-82-162	Interim AA 1st H&A to D (Industrial) 1st H&A		Approved; (Included site plan); 02/10/1983
Oltorf & Ben White C14-84-074 (approx. 85 acres)	Interim AA 1st H&A to DL 2nd H&A and GR 2nd H&A		Approved w/RC (establishes POA w/dev regs); 10/18/84
AMD Campus 5312-5606 E Ben White (AMD) C14-92-0091 3201 – 3299 Alvin Devane Blvd C14-92-0092 2801-2917 Alvin Devane Blvd & 5501-5603 E Oltorf C14-92-0093 5303-5413 E Oltorf Street C14-92-0094	SF-2 to LI SF-2 to LI GR to LI GR to LI	Recommended w/conditions; 11/24/1992	Approved LI-CO (limits heights; sets ROW reserve); 12/16/1992
6700 E Ben White C14-78-149	Interim AA 1st H&A to D (Industrial) 3rd H&A (approx. 50 acres)		Approved D (Industrial) 3rd H&A and D 1st H&A; 09/28/78
4700-4800 East Oltorf C14-82-203	Interim AA 1st H&A to BB 1st H&A (approx. 91 acres)	Recommended; 03/31/1983	Approved; 12/06/1984
Sunridge Drive & Wickersham C14-96-0056	112 Lots (25 acres) from MF-2 to SF-2	Recommended 4 of 6 tracts; 08/20/1996	Approved as recommended; 04/24/1997
SOUTH			

C14-77-018 4604-4610, 4612-4620, 4702 Burleson	Interim AA 1st H&A to D (approx. 90 acres)	D on 1 Tract, DL (Light Industrial) on Remainder	Approved D and DL as Recommended; 10/13/77

In addition, C14-05-0111, the Parker Lane Neighborhood Plan combining district was adopted on November 16, 2006, appending the NP designation to the zoning string for properties in the neighborhood plan area. Parker Lane was part of the East Riverside/Oltorf Combined Neighborhood (case NPA-05-0021) Plan adopted at the same time. Although a couple of tracts along Ben White Boulevard were contested at the time of neighborhood plan adoption (and subsequently included in the Neighborhood Plan future land use map, rezoned, or action postponed), this tract was not contested.

RELATED CASES:

NUMBER	REQUEST	LAND USE COMMISSION	CITY COUNCIL
C14-77-170	Interim AA 1st H&A to GR (General Retail) 1st H&A		Approved; 09/03/1978
C14-05-0111	GR to GR-NP	Recommended; 06/13/2006	Approved; 11/16/2006

CITY COUNCIL DATE: Scheduled for consideration October 13, 2016
ORDINANCE READINGS: 1st 2nd 3rd
ORDINANCE NUMBER:
CASE MANAGER: Andrew Moore **PHONE:** 512-974-7604
e-mail address: andrew.moore@austintexas.gov

DSD Transportation Review - Leo Xu - (512) 974-2881

TR1. The Austin Metropolitan Area Transportation Plan calls for 400 feet of right-of-way for E. Ben White Boulevard. If the requested zoning is granted for this site, then 200 feet of right-of-way from the existing centerline may be required by TxDOT for E. Ben White Boulevard according to the Transportation Plan. [LDC, Sec. 25-6-51 and 25-6-55].

TR2. FYI, additional right-of-way maybe required at the time of subdivision and/or site plan.

TR3. A Traffic Impact Analysis shall be required at the time of site plan if triggered per LDC 25-6-113. LDC, Sec. 25-6-113.

TR4. FYI, Chad Crager, 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.

TR5. According to the Austin 2014 Bicycle Plan approved by Austin City Council in November, 2014, a wide curb bicycle facility is recommended for E. Ben White Boulevard.

TR6. FYI, according to Term Part 3.A in Land Use Ordinance No. 20131212-110, a site plan or building permit for this property may not be approved, released, or issued, if the completed development or uses of this property, considered cumulatively with all existing or previously authorized development and uses, generate traffic that exceeds 2,000 trips per day.

TR7. Existing Street Characteristics:

Name	ROW	Pavement	Classification	Sidewalks	Bike Route	Capital Metro (within ¼ mile)
E Ben White Blvd	360’	325’	Freeway 6 Lanes	Yes	Yes	No
Sunridge Drive	70’	42’	Collector	Yes	No	No

NPZ Environmental Review - Mike Mcdougal 512-974-6380

1. The site is not located over the Edwards Aquifer Recharge Zone. The site is in the Carson Creek Watershed and the Country Club West Watershed, both of the Colorado River Basin, and are classified as Suburban Watersheds by Chapter 25-8 of the City's Land Development Code. The site is in the Desired Development Zone.

2. Under current watershed regulations, development or redevelopment on this site will be subject to the following impervious cover limits:

Development Classification	*% of Gross Site Area*	*% of Gross Site Area with Transfers*
Single-Family (minimum lot size 5750 sq. ft.)	50%	60%
Other Single-Family or Duplex	55%	60%
Multifamily	60%	70%
Commercial	80%	90%

3. According to floodplain maps there is a floodplain adjacent to the project location. Based upon the location of the floodplain, offsite drainage should be calculated to determine whether a Critical Water Quality Zone exists within the project location.

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

5. 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.

6. Under current watershed regulations, development or redevelopment requires water quality control with increased capture volume and control of the 2 year storm on site.

7. 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.

NPZ Site Plan Review - Elsa Garza 512-974-2308

SP1) Site plans will be required for any new development other than single-family or duplex residential.

SP2) Any development which occurs in an SF-6 or less restrictive zoning district which is located 540-feet or less from property in an SF-5 or more restrictive zoning district will be subject to compatibility development regulations.

SP 3) **Compatibility Standards**

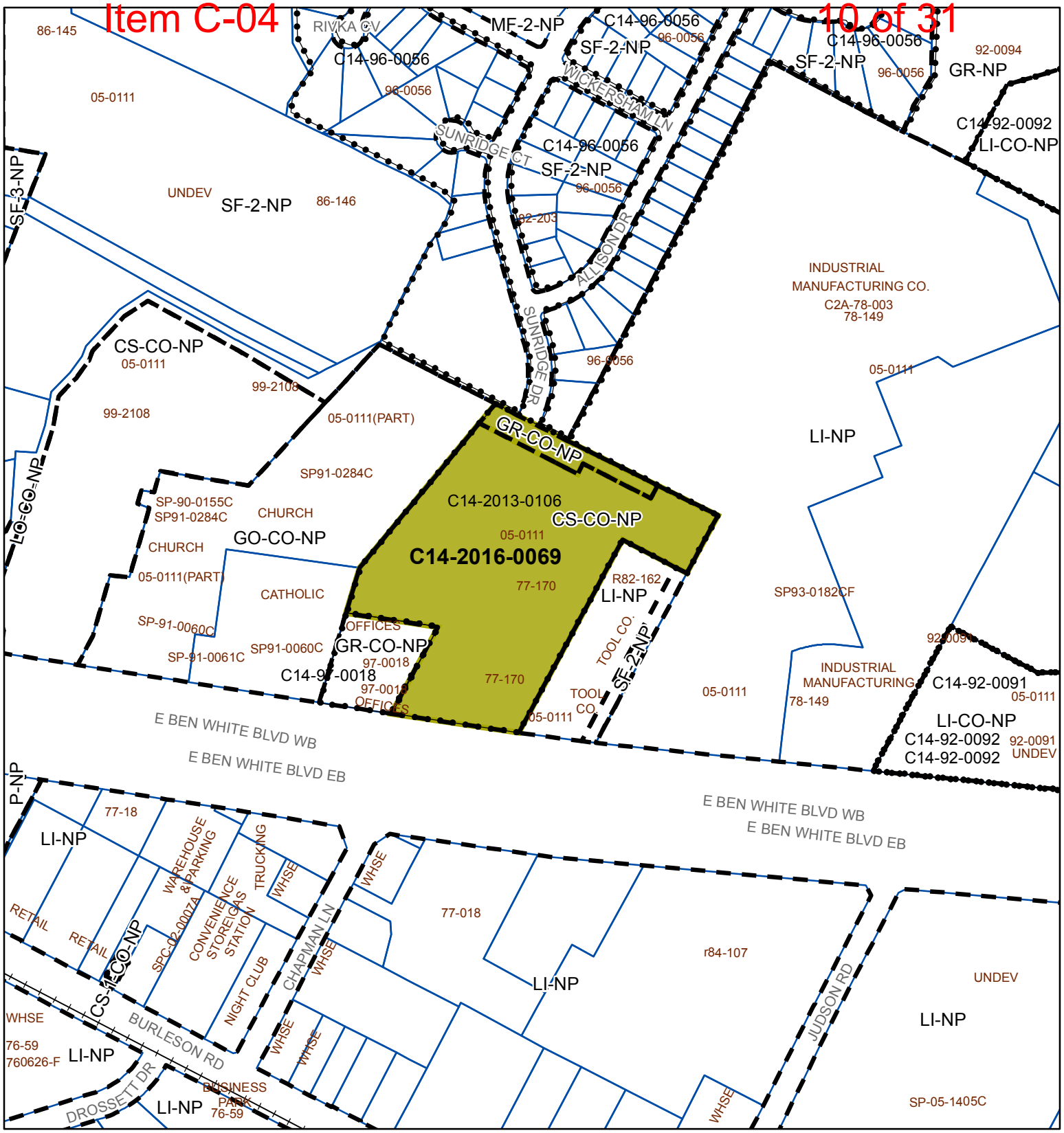
The site is subject to compatibility standards. Along the North SF-2 triggering property line, the following standards apply:

- No structure may be built within 25 feet of the property line. Or triggering Property line.
- No structure in excess of two stories or 30 feet in height may be constructed within 50 feet of the triggering property line.
- No structure in excess of three stories or 40 feet in height may be constructed within 100 feet of the triggering property line.
- No parking or driveways are allowed within 25 feet of the property line.
- *for a structure more than 100 feet but not more than 300 feet from property zoned* SF-5 or more restrictive, 40 feet plus one foot for each 10 feet of distance in excess of 100 feet from the property zoned SF-5 or more restrictive.
- An intensive recreational use, including a swimming pool, tennis court, ball court, or playground, may not be constructed 50 feet or less from adjoining SF-3 property.
- A landscape area at least 15 feet in width is required along the property line if tract is zoned MF-3, MF-4, MF-5, MH, NO, or LO.
  A landscape area at least 25 feet in with is required along the property line if the tract is zoned LR, GO, GR, L, CS, CS-1, or CH.

SP 4) Any new development is subject to Subchapter E. Design Standards and Mixed Use. Additional comments will be made when the site plan is submitted.

NPZ Austin Water Utility Review - Neil Kepple 512-972-0077

FYI: 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, water or wastewater easements, utility relocations and or abandonments required by the proposed land use. A water Service Extension Request will be required and possibly a wastewater service extension request depending on the development plans submitted. Water and wastewater utility plans must be reviewed and approved by the Austin Water Utility for compliance with City criteria and suitability for operation and maintenance. 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.



ZONING

Case#: C14-2016-0069

N

Subject Tract

Pending Case

Zoning Boundary

Railroads

Feet

0 200 400

1 " = 400 '

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

Created: 7/7/2016

ZONING & VICINITY

N

SUBJECT TRACT

PENDING CASE

ZONING BOUNDARY

1' = 400'

ZONING CASE#: C14-2016-0069
LOCATION: 5016 1/2 E. BEN WHITE BLVD WB
SUBJECT AREA: 12.819 ACRES
MANAGER: ANDREW MOORE

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

STAFF RECOMMENDATION

N

1' = 400'

SUBJECT TRACT
PENDING CASE
ZONING BOUNDARY
CREEK BUFFER

ZONING CASE#: C14-2016-0069
LOCATION: 5016 1/2 E. BEN WHITE BLVD
SUBJECT AREA: 12.821 ACRES
GRID: K17 & K18
MANAGER: ANDREW MOORE

This map has been produced by the Communications Technology Management Dept. on behalf of the Planning Development Review Dept. for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness.

From: Naranjo, Ivan
To: Moore, Andrew
Subject: RE: 5016 1/2 E. Ben White
Date: Tuesday, August 09, 2016 4:00:50 PM
Attachments: SnipImage.JPG

Andy,

Please see the attached map of the area. Based on LDC, 25-4-151, the directive from ImagineAustin to build a well-connected city, and the limited connections of the existing street network in this part of town, the extension of Sunridge Drive will be required and it would require a Planning Commission variance to not extend it. From my experience with other cases and similar conditions, it will be very difficult for city transportation staff to recommend the granting of the variance. I hope this serves of assistance but please let me know if you need any additional information.

Best regards,
Ivan

From:
To: Meredith, Maureen; Moore, Andrew
Subject: Case # NPA-2016-0021.01 and a request to open Sunridge Drive to Ben White Boulevard
Date: Tuesday, August 16, 2016 3:04:42 PM

RE: Case # NPA-2016-0021.01

Dear Maureen and Andrew,

I live at the southern part of the Sunridge Park subdivision and know about the request for a zoning change to include MU for the wilderness lot between Ben White and our subdivision. I am OK with the MU change. It is preferable to the previous land-use proposal for that lot.

I am in favor of opening Sunridge Drive to Ben White Boulevard, if development occurs in this area. With increased population in the area, continuing to restrict access contributes to unnecessarily long driving routes from one place to another.

For example, I live 1/4th mile from my church on Ben White Boulevard. I generally I walk there through the woods, but if I need to haul something there in the car, I must drive all the way to Oltorf and loop around. Google shows this to be a 2-mile drive there and more than 3 miles to return home. It is necessary to drive too far in every direction, because of the limited roads available today.

From the meeting at Ruiz last week, I am aware that vocal Sunridge residents (particularly in the northern part of our subdivision) would like to restrict access to Ben White Boulevard from Sunridge Drive. For those of us at the southern end of Sunridge Drive, it seems that the benefits would outweigh the cost of increased traffic. Besides, I believe that most nonresidents would continue to prefer the shorter Alvin Devane route than meandering between Ben White and Oltorf on Sunridge Drive.

So, my vote is to expand the zoning for the lot in question to multi-use and open Sunridge Drive to access Ben White Boulevard.

Thank you.

Gary Preuss
4701 Sunridge Court
Austin, TX 78741

512-444-4853

From: Meredith, Maureen
To: Moore, Andrew
Subject: FW: NPA-2016-0021.01
Date: Tuesday, August 30, 2016 1:00:49 PM

From: Malcolm Yeatts
Sent: Tuesday, August 30, 2016 12:48 PM
To: Meredith, Maureen
Cc: 'Aaron Hill'
Subject: NPA-2016-0021.01

The EROC Contact Team has voted that they will support the Plan Amendment for 5016 ½ Ben White if the Planning Commission will approve the Conditional Overlay proposed by the owner and the developer that vehicular access from 5016 ½ East Ben White to Sunridge Drive will be restricted to a gated access for use by emergency services (if this access is required by AFD).

From: Alvarez Arturo
To: Meredith, Maureen; Moore, Andrew
Subject: C14-2016-0069 - 5016 1/2 E. Ben White - Staff Report PC 9-27
Date: Monday, September 26, 2016 11:23:17 PM

Dear Ms. Meredith and Mr. Moore:
My wife Delma R. Alvarez and I join our neighbors (and I understand the proposed developer) in opposition to the staff's proposal to extend Sunridge Drive from its current state to Ben White Blvd.
While I understand the City's wish for "connectivity" on all Austin roads, I do not believe that this Transportation Department request for 'connectivity' to be smart, but rather a useless and dangerous 'connectivity' of roads.
I invite all interested persons to drive the current Sunridge Drive road, and then envision what increased and more rapidly moving traffic will do for (and against) the neighborhood, Austin traffic and Austin drivers.
Thank you for all you do.
Arturo & Delma R. Alvarez

From: Curtis Dean Hirsh
To: Moore, Andrew
Subject: {Sunridge:76} FW: C14-2016-0069 - 5016 1/2
Date: Sunday, September 25, 2016 10:28:13 PM

Dear Mr. Mppre
As a 25 year resident of our Sunridge neighborhood let me express my conviction that a proposed Sunridge cut-through to Ben White is an absolutely misguided idea. It would significantly change the character of our residential area. Alvin Devane—hardly a quarter mile to the east—is an entirely adequate cut-though. It offers an unencumbered straight shot through a commercial district and provides quick easy-on access to Ben White. I use Alvin Devane daily for an incredibly easeful commute to my St. Edward's University campus and to the many commercial points of destination beyond Congress Avenue.
If you're looking to create a cut-through that facilitates traffic flow, you'd do well to consider Pleasant Valley which is already a vigorous north/south corridor that that carries significant cross-traffic across the river and into our southern district. This southeastern area of town has been abused by zoning decisions made decades ago. Give our Sunridge neighborhood some room to breathe!

Sincerely,
Curtis D. Hirsh
4808 Allison Cove
Austin, Texas 78741
C: 512-663-6445

From: Carol Gunn
To: Meredith, Maureen; Moore, Andrew
Subject: {Sunridge:76} FW: C14-2016-0069 - 5016 1/2
Date: Monday, September 26, 2016 9:37:54 AM

Dear Ms. Meredith and Mr. Moore,

I am writing to urge that the city council NOT recommend the extension of Sunridge Drive from East Oltorf to the westbound Ben White access road. It could be disastrous to this narrow, hilly neighborhood street with several blind curves (where accidents have happened before).

People are walking their dogs and children are playing here.

It is not necessary as there is a flat wide street, Alvin DeVane, which runs from Oltorf to Ben White thru a business area, just one block over. A better for city-wide connectivity plan would be to extend Pleasant Valley through to Ben White.

We ARE in favor of gated access for pedestrians and emergency vehicles.

Thank you for your consideration,

Carol Gunn

Street address: 2713 Sunridge Dr.

Council District: 3

From: Carol Hirsh
To: Moore, Andrew
Subject: {Sunridge:76} FW: C14-2016-0069 - 5016 1/2
Date: Sunday, September 25, 2016 10:36:06 PM

Dear Mr. Moore,

I wish to express my strong objection to opening Sunridge Blvd through from Ben White Blvd. I have lived in the Sunridge Neighborhood just one half a block off Sunridge Dr for 26 plus years and see a huge increase in traffic up and down Oltorf that has become somewhat of a freeway to access Ben White Blvd and Montopolis over the years. Opening Sunridge Dr would create the same fast busy traffic cutting off a block early to access Ben White Blvd. There is already an open access to Ben White at Alvin Devine just up the hill East off of Oltorf; this is more than adequate and goes through an industrial street instead of a quiet neighborhood. There is no need for another access to be run through a quiet neighborhood when one exits at Alvine Devine just one block East. Such an opening would cause traffic to be backed up at Sunridge Dr to a busy Oltorf forcing traffic to go right or left since Sunridge Dr does not go through or across Oltorf St. Sunridge is a short neighborhood street ending at Oltorf. Please do not ruin our small quiet neighborhood street by putting a cut through from Ben White Blvd to Oltorf St.

Let us remain a neighborhood,

Carol Hirsh

From: Gordon Gunn
To: Moore, Andrew
Cc: SBus46@aol.com
Subject: C14-2016-0069 - 5016 1/2 E. Ben White - Staff Report PC 9-27
Date: Monday, September 26, 2016 12:46:32 PM

Hi, Andrew

We wish to add our voices to those of my neighbors who are of one mind in vigorously opposing the notion of extending Sunridge Drive to connect with Ben White.

The reasons for our opposition are manifold. Sunridge Drive is a quiet street that winds through a residential neighborhood where we residents of Sunridge Park walk our dogs, ride our bikes, and let our kids out to play. It is *not* an appropriate thoroughfare for traffic between the major streets of Oltorf and Ben White Boulevard.

The mentality of the "connect Austin" argument falls completely flat in its inconsistency. Consider, for example, the industrial area around Todd Lane and East St. Elmo and its connectivity (or lack thereof) with the other commercial area along Burleson Road south of Ben White. The only way to get from one to the other is to go out to Ben White or to go all the way around via Montopolis and Stassney. Why doesn't the City direct its efforts toward correcting obvious impediments to mobility like this one instead of ruining residential neighborhoods with transient traffic?

Here's another concern: The point where Sunridge Drive would connect to Ben White is right where there is a ramp onto the freeway. Drivers coming from Oltorf and wanting to get onto Ben White will be constantly trying to cut across three lanes of the frontage road to get onto that ramp. How long will it be before someone gets killed doing that?

Alvin Devane is an appropriate connector between Oltorf and Ben White. It is fairly straight and level, sixty feet wide, and runs through an industrial area. Sunridge Drive is hilly, winding, is less than forty feet wide, and passes through a residential subdivision. Alvin Devane is far enough upstream of the Ben White ramp to give drivers plenty of space to safely change lanes in order to reach it. And Alvin Devane is right there and convenient; connectivity through Sunridge Park is *not* needed.

There is plenty of precedence for what we are asking. The east-west streets through the residential subdivisions along MoPac do not connect to the freeway access road for precisely the same reason; they do not want transient traffic speeding through their neighborhoods looking for ways to dodge rush hour traffic any more than we do. Why would you do it to our neighborhood if you will not do it to theirs?

One more thing I will add: the people who are pushing for this street extension do not have to live with the ramifications of their decision. We do. Please consider the impact this would have on the folks who would have to deal with it every day.

Sincerely,
Gordon Gunn
Carol Gunn
2713 Sunridge Drive

From: Aini Zubedy
To: Moore, Andrew
Subject: Sunridge:76} FW: C14-2016-0069 - 5016 1/2
Date: Sunday, September 25, 2016 6:31:01 PM

I live in and own 2914 Wickersham Lane. I STRONGLY DISAGREE with extending Sunridge Drive through to Ben White, it makes the neighborhood and especially the intersection of Sunridge Dr and Wickersham Drive UNSAFE

Cars and trucks are already speeding down Sunridge Drive towards the dead-end. This dead-end is where my son and other younger children cycle or walk to the green belt. It is a quiet and peaceful street in a quiet and peaceful neighborhood, we would like to keep it quiet and peaceful.

Sunridge Drive is not a straight or level street. It has a blind curve, a steep hill, and 3 intersections, one at Wickersham Lane . Sunridge Drive has pedestrian traffic, joggers and walkers and young children on bicycles. If the street cuts through to Ben White we the people living here will no longer be able to use it the way we use it now when it becomes a thorough fare and shortcut for every car and truck rushing from Ben White to Oltorf.

Please DO NOT allow the extension.

Please include this email to the Planning Commission members. and include this email with the attachment.

Thank you

Aini Omar
2914 Wickersham Lane
Austin, TX 78741
5127692430

From: EK K
To: Meredith, Maureen; Moore, Andrew; Renteria, Sabino
Subject: Zoning Change Case number: Case C14-2016-0021.01
Date: Thursday, August 25, 2016 4:14:13 PM

Hi, Maureen, Andrew, and Sabino,

Please,see below regarding Plan Amendment case number NPA-2016-0021.01 for Zoning Change Case number: Case C14-2016-0021.01:

I am against the extension of Sunridge Drive to the access road of Highway 71/ Ben White for the following reasons:

1. Sunridge Drive will be more dangerous for neighborhood pedestrians, pets, drivers, and bikers. Also, those entering Ben White or turning onto a new extension will increase car crashes.

2. Sunridge Drive road is not physically wide enough for increased traffic. It has hills, curves, and cars parked on both sides of the roads. Also, Sunridge Drive already plays chicken with City View apartment residents turning into the property across the street and gambles with speeding cars and busses both school and city flying and stopping down/on Oltorf's hills, respectively.

3. This road is NOT Alvin Devane which is a wide, flat industrial main street with a dangerously busy turning lane. Sunridge Drive is purely residential with an already dangerous intersection for vehicles, pedestrians, City View apartment residents/visitors, 2 bus stops, and bus passengers illegally crossing the 5 lanes of Oltorf to get to the opposite bus stop.

4. Adding a traffic light and pedestrian blinking stop light cross walk would make Alvin de Vain safer. Have you ever witnessed the morning rush hour, lunchtime, and end of the business day at Alvin Devane. It is DANGEROUS! Please, add these 2 items to Alvin Devane before adding a dangerous extension to Sunridge Drive.

5. An extension will bring more crime. As a single woman, I will move if this change happens because this extension will bring more awareness to this hidden neighborhood.

6. At least 40 Sunridge Drive neighbors protested the extension at the Ruiz library. They unanimously opposed the requirement that Sunridge Drive be extended to Highway 71/ Ben White.

7. Seth Mearig, the representative of the developer, mentioned that the developer did NOT want Sunridge Drive extended through their property.

8. Andrew Moore, the City of Austin Planning and Zoning staff member explained that this is a requirement of the Traffic Engineering Division of the Public Works Department. If this is true, then why is Pleasant Valley not extended? Pleasant Valley is a busy mixed used area of residents and businesses.

Please, consider the above and my neighbor's pleas before extending Sunridge Drive. I will be happy to elaborate on or clarify my concerns. Also, I'm willing to give you a guided tour of

our neighborhood on Sunridge Drive and Alvin Devane if you are a available for a field trip. Please, don't hesitate to reach out to me directly.

Thank you,
Erin King
512.409.1525
2900 Sunridge Drive #1121
Austin, Texas 78741

Sent from my iPhone

From: R. Stephen Harnsberger
To: Moore, Andrew
Subject: C14-2016-0069 - 5016 1/2 E. Ben White - Staff Report PC 9-27
Date: Monday, September 26, 2016 7:20:32 PM

Dear Mr. Moore,

Regarding C14-2016-0069 - 5016 1/2 E. Ben White - Staff Report PC 9-27 :

I have lived in the Sunridge Park neighborhood since 1992, currently own two houses here, and plan to stay the rest of my life. In other words I have a deep long-standing personal and financial investment in the well-being of this neighborhood.

I understand there is a plan to extend Sunridge Drive to Ben White Blvd. The reason Sunridge Park is such a safe, quiet, desirable neighborhood is because it is a cul-de-sac. Extending Sunridge Park Drive would slice the neighborhood in two and destroy this essential feature. Traffic would increase markedly resulting in increases in vehicular, bicycle, and pedestrian accidents, pollution, noise, and crime, while property values and quality of life for the residents who have invested large amounts of money in their homes would decrease.

Why is this extension even being considered? Drivers can already access Ben White Blvd. from Oltorf St. by way of Burleson Road and Alvin Devane Blvd. If the City believes yet more access is needed – something I would strongly contend is not the case – the obvious candidate for that role is Pleasant Valley Road which is already a major north-south corridor.

I urge you to DENY this unwarranted and destructive proposal to extend Sunridge Drive.

Thank you for your time and consideration.

R. Stephen Harnsberger
4906 Allison Cove
-7319-067
26 Sept. 2016
(512) 385-1891

From: [redacted]
Sent: Wednesday, August 10, 2016 8:18 AM
To: Moore, Andrew; Meredith, Maureen
Cc: SBus46@aol.com
Subject: FW: SUNRIDGE DR WILL BE CUT THROUGH TO BEN WHITE... UNLESS...

Dear Mr. Moore & Ms. Meredith;

I'm a resident of Sunridge Subdivision and I am unable to attend the meeting on Thursday, due to prior commitments, but I want to voice my opinion on the issue addressed here. I am **totally** & **strongly objecting** to the idea of Sunridge Drive being cut to allow through traffic to Ben White.

Please make a note of my strong objection as this will affect my home directly and the safety of our neighborhood. My neighborhood is strictly residential homes and we like the traffic flow the way it is.

As it is, we have cars zooming through Sunridge Drive and this will definitely attract more of these irresponsible drivers. There is never police present when this happens and if we call 311 they take forever to send someone over since it is not considered an emergency. And I understand this, but please protect us from attracting more of these drivers by not allowing Sunridge Drive to be a through traffic street to Ben White.

The fact that is it a neighborhood with no through traffic is what makes it attractive, safe for our kids, our elderly and our pets. It also helps with break-ins.
Again, please voice my concern since I won't be able to attend the meeting on Thursday.

If you must cut a street to Ben White why don't you cut Pleasant Valley? It's already running very close to Ben White and is highly populated with the apartment complex.

Thanking you in advance.

Gricelda Diaz
2910 Allison Drive
Austin, TX 78741
Phone: 512- 389-5355

From: Meredith, Maureen
To:
Cc: Moore, Andrew
Subject: RE: Street plans sunridge dr
Date: Thursday, August 11, 2016 12:30:11 PM

Thank you for your comments. I've forwarded them to the zoning planner and will add them to my case report.

Maureen

From:
Sent: Thursday, August 11, 2016 12:29 PM
To: Meredith, Maureen
Subject: Street plans sunridge dr

Dear Ms. Meredith,

I understand that other neighbors have contacted you about this issue. I'm also a resident of Sunridge and I will be attending the meeting tonight at the library, but I wanted to share my deep concerns with you about the city's plan to extend Sunridge Drive through to Ben White.

My primary concern is safety. Cars and trucks already speed down Sunridge southbound, until they come to a screeching halt at the dead-end; they turn around and speed back down Sunridge.

Sunridge Drive is not a straight or level street. It has a blind curve, a steep hill, and 3 intersections, one at Wickersham Lane (whose stop signs generally mean nothing, not even a mere suggestion...). Sunridge Drive has heavy pedestrian traffic, joggers and walkers in the mornings when people would likely be cutting through the neighborhood rushing to work, and the same in the evenings, when people would likely be rushing home from work. Pedestrian traffic is not able stay on sidewalks exclusively because there are properties that have not been developed, and some homeowners have elected to opt out of installing sidewalks.

Keep in mind that if Sunridge Drive is cut through to Ben White, the only destination for that northbound traffic off Ben White is East Oltorf. Alvin Devane already provides access to Oltorf from the Ben White frontage road, and it runs, appropriately, through a commercial development.

A more thoughtful solution to building a well-connected city in this south/southeast corridor would be to cut Pleasant Valley through to Ben White, because Pleasant Valley is already a MAJOR existing north/south corridor that carries a lot of traffic across the river, along with Montopolis Drive and IH-35. Cutting Pleasant Valley through to Ben White is clearly a better choice than extending Sunridge Drive, which runs through a residential neighborhood.

Thank you for your time, and I look forward to the meeting tonight.

Sincerely,

Julia Diggs
2905 Allison Drive, 78741
512/385-3756

From:
To: Moore, Andrew
Subject: Zoning Change Case number: Case C14-2016-0021.01
Date: Tuesday, August 23, 2016 11:30:16 PM

Hello Mr. Moore,

I was in attendance at the meeting at Ruiz Library regarding the zoning changes for the property at the end of Sunridge.
I just wanted to make sure the importance of our message is heard and know by all parties involved. We are not opposed to the changes in zoning. We are opposed to the possibility of Sunridge Drive being extended to Ben White.
It would be detrimental to our neighborhood if they wanted to extended Sunridge drive to Ben White opening up our community to such traffic. Sunridge runs through a small residential neighborhood. which only has access to Oltorf.
The roads are narrow and cannot support high traffic and It is not suited as a short cut between major arterial roads.

Alvin DeVane is a wide, straight flat street that runs through an industrial area from Oltorf to Ben White. There is also already access to Ben White down Alvin Devane.

My concern is safety of our neighborhood kids , families and dog walkers. As Sunridge Drive has heavy pedestrian traffic and sidewalks are not always available. We frequently see cars unfamiliar with the area who are speeding through in search for an outlet only to reach a dead end.

I /we are greatly opposed to the idea of Sunridge Drive being extended to Ben White and think that Pleasant Valley seems like a more appropriate option as it extends closer to Ben White, does not travel through a neighborhood and already continues South on the south side of Ben White.

Thank you for your time.

Adrienne Herring
2909 Allison Drive Austin, Tx 78741

From: Meredith, Maureen
To: Moore, Andrew
Subject: FW: Zoning Change Case number: Case C14-2016-0021.01
Date: Thursday, September 01, 2016 12:24:05 PM

From: DarleneRipper
Sent: Thursday, September 01, 2016 12:15 PM
To: Meredith, Maureen
Subject: Zoning Change Case number: Case C14-2016-0021.01

Zoning Change Case number: Case C14-2016-0021.01 I am an elderly, 87 year old widow.

I have lived in this neighborhood for 11 years and I walk around the neighborhood for execise. I already have to be very careful on Sunridge as once the apartments were built the traffic increased, speeding increased and the number of cars parked on Sunridge really increased. Visibility is poor around the cars as it is a small street and often one car has to wait for another to get thru if cars are parked on both sides. Also large semi trucks have started parking at nite on the street sides making transit more difficult. I strongly oppose placing more traffic on this tiny, already overburdened neighborhood, residential street. Cars can already cross at Burleson, Alvan Devane and Montopolis. Why do they need to burden this tiny street?

I dont feel safe in neighborhood due to crime , so why are you considering increasing our danger to robbery and aggressive road rage ? This would make it extremely dangerous for our seniors, children and bikers who currently use the street

Please do not ruin our safety. Do not make Sunridge go thru to Ben White. This would endanger automobiles on Ben wHite as people driving out of Sunridge would try to cross 2 or 3 lanes of traffic to enter the Ben White entrance to the expressway. How many horriffic accidents would that cause?

Please dont do this.

Darlene Ripper
Very concerned resident

From: Meredith, Maureen
To: Moore, Andrew
Subject: FW: Pls do NOT put thru street on Sunridge ref Zoning Change Case number: Case C14-2016-0021.01
Date: Thursday, September 01, 2016 12:23:47 PM

From: Moonbeamweaver
Sent: Thursday, September 01, 2016 11:40 AM
To: Meredith, Maureen
Subject: Pls do NOT put thru street on Sunridge ref Zoning Change Case number: Case C14-2016-0021.01

Zoning Change Case number: Case C14-2016-0021.01
I have lived in this neighborhood for 24 years ans watched the crime escalate in our Henry sector, seen monies given to other areas for parks while ours is ignored and now feel we will be punished furthur if Sunridge becomes a cut thru street to Ben White. This is a small neighborhood where the elderly walk and children play in the street as thete are no nice parks like Violet Crown, veloway, shoal creek, etc. Making this a thru street would endanger the children and elderly, be dangerous to all drivers as it is not wide enough for the cars that park on both sides of the street plus increased traffic and this would increase the number of robberies and break ins and currently the majority of the streets feed into dead ends. I am not

totally opposed to the change in zoning, We are only opposed to the requirement that Sunridge Drive be extended to Ben White.
Sunridge Drive has steep grades, curves, and runs through a small residential neighborhood. We recently had to appeal to Ott, City Manager, to get multiple street lights repaired after several months of request and lack of action. It is a short street that only serves the Sunridge residential neighborhood and apartments, and does not connect to any other arterial street other than Oltorf. It is not suited as short cut between major arterial roads.
Alvin DeVane is a wide, straight flat street that runs through an industrial area from Oltorf to Ben White. The intersection of Alvin Devane and Oltorf is only about 1,900 feet from the intersection with Sunridge. Traffic to Ben White currently takes this route, and should continue to take this route. Alvane Devane does nit cut through a residential area, it is a current known cut through as well as Montopolis which is a bit furthur east on Oltorf.
The entrance from Oltorf to the large City View apartment complex is 100 feet from the intersection of Sunridge and Oltorf. This arrangement has already created a traffic hazard, because east bound cars turning left into the apartment complex and west bound cars turning left into Sunridge Drive quite often are in head on conflict. This situation will become worse with more cars trying to use Sunridge Drive as a cut through.

Please do penalize our neighborhood and make our residential streets more dangerous . Do not make Sunridge a cut thru street

Linda Yeatts
Resident

Sent from my iPhone LAY/LOM